Konstantin Korakas Immobilien

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Property ID I4859

New construction! Two newly built, modern, detached villas with a pool, in a prime location near Lefkada!



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. 254 m^2
Usable area	approx. 254 m^2
Number of rooms	7
Number of bedrooms	5
Number of bathrooms	5
Plot size	approx. 2.500 m^2
Purchase price	1.500.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2023
Condition	New construction
Combustion	Electric
Heating type	Underfloor heating
Number of floors	2
Cable Sat TV	Yes
Parking spaces	5 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	0,80
Town	2,60
Krankenhaus	2,60 km
Airport	24 km

Location

Only a few minutes' walk from the beach of Agios Ioannis and a few minutes from the town center.

Within a settlement
Distance to the sea: 800 m
Distance to the town: 2.6 km
Distance to the airport: 24 km
Distance to the harbor: 3 km

Property description

In Lefkada, just a few minutes' walk from the beach of Agios Ioannis and a few minutes from the town center, two newly built, detached villas with a total area of approx. 250 m^2 are for sale on a private plot of 2,500 m^2.

The villas are completely independent and each has its own pool, courtyard and outdoor relaxation area.

The complex is located in a quiet area, close to the beach of Agios Ioannis and the Mylon area, famous for kitesurfing.
At the same time, it offers direct access to the town center of Lefkada with its stores, restaurants and services.

The larger villa with an area of approximately 152 m^2 is spread over two floors and has three bedrooms, three bathrooms, a fully equipped kitchen, a comfortable living room and a dining room.

The spacious, open rooms connect the interior with the pool, garden and terraces, creating ideal conditions for summer living and socializing.

The second villa with approx. 102 m^2 of living space has two bedrooms, two bathrooms and a bright, open-plan living, kitchen and dining area with direct access to the outdoor area and the private pool.

The villas are characterized by modern architecture, high-quality materials, warm earth tones and tasteful decoration.

Features include air conditioning, underfloor heating, fireplace, Wi-Fi, electrical appliances, private parking, barbecue and an underground garage with adjoining storage room.

Equipment/Features

- Beautiful view
- Air conditioning
- Internet access
- Swimming pool
- Balcony
- garden
- Underfloor heating
- fence
- Storeroom
- Furnished
- Security door
- Solar water heater

- Double glazing
- Internal staircase
- barbecue
- trees
- Automatic irrigation
- Lawn
- Attic
- Rural house
- Asphalted driveway
- Bright
- Facade
- Parquet floor
- Tiles
- Excellent condition
- Plastic window frames
- Heat pump
- Covered veranda

Nearby
- Airport
- Port
- Beach
- Hospital
- Restaurant
- Supermarket
- Stores for daily needs

Other data

This property is an excellent choice - whether as a vacation home for family and friends or as a high-yield investment in one of the most sought-after and well-established locations of Lefkada.



Your contact person

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