

LUXURY VILLA IN LAGONISI



Plot: 1251 m²

Ground floor: 138 m²

1st Floor: 114 m²

2nd Floor: 60 m²

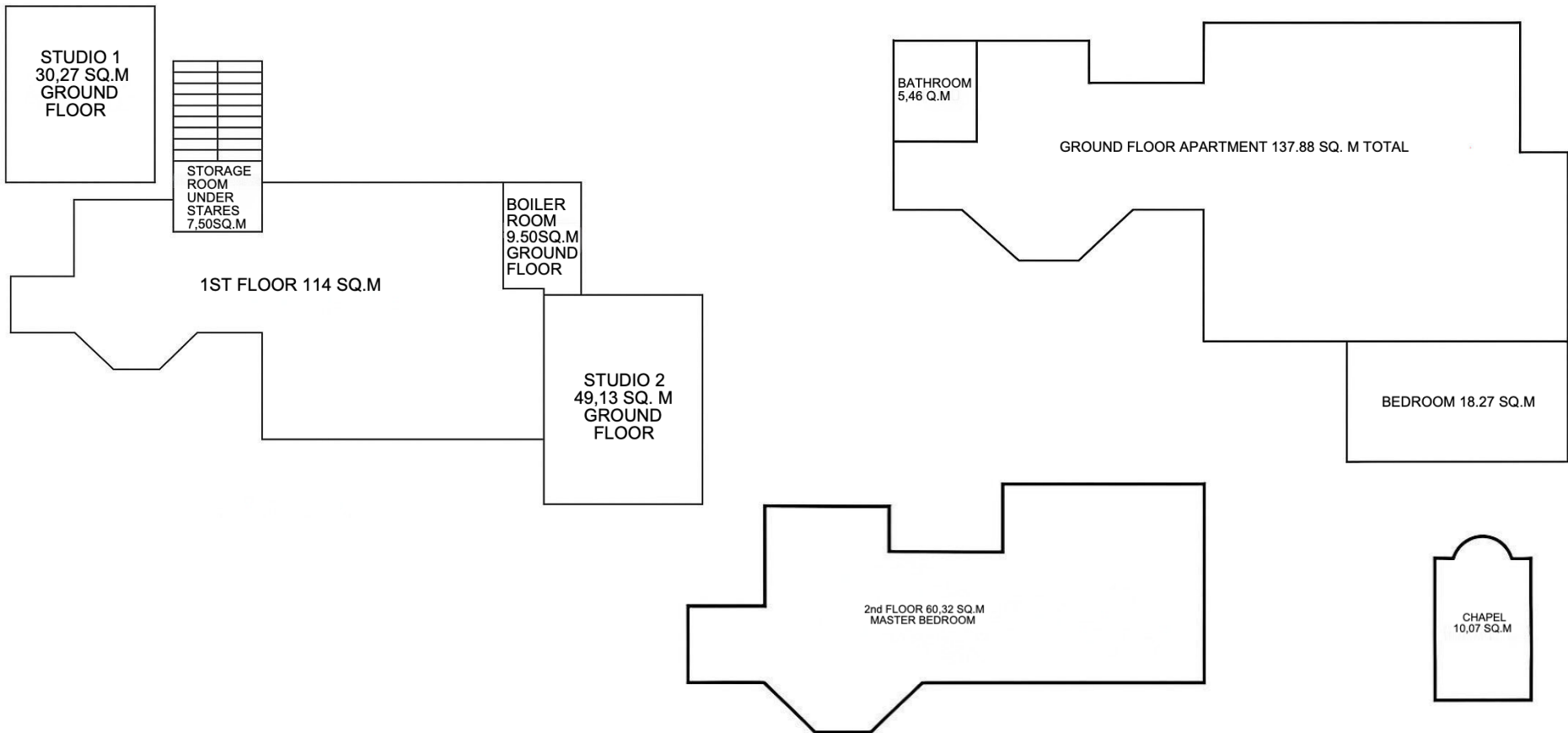
Studio 1: 30 m²

Studio 2: 50 m²

Storage: 7,5 m²

Boiler room: 9.5 m²

Church: 10 m²



Property Details

- Ground floor: 3 bedrooms, kitchen, 2 bathrooms, fireplace with generous veranda and serene views (independent from 1st and 2nd floor)
 - 1st floor: 1 room, kitchen, 1 W/C, fireplace with 2 verandas and wonderful mountain view
 - 2nd floor: 1 master bedroom with bathroom and fireplace, wonderful sea view and mountain view
 - Studio 1: Self contained unit perfect for visitors or household staff
 - Studio 2: Self contained unit perfect for visitors and individuals
 - Storage room: Smart use of space
- Church: Fully structured and finished ● Boiler room: Fully equipped for heating and maintenance systems

Welcome to your future dream home!



This beautiful property will be renovated and will offer the perfect blend of modern style, comfort, and quality craftsmanship. Every inch of this villa will be carefully updated according to your preferences, giving you peace of mind and a fresh, clean slate to make your own.

Before and After Renovation



Renovation Highlights:

- New Roof: Brand-new roofing system
- Updated Plumbing & Electrical: complete replacement of outdated systems with modern, code-compliant plumbing and electrical throughout the villa

Before and After - Garden Transformation



- New swimming pool in the garden

Before and After Renovation



Landscaping: Fresh sod, mulch, and plants for a beautiful, low-maintenance yard. Driveway and walkways repaired or replaced as needed.

Before and After Renovation



Before and After



- **New HVAC System:** A high-efficiency heating and cooling system will be installed, including ductwork and a smart thermostat.
- **Fresh Interior & Exterior Paint:** Professionally painted inside and out with neutral, modern tones.

Before and After - Living Room Transformation



- New Flooring throughout the villa
- New lightning system within all the villa

Before and After Renovation



