Property ID N4825

Under construction: Luxury villa with direct access to the sea, pool and unmistakable sea and mountain views!



31100 Ellomenos, Präfektur Lefkada

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	31100
City	Ellomenos, Präfektur Lefkada
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 150 m^2
Usable area	approx. 150 m^2
Number of rooms	5
Number of bedrooms	3
Number of bathrooms	3
Plot size	approx. 1.600 m^2
Purchase price	1.250.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2026
Condition	New construction
Combustion	Wind / Water heat pump
Heating type	Autonomous heating
Number of floors	3
Cable Sat TV	Yes
Parking spaces	2 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	0,09
Village	0,10
Town	20
Einkaufsmöglichkeit	0,10 km
Gastronomy	0,10 km
Krankenhaus	20 km
Airport	45 km
Pets	Yes

Location

The location offers direct access to the sea, beach, harbor, restaurants and all daily amenities in the immediate vicinity. Nidri and some of the most famous beaches of Lefkada are also within easy reach.
Distance to the sea: 90 m
Distance to the town: 20 km
Distance to the village: 100 m
Distance to the airport: 45 km
Distance to the port: 700 m

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

Directly by the sea!
This luxurious villa under construction is located in Geni, one of the quietest and most atmospheric locations in Lefkada.

It is part of a special complex of two independent houses that blend harmoniously into the landscape and make the most of the unique view of the bay of Vlychos.

The property is situated on a 1,600 m^2 hillside plot with easy access to the main road and offers the privacy and tranquillity you would expect from an authentic country house with high aesthetic standards.

The villa is spread over three levels and offers 150 m^2 of carefully designed living space with 3 bedrooms, 3 bathrooms, a bright living room, a kitchen, an attic, storage room and an internal staircase.

The architecture combines natural stone, wood and clean, modern lines to create an elegant Mediterranean aesthetic that is warm, timeless and in perfect harmony with the surroundings.

The outdoor area has been designed as a natural extension of the home and includes a private 8 x 4 m swimming pool, a garden, terraces, outdoor relaxation areas and unobstructed views of the sea and the green surroundings.

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 is an exceptional offer for anyone looking for a luxury vacation home or a high-yield investment in one of the most sought-after regions of the Ionian Sea.



Your contact person

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