



This luxury villa is in Ermioni. The charming area of Ermioni, neighboring Porto Cheli, is a seaside gem in the “Peloponnesian Riviera”, on the Northeast coast of Argolida.

The port of Ermioni is a significant port of Peloponnese. It connects with Athens and operates as a go-between for the islands of the Argo-Saronic gulf (Spetses, Hydra, and Poros).

#### Nearby Destinations

Athens: 169km  
Porto Cheli: 14km  
Nafplio: 85km

The luxury villa is being built on a 1.820m<sup>2</sup> plot adjacent to the sea. The construction is being done using the strictest guidelines respecting both people and the environment. From the very beginning, inspiration, modern esthetics, and responsible surveying of the area, were vital conditions for a visually appealing and inviting surrounding area for the residents of the villa.

The villa will have an A+ Energy Class Certification and will be built on 3 stories. Those being a basement, ground floor, and first floor connected by an elevator.

More specifically the areas of the surfaces will be as follows:

Ground floor: 140,75m<sup>2</sup>  
First floor: 99,04m<sup>2</sup>  
Basement - living areas: 71.91m<sup>2</sup>  
Basement – assisting areas: 36,38m<sup>2</sup>  
Swimming pool: 40m<sup>2</sup>  
Water tank: 50m<sup>3</sup>  
Total area of the Villa: 348m<sup>2</sup>  
Surrounding area: 1.640m<sup>2</sup>  
Price on Request

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