Property ID N4994

2 adjacent duplex apartments in a quiet location near Nikiana and about 100 m from the sea!



31100 Chora- Lefkada, 2510804

Unser Angebot

Type of property	House
Kind of property	Duplex house
Postcode	31100
City	Chora- Lefkada
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 130 m^2
Usable area	approx. 130 m^2
Number of rooms	5
Number of bedrooms	4
Number of bathrooms	4
Plot size	approx. 750 m^2
Purchase price	540.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2025
Condition	Sehr gut
Combustion	Electric
Heating type	Autonomous heating
Number of floors	2
Cable Sat TV	Yes
Parking spaces	4 Private parking spaces
Terrace	Yes
Beach	0,10
Town	9
Krankenhaus	9 km
Airport	32 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 Episkopos on Lefkada, near Nikiana, in a quiet location right by the sea, two independent duplex apartments are for saleideal for use as vacation homes or as an investment.

The units are located side by side in the same building, with mirror-image floor plans and a shared architectural design. They span two levels and offer practical, comfortable living spaces with a living room, kitchen, bedrooms, bathroom, half-bath, interior staircase, and balconies.

The general condition of the properties is simple and functional. However, with a careful cosmetic renovation, they can be given a more modern character and significantly upgraded. The balconies offer partial views of the sea and the surrounding natural landscape, featuring olive trees, green spaces, and a peaceful atmosphere.

The real advantage of this property is its location. The sea is just a short distance away, while Episkopos, right next to Nikiana, is one of the most convenient locations on the eastern side of Lefkada, with easy access to Lefkada Town, Nidri, beaches, shops, restaurants, and essential amenities.

The two independent residential units offer the buyer great flexibility. They can be used together for family and guests, as a combination of a private vacation home and an income-generating property, or entirely for short-term rentals.

This is an opportunity with clear investment potential, primarily due to its location: two residential units within walking distance of the sea, in an area of Lefkada that combines tranquility, good accessibility, and stable tourist demand.

Parking is easily available on the street in front of and around the property.

Equipment/Features

- Within the community
- Beautiful views
- Ocean view
- Energy efficiency class D
- Fireplace
- Air conditioning
- Internet
- Balcony
- Fence
- Furnished
- Solar water heater
- Double-glazed windows
- Awnings
- Internal staircase
- Trees
- Corner lot
- Country house

- Paved driveway
- Tile flooring
- Aluminum window frames
- Good condition
- Enclosed patio

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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