

Building plot with permit | Pitsinades, Aroniadika

A couple of minutes away from Pitsinades, a picturesque and excellent maintained centrally located village in Kythera, a unique land plot of 4123.18 m² sprawls down with architectural building plans and permit, ready to build.

In a balanced design dialogue between the natural environment and the possibilities of this land, a 267.60 m² Villas is designed. Comfortable, spacious, elegant . . . are just only a couple of words that characterize this **exceptional blend of Kytherian & modern architecture house.**



Image #01

The proposed house has a 179.71 m² ground floor plan, with the main core of living spreading to an open plan kitchen – sitting room area, two W.C. as well as office + gym spaces. Taking the internal stairs from the ground floor, leads to the 68.45 m² basement with storage area use. An ensuite guest room is also part of the ground floor with its own private entrance. On the 1st floor two double bedrooms, a bathroom and an extra office space combine the 87.89 m² planning. Along with the spacious rooms, windows with breathtaking **“framing” views** make this Villa the absolute must, for sure!

The external spaces are carefully designed, with materials that emphasize the property and embrace the natural environment. A comfortable lounge area is formed with timber frame pergolas and a 23.10 m² swimming pool feature.

This **Villa** is an ideal vacation family house or investment property, in a top - quality area.

Avoid the long wait of design and preparation of a building permit by making this **dream house yours!**



Image #02



Image #03



Image #04



Image #05

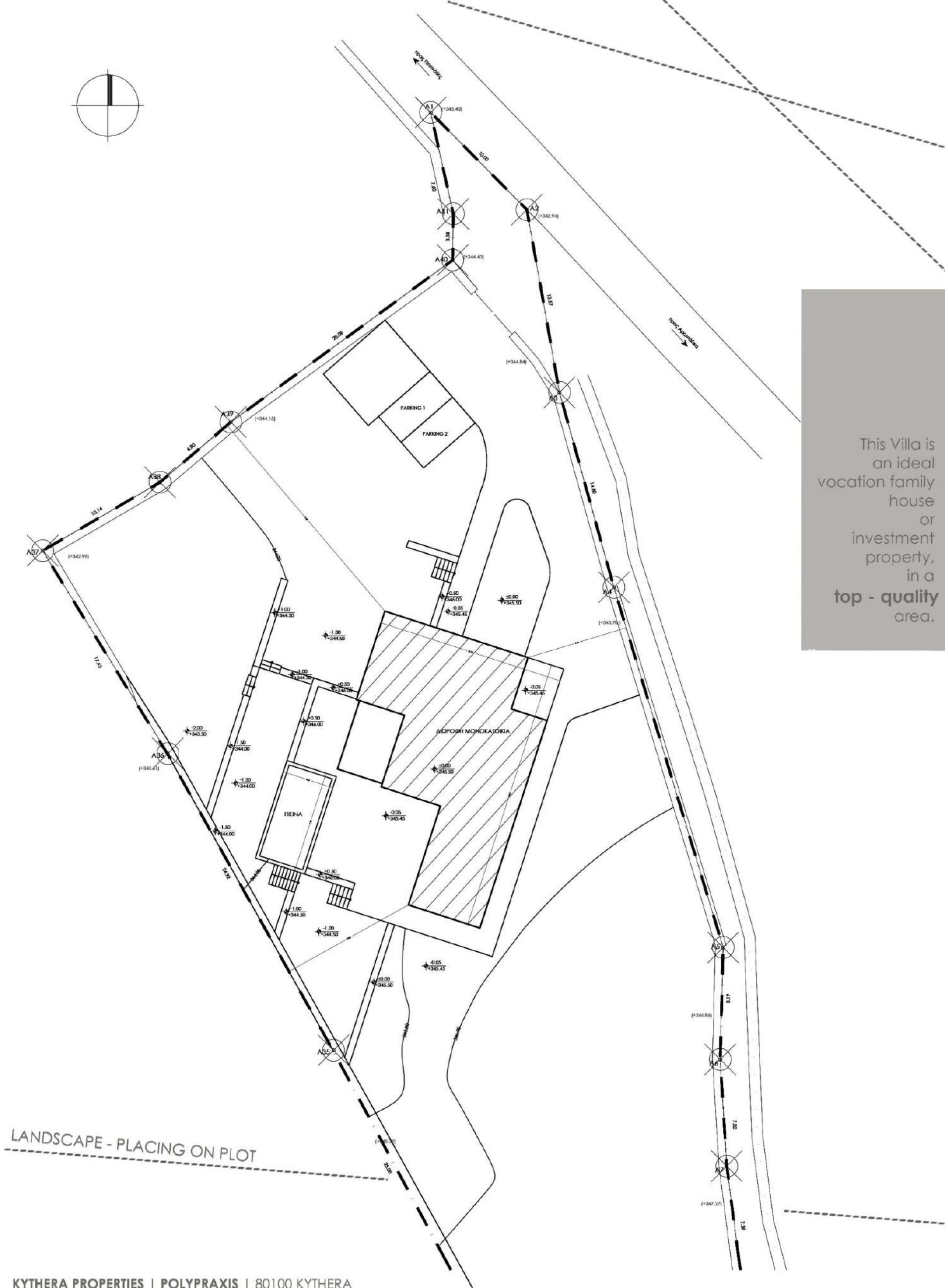
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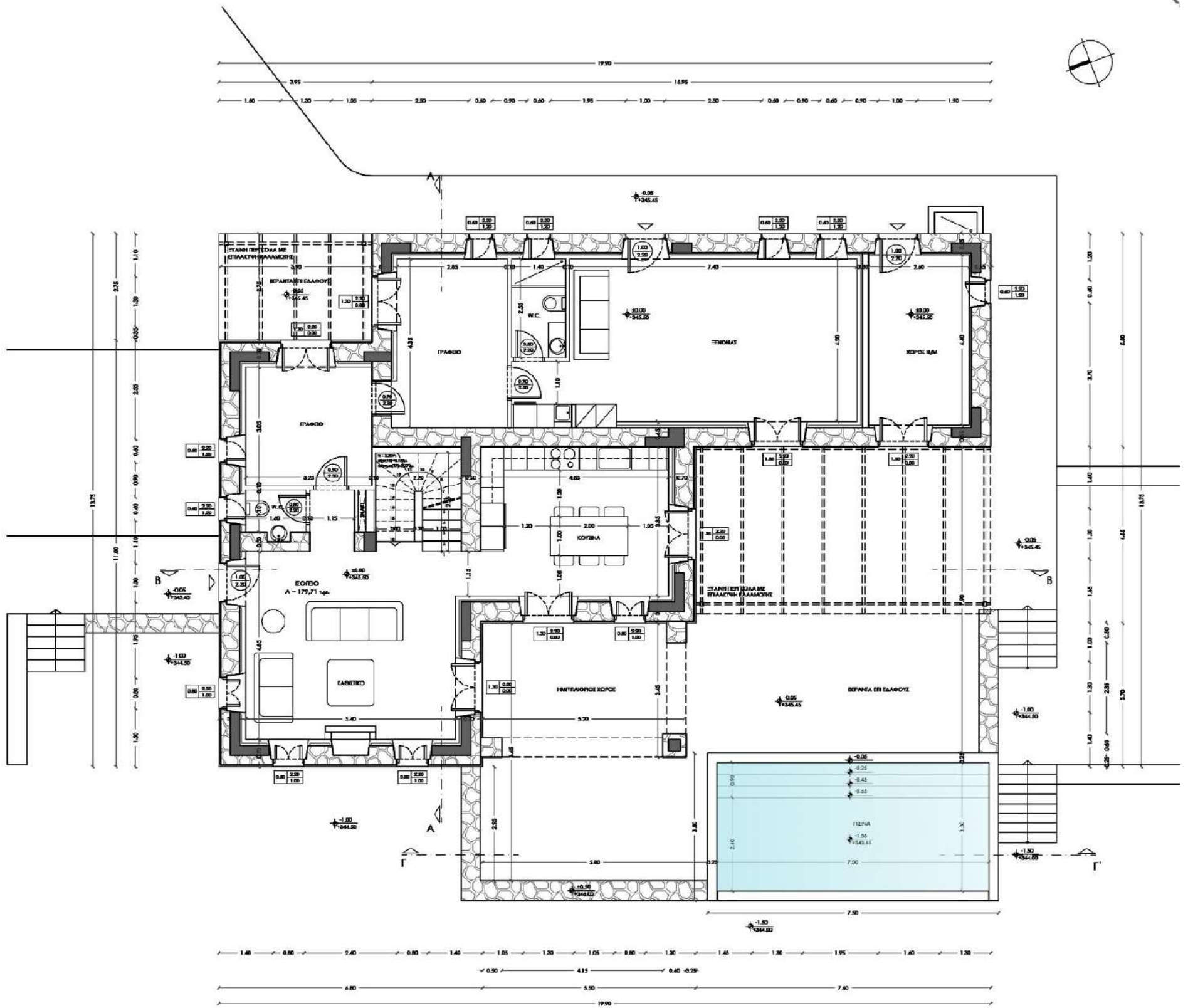
Image #06

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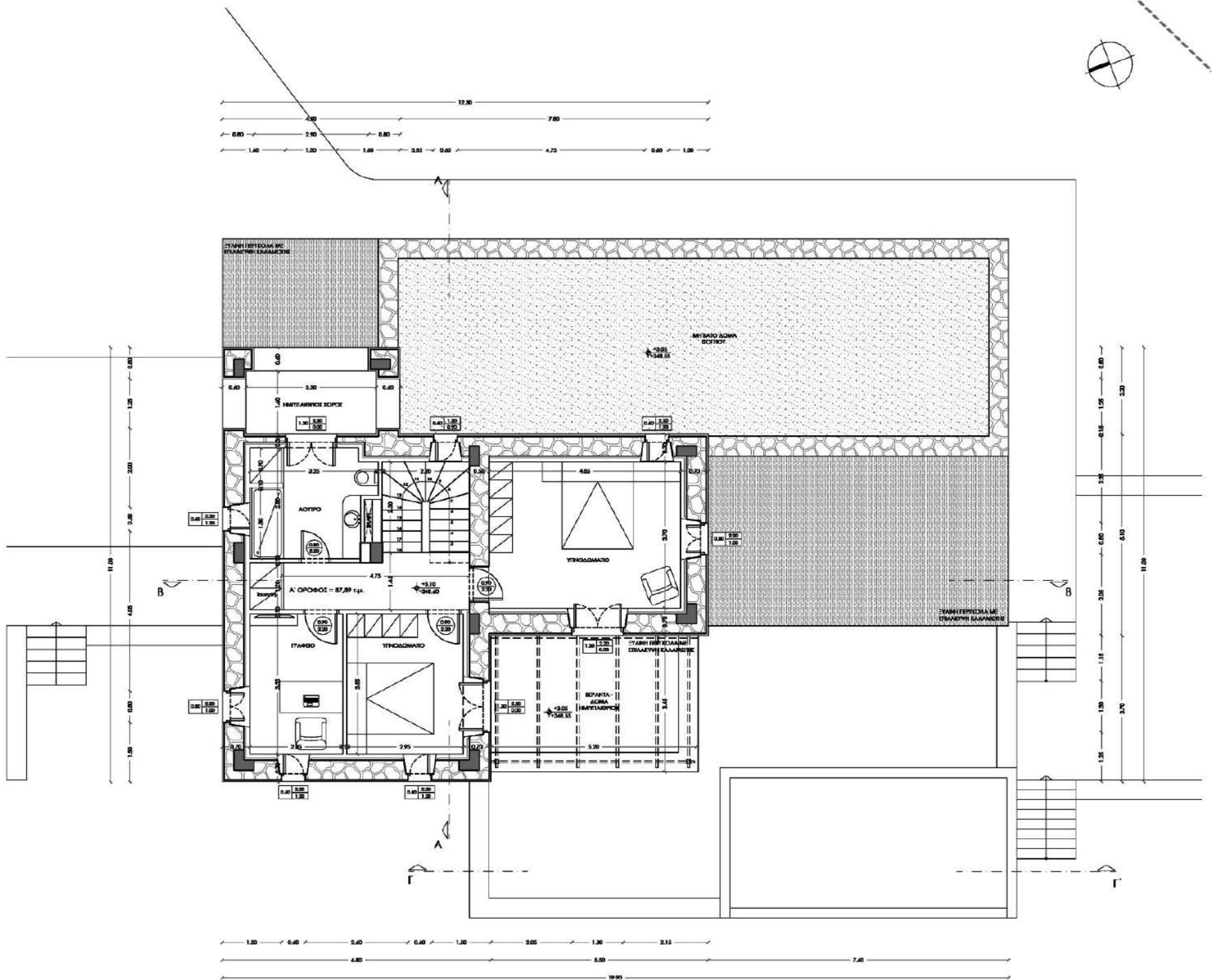
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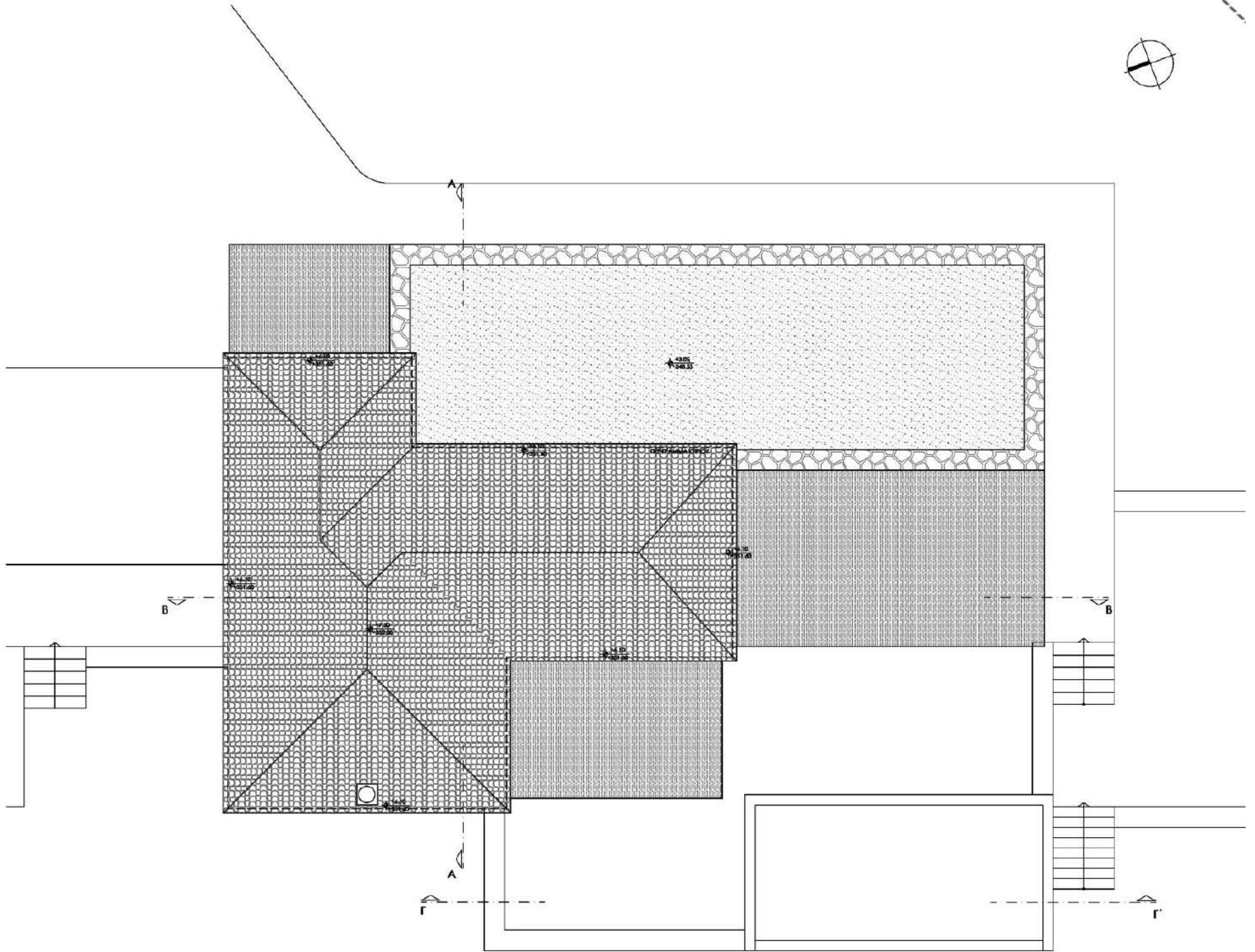
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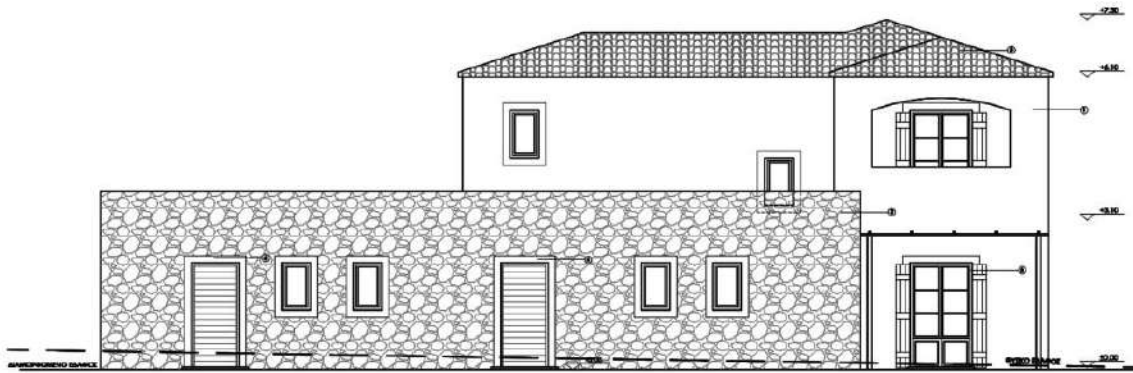
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



East Elevation



West Elevation



North Elevation



South Elevation

KYTHERA PROPERTIES

web: kytheraproperties.com

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Price | 155,000 €