Konstantin Korakas Immobilien

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Property ID I3851

Off-plan new build villa in traditional style with pool and sea views



48100 Kefalonia - Livathous, 310124 310124

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	48100
City	Kefalonia - Livathous
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 120 m^2
Usable area	approx. 120 m^2
Number of rooms	4
Number of bedrooms	3
Number of bathrooms	3
Plot size	approx. 500 m^2
Number of sep. toilets	1
Purchase price	445.000,00 €
External commission	3,57 % inkl. MwSt. vom Kaufpreis
Year of construction	2024
Condition	New construction
Number of floors	2
Cable Sat TV	Yes
Parking spaces	2 Private parking spaces
Terrace	Yes
Pets	Yes

Location

Its strategic location combines the convenience of close proximity to Argostoli and the airport with easy access to small, secluded beaches and coves. There are also many cosy, traditional tavernas and charming cocktail bars on the beach within a few meters.

Property description

This newly designed, exclusive, fully independent villa (construction may start in summer 2024) impresses with its contemporary architectural elegance and aesthetics.

Located in the area of Livathos, Kefalonia, it has a very spacious swimming pool, outdoor dining area, garden and many more amenities!

The beautiful natural landscape perfects this luxurious Mediterranean atmosphere.

The elegant and minimalist design complements the Mediterranean architectural style of the property with carefully selected details that generously lend a distinct personality and a homely atmosphere, ensuring an all-round comfortable stay.

In summary, it is a 120 m^2 house, 3 bedrooms, 4 bathrooms, storage room, kitchen with cupboards, living room, 100 m^2 tiled outdoor area, 30 m^2 outdoor parking space, first floor lounge with pergola, path to the house and 27 m^2 modern designed swimming pool. The house is designed to be energy efficient with a special heat cell.

It has air conditioning in every room and a modern designed living room. Exterior and interior pictures are 3D models of the actual property! Delivery is planned for mid 2025!

The property can be a second home and is a prime investment opportunity. A unique real estate opportunity!

Equipment/Features

INCLUDED IN THE PRICE:
- 125 m2 detached house,
- 3 bedrooms,
- 4 bathrooms,
- all building documents and permits,
- energy efficient house,
- solar panel,
- special septic tank,
- 4 air conditioners,
- the best building materials,
- Pool 3 x 9m (27m2),
- Very close to the beach,
- Very close to the airport,
- Direct access to Argostoli,
- Privacy &; tranquility,
- magnificent views of the sea and the garden,
- natural landscape,
- Outdoor parking,
- connection to water, electricity &; internet,
- outdoor garden lights.

NOT INCLUDED IN THE PRICE:
- Plot (plot not included in the offer),
- household appliances, TV, sound,
- satellite furniture,
- interior lighting,
- decoration and art,
- gardening,
- notary fees, real estate agent fees (

Other data

Submit your interest early and pay half the broker’s commission + an extra bonus for the insider! FINANCING PLAN: Be the first to benefit from our special financing plan of up to 55%.
A bank mortgage can be granted with a term of 15 years and only 4%.



Your contact person

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