Άγιος Νικόλαος

Solenne

Property ID: 2691701



PURCHASE PRICE: 4.500.000 EUR • LIVING SPACE: ca. 544 m^2 • ROOMS: 6 • LAND AREA: 5605 m^2

Property ID: 2691701 - 721 00 Άγιος Νικόλαος

- At a glance
- The property
- A first impression
- Contact partner

Property ID: 2691701 - 721 00 Άγιος Νικόλαος

At a glance

Property ID	2691701
Living Space	ca. 544 m²
Rooms	6
Bathrooms	6
Year of construction	2003

Purchase Price	4.500.000 EUR
Modernisation / Refurbishment	2023

Property ID: 2691701 - 721 00 Άγιος Νικόλαος

The property





Property ID: 2691701 - 721 00 Άγιος Νικόλαος

The property





Property ID: 2691701 - 721 00 Άγιος Νικόλαος

The property





Property ID: 2691701 - 721 00 Άγιος Νικόλαος

The property





Property ID: 2691701 - 721 00 Άγιος Νικόλαος

The property





Property ID: 2691701 - 721 00 Άγιος Νικόλαος

The property





Property ID: 2691701 - 721 00 Άγιος Νικόλαος

The property





Property ID: 2691701 - 721 00 Άγιος Νικόλαος

The property







Property ID: 2691701 - 721 00 Άγιος Νικόλαος

The property



Winter Garden - 52 m²



Property ID: 2691701 - 721 00 Άγιος Νικόλαος

The property





Property ID: 2691701 - 721 00 Άγιος Νικόλαος

The property





Property ID: 2691701 - 721 00 Άγιος Νικόλαος

The property





Property ID: 2691701 - 721 00 Άγιος Νικόλαος

The property





Property ID: 2691701 - 721 00 Άγιος Νικόλαος

The property



Property ID: 2691701 - 721 00 Άγιος Νικόλαος

A first impression

Morning light reaches Mirabello Bay long before the town below begins to stir. From the terraces of Solenne, the view runs a full 180 degrees, from the water's edge to the mountains beyond, and it is the first thing you see each day.

Set on a private hillside estate of 5,605 m², just 200 metres from the beach and 3 km from Agios Nikolaos, the villa unfolds across approximately 544 m² on three levels. It is reached by a quiet road shared with only three other homes.

The main level gathers living and dining around a fireplace, with an Italian kitchen, a study, and a 52 m² covered space that can become an open-air lounge beneath a pergola or an enclosed winter garden. Upstairs, three bedrooms open onto balconies above the bay, and the principal suite has its own bathroom with a hammam shower. Both levels were renovated in 2023 and are ready to enjoy.

Below, a 248 m² garden level with independent access has been left for its new owner to shape. It has space for at least three further en-suite bedrooms, bringing the villa to six. It could equally become a private guest residence, or a gym and wellness retreat around its existing sauna, opening directly onto the lower pool.

Two pools are set on two levels: an upper pool of 14.5 metres and a lower pool of 11.8 metres. Both are approved and excavated, ready to be finished to the buyer's own taste in around three months. The owner, who built the villa, can complete both the pools and the lower level, quoted separately and subject to the required approvals.

Agios Nikolaos lies minutes away, with its waterfront restaurants and marina. Elounda is a short drive along the coast, and Kastelli International Airport will be around 30 minutes away once it opens.

Solenne is finished where it matters and left open where it counts: a home ready to be lived in, and still ready to be made your own.

Von Poll Greece offers a full spectrum of services to support clients throughout the property purchase process in Greece. Beyond our core real estate expertise, we collaborate with a trusted network of professionals—including legal advisors, notaries, tax consultants, and architects—to ensure every stage of the transaction is handled smoothly and securely.

We guide buyers step-by-step through the entire process of acquiring property in Greece, from the initial search and due diligence to contract signing, taxation matters,

and final handover. Our goal is to provide a transparent, efficient, and fully supported experience for international and local clients alike.

Property ID: 2691701 - 721 00 Άγιος Νικόλαος

Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Athens

Patriarchou Ioakim 19, 10675 Athína
Tel.: +30 21 06 14 87 77
E-Mail: salesgreece@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com