

Property ID C1855

## NEW CONSTRUCTION PROJECT OF AN EARTH VILLA WITH GUEST HOUSE IN A PRIVILEGED LOCATION IN THE NORTHEAST OF CORFU !



49100 Korfu



## Unser Angebot

|                                            |                                             |
|--------------------------------------------|---------------------------------------------|
| <b>Type of property</b>                    | House                                       |
| <b>Kind of property</b>                    | Villa                                       |
| <b>Postcode</b>                            | 49100                                       |
| <b>City</b>                                | Korfu                                       |
| <b>Country</b>                             | Greece                                      |
| <b>Additional geographical information</b> | Korfu                                       |
| <b>Living area</b>                         | approx. 325 m <sup>2</sup>                  |
| <b>Number of rooms</b>                     | 5                                           |
| <b>Number of bedrooms</b>                  | 4                                           |
| <b>Number of bathrooms</b>                 | 5                                           |
| <b>Plot size</b>                           | approx. 3.272 m <sup>2</sup>                |
| <b>Purchase price</b>                      | 3.000.000,00 €                              |
| <b>External commission</b>                 | 3,57% (including VAT) of the purchase price |
| <b>Year of construction</b>                | 2022                                        |
| <b>Condition</b>                           | Projected                                   |
| <b>Combustion</b>                          | Wind / Water heat pump                      |
| <b>Heating type</b>                        | Underfloor heating                          |
| <b>Number of floors</b>                    | 1                                           |
| <b>Elevator</b>                            | No lift                                     |
| <b>Parking spaces</b>                      | 4 Private parking spaces                    |

### Location

This outstanding luxury villa is recently planned and will be realized on one of the most outstanding locations on the island. Designed and positioned to take advantage of the best possible ambience and views. Elevated above the sea on the west side of Corfu, it offers unparalleled and breathtaking views of the sea and the manifique coastline of Paleokastritsa. The sunset is like something out of a picture book! The 3,000 sqm plot, surrounded by unspoiled olive groves, offers absolute privacy and seclusion. The beautiful sandy beaches of Glyfada, Paleokastritsa and Corfu Town as well as the airport are within easy reach. The traditional village of Giannades is 1.5 km approx, a full range of amenities and Corfu Town are less than 30 minutes away. The grounds and gardens surrounding the property are fully landscaped - with lawns, planting, stone walls, pathways, wrap-around terraces including high quality outdoor seating and dining areas. The stunning pool with pool terrace is perfectly positioned - you have a bird's eye view of the stunning coastline, sparkling sea and beaches below.

### Property description

Villa in Paleokastritsa, northwest Corfu

This stunning modern 3 bedroom villa plus guest house with large private pool is located in a magical setting on the west coast of Corfu. The "Earth Home" approach not only blends perfectly into its natural surroundings but also offers uninterrupted, breathtaking views of the Gulf of Paleokastritsa, the sea and the dramatic coastline for which the area is renowned.

If you are looking for privacy, peace and quiet combined with an eco-friendly way of life, then look no further.

Nestled into a hillside in the well-known resort of Paleokastritsa, this spectacular earth house has been designed to fully respect the ancient olive grove that already exists on the property and to have as little impact as possible on the natural landscape during construction.

The landscaping will be sympathetic to the existing olives, which are more than 400 years old, and the overall design offers a completely eco-friendly/green approach to construction.

The stone built villa will be hidden in its natural landscape by simply cutting up the frontage of the hill and building into the ground - what is fully visible is the stone built guest house.

The villa's large stone façade and large atrium openings at the rear allow natural sunlight to flood the entire property.

A natural air flow and natural protection from the existing ground result in very low energy requirements for the daily running of the property.

Set on a 3,272 m<sup>2</sup> plot, the outdoor areas are beautifully landscaped with local flora and ancient olive trees that are more than 400 years old.

## **Equipment/Features**

- 4 bedrooms
- 5 bathrooms
- Central cooling via heat pump
- Private parking for 4 cars
- Stunning views of the sea and the coast
- Central heating via heat pump
- Private infinity pool 17m x 4m
- Private fully landscaped garden
- 1 staircase

A large terrace area, an external dining area with large barbecue make outdoor living a pleasure, and the large private pool (17m x 4m) with sun terrace are all positioned to enjoy the stunning views of the harbor, the sea and the dramatic coastline.

The villa itself offers 325sqm of living space over two levels with an additional 100sqm of storage space.

The main villa of 280 sqm is on one level and consists of a spacious open plan living room and kitchen with dining area, all enjoying the stunning views.

There are 3 bedrooms - two master bedrooms (one master bedroom offers a bathroom and a laundry area) and another spacious bedroom, an open office area with atrium opening, a laundry room, a laundry area and a storage room.

All main living spaces have access to the large terrace area and pool, while the guest house uses an external staircase or the driveway (both with stunning sea views) to approach these main living areas.

The independent guest house of 45 sqm is located on the upper level of the property and, like the rest of the property, enjoys views of the surrounding area and a peaceful location within the ancient olive grove.

This guest house has a large en-suite bedroom area and a separate living area with a built-in, fully stocked mini-bar.

A spacious patio, which offers complete privacy, and an outdoor parking space complete this area.

Construction of this very special project is due to start in October 2021 with a completion forecast of 18 months. Depending on the condition of the property at the time of purchase, there is the possibility of

## **Other data**

Distance to the beach:

0.5 km

Distance to local amenities:

0.5 km

Distance to airport:

23 km

Distance to Corfu Town:

23 km

Distance to the harbor:

22 km

Distance to the golf course:

10 km



**Your contact person**

Herr Dipl.-Ing. Konstantin Korakas  
immotip24.de - hellasproperty.com

Hans-Sachs-Str. 18

82194 Gröbenzell

Phone: +49 8142/4401880

Homepage: [www.hellasproperty.com](http://www.hellasproperty.com)

Email: [info@hellasproperty.com](mailto:info@hellasproperty.com)

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