- Fresh Interior & Exterior Paint: Professionally painted inside and out with neutral, modern tones.

Before and After - Second Bedroom Transformation



Before and After - Bedroom Transformation



Before and After - Kitchen Transformation



Modern Kitchen Renovation:

- Custom cabinetry
- Quartz or granite countertops
- Tile backsplash
- Brand-new stainless steel appliances
- New sink and fixtures

Before and After Bathroom Renovation



Bathroom Upgrades:

- New vanities, mirrors, and lighting
- Stylish tiling in showers and on floors
- New tubs, toilets, and all fixtures

Before and After - Bathroom Renovation





This home will not just be renovated – it will be ready for your family to move in and start enjoying immediately. All the hard work will be done – no hidden surprises, just comfort and quality.



Lagonisi Area Overview

- 20 minutes by car from Athens International Airport
- Coastal location on the Saronic Gulf, 30km southeast of Central Athens.
- Part of the Municipality of Saronikos, within the Kalyvia Thorikou District
- Rich vegetation and unobstructed sea views – ideal for peace and fresh sea
- Breeze living



Nearby Areas & Attractions

- Saronida, anavyssos, Sounio: Just 5-25 minutes by car – beautiful beaches,
- archeological sites, traditional seaside tavernas.
- Grand Resort Lagonisi: Within 2km – prestigious resort, spa, restaurants and
- beach club



Supermarkets & Grocery Stores: Multiple options in Kalyvia and Lagonisi center.



Pharmacies: many around the area



Doctors & Clinics: General practitioners, cardiologists, pediatricians, specialists, public health center and private practices available.



Coffee Shop & Restaurants: A variety of choices along Kalyvia Ave. – Greek and international cuisine.



Coffee Roasters & Delis: Found along Kalyvia Ave.



Gyms & Fitness Facilities: Well equipped gyms, diving schools, water sports centers and more.

Amenities Within 3km Radius



Nature & Beaches

Enjoy the calm of the Athenian Riviera.

Crystal-clear beaches and scenic hiking trails from Lagonisi to Saronida.

Hidden coves and sea caves