

Property ID I4035

New construction! Luxury villa with 190 m², fully equipped, furnished with pool, 300 m from the beach near Levkas



31100 Lygia - Lefkada, SP-100 SP-100

Unser Angebot

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| Type of property | House |
| Kind of property | Villa |
| Postcode | 31100 |
| City | Lygia - Lefkada |
| Country | Greece |
| Additional geographical information | Ionisches Meer |
| Living area | approx. 170 m ² |
| Usable area | approx. 170 m ² |
| Number of rooms | 4 |
| Number of bedrooms | 3 |
| Number of bathrooms | 2 |
| Plot size | approx. 3.000 m ² |
| Purchase price | 1.200.000,00 € |
| External commission | 3,57% (including VAT) of the purchase price |
| Year of construction | 2023 |
| Condition | New construction |
| Combustion | Wind / Water heat pump |
| Heating type | Autonomous heating |
| Number of floors | 3 |
| Cable Sat TV | Yes |
| Parking spaces | 2 Private parking spaces |
| Balcony | Yes |
| Terrace | Yes |
| Beach | 0,30 |

Location

The location was chosen carefully.

Lygia is the largest fishing village on Lefkada.

The picturesque harbor offers unique images with its many fishing boats and oversized nets.

Although the village is only 7 minutes' drive from the island's town, it is quiet and yet offers access to numerous services such as restaurants and shopping facilities for food, drinks, groceries etc.

The villa is also close to two beaches in the village.

The first has coarse pebbles and is 300 meters away, the second has fine pebbles and is 800 meters away.

Property description

Newly built luxury villa with 190 m² built in 2023, on a 3,000 m² plot, with the highest quality and most modern materials, fully equipped and furnished with the latest technology systems and appliances.

It gives autonomy and offers total privacy.

The villa has a separate entrance, a private infinity pool, private parking, a large garden with living and dining area and a built-in barbecue.

The villa is set over three levels and has en-suite bedrooms and office space as well as a large open plan living, dining and kitchen area.

What sets it apart from other accommodations is its separate entertainment area with home theater and electronic games, as well as the specially designed sauna area.

Minimalist lines with modern aesthetics, earthy colors and stone, simplicity and luxury at the same time.

Equipment/Features

- Distance from the sea (m): 300
- Playroom
- camp
- veranda
- Corner
- Bright
- Satellite dish
- Plot area: 3000 m²
- interior staircase
- Solar water heater
- Pets welcome
- Private garden
- Air conditioning
- Frame: Aluminum
- swimming pool
- Security door
- Orientation: Southeast
- Access from: Asphalt
- Access for people with disabilities
- Facade
- Screens
- Attic
- alarm
- Glazing type: Triple glazing
- Flooring type: Tiles
- Light



Other data

The property is offered as a vacation home, but also as an investment property.



Your contact person

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