

Property ID N4499

Impressive seaside villa under construction with panoramic sea views in an idyllic location in Ellomenos / Lefkada !



31100 Lefkada, John Kennedy 2



Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	31100
City	Lefkada
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 140 m ²
Usable area	approx. 140 m ²
Number of rooms	5
Number of bedrooms	4
Number of bathrooms	3
Plot size	approx. 2.000 m ²
Purchase price	2.000.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2025
Condition	New construction
Number of floors	2
Parking spaces	1 Private parking space
Balcony	Yes
Terrace	Yes
Beach	0,60

Location

The villa offers direct access to the sea and the beach, while the view offers an unobstructed panoramic view of the Ionian Sea, the mountains and the green surroundings.

Lefkada has become one of the most sophisticated and fastest growing destinations in the Ionian Sea, with continuous growth in tourism and the real estate market. The easy accessibility via a floating bridge, the modern infrastructure, the exceptional natural beauty and the authentic Greek character make the town ideal for a luxury residence or a long-term investment

By bus (bus):

Another way to get to Lefkada is by bus from Athens,

BY BOAT:

There are daily ferries connecting Corfu with Igoumenitsa, although times change depending on the season.



Property description

In the idyllic coastal landscape of Lefkada, a two-storey villa under construction impresses with its harmonious architecture and privileged location. With a total area of 140 m² on a generous plot of 2,000 m², it offers comfort, privacy and direct access to nature.

The house comprises four bedrooms, three bathrooms, a kitchen and a living room as well as an open parking lot. The villa is bright and sunny, both at the front and in the basement, and the east orientation enhances the natural brightness of the rooms.

The internal staircase connects the levels in a functional way and the modern construction from 2025 includes aluminum frames with double glazing, energy class A and tiled floors.

The outdoor area offers a private pool, garden, terrace and security door, creating an ideal ambience for relaxing and entertaining.

Equipment/Features

- Swimming pool
- Panoramic sea view
- direct access to the sea
- garden
- pool
- security door
- double insulated glazing,
- energy class A
- Interior staircase,
- Facade orientation
- (under construction)
- Tiles
- aluminum frame
- Protected terrace

Other data

A unique opportunity for those seeking luxury, tranquillity and exclusivity in one of the most beautiful natural landscapes of the Ionian Sea.

The property is suitable both as a vacation home and as an investment under the Golden Visa program and combines high aesthetics with first-class construction quality.



Your contact person

Herr Dipl.-Ing. Konstantin Korakas
immotip24.de - hellasproperty.com

Hans-Sachs-Str. 18

82194 Gröbenzell

Phone: +49 8142/4401880

Homepage: www.hellasproperty.com

Email: info@hellasproperty.com

We cannot take any guarantee for the property details as they are not provided by us. This expose is strictly for your personal use. Passing it on to a third party is expressly subject to our agreement and does not affect our right to commission on the closure of any contract. All discussions and correspondence must be carried out via our offices. In cases of violation of this we reserve the right to claim damages to the value of our right to commission. A pre-sale is not excluded.