Property ID I3829

Imposing luxury villa with pool, absolute privacy and spectacular views of the Ionian Sea!



31100 Lefkada, OIK 50 VILLA HESTIA OIK 50 VILLA HESTIA

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	31100
City	Lefkada
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 233 m^2
Usable area	approx. 233 m^2
Number of rooms	10
Number of bedrooms	7
Number of bathrooms	7
Plot size	approx. 5.200 m^2
Number of sep. toilets	1
Purchase price	1.650.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2023
Condition	As good as new
Heating type	Autonomous heating
Number of floors	2
Cable Sat TV	Yes
Balcony	Yes
Terrace	Yes
Village	1,50
Town	35
Krankenhaus	35 km

Location

It is located on the east coast of Lefkas, in a completely secluded setting, 1.5 km from the outskirts of Nudri and just a few minutes from the lively town.
The villa is situated so that it is surrounded by nature and tranquility, yet within easy reach of the mainland, Preveza airport, water sports activities, mountains, waterfalls and the famous pure white sandy 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. Surrounded by traditional Greek olive groves and cypress trees, the area brings a Tuscan flair to Villa Hestia.
Beyond the lush green forests is a spectacular view of the Ionian Sea with the famous islands of Madouri directly in front, Scorpios to the right and Sparta to the left. Behind these little gems lies the larger island of Meganissi.
These islands are rich in history, each telling its own story of times gone by. They form an ideal location for sailing enthusiasts and are generally a famous area for

yachting. The villa offers a unique opportunity to acquire an enchanting vacation home, along with the potential of a highly lucrative investment income.

Property description

Villa Hestia is surrounded by traditional Greek olive groves and cypress trees, giving the area a Tuscan flair.
The residence was built on a spacious 5,200 m^2 plot, with 215 m^2 of indoor space and 435 m^2 of built-up outdoor space.

The sophisticated design with natural materials and a variety of textures blends in with the traditional surroundings while oozing style and luxury. Villa Hestia consists of the main villa built on 2 levels.
The pool level protrudes below the first floor of the villa. Consisting of 7 bedrooms, large indoor and outdoor living areas and expansive outdoor spaces, the villa and grounds offer a unique opportunity to achieve perfection.

The project is at an advanced stage of construction, while the completion date is set for April 2021. First floor Upon entering, you are greeted by a large living and dining area with an incomparable backdrop of the blue Ionian Sea and the ever-changing colors of the Acarnanian Mountains.

The living area has large, comfortable sofas and a coffee table, the dining area has a designer teak dining table and in between is a 65-inch TV with sound bar. To the right of the entrance is a stunning kitchen area with breakfast bar. It has been cleverly designed to maximize the entire area overlooking the forest at the back of the villa while keeping everything minimalist.

To the left of the entrance is a corridor to the sleeping area and guest toilet. A total of two double bedrooms, one with en-suite bathroom, a second bedroom with en-suite shower and washbasin, both have been designed and furnished with natural materials to give a sense of calm and serenity.

Equipment/Features

- Sea view
- fully furnished and equipped.

From the first floor, a large living area with built-in seating around the edges offers a perfect view down to the infinity pool and grounds, as well as the perfect place to watch the Ionian Sea and the playful sun changing the colors of the mountains.

First level This entire level is dedicated to the master bedroom and the amazing outdoor areas. The spacious room has an en-suite bathroom, a shower with sea view, a walk-in closet and a minibar with glass doors leading to the terrace. A spectacular

outdoor terrace runs both in front of the villa and to the side and therefore offers fantastic views not only of the sea and islands in front, but also of the green forests beyond. The terrace has a large table and the pavilion with mosquito nets offers shade from the midday sun and the opportunity to sleep in harmony with nature. Pool level in front of the main villa

This level is designed so that it begins under the main villa and projects forward. It consists of two double bedrooms with en-suite bathrooms, located to the left of the outdoor kitchen dining area and under the outdoor balconies of the main villa, and two double bedrooms with en-suite bathrooms to the right, concealed under a green roof. The rooms have been designed in such a way that they show generosity and brightness through light effects. The outdoor kitchen and dining area offer excellent al fresco dining. The view of the property, the pool and the sea provides the perfect backdrop for a get-together around a unique large teak table that seats 14 people comfortably.
Behind this is the outdoor lounge area surrounding an incredibly designed 25m infinity pool, which has sunken seating at one end and a modern fire pit.

Other data

The villa was built on a spacious plot of land and therefore has many cultivated and landscaped outdoor areas. Behind the villa, two hanging ”cocoon loungers” have been placed under the large trees to provide a perfect opportunity to relax and soak up the Tuscan flair of the green surroundings.

To the side of the villa is an additional dining table where guests can dine al fresco surrounded by trees. In front of the villa and pool are extensive grounds large enough to create an area suitable for events and ceremonies.

To the left and right of the villa are sun loungers under the olive trees. On the far left of the property, rooms have been created for staff accommodation with sleeping and washing facilities in a secluded corner that cannot be seen from the villa.



Your contact person

Herr Dipl.-Ing. Konstantin Korakas

immotip24.de - hellasproperty.com

Hans-Sachs-Str. 18

82194 Gröbenzell

Phone: +49 8142/4401880
Homepage: www.hellasproperty.com
Email: info@hellasproperty.com

We cannot take any guarantee for the property details as they are not provided by us. This expose is strictly for your personal use. Passing it on to a third party is expressly subject to our agreement and does not affect our right to commission on the closure of any contract. All discussions and correspondence must be carried out via our offices. In cases of violation of this we reserve the right to claim damages to the value of our right to commission. A pre-sale is not excluded.