Konstantin Korakas Immobilien

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Property ID N4897

A modern complex consisting of three independent residential units, just a few meters from the sea



31100 Chora- Lefkada

Unser Angebot

Type of property	House
Kind of property	Terraced house
Postcode	31100
City	Chora- Lefkada
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 91 m^2
Usable area	approx. 91 m^2
Number of rooms	4
Number of bedrooms	3
Number of bathrooms	3
Plot size	approx. 100 m^2
Purchase price	490.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2025
Condition	As good as new
Combustion	Electric
Heating type	Autonomous heating
Number of floors	1
Cable Sat TV	Yes
Parking spaces	3 Private parking spaces
Terrace	Yes
Beach	0,17
Town	10
Krankenhaus	10 km
Airport	30 km

Location

The location is particularly privileged: Only 2.5 km from the town of Lefkada, 2 km from the beach, 1.5 km from a hospital/health center and 25.7 km from the airport.

Distance to the sea: 2 km
Distance to the town: 2.5 km
Distance to the airport: 25.7 km
Distance to the port: 2.7 km

Property description

In a prime location on Lefkada, just a few steps from the sea (less than a 2-minute walk), a modern complex consisting of three independent single-story residential units with a total area of 91 m^2 is offered for sale, situated on a lot of approximately 100 m^2.

Each unit features its own entrance, complete privacy, and direct access to a shared 40 m^2 swimming pool.
All units offer unobstructed ocean views as well as unobstructed views of the mountains behind them. The northeast-facing orientation and open-plan design ensure optimal natural light and ventilation throughout the day.

Completed in June 2025, the complex consists of three fully furnished residential units, each of which can comfortably accommodate up to 4 people. Modern, minimalist design, new furniture, fully equipped kitchens, and a complete set of linens make this property a move-in-ready investment with no additional costs. Energy efficiency class A+, double-glazed aluminum windows, independent heating, air conditioning, a solar water heating system, and thermal and sound insulation ensure the highest level of living comfort and energy efficiency.

A particular advantage is the fully integrated smart-home system, which enables remote management of the units (smart locks, alarm system, security cameras, satellite internet) and makes the property ideal for professional rental.
Included in the purchase price is an active account on a booking platform with excellent reviews, as well as existing bookings for the current season, ensuring an immediate return on investment.
In addition, the property features three parking spaces, a security door, a video intercom system, a fire protection system, and all the modern infrastructure needed for safe and seamless operation.

Equipment/Features

- Within a residential community
- Good visibility
- Ocean view
- Air conditioning
- Energy efficiency class A
- Internet
- Swimming pool
- Balcony
- Furnished
- Security door
- Solar water heater
- Double-glazed windows
- Newly built
- Vacation home
- Mountain view
- Access via paved road
- East-west orientation
- Hardwood floors
- Aluminum windows

- In amazingly good condition
- Enclosed terrace

Other data

This high-quality property is ideal as a vacation home, for tourist use, or as an investment, and is located in one of the most convenient and sought-after areas near Lefkada Town.



Your contact person

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