

Property ID I3936

## New construction! Complex with 5 villas Luxury, of excellent construction with communal pool in Lefkada



31100 Fterno - Lefkada, P-94 P-94

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	31100
<b>City</b>	Fterno - Lefkada
<b>Country</b>	Greece
<b>Additional geographical information</b>	Ionisches Meer
<b>Living area</b>	approx. 261 m <sup>2</sup>
<b>Usable area</b>	approx. 261 m <sup>2</sup>
<b>Number of rooms</b>	12
<b>Number of bedrooms</b>	7
<b>Number of bathrooms</b>	5
<b>Plot size</b>	approx. 3.000 m <sup>2</sup>
<b>Purchase price</b>	1.430.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	2026
<b>Condition</b>	New construction
<b>Combustion</b>	Electric
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	2
<b>Cable Sat TV</b>	Yes
<b>Parking spaces</b>	5 Garages
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	3
<b>Pets</b>	Yes

### Location

The villas are very close to Nidri, Sivota and Vasiliki Lefkada.

In the traditional ouzeries and cafés, the Greeks like 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 jewels lies the larger island of Meganissi.

These islands are rich in history, each telling its own story of times past. They form an ideal location for sailing enthusiasts and are generally a famous area for yachting.

## Property description

I newly built complex with 5 villas of 261 sqm each for sale. on a plot of 3.000 sqm. consisting of 3 plots on the national road Lefkada-Vasiliki.

The 5 small villas have already been built, 3 of them are 47 m<sup>2</sup>. Each of the two is 60 m<sup>2</sup>.

The 5 small villas have already been built, 3 of which are 47 sq.m. each. 2 and 60 sq.m. each.

The three 47 m<sup>2</sup> villas consist of a bedroom, a living room/kitchen and a bathroom, while the two 60 m<sup>2</sup> villas consist of two bedrooms, an eat-in kitchen and a bathroom.

The villas have a 35-meter-long communal pool.

The villas are of excellent construction, have energy efficiency class A and are fully furnished and equipped.

There is a building license for two more independent villas of 50 and 70 m<sup>2</sup> with a private swimming pool for each villa.

## Equipment/Features

- Situation:

Painted, Furnished

- Use:

Vacation home, Capital investment, Suitable for professional use, Tourist rental

- Additional:

Luxurious

- Feature:e

- Distance from the sea (m): 3000

- Terrace

- Corner

- Bright

- Satellite dish

- Plot area: 3000 m<sup>2</sup>

- View

- Pets welcome

- Communal garden

- air conditioning

- Frame: Aluminum

- swimming pool

- Security door

- Orientation: Southwest

- Access from: Asphalt

- Facade

- Screens
- Alarm system
- Glazing type: Triple glazing
- Flooring type: Tiles
- Light

**Other data**

It is offered as an investment property on the island of Lefkada, very close to Nidri, Sivota and Vasiliki Lefkada.



**Your contact person**

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