

Property ID N5000

Exclusive villa complex with private pools and unobstructed panoramic views of the Ionian Sea!



31100 Nikaiana - Lefkada, P-034



Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	31100
City	Nikaiana - Lefkada
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 421 m ²
Usable area	approx. 421 m ²
Number of rooms	15
Number of bedrooms	11
Number of bathrooms	11
Plot size	approx. 700 m ²
Number of sep. toilets	3
Purchase price	1.850.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2025
Condition	New construction
Combustion	Electric
Heating type	Autonomous heating
Number of floors	2
Cable Sat TV	Yes
Parking spaces	3 Garages
Balcony	Yes
Terrace	Yes
Beach	0,40
Pets	Yes

Location

The complex is located in Nikiana, Lefkada, in a prime location with unobstructed ocean views.

Beaches, restaurants, cafés, supermarkets, and all necessary amenities are in the immediate vicinity.

The complex offers privacy while providing convenient access to all attractions.

Property description

An exclusive villa complex in Nikiana, Lefkada, located in one of the island's most sought-after areas, offering unobstructed panoramic views of the Ionian Sea.

The complex consists of three luxurious, detached villas, a separate residential building, and ancillary rooms. It combines modern architecture, high-quality construction, and thoughtful design.

The prime location offers privacy while being just a few minutes away from the beaches and all amenities.

This makes the complex an excellent choice for both private use and as an investment.

Interior Features:

Villa 1: A luxurious residence with a total area of 96 m², featuring two bedrooms, two en suite bathrooms, a separate toilet, a spacious living room, a fully equipped kitchen, and a private pool. Villa 1: A 28 m² apartment. It will be handed over fully furnished and equipped with appliances.

Villa 2: Living area of 82 m², featuring two bedrooms, two en suite bathrooms, a separate restroom, a living room, a fully equipped kitchen, and a private swimming pool (24.5 m²).

Additional storage room (90 m²) for the management and operation of the complex.

Villa 3: Luxurious 123 m² living space, with three bedrooms, three en suite bathrooms, a separate restroom, a spacious living room, a fully equipped kitchen, and a private swimming pool (33 m²).

Detached House: Detached house with 120 m² of living space, four bedrooms, two bathrooms, and a private outdoor area. Suitable for personal use or as additional accommodation.

Outdoor Features

- Three private swimming pools
- Well-maintained outdoor grounds
- Private courtyards
- Panoramic views of the Ionian Sea

Equipment/Features

Features:

- Distance to the ocean: 400 m
- Ocean view
- Satellite TV
- Internet
- Pets allowed
- Storage room
- Terrace



- Corner lot
- Bright and airy
- Staircase
- Solar water heater
- View
- Private garden
- Air conditioning
- Window frames: aluminum
- Swimming pool
- Security door
- Orientation: southeast
- Access road: asphalt
- Facade
- Screen doors
- Alarm system
- Glazing: triple-pane windows
- Flooring: tile

Other data

Condition: Painted, furnished, new construction

Use: Vacation home, investment property, suitable for commercial use, tourist rentals

Additional Features: Luxurious

The property is successfully operated as a vacation rental and generates satisfactory returns, particularly during the summer season.

The prime location, high-quality construction, and increased demand for luxury accommodations in Lefkada make this a particularly rewarding investment opportunity.



Your contact person

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