Property ID N4915

A luxurious complex consisting of three (3) detached villas with stunning ocean views and their own private pools!



31100 Agios Ioannis - Chora - Lefkada

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	31100
City	Agios Ioannis - Chora - Lefkada
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 470 m^2
Usable area	approx. 470 m^2
Number of rooms	13
Number of bedrooms	10
Number of bathrooms	10
Plot size	approx. 8.400 m^2
Purchase price	3.500.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2008
Condition	Sehr gut
Combustion	Electric
Heating type	Autonomous heating
Number of floors	3
Cable Sat TV	Yes
Parking spaces	10 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	0,18
Village	0,10
Town	4
Einkaufsmöglichkeit	0,10 km
Gastronomy	0,10 km
Krankenhaus	4 km
Airport	26,70 km
Pets	Yes

Location

Distance to the sea: 180 m
Distance to the city: 4 km
Distance to the town center: 100 m
Distance to the airport: 26.7 km
Distance to the harbor: 4.3 km
Within a residential area

Property description

In Agios Ioannis, Lefkada, in one of the island's most exclusive coastal locations, a luxurious complex consisting of three detached villas with a total area of 470 m^2 is for sale.

The complex is situated on a plot of approximately 4,200 m^2.
Also included in the sale is an adjacent plot of similar size (also approximately 4,200 m^2), bringing the total area to approximately 8,400 m^2.

The adjacent lot is located directly next to the complex and offers a special advantage: greater privacy, a higher quality of life, and additional development opportunities, depending on the new owner's needs and applicable zoning regulations.

The property is just a few minutes' walk from Agios Ioannis Beach, nestled in unspoiled natural surroundings with olive and cypress trees and a magnificent view of the sea and the surrounding landscape.

The location combines the tranquility of a private retreat with direct access to the sea and good connections to the town of Lefkada.
The complex consists of three completely independent villas.

The first villa is approximately 160 m^2 and features four bedrooms; the other two are approximately 156 m^2 and 154 m^2, respectively, and each offers three bedrooms. In total, the property offers ten bedrooms, ten bathrooms, three kitchens, three living rooms, and three private swimming pools.

Each villa features its own pool, a beautifully landscaped outdoor area, a living room, a sun terrace, and an outdoor dining area.

The villas are fully furnished and equipped and feature tasteful design, comfortable interiors, and a functional layoutideal for both private use and entertaining guests.

Equipment/Features

The complex features additional auxiliary spaces that support daily operations and administration, including a separate outbuilding with a guest area, a laundry room, and a central storage room.

These spaces are used in addition to the three main villas and are not included in the total area of 470 m^2.

A particularly important aspect is the property's water self-sufficiency, as it has water tanks with a total capacity of approximately 40 metric tonsa crucial advantage for operating an organized villa complex. The property also features parking spaces for residents and their guests.

- Ocean view
- Internet
- Fireplace
- Air conditioning
- Swimming pool
- Balcony
- Garden
- Fence
- Storage room
- Furnished
- Pets allowed
- Security door
- Solar water heater
- Boiler
- Double-glazed windows
- Indoor staircase
- BBQ area
- Trees
- Automatic irrigation
- Lawn
- Country house
- Mountain view
- Panoramic view
- Asphalt access road
- Facade
- Tiles
- Aluminum window frames
- Excellent condition
- Covered porch

Nearby:
Bus stop
Hospital
Pharmacy
School
Gas station
Restaurant
Supermarket
Square
Park
Taxi
Stadium
Airport
Parking lot

Harbor
Hotel
Marina
Kiosk/convenience store
Beach
Grocery stores
Church
Bank
ATM

Other data

This property offers significant investment potential, as it is already operating as an established vacation resort with upscale services and positive guest reviews.

The self-contained nature of the three villas, the private swimming pools, the proximity to the beach, the large lot size, and the adjacent lotincluded in the purchase pricemake this listing a rarity on the Lefkada real estate market.

An excellent opportunity for buyers seeking a move-in-ready luxury villa complex near the sea, with the potential for immediate tourism development, strong return prospects, and a spacious lot in one of the island’s most renowned areas.



Your contact person

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