

Property ID I4040

## New construction project ! Luxurious newly built villa with pool and breathtaking sea views in Meganisi



31083 Meganisi, P-115 P-115

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	31083
<b>City</b>	Meganisi
<b>Country</b>	Greece
<b>Additional geographical information</b>	Ionisches Meer
<b>Living area</b>	approx. 320 m <sup>2</sup>
<b>Usable area</b>	approx. 320 m <sup>2</sup>
<b>Number of rooms</b>	6
<b>Number of bedrooms</b>	5
<b>Number of bathrooms</b>	5
<b>Plot size</b>	approx. 2.870 m <sup>2</sup>
<b>Number of sep. toilets</b>	2
<b>Purchase price</b>	2.800.000,00 €
<b>External commission</b>	3,57 % inkl. MwSt.
<b>Year of construction</b>	2024
<b>Condition</b>	New construction
<b>Heating type</b>	Electric heating
<b>Number of floors</b>	3
<b>Cable Sat TV</b>	Yes
<b>Parking spaces</b>	2 Private parking spaces
<b>Terrace</b>	Yes
<b>Beach</b>	0,50

### Location

The villa is in an excellent location above Vathi in Meganisi and offers breathtaking sea views.

Lefkada. With an area of around 20.1 km<sup>2</sup> and an extensive, rugged coastline of over 30 kilometers, the island offers a natural and exclusive environment. The geographical structure of Meganisi is characterized by numerous bays and an irregular shape reminiscent of a "C"

### Property description

MEGANISI A luxurious new-build villa with 320 m<sup>2</sup> of living space (1st floor, first floor and basement) on a 2,870 m<sup>2</sup> plot with uninterrupted sea views.

The villa is located above Vathi in Meganisi and offers the following facilities:  
 - 5 bedroom suites



- kitchen/living room
  - very large outdoor area with outdoor kitchen
  - large outdoor pool with beautiful trees and plants that blend harmoniously with the natural surroundings.
  - Energy class A+ with excellent building materials
  - Uninterrupted sea views from all areas of the villa, very close to Vathi Meganisi.
- Large outdoor area with three entrances and over 500 m<sup>2</sup> with swimming pool, parking and outdoor living area.

## Equipment/Features

Condition:

- Painting, new construction

Use:

- Country house
- Capital investment
- Suitable for commercial use, tourist rental

Additionally:

- Luxury

Facilities:

- Distance to the sea (m): 500
- Games room
- storeroom
- terrace
- Corner house
- Airy
- Satellite dish
- Plot area: 2870 m<sup>2</sup> m
- Interior staircase
- Solar water heater
- View
- Pets welcome
- Private garden
- Air conditioning
- Window frames: Aluminum
- Swimming pool
- Security door
- Orientation: Southwest
- Access from: Asphalt
- Facade
- Fly screen
- alarm system
- Fireplace
- Glazing: Triple glazing
- Flooring: Tiles
- Light

### **Other data**

It is recommended as a vacation home, but also as an investment for tourist rental.



**Your contact person**

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