Property ID N4764

New construction! Villa with modern architecture in villa complex, pool, sea view in privileged location!



31100 Chora- Lefkada

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	31100
City	Chora- Lefkada
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 68 m^2
Usable area	approx. 68 m^2
Number of rooms	3
Number of bedrooms	2
Number of bathrooms	1
Plot size	approx. 3.000 m^2
Purchase price	400.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2026
Condition	Projected
Heating type	not specified
Number of floors	2
Cable Sat TV	Yes
Parking spaces	2 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	0,42
Town	3,50
Krankenhaus	3,50 km
Airport	35 km

Location

Distance to the sea: 420 m
Distance to town: 3.5 km
Distance to the airport: 35 km
Distance to the harbor: 3.5 km

Property description

In a privileged and elevated location in Nikiana, Lefkada, a modern villa with approx. 68 m^2 of living space is for sale.

It is part of a carefully planned residential complex on an amphitheatrical plot of approx. 3,000 m^2 with unobstructed views of the sea and the surrounding nature.

The house extends over several levels - first floor, upper floor and basement - and offers a functional room layout that maximizes both living comfort and the connection to the outside area.

The architecture follows a modern Mediterranean aesthetic and uses natural materials such as stone, earth tones and elements that blend harmoniously with the surroundings.

The property has private outdoor areas with a private swimming pool (approx. 27-31 m^2), a well-kept garden area and parking spaces on the plot.

Equipment/Features

- Sea view
- Internet access
- Swimming pool
- Project in planning
- garden
- trees
- Lawn
- Country house style
- Mountain view
- Access via country road
- Under construction

Other data

Construction is scheduled to start in 2026 and is expected to take 24 months.

With direct access via a municipal road and great interest from Greek and international buyers in the Nikiana region, this property is an excellent choice both for personal use and as an investment.

Once completed, it offers considerable potential for appreciation.



Your contact person

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