



FOR SALE

# Superior Villa in Hydra

Hydra town



CUSHMAN &  
WAKEFIELD



PROPRIUS



Total residence size: 290 m<sup>2</sup>

Land: 580 m<sup>2</sup>

Asking price: €2 mill

This exquisite property is located on the Greek island of Hydra, a place of long history, cultural life, and rich heritage. It is situated on the South-East part of the picturesque town of Hydra and sits on an elevation of about 40m overlooking the sea, the town, and the port. The distance to the port is about 460m and it takes an average of 5 minutes to get there by foot, on an even path without stairs. Constructed in 1992, this stone house keeps with the traditional local architectural style with high wooden ceilings and is maintained in excellent condition. It extends to 290 m<sup>2</sup> of a gross living area, spread over three floors and it has the potential to built an additional 90 m<sup>2</sup>.

Coordinates 37°20'50.3"N 23°28'14.2"E

# Amenities

- ✓ Large balconies and outdoor areas
- ✓ Ready for occupation & fully equipped
- ✓ Hardwood Flooring and high-quality materials
- ✓ Fireplaces
- ✓ Stunning views from all levels
- ✓ Two horizontal independent ownerships provide flexibility to the buyer
- ✓ BBQ area
- ✓ Potential to construct additional 90 m<sup>2</sup>
- ✓ Independent heating
- ✓ Air conditioned
- ✓ Quiet neighborhood

# Location

Hydra is the most beautiful and traditional of the Saronic Islands of Greece, located in the Aegean Sea between the Saronic Gulf and the Argolic Gulf. It is separated from the Peloponnese by a narrow strip of water. The town of Hydra consists of a crescent-shaped harbor, around which is centered a strand of restaurants, cafes, shops, and galleries. Steep stone streets lead up and outward from the harbor area. The house is situated on the South-East part of the picturesque town of Hydra and sits on an elevation of about 40m overlooking the sea, the town, and the port.

## Access

### BY CAR

Following an about 2 hours and 30 minutes road trip from Athens, you reach either Metochi or Ermioni, the nearest to Hydra areas of the Peloponnese, from which boats depart daily and the trip lasts approximately 15 minutes. Plenty of sea-taxis are also available.

### BY BOAT

From the port of Piraeus, Flying Dolphins depart daily from Piraeus to Hydra, for passengers only. The trip takes about 1 hour and 30 minutes for flying dolphins, and about 1 hour and 45 minutes for flying cats.



# Description

## THE GROUND FLOOR

The ground floor, self-contained studio with a living room, bedroom, bath and kitchen, is separate from the main house and has its own independent entrance. The studio provides residence and full facilities separate from the main dwellings.

## THE MAIN LIVING AREAS (1st & 2nd floor)

The interior spaces are well designed, to provide guests and dwellers with a high-quality experience that ranges from great views of the sea and town, to big spacious, and bright rooms that complement all senses. High-quality materials and finishes have been applied and great importance has been given to all small details, from the windows, doors, and the ironmongery used to the lighting fixtures and flooring details. The main living area consists of wide, spacious, and bright rooms (3 bedrooms) with adequate sunlight throughout the day. The main leaving area provides long and unobstructed views of the town and port.



# Description

## THE GROUND FLOOR

The spacious first floor of 208.5 m<sup>2</sup> comprises an open-concept living area with a living room, kitchen, dining room and toilet. Large glass walls open the living area to the carefully designed outside area with spacious outdoor space for relaxation with nice views. The impressive, light-flooded living area with large window openings features a modern fireplace while the kitchen is fully equipped with modern appliances.

## THE MAIN LIVING AREAS (1st & 2nd floor)

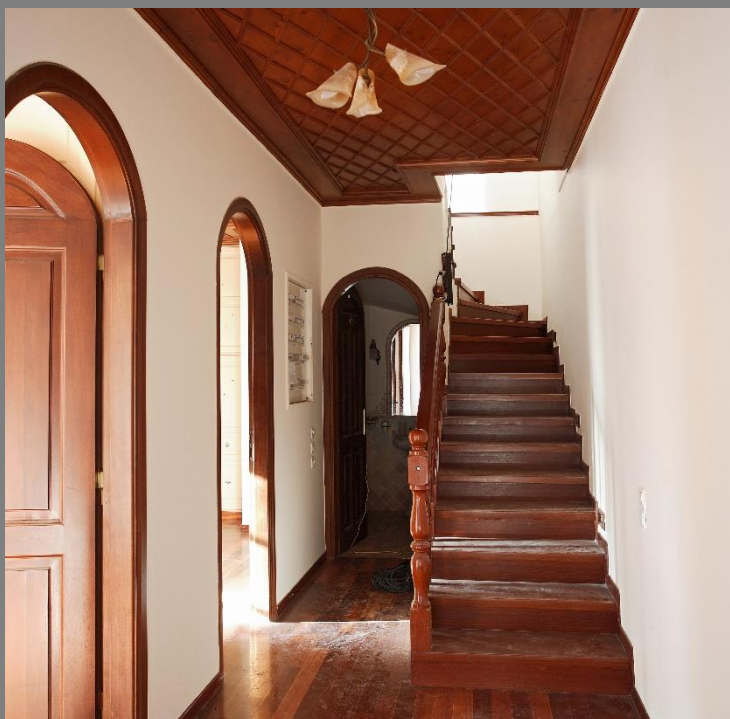
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## EXTERNAL PHOTOS/VIEWS



## INTERNAL PHOTOS/VIEWS





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