Konstantin Korakas Immobilien

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Property ID N4509

Newly built beachfront villa with direct access to the sea, pool and unmistakable sea and mountain views!



31100 Ellomenos, Eparchiaki Odos Lefkadas-Vasilikis 5

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	31100
City	Ellomenos
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 200 m^2
Usable area	approx. 200 m^2
Number of rooms	6
Number of bedrooms	4
Number of bathrooms	3
Plot size	approx. 821 m^2
Purchase price	2.200.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2019
Condition	New construction
Combustion	Electric
Heating type	Autonomous heating
Number of floors	2
Cable Sat TV	Yes
Parking spaces	4 Private parking spaces
Balcony	Yes
Terrace	Yes
Town	23
Krankenhaus	45 km

Location

Lefkada is one of the most popular destinations in the Ionian Sea and is easily accessible via a bridge without a boat.
The airport Aktion and the famous beaches with crystal clear waters are in the immediate vicinity.
The island combines a well-developed tourist infrastructure with quiet bays, traditional settlements and a constantly growing demand for high-quality real estate by the sea, which increases the prospect of value appreciation for any investor.
The location of the property is further enhanced by the development of the new Vlychos marina in the bay opposite.

Property description

In a quiet location in Geni, Lefkada, this newly built beach villa is situated on a plot of 821 m^2 with direct access to the sea and high-quality, modern construction.

The house is spread over two separate levels, offering flexibility for use as a single apartment or as two independent living units.
It has four bedrooms and four bathrooms with modern materials and a room layout that is suitable for both permanent residence and tourist use.
The kitchens are equipped with high-quality fixtures and ergonomic design, the windows have energy-efficient double glazing and the building has been constructed with high strength and thermal insulation.
The outdoor area includes a private pool, landscaped seating areas with pergolas and a garden that blends harmoniously into the natural surroundings. Facilities include parking for four vehicles and a charging station for electric cars.

The approval process for the private floating platform is in the final stages; only the last signatures are still missing.
This will provide direct access to the sea and the possibility of supplying a small boat.

Equipment/Features

- Sea view
- Internet access
- Swimming pool
- Beautiful view
- Air conditioning
- balcony
- garden
- Storage room
- Furnished
- Security door
- alarm system
- Solar water heater
- Double glazing
- barbecue
- tree population
- New build
- Country house
- Panoramic view
- wooden floors
- tiles
- Aluminum frame
- Excellent condition

Other data

This project is intended to enhance the area and increase the investment value of properties by the sea.
It is a comprehensive offer for anyone looking for a modern residence by the sea - whether for private use or for high-quality tourist use.



Your contact person

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