Konstantin Korakas Immobilien

immotip24.de
Konstantin Korakas Immobilien

hellasproperty.com
Konstantin Korakas Immobilien

Property ID I4683

New construction. High quality villa under construction with pool, sea view on the imposing cliffs in West Lefkada.



31100 Karia - Lefkada

Konstantin Korakas Immobilien

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	31100
City	Karia - Lefkada
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 170 m^2
Usable area	approx. 170 m^2
Number of rooms	5
Number of bedrooms	4
Number of bathrooms	4
Plot size	approx. 1.000 m^2
Purchase price	1.500.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2025
Condition	New construction
Combustion	Electric
Heating type	Autonomous heating
Number of floors	2
Parking spaces	2 Private parking spaces
Terrace	Yes
Beach	0,40
Town	14
Krankenhaus	35 km

Location

Despite its quiet and secluded location, the villa is well connected to basic infrastructure - just 10 minutes from Lefkada town and 30 minutes from Aktion airport - ensuring easy access to the rest of Greece and Europe.

Property description

Nestled in the imposing cliffs of western Lefkada, just 400 meters from the famous Kathisma beach, this exceptional villa under construction offers breathtaking, unobstructed views of the Ionian Sea.
At an altitude of 150 meters above sea level, it uniquely combines privacy, modern design and maximum comfort in the midst of an incomparable natural landscape.

The project is scheduled for completion on April 1, 2027. The residence is located on a private plot of 1,000 m^2 and has a total area of 170 m^2, divided into a first floor and a basement that can be used flexibly.

The architecture is characterized by clean, modern lines and the harmonious use of natural materials such as stone, glass and wood, creating a perfect connection between the house and the landscape.

The construction is made of reinforced concrete, high-quality thermal insulation and a modern underground ventilation system, which ensures durability, high energy efficiency and year-round comfort.
On the first floor there are three spacious bedrooms, each with its own bathroom (en-suite), walk-in closet and integrated air conditioning.

The open plan living and dining area is bright and spacious, with large windows that open up the sea views and flood the room with natural light.
The fully equipped, modern kitchen with high-quality appliances, smart home functions and a wine fridge rounds off the elegant and functional room concept.

Outside, the infinity pool with seawater seems to merge with the horizon, while the hot tub, outdoor fireplace and landscaped garden create the ideal ambience for relaxation and hospitality. Private terraces and an outdoor shower round off the Mediterranean lifestyle.

Equipment/Features

The basement offers additional usage options, as it can be designed as a fitness room, wellness area or separate guest suite and includes two covered parking spaces. All systems, from smart home automation to energy management, are designed for sustainable and comfortable living.

- Sea view
- Fireplace
- Swimming pool
- Interior staircase
- Country house
- Asphalted driveway
- Brightly lit
- Under construction

Other data

This property ideally combines modern architecture, comfort and the natural beauty of the Ionian landscape - ideal both as a private residence and as a high-quality investment.



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.