KEY FEATURES:

- €375,000 (Euro)
- 4 Bedrooms
- 4 Bathrooms
- 2 Kitchens
- Swimming pool
- Furniture included
- Appliances included
- Near to the beach
- Stunning views

This substantial modern villa is set in 5100m² of land in an elevated south-facing position above the small seaside village of Kalamos, in Pelion, Greece. It is situated in a quiet and private location, and is a short distance (less than 1 km or approximately 12 minutes walk) to the beach. It has panoramic uninterrupted views across the entire Gulf of Volos and to the mountains beyond. The small town of Argalasti is only 4km away, where there is a selection of shops, supermarkets and restaurants. The picturesque waterside city of Volos is 40km away.

Pelion is regarded as one of Greece's best-kept secrets. Along with the nearby islands of Skiathos and Skopelos, this is where "Mamma Mia" was filmed. It is peaceful, unspoiled and remarkably green, with a mountainous spine heavily forested with pine, chestnut, and fruit trees, and olive groves sweeping down to meet the sea. It is surrounded by many beautiful and secluded beaches, and in the winter there is even a small ski resort high in the mountains above Volos.
Built in 2012 at a cost of €750,000, with a total area of approx. 214m², the property has 4 bedrooms, 4 bathrooms, 2 kitchens, and a basement utility & storage room.

The house is surrounded by 300m² of paved terrace (with inset wall lighting for evening use), into which is set a peripheral overflow (infinity-type) swimming pool measuring 8m x 4m, with an adjacent barbeque and a poolside shower.

There is parking space outside the main entrance door for at least 3 cars, and a garage area provides additional space, either for a car or for storage.

All ground-floor bedrooms are south-facing with sea views, and have patio doors opening onto the terrace and pool area.

Designed and constructed to high modern standards, the house is suitable for year-round occupation, not only as a summer home. All exterior doors and windows are of German design, and are made from superior quality double-glazed hardwood.

For winter, there is an underfloor heating system powered by an economical pellet-burning stove situated in the main living area.
The entire area of land around the house is securely fenced, and has 55 mature olive trees. There is a remote-controlled electric gate leading from the road, and another double gate at the rear of the property.

By locking an interconnecting door in the main entrance hall, the ground floor east section of the house (2 bedrooms 2 bathrooms and a kitchen, sleeping 4 adults and a baby) can be made entirely self-contained. This is very convenient for guests, letting them come and go without needing to use the main entrance door or other areas of the house.

Furniture, fittings, and electrical appliances are included. Garden and poolside furniture is also included, (4 sunbeds, 12 teak chairs, 2 teak dining tables and 2 coffee tables).
The impressive open-plan living area extends into the main kitchen and is over 12 metres wide, with large picture windows and 2 sets of sliding doors opening on to a balcony with a retractable electric roof, overlooking the sea. This is the perfect place to sit and relax in the evening, watching the sunset over the distant mountains.
The upper-floor fully-fitted kitchen has granite worktops with cabinet doors made from solid oak. Integrated electrical appliances include a ceramic hob with extractor hood above, a double oven, and a dishwasher. Additionally, there is a large fridge/freezer. There is also a washing machine (in the basement).
Bedroom 1 and bathroom 1
Bedroom 2 and bathroom 2
Bedroom 3 and bathroom 3
Entrance hall, stairs, and guest kitchen
View south to Trikeri from villa

View west to Volos from villa
View over Kalamos from villa

View of sunset from villa
You may contact the owner (in English) at villamarina@shortswing.co.uk

A map showing the villa can be found on the internet [here](#)

Kalamos is approximately 75km from Volos Airport - [Airport website](#)

The airport operates during the summer months, connecting with Britain, Germany, Austria, Holland, Belgium and Israel. Several of the major international car hire agencies have kiosks in the airport terminal, and there is a scheduled bus service which will take you to the central bus station in Volos, and from there to Argalasti.

Alternatively, the major international airports of Thessaloniki and Athens operate all year and serve destinations worldwide. Thessaloniki airport is closest, approximately 280km distant (3hrs 15min drive). Athens airport is approximately 380km distant (4hrs 15min drive). Both airports are served by a fast motorway network from Volos.
Photographs, descriptions, measurements and distances relating to this property are indicative and/or approximate, and are provided as a guide only. Prospective purchasers and other interested parties should have all information independently verified before relying on it to make a decision.