Konstantin Korakas Immobilien

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Property ID I3962

2 identical luxury newly built villas with unobstructed views of the magnificent sea of the island of Lefkada !



31100 Lefkada, SP-260 SP-260

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	31100
City	Lefkada
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 136 m^2
Usable area	approx. 136 m^2
Number of rooms	5
Number of bedrooms	3
Number of bathrooms	3
Plot size	approx. 2.340 m^2
Number of sep. toilets	1
Purchase price	1.575.000,00 €
External commission	3,57 % inkl. MwSt.
Year of construction	2020
Condition	Sehr gut
Combustion	Wind / Water heat pump, Oil
Heating type	Autonomous heating
Number of floors	2
Cable Sat TV	Yes
Parking spaces	4 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	0,70

Location

Sivota, located on the south-east coast of Lefkada, is an idyllic coastal village that blends perfectly into the green landscape of the island. The natural bay, surrounded by rolling hills and lush vegetation, offers a breathtaking backdrop and is one of the most beautiful natural harbors in Greece.

The charming village is known for its excellent gastronomy, especially the fresh seafood served in the traditional tavernas right by the water. Yachts and sailing boats regularly dock here, as Sivota is a popular stopover for sailors. Despite its popularity, the town retains a quiet, relaxed atmosphere, making it ideal for those seeking relaxation.

Sivota is also an excellent starting point for exploring the surrounding beaches. Just a short drive away are some of the island's most beautiful beaches, including Vasiliki and Ammouso, known for their crystal-clear waters and stunning landscapes.

Thanks to the harmonious combination of unspoiled nature, traditional charm and modern infrastructure, Sivota offers both a luxurious retreat and a prime investment opportunity. The region attracts discerning vacationers as well as property buyers looking for an exclusive location with unique views of the Ionian Sea.

Property description

For sale are two identical, luxurious new-build villas, each with 136 m^2 of living space, which were built in 2020 and offer unobstructed views of the sea and the neighboring Ionian Islands.
Each villa has three bedrooms, an open-plan living and kitchen area, three bathrooms and an impressive outdoor area with a spacious infinity pool.

The architecture combines traditional construction with modern elements and high-quality furnishings. The villas are set on a 2,340 m^2 plot and have an A+ energy efficiency rating.

The two villas are only sold together and are not available separately. They are suitable both as a vacation residence and as attractive investment properties for tourist rentals.

Equipment/Features

- Veranda

- Corner position

- Exposed throughout

- Satellite antenna

- Interior staircase

- Solar water heater

- Private garden

- Air conditioning

- Window frames: Aluminum

- Swimming pool

- Security door

- Orientation: Southwest

- Access via: Asphalt road

- Located on the street side

- Insect screen

- Chimney

- Window type: Double glazing

- Flooring: Tiles

- light-flooded rooms

Other data

A tranquil oasis for those seeking peace and luxury combined with a magnificent view of the Ionian Sea and the Greek mainland.
The villa is an ideal choice both as a permanent or vacation home and as an investment.



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

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