

Gustav Private Residence

A distinctive villa for sale in Akrata, Greece

Private pool · landscaped grounds · covered outdoor living · Corinthian Gulf setting

A first-edition sales presentation

This brochure adapts the existing hospitality material into a property-sales narrative. It intentionally separates verified public facts from information that still requires confirmation in the seller's legal and technical data room.

The residence

The current Gustav Retreat website presents a substantial private villa with a swimming pool, landscaped outdoor areas, parking, air conditioning, a fully equipped kitchen and a distinctive 109 m² covered pavilion. The pavilion incorporates a fireplace, barbecue and traditional stone oven, creating an unusually complete environment for outdoor cooking, dining and entertaining.

Bedrooms*	5
Bathrooms*	5
Covered pavilion*	109 m ²
Distance from Athens*	Approx. 148 km

*Confirm against title, approved plans and seller documentation.

The setting

Akrata sits on the northern Peloponnese beside the Corinthian Gulf, combining coastal access with the dramatic mountain landscape around Kalavryta and Chelmos-Vouraikos. The existing website places the property approximately 148 km from Athens, giving it potential as both a private retreat and a year-round second home.

Investment and residency

The property can be presented to different buyers as a private residence, holiday home, long-term rental asset or—subject to price, lawful area, location and legal review—a potential Greek Golden Visa acquisition.

Important: current Golden Visa rules restrict short-term letting of a property used for the qualifying investment. Airbnb operation and Golden Visa positioning should therefore be treated as alternative scenarios. No return, legal status or residence permit is guaranteed.

Documents to request

Asking price; title and cadastral records; approved plans; lawful internal and plot areas; engineer's certificate; energy certificate; equipment inventory; floor plans; tax records; maintenance history; and, where relevant, historic rental statements.

Private enquiry

Request the asking price, complete brochure, floor plans, data-room access or a private viewing through the website enquiry form.

Akrata, Achaia, Greece

All particulars are indicative, subject to contract and independent legal and technical verification.