

Unique Aesthetic Residence with Panoramic Sea View – Kavala



DESCRIPTION

Located in one of Kavala's prime areas and less than 300 meters from the blue waters of the coast, this four-story, 300 sq.m. residence is a rare architectural gem that combines refined design with timeless luxury.

The house has a southeast orientation, allowing the Aegean sunlight to flood every space, highlighting the textures and high-quality materials used throughout.

From its balconies, the unobstructed panoramic sea view offers a daily experience of serenity and grandeur, while the public plot in front ensures that this magnificent view will remain unchanged over time.

HIGHLIGHTS

- 2004 Construction
- Less than 300 meters from the coast
- Unobstructed sea view
- Very spacious rooms with amazing view
- All 4 floors serviced by elevator and stairs
- All marble residence (3 types of premium marble)

LOCATION

Kavala, North Greece

ACCOMMODATION

- Total residence size: 300 m2 Plot size: 210 m2
- Bedrooms: 4 + 2 extra rooms used as gym and warehouse
- Bathrooms: 4 + 1 inactive used as a locker room

LAYOUT

The property expands on 4 levels all serviced by elevator and stairs.

The **ground floor** features 2 rooms used as gym and warehouse, closed parking space, fully equipped bathroom and wine cellar.

The **first floor** features a spacious living room which opens to the main outdoor area with unobstructed sea view, a fully equipped kitchen, a dining area, 1 fully equipped marble restroom and 1 double bedroom. An energy fireplace is included in the first floor's living room.

The **second floor** features a large living room with panoramic sea view, a dining area, a second kitchen, a fully equipped restroom and a closet. The second floor can be accessed by a gate and also from the stairs and elevator from the other levels. On this floor, there is another energy fireplace included.

The **third floor** hosts the main master bedroom with panoramic sea views and a walking closet, which opens to the terrace with the outdoor Jacuzzi. All 3 levels may be accessed by the stairs or the lift of the villa.

AMENITIES

- Authentic Skyros marble in all main areas and Spider & Ritsona's marble in the bathrooms – elements that bring timeless elegance and unparalleled aesthetics.
- Heating with an oil boiler offers ideal thermal balance.
- State-of-the-art thermal insulation and top-quality window frames ensure energy efficiency and stable indoor climate.
- An internal elevator serving all levels provides complete ergonomics.
- Two Italian-made energy fireplaces warm the atmosphere.
- Electric awnings & shutters for total control of light and privacy at the touch of a button.
- Security system with motion sensors for uncompromising safety.
- On the ground floor, there is a closed private parking space.
- The construction and layout of the residence allows for it to be divided into additional homes or apartments, offering flexibility to meet a wide range of needs.

A property aimed at those seeking the exceptional – the sense of privilege, ultimate quality, and the tranquility that only the open sea can offer.

DISTANCES

Nearest Airport: Kavala airport 37 km - Thessaloniki airport 170 km

Nearest Port: Kavala Port 4 km

Nearest Beaches: Nea Iraklitsa 12 km - Nea Peramos 15 km and famous beach clubs such as Peponi, Almyra

Also there is close proximity to the island of Thassos from Kavala or Keramoti port

PHOTO GALLERY















