

Property ID I3827

Reserved! Fantastic villa with a pool and unforgettable views of the Ionian Sea and the village harbor!



31100 Lefkada, OIK 60.1 OIK 60.1

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	31100
City	Lefkada
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 236,24 m ²
Usable area	approx. 461,14 m ²
Number of rooms	8
Number of bedrooms	6
Number of bathrooms	6
Plot size	approx. 4.191,92 m ²
Purchase price	1.950.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2024
Condition	As good as new
Combustion	Wind / Water heat pump
Heating type	Autonomous heating
Number of floors	1
Cable Sat TV	Yes
Parking spaces	2 Garages
Balcony	Yes
Terrace	Yes
Town	33
Krankenhaus	33 km
Pets	Yes

Location

Villa Purple Alcyone is a stunning villa for sale, fully furnished and equipped. It is located on the south coast of Lefkas, high above one of the most beautiful bays in Lekada, 33 km from the capital Lefkada. The area of Sivota lies around a unique bay of blue crystal glass amidst green hills and lush green forests. The villa has the best location to enjoy the unforgettable views of the breathtaking Ionian Sea and the village harbor, which provides a safe haven for private yachts. The harbor offers the perfect place for sailing enthusiasts to have a safe base while discovering the numerous small and large, famous and hidden gems of the Ionian Islands.

The villa is situated so that it is surrounded by nature and tranquillity, yet within easy reach of the mainland, Preveza airport, water sports activities, mountains, waterfalls and the famous pure white sand beaches, voted among the best in Europe. The surrounding villages are known for their bars and restaurants that cater for all tastes

and offer a variety of different cultural cuisines. In the traditional ouzeries and cafés, the Greeks are happy to show their warm hospitality and traditions.

Property description

Villa Purple Alcyone was built on a spacious plot of 4,190 m², with interior spaces of 236 m² and an extensive built-up outdoor area of 435 m².

The sophisticated design, using natural materials and a variety of textures, is in harmony with the traditional surroundings while oozing style and luxury.

Villa Purple Alcyone focuses on the fabulous and diverse outdoor areas, which are cleverly combined to provide a unique opportunity for perfection.

A large pergola with wooden beams is laid out entirely on one level and provides an expansive entrance to the main villa.

The master bedroom offers spectacular and unbeatable views of the bay of Sivota. In this spacious room there is a large bathroom and a walk-in closet, all made from high quality and natural materials. Beyond the glass doors of the master bedroom is a beautifully designed, shaded lounge area with private pool.

The kitchen is a chef's dream. Cleverly designed to make the most of the whole area whilst keeping everything minimalist. This has been achieved by creating a large second kitchen/utility room to house wine coolers, kitchen and laundry appliances or storage cupboards.

Opposite the kitchen is the indoor living area, which has two seats and surrounds a large coffee table. It has been positioned so that you can see the surroundings perfectly or simply relax while watching the activities in the villa. On the other side of the living room is a separate dining area where you can host the ultimate dinner party at the large teak dining table.

Equipment/Features

- Sea view

A large atrium separates the main villa from a further 3 guest rooms, all of which have en-suite bathrooms and are situated on the front line so that the beauty of the surroundings can be seen directly into the rooms. The other 2 guest rooms, both with en-suite bathrooms, are located to the right of the entrance path.

A state of the art gym and home theater are located on the entry way, highlighting the exceptional opportunity Villa Purple Alcyone offers in terms of design, location and amenities.

The outdoor areas are in a class of their own. An atrium is shaded by a pergola with beams, under which there is a solid wood table that can comfortably seat 14 people. Together with the outdoor kitchen, this area creates the ultimate al fresco dining experience.

A cement bench with soft and luxurious furniture runs underneath the villa's living and dining area, providing a comfortable place to relax and watch the world go by.

The length of the property is accentuated by the crème de la crème of outdoor living... a 35 m² swimming pool with Jacuzzi. At one end of the pool is a built-in sun deck, where the sound of the water evokes an extraordinary sense of calm and serenity. Next to the pool is another shaded living/lounge area.

In addition to all the amazing components that make up this unique and luxurious first class villa, there are simply landscaped gardens that add the finishing touches to perfection.

Other data

The villa is furnished and fully equipped.

The property offers a unique opportunity to acquire an enchanting vacation home, together with the potential of an extremely lucrative investment income.



Your contact person

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