Konstantin Korakas Immobilien

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Property ID C3624

Luxurious new-build villa of the highest quality in a leafy location close to the sea



31100 Lefkada

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Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	31100
City	Lefkada
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 168 m^2
Usable area	approx. 168 m^2
Number of rooms	4
Number of bedrooms	3
Number of bathrooms	3
Plot size	approx. 400 m^2
Purchase price	1.100.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2023
Condition	New construction
Combustion	Electric
Heating type	Autonomous heating
Number of floors	3
Parking spaces	1 Private parking space
Balcony	Yes
Terrace	Yes
Beach	0,30

Location

In an excellent location on the beautiful Ionian island of Lefkada, this post-modern villa with garden and pool is located
a wonderful view of the green surroundings and the Ionian Sea 300 meters from the property !

The magnificent location will leave you with the best impressions of your vacation in Lefkada, with breathtaking blue sea, luxury and relaxation.

ACCESS:
There are 5 alternative ways to get to the island of Lefkada:

BY CAR:
Lefkada is the only island that you can reach by car for free by ferry. Use the direct current bridge that connects the island to Akarnania.

By plane:

From Eleftherios Venizelos International Airport to Spata for Aktio with scheduled and charter flights. A bus or cab will take you to Aktio airport 20 km away to Lefkada.

BY PRIVATE BOAT:
Numerous services are available in the marina of Lefkada:

By bus (coach):
Another way to get to Lefkada is by bus from Athens,

BY BOAT:
There are daily ferries connecting Corfu with Igoumenitsa, although times change depending on the season.

Property description

LEFKADA LYGIA
Newly built luxury villa of 168 m^2, built in 2023 with the highest quality and most modern materials, fully equipped with the latest technology systems and appliances. The villa has a separate entrance, a private infinity pool, private parking, a large garden with living and dining area and a built-in barbecue.

The villa is set over three levels and has en-suite bedrooms and office space as well as a large open plan living, dining and kitchen area. What sets it apart from other accommodation is the separate entertainment area with home theater and electronic games, as well as the specially designed sauna area.

Minimal lines with modern aesthetics, earthy colors and stone, simplicity and luxury at the same time
The villa has 3 levels:
On the first level there is a bedroom with en-suite bathroom, the entertainment area and the sauna area. Due to its cave construction, it is considered the coolest level of the residence. The connection to the other two levels is via an external staircase.

The second level is level with the garden and the impressive swimming pool. It houses the open space of the kitchen, dining room and living room, a large bathroom and a bedroom with en-suite bathroom and a terrace.

The third level is connected to the second level via an internal staircase. It is a bedroom with a sloping roof and a private bathroom with a waterfall shower. From the terrace you can enjoy a magnificent view of the Lygia settlement, the pool and the villa's garden.

The villa is located in the picturesque Psarochori of Lygia with seaside fish tavernas, café-restaurants and a supermarket.
Distance 7 km from the town of Lefkada and 25 km from the airport in Aktio.
It is recommended as a vacation home, but also as an investment property.

Equipment/Features

- Distance from the sea (m): 300
- Playroom
- camp
- veranda
- Corner
- bright and airy
- Satellite dish
- Plot area: 400 sqm
- Energy class category A +
- interior staircase
- Solar water heater
- Landscape view
- Pets welcome
-Private garden
-Air conditioning
-Frame: Aluminum
-Pool
-Security equipment
- Orientation: Southeast
- Access from: Asphalt
- Facade orientation
- Screens
- Alarm system
- Glazing types: Triple insulating glazing
- Floor type: Tiles



Your contact person

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