

Property ID N4479

## Building project: Modern new-build villa with pool and impressive sea views close to the beach



31100 Lefkada



## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	31100
<b>City</b>	Lefkada
<b>Country</b>	Greece
<b>Additional geographical information</b>	Ionisches Meer
<b>Living area</b>	approx. 140 m <sup>2</sup>
<b>Usable area</b>	approx. 140 m <sup>2</sup>
<b>Number of rooms</b>	5
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	2
<b>Plot size</b>	approx. 1.500 m <sup>2</sup>
<b>Number of sep. toilets</b>	1
<b>Purchase price</b>	850.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	2025
<b>Condition</b>	New construction
<b>Number of floors</b>	1
<b>Terrace</b>	Yes
<b>Pets</b>	Yes

### Location

The panoramic view of the sea, the mountains and the natural landscape conveys a feeling of openness and tranquillity.

### Property description

In an excellent location right by the sea on Lefkada, an impressive villa under construction with a total area of 140 m<sup>2</sup> on a private plot of 1,500 m<sup>2</sup> is offered for sale. The new construction project is designed for comfort and quality and has three bedrooms, three bathrooms, a spacious kitchen and a bright living room.

Ideal for families or hospitality in an aesthetically pleasing setting.

The 2025 building combines modern technical specifications with aluminum frames, double glazing, energy class A and tiled floors, offering energy efficiency and a modern appearance.

The villa is bright, cave-like and front-facing with barrier-free access. The outside area includes a private pool and security gate, adding to the feeling of privacy and security. Its location is unique, just a few steps from the sea.



With panoramic views of the Ionian Sea, the mountains and the lush green landscape. The vastness and natural beauty of the surroundings make the property ideal as a country home, offering a living experience that combines the tranquility of nature with the luxury of modern architecture.

## **Equipment/Features**

- .. Sea view
- .. swimming pool
- .. Security door
- .. Double insulated glazing
- .. Country house
- .. Energy class A
- .. Mountain view
- .. Panoramic view
- .. Asphalted driveway
- .. Facade
- .. Under construction
- .. Tiles
- .. Aluminum frame
- .. Landscape view

## **Other data**

The property perfectly combines comfort, quality and contact with nature, making it an excellent choice for vacation use or a high-quality investment.



**Your contact person**

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