Konstantin Korakas Immobilien

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Property ID I4036

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

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Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	31100
City	Lygia - Lefkada
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 190 m^2
Usable area	approx. 190 m^2
Number of rooms	4
Number of bedrooms	3
Number of bathrooms	2
Plot size	approx. 3.000 m^2
Purchase price	1.300.000,00 €
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 m^2 built in 2023, on a 3,000 m^2 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 m^2
- 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

Herr Dipl.-Ing. Konstantin Korakas

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