Konstantin Korakas Immobilien

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Property ID N4826

Magnificent luxury villa built in 2022 with unobstructed panoramic views of the Ionian Sea and the mountains!



31082 Apollonio - Präfektur Lefkada

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Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	31082
City	Apollonio - Präfektur Lefkada
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 130 m^2
Usable area	approx. 130 m^2
Number of rooms	4
Number of bedrooms	3
Number of bathrooms	2
Plot size	approx. 9.423 m^2
Purchase price	900.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2022
Condition	New construction
Combustion	Electric
Heating type	Autonomous heating
Number of floors	2
Cable Sat TV	Yes
Parking spaces	3 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	0,50
Village	1,30
Town	17
Einkaufsmöglichkeit	1,30 km
Gastronomy	1,30 km
Krankenhaus	17 km
Airport	54 km

Location

Distance to the sea: 500 m
Distance to town: 17 km
Distance to town: 1.3 km
Distance to the airport: 54 km
Distance to the harbor: 10 km

Just 50 km from the town of Lefkada, the villa combines the tranquillity of nature with easy access to the island’s cosmopolitan beaches, traditional villages and marinas.

Lefkada has become one of the most elegant and fastest growing destinations in the Ionian Sea, with continuous growth in tourism and real estate.
The easy accessibility via a floating bridge, modern infrastructure, stunning natural beauty and authentic Greek identity make the island an ideal choice for a luxury permanent or vacation residence as well as a secure 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 a prime location on Lefkada, just 550 meters from the beach, is this newly built villa with 130 m^2 of living space on two levels with a converted attic on a private plot of 9,423 m^2.

From here you can enjoy panoramic views of the Ionian Sea, the surrounding mountains and the lush green landscape.

Built in 2022, the southeast-facing, energy class A+ property combines modern aesthetics, comfort and privacy in one of the most attractive locations on the island.

The villa has three bedrooms, two bathrooms, a bright, open-plan living and kitchen area and spacious verandas that make the most of the views and natural light.

It is fully furnished and equipped with aluminum double glazing, electric heating, air conditioning, solar panels, interior staircase, privacy screen, storage room and comfortable spaces suitable for both private use and upscale tourist use.

Outside, the private garden with trees and elegant planting frames the swimming pool, barbecue area and outdoor dining area, creating ideal conditions for relaxation and hospitality.

Outside, a private garden with trees and elegant shrubbery surrounds the swimming pool, barbecue area and outdoor dining area, creating ideal conditions for relaxation and hospitality.

Equipment/Features

- Beautiful view
- Sea view
- Fireplace

- Satellite TV
- Internet access
- swimming pool
- balcony
- garden
- Air condition
- Balcony
- garden
- storeroom
- Furnished
- Security door
- Solar water heater
- Penthouse
- Double glazing
- Internal staircase
- barbecue
- trees
- Lawn
- Attic
- Country house
- Mountain view
- Panoramic view
- Asphalted driveway
- Bright
- Tiles
- Aluminum frame
- Excellent condition
- Covered veranda

Nearby
- Airport
- Harbor
- Marina
- Beach
- Hospital
- Restaurant

Other data

The easy access to the sea, the proximity to beaches, restaurants and basic infrastructure as well as the possibility of building three more villas on the plot make the property an excellent choice - whether as a luxury vacation home or as an investment property with considerable potential for value appreciation.



Your contact person

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