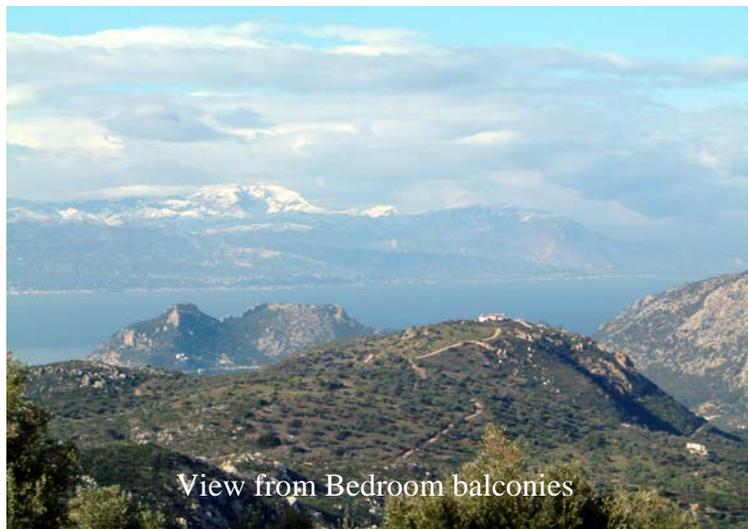


Loutraki-Perahora

Overlooking the crystal clear waters of the Gulf of Corinth the prime hill top location of this development gives unsurpassed views over the rolling hills and olive groves.

Consisting of 4 houses this exclusive development is located only 1 kilometre from the village of Perahora and 10 kilometres from the renowned international spa town of Loutraki.

The new Attiki Odos motorway or the recently opened railway line means these properties are a mere 1-hour from the fabulous Athens International El. Venizelos airport at Spata.



View from Bedroom balconies

Each property offers a minimum of 4 bedrooms, beautifully finished wood kitchen, marble floors and large open plan living areas.

The windows and doors are all double-glazed UPVc, complete with security shutters and integral insect screens.

The electrical specification offers TV and telephone points in the bedrooms as well as the living areas and the houses are pre-wired and plumbed to receive air conditioning and solar heating.

Large tiled terraces, including an extensive first floor terrace, offer a suntrap from any direction in a peaceful, tranquil location.

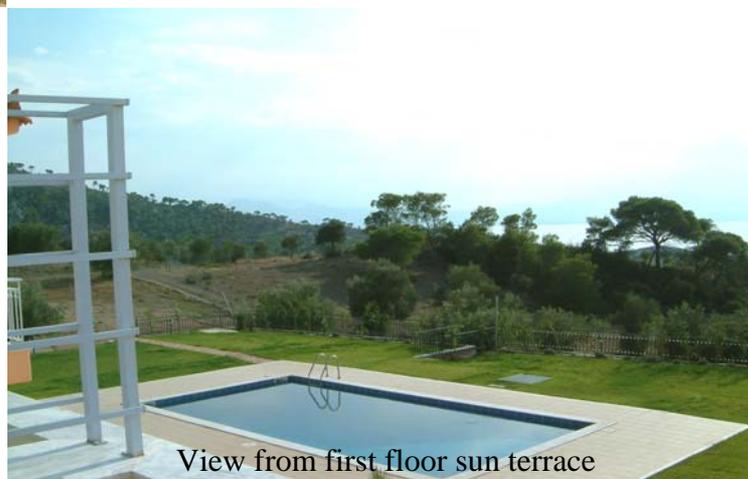


Pair of matching houses

Offering an impressive **190m²** accommodation, plus **40m²** of first floor sun terrace & balconies, whilst sitting on a large plot in excess of **2000m²** these houses provide spacious, relaxed living in luxurious surroundings. With plenty of space to add a pool or a tennis court you need never leave home!

If you wish to explore the area you will discover close by such diverse offerings as the 7th century BC temple of Heraion, the largest Casino in Europe (in Loutraki) or the fresh water 'Blue' Lake Vouliagmeni offering wonderful snorkelling or water sports.

With only the final house of the development left this is your last opportunity to acquire your own piece of this terrific development at a price of only **€280,000** (approx. **£192,000** at a 1.46 exchange rate).



View from first floor sun terrace



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Who we are

Heritage Leisure

Is a privately owned UK based leisure company that has specialised in both the luxury, Country House Hotel and Leisure business for over 20 years. This family run enterprise now has property developments both in Europe and also on the Caribbean island of Tobago.

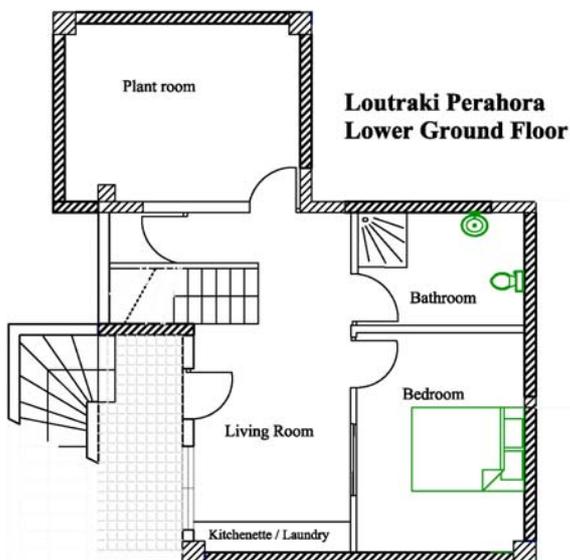
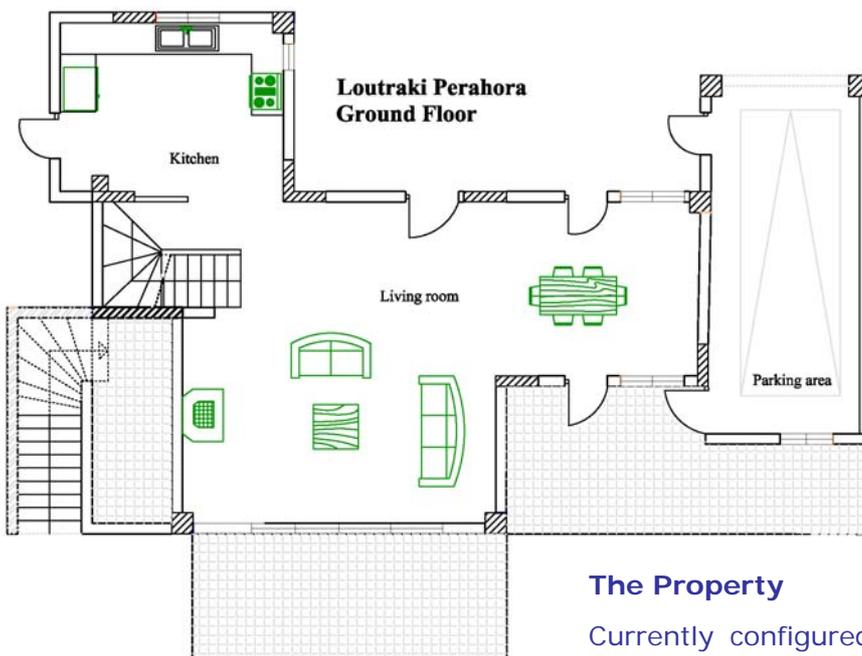
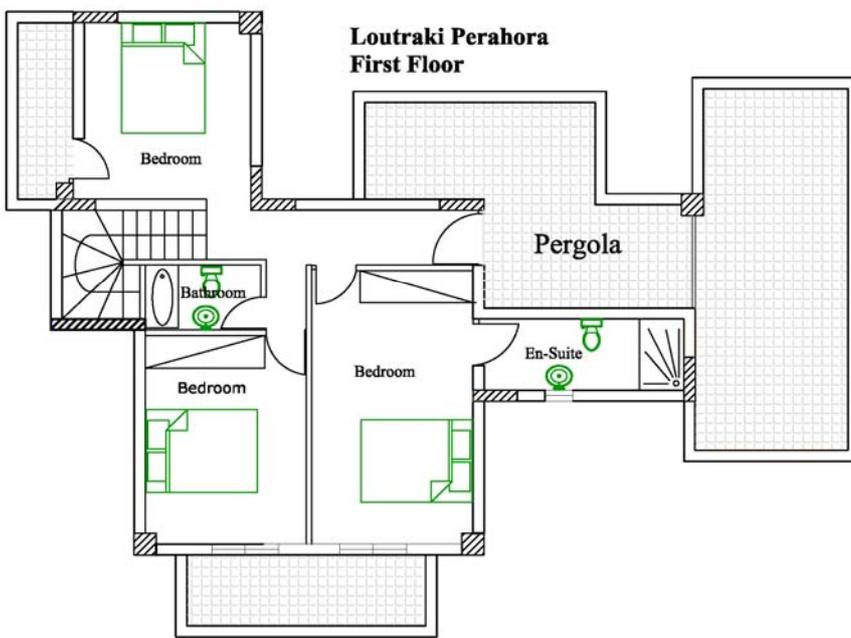
Heritage Hellas

A part of Heritage Leisure, has been established in Greece since 2002; operating both for the international market and also building commercial & residential properties for the Greek market.

Recent and other developments include an Apartment block in the Keratsini district of Piraeus, luxury 5 bedroom villas overlooking the Gulf of Corinth near the village of Perahora and a mixed residential and commercial development near the fishing harbour of Piraeus.



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The Property

Currently configured as a 4 bedroom / 3 bathroom Villa, there is the option of utilising the garage area as a 5th bedroom (The room is already equipped with tiled floor, central heating and windows).

The lower ground floor lends itself to use as a self-contained apartment - perfect for guests or the children.

The extensive grounds provide many options – a heated pool (as per the neighbouring property), tennis courts, landscaping or all three!

We will be happy to quote for any of these options.

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Loutraki-Perahora

Photo Album – existing properties



Gardens laid to lawn



Marble floored Dining Room



Marbled Lounge Area & Stairs



Optional pool & terrace



Forest clad mountains to the rear



Typical kitchen



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