

Property ID C4048

Exceptional seafront property, luxury level in sought-after location of Kassiopi / Corfu.



49100 Kassiopi, NEKALA23 NEKALA23

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	49100
City	Kassiopi
Country	Greece
Additional geographical information	Korfu
Living area	approx. 546 m ²
Usable area	approx. 546 m ²
Number of rooms	11
Number of bedrooms	9
Number of bathrooms	9
Plot size	approx. 8.952 m ²
Purchase price	13.500.000,00 €
External commission	3,57% (including VAT) of the purchase price
Condition	Sehr gut
Combustion	Oil
Heating type	Central heating system, Electric heating
Number of floors	2
Cable Sat TV	Yes
Parking spaces	2 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	0,01
Village	3,50
Town	39
Einkaufsmöglichkeit	3,50 km
Airport	40 km

Location

With its breathtaking backdrop of mountains full of olive groves and cypress trees, picturesque bays and inlets, views of the majestic mountains and the mainland over the clear emerald waters of the Ionian Sea, the northeast coast of Corfu is an area that has something to offer everyone. It is an area where the views are constantly changing.

Sheltered from the west wind by the mountains, the waters are calmer and it is a paradise for boat owners - one of the highlights of living or staying in the area is sailing from bay to bay in your own or a rented boat.

Nature lovers can go on wonderful hikes in the area, visiting abandoned inland villages such as Palio Perithia and Palio Sines, as well as the protected lagoon of Antinioti, which is listed on the European Environment Agency's website and has a rich flora and endangered wildlife.

Many also call the area 'Kensington-on-Sea' because it is known for its many elegant and luxurious homes - the Italian Agnelli family, who founded Fiat, and the Rothschilds are just two of the prominent families who own property in the area.

But no matter what type of property you're looking for, this area offers everything from modern to traditional - and whatever amenities or activities you're looking for, it's all here. Whether near the coast or inland, the views are breathtaking and the rental potential for any investment property in the area is enormous.

Property description

Kaniaro is an exceptional seafront property that combines history with luxury and offers an unparalleled lifestyle in one of Corfu's most desirable locations.

Nestled on the beautiful northeast coast of the island, just a five-minute drive from the lively center of Kassiopis, Kaniaro is a unique property that combines historic charm with modern comfort at the highest level. Originally an 18th century olive press, the property has been lovingly restored: The historical elements have been preserved, while all the comforts of contemporary living have been integrated. Located directly by the sea, with private access to a sandy beach and a 10-metre-long jetty, Kaniaro is a truly private retreat full of tranquillity and exclusivity.

Large electric gates provide access to the property, where a winding path leads through centuries-old olive groves to the main villa. The main building is located directly on the crystal-clear waters of the Ionian Sea and offers breathtaking views along the coast. The almost 9,000 m² plot is beautifully landscaped with Mediterranean vegetation - including around sixty olive trees, pomegranates, lemons, oranges, kumquats, figs, almonds and avocados - creating a lush, peaceful oasis.

To the north of the estate is a tranquil monastery and a picturesque, secluded sandy beach. To the south, just a few minutes' walk away, is another long sandy beach with tavernas - the perfect blend of seclusion and comfort. The 20-meter-long infinity pool on a raised terrace is nestled in the gardens and offers a fantastic view of the sea.

There are spacious sunbathing areas, a fully equipped pool bar, an outdoor shower and a toilet. For maximum relaxation, there is also a private massage area and a fully equipped outdoor gym with sea views.

Equipment/Features

In front of the main building, a large terrace extends directly over the water - with spacious outdoor seating and dining areas, a bar, a pizza oven and pergolas surrounded by blooming blue rain.

A few steps from the water, there is a private sunbathing area and the floating 10-meter jetty, which offers direct access to the turquoise blue sea - ideal for swimming or mooring boats. This is undoubtedly one of the most beautiful bathing waters in Greece.

The main villa is spread over two floors. On the first floor there is a spacious living room with fireplace, which opens onto a library and an indoor dining area, as well as a fully equipped kitchen with a walk-in cold room and a separate guest toilet. On this level there is also an independent bedroom with its own bathroom and direct access to the terrace. The upper floor is dedicated to the spacious master suite: with dressing room, a luxurious bathroom with bath and shower and a bedroom with panoramic sea views. In addition, there are three further bedrooms, each with their own shower rooms, two of which are en suite - ideal for family and guests.

Behind the main villa, on a higher level, is a separate guest house that guarantees complete privacy. It comprises two double bedrooms on an open gallery, each with a seating area, en-suite shower room and private terraces.

There is also a further studio room with en-suite bathroom and an additional guest room with bathroom on the first floor. A large laundry room with WC completes the space on offer.

Other data

For future extensions, the property offers the possibility of building another house on the plot.

Planning permission has already been granted for a house with 5 bedrooms (each with its own bathroom), a living area of 186 m² and a 123 m² basement with direct access to the sea. The plan can be flexibly adapted - e.g. to extend the main building with additional guest suites or staff accommodation.

Whether as a luxurious family home or an exclusive vacation residence, this unique property offers a perfect combination of privacy, elegance and proximity to the natural beauty of Corfu and the vibrant local culture.



Your contact person

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