Property ID N4830

Complex of 3 fully furnished residential units (houses) in one of the best locations in Lefkada.



31082 Apollonio - Präfektur Lefkada

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. 180 m^2
Usable area	approx. 180 m^2
Number of rooms	8
Number of bedrooms	5
Number of bathrooms	5
Plot size	approx. 1.432,26 m^2
Purchase price	600.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2021
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
Town	38
Airport	60 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 one of the most impressive locations in the west of Lefkada, in the Athani region, a complex of three fully furnished residential units with a total area of 175.77 m^2 on a plot of 1,432.26 m^2 is for sale. The property, built in 2021, offers unobstructed views of the Ionian Sea and combines modern aesthetics, functionality and investment potential in a particularly attractive way.

The complex consists of three independent residential units with areas of 47.03 m^2, 64.37 m^2 and 64.37 m^2. Two of the houses have a living room, a bedroom and two bathrooms, while the third unit comprises a living room, a bedroom and a bathroom. All units are fully equipped with modern kitchens, electrical appliances and new furnishings and also have air conditioning in all areas, ensuring comfortable living and immediate usability.

Outside, there is a 52.5 m^2 swimming pool between the houses as well as a prepared infrastructure for a hot tub with electrical and water connections. In addition, the property has an automatic irrigation system, a water tank and balconies on the first floor and upper floor with panoramic sea views.
It is situated in a quiet location, just a few minutes from Egremni beach, one of the most famous beaches in Greece, while offering easy access to stores and traditional villages in the area.
It is an excellent choice both for private use and for a quality tourist rental.

Equipment/Features

- Sea view
- Air conditioning
- Swimming
- swimming pool
- balcony
- Energy class A
- garden
- Furnished
- Security door
- Solar water heater
- Double glazed windows

- Internal staircase
- BBQ
- Vacation home
- View of the mountains
- Panoramic view
- Access from a country road
- Longitudinal orientation
- Front orientation
- Tiles
- Aluminum windows
- Good condition

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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