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Real Estate
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Villa for Sale in Kalami - Samos - Greece



Magnificent villa in a top location of Samos (Greece)

The white villa build in 2011 on a surface of 16.000 m² is situated in the most exclusive area of Samos, in Kalami. The location of the house is near to Samos (5 minutes' drive or 30 minutes' walk) and only 20 minutes' drive from the airport. The villa is accomplished according highest quality standards, installed with latest technology (domotica) and is equipped with heating and cooling system in the entire house.

On the ground floor, with a surface of 250m², the house offers a magnificent and unique view on Samos, Kedron, Kokkari and the Aegean Sea. From the inside, you can enjoy the same marvelous view thanks to the big panoramic windows all around the house.

Exceptional Villa overlooking the Ocean and Samos mountain range of Karvounis



These windows provide an immediate access to the big terrace offering a magnificent and unique view on the land to the coast line. On this terrace you will find the heated outside swimming pool, fully equipped with maintenance engines in the basement, for relaxing and for an astonishing view on the sea and Samos city. During the evening you can enjoy the relaxing sound of the sea and the lightening of Samos city.

On the first floor, with a surface of 150m², there are 4 double modern bedrooms, each fully equipped with a bathroom. The master bedroom has a luxury bathroom and provides access to a private terrace of 25m². In total there are 6 toilets in the villa.

On the basement floor you will find the garage and there is an opportunity for commercial activities. Currently a doctor's office is installed. This floor can easily be transformed to an apartment of 250m².

A lot of attention has been paid to security. The villa has been constructed using the best materials and given the amount of concrete is able to resist to earthquakes. At the entrance a large automatic steel fence has been installed and can be operated by a remote controller. The house is foreseen of an alarm system with an indirect connection to the police station. In case of electric failure, an emergency generator immediately takes over the supply of electricity.

On the land you will find lots of new stone terraces with grape fruits, olives, cactus gardens and all along the road flowers and local plants are growing. A fully automatic irrigation system has been installed and a reserve of 20.000 liter is foreseen. A concrete road has been built for direct access to the house, the sea and the small beach. The boat lies just in front of the beach and there is a possibility to pull your boat out of the water onto the land.

This unique property is sold fully furnished (design furniture), installed with high standard equipment (like Miele kitchen), car (Toyota jeep RAV4) and a boat of 5m with two engines (40 HP and 10 HP).

The biggest advantage of the house that it is fully installed with best quality equipment, offers a unique and marvelous view and provides possibilities for commercial activities in the basement. As the private estate is located near to Samos city, there is an official permission to build 4 more houses on the private estate. Distance from the Driveway to the house 300m

Price for the property including all the commodities is 3,600,000€

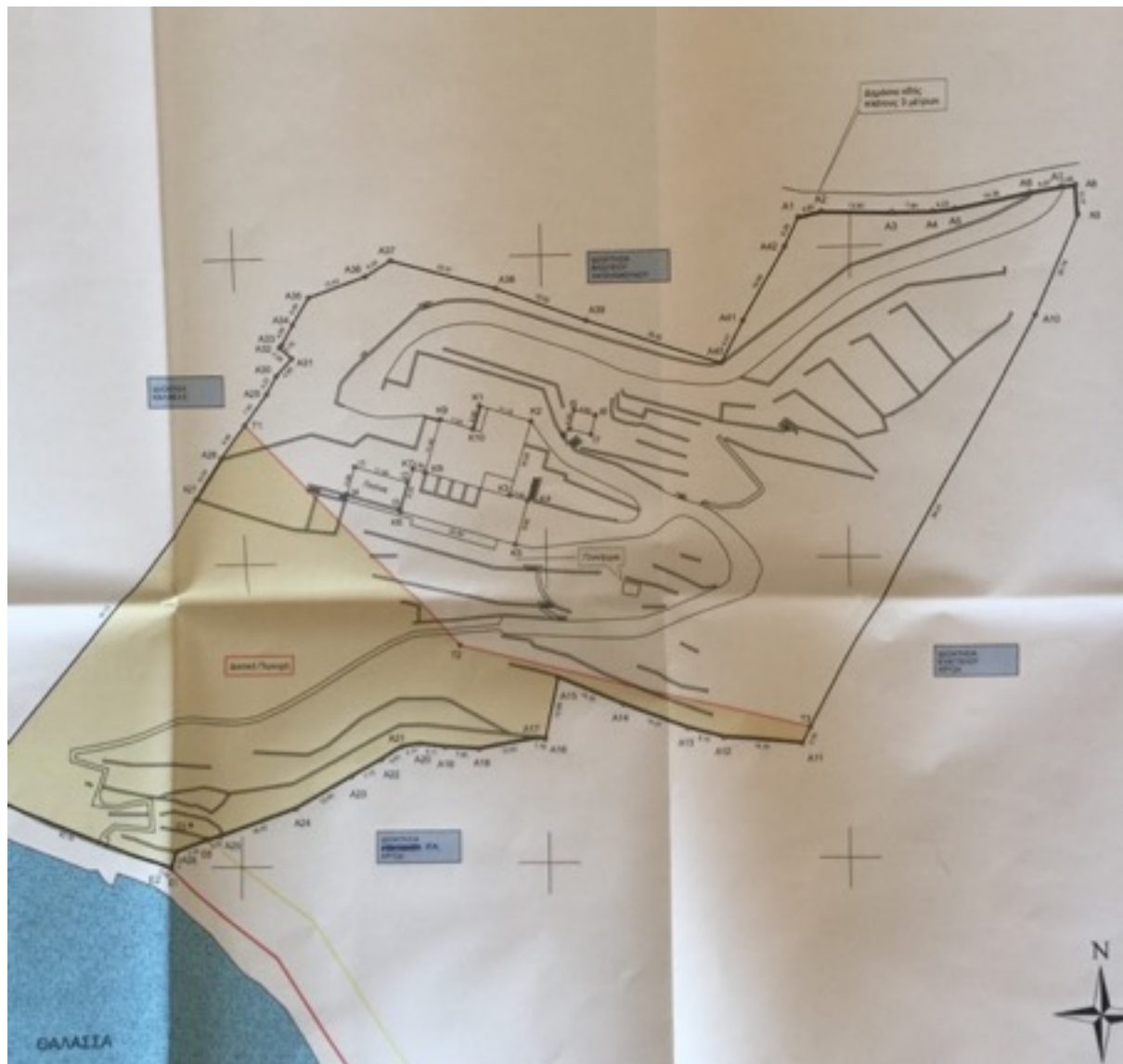
Aerial Video of the property

<http://youtu.be/NeLDXJi1gSA>

Geolocation

<https://www.google.gr/maps/@37.7766698,26.9576552,439m/data=!3m1!1e3?hl=el&hl=el>

Surveying plan



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