

Property ID I3099

## Luxury villa under construction with unobstructed sea views and pool in private garden



31100 Lefkada - Perigiali

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	31100
<b>City</b>	Lefkada - Perigiali
<b>Country</b>	Greece
<b>Additional geographical information</b>	Ionisches Meer
<b>Living area</b>	approx. 98 m <sup>2</sup>
<b>Number of rooms</b>	4
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	3
<b>Plot size</b>	approx. 265 m <sup>2</sup>
<b>Purchase price</b>	445.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	2023
<b>Condition</b>	New construction
<b>Combustion</b>	Electric
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	1
<b>Parking spaces</b>	1 Private parking space
<b>Terrace</b>	Yes
<b>Beach</b>	0,40
<b>Pets</b>	Yes

### Location

It is located in Perigiali in one of the best locations on the island next to Nydri, but also close to the town of Lefkada

Recommended as a vacation home, but also as an investment property to generate rental income

### Property description

Luxurious new build villa of 98 m<sup>2</sup> on a plot of 265 m<sup>2</sup> and magnificent sea views. The villa is under construction, the works have started and it is part of a complex in the area of Perigiali

The villa is under construction, the works have started and it is part of a complex in the area of Perigiali.

The property is underground and consists of 3 bedrooms with private bathroom, living room-kitchen, comfortable outdoor area with swimming pool, various trees and plants, parking lot.



The villa has spacious and luxurious interiors as well as uninterrupted and unobstructed views of the sea

### Equipment/Features

- wonderful sea view
- Distance from the sea (m): 400
- terrace
- Corner
- bright and airy
- Plot area:265 sqm
- Energy class category A
- Pets welcome
- Private garden
- Air conditioning
- Frame: Aluminum
- Swimming pool
- Security door
- Orientation: Southeast
- Access from: Asphalt
- Facade orientation
- Alarm system
- Glazing types: Double insulating glazing
- Floor type: Tiles

### Other data

The magnificent location will leave you with the best impressions of your vacation in Lefkada, with breathtaking blue sea, luxury and relaxation.



**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)

We cannot take any guarantee for the property details as they are not provided by us. This expose is strictly for your personal use. Passing it on to a third party is expressly subject to our agreement and does not affect our right to commission on the closure of any contract. All discussions and correspondence must be carried out via our offices. In cases of violation of this we reserve the right