

4-LUXURY VILLA COMPLEX WITH PRIVATE ACCESS TO THE BEACH IN ANDROS



**REF:
ASB-001**



Miette Lauwers
Tel: (00 30) 6947 374 736
info@yourhomeoncrete.com
www.yourhomeoncrete.com

**PRICE:
€2,200,800**

HOUSE SIZE: 1,176m²(Shared)

LAND SIZE: 6,375m²(Shared)

Stunning beachfront villa complex designed for the luxury holiday rental market. Based on a 15-week rental period, it could yield over €200,000 in annual revenue.

Also, property prices in Greece are set to rise significantly over the next five years. Both factors give you a significant return on your investment.

INTERIOR

These private villas offer low maintenance and have been designed with a careful blend of traditional Greek materials yet incorporating the best in modern luxury living.

Because of the terraced design, every villa has a retractable glass wall that disappears effortlessly into the mountainside. This wall expands your living room to double its size creating a large, open living space that seamlessly brings the outside in.

The extended balcony on the top floor creates a large open terrace, creating a fixed pergola that delivers the perfect shade to keep the ground floor cool.

The large cascading terraces and infinity pools deliver privacy whilst keeping stunning uninterrupted sea views from every level.

Each villa has a shaded, private parking area at the back, which is easy to access for shopping and luggage on arrival. The secluded beach in front of your garden is sheltered in a bay, offering tranquil crystal-clear calm waters to swim in easily.

The complex encompasses **four large luxury villas**, with options inside for up to three or four bedrooms per villa. This deliver a total internal living space of 808m², with a substantial outside terrace of 386m², giving you a staggering combined space of over 1,176m². All of this is situated on over 6,375m²

of beachfront land, directly in front of your own secluded beach.

Internal living space

Villa 1: 206 sqm

Villa 2: 198 sqm

Villa 3: 173 sqm

Villa 4: 232 sqm

The complete villa complex of all four villas and the garden to the beach is being offered with two sale options:

Option 1 - Unfinished at €1,395,000 (only requires fitting out internally)

Option 2 - Finished at €2,200,800 (completed to your specifications).

If you choose the **unfinished option**, the additional cost to finish the entire project is €500,000. This means you save over €505,800 from the finished price option, as there is no management fee or markup.

If you would like us to provide the **finished option**, we will work with you to produce the most coherent design within the budget, where you can choose from various styles and appliances.

In addition, the government has given the property a **VAT exemption**, so if it is sold **by the end of 2025** there will be no VAT tax to pay on the purchase.

Because of this tax exemption, the seller is looking for a quick sale, which is why both these options offer incredible value.

The location of these villas is superb; new legislation in Greece means that you can now only build 300m from the sea, making these villas one of the last locations allowed to be built this close to the beach.

As building costs have significantly increased, this is a rare opportunity to buy for considerably less than it would now cost to build.

Not only is Andros amongst some of the most beautiful islands in Greece, but it is also inexpensive to travel to and cheaper than its Cycladic neighbours of Tinos, Paros or Mykonos.

Finally, the project is in the process of applying for **ESPA**, which means the government will grant up to €200,000 towards the completion of the project. This means the cost to finish could be as little as €300,000.

Combining all these factors creates a rare opportunity to own a first row to the sea beachfront villa complex of all four villas for as little as €1,695,000.

**For the complete villa complex
€ 1,395,000**

Price per m2: €1,726

Objective value m2: €850

Total Living Area: 808 m2Total

Terrace Area: 386 m2

Land plot size: 6,375m2

Infinity swimming pool's: 4 X 8m x 4m

Bedrooms: 14

Bathrooms /WC:12

Parking: 8 cars

Your cost To finish

Cost to finish € 500,000

Less ESPA grant from Government € 200,000

Your total cost to finish € 300,000

THE AREA

Close to Athens and Mykonos, Andros is an attractive location for all year-round access. With its frequent ferries and hydrofoils

from Athens, travel times can be as little as an hour. A direct ferry link from Mykonos gives you further travel options.

Situated on the easily accessible and prestige island of Andros, the complex is one of the rare beachfront villas still available. It has private gardens that directly direct access a beautiful, secluded beach.

Should you find yourself in the mood for a change of scenery but don't feel like wandering too far, the stunning golden crescent beach of Fellos is just 5 minutes away, where you can safely swim in the crystal-clear waters or relax in the local taverna.

FEATURES

- Infinity pools
- Extended balconies
- Privacy
- Private parking area
- Beachfront
- Private villas
- Private gardens
- Pergolas

