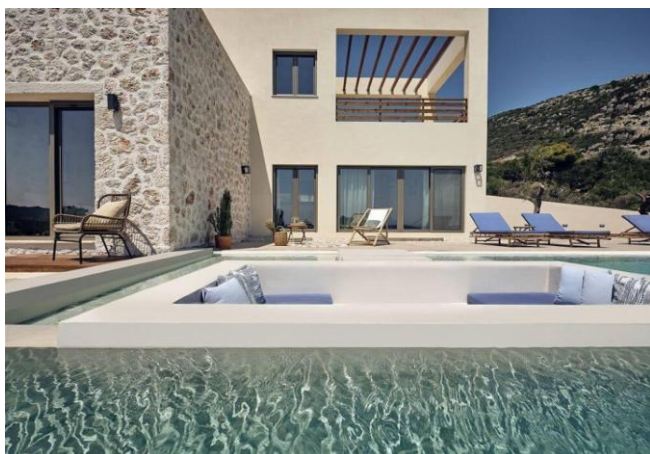


# MODERN 4-BED VILLA WITH ADDITIONAL BUILDING PERMIT AND AMAZING SEA VIEWS IN VOLIMES



**REF:  
ZSM-015**



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**PRICE:  
€900,000**

**HOUSE SIZE: 135m<sup>2</sup>**  
**LAND SIZE: 4,126m<sup>2</sup>**

**In a beautiful setting, modern house of 135m<sup>2</sup> with stone elements, 4 bedrooms and 5 bathrooms built in 2019 with light colors and plenty of light in a non-fuss modern Mediterranean style.**

The ground floor consists of the living room and open kitchen area, overlooking the pool area and the harbor of St. Nicholas. 2 bedrooms with En suite walk-in shower and each room has its own small veranda with beautiful views.

**1st floor:** 2 more bedrooms with En suite walk-in showers and its own private veranda.

And another good thing, you have an additional building allowance of 90m<sup>2</sup>, the present owner already got a building license for 2 more independent suites. It has a good rental potential around 100k max today without the 2 extra suites, which could be built in the future.

Extras are the alarm system with cameras and a big water tank of 100 cubic.

## **EXTERIOR**

The plot (4,126m<sup>2</sup>) location is a bit elevated in the neighborhood of the harbor of St. Nicholas, about 500m from the famous Peligoni Club!

The pool with its sitting area in the middle, protected from the wind, is a special feature as is also the covered outside kitchen/BBQ area with the nice big table. Seeing that you just want to sit down and start enjoying it all. If you look straight ahead you get a lovely view over the harbor and the small island of St. Nicholas.

## THE AREA

The area of St. Nicholas has become well known in the past years and is considered one of the most exclusive areas of Zakynthos. It has its own high-end clientele. In the day time there are tourist coming up for a boat trip or a look around but at night time it becomes very quiet again and the locals enjoy their meals in one of the many traditional taverns of the area.

Small beaches can be found in this area and it is an adventure discovering them either by car, boat or maybe even walking.

Only 2 minutes walk takes you down to the sea front where can take a swim in the turquoise water and enjoy the white pebbles beach.

**Several restaurants and minimarkets are on your door step and lots of opportunities to take boat trips or go a day to Kefalonia.**

## FEATURES

- Special pool with sitting area inside the pool
- Exterior covered BBQ area with big dining table
- Alarm system with cameras
- AC units in all rooms
- 100m3 reserve water tank
- Big storage room in the basement
- Additional building allowance of 90m2
- Private pool
- BBQ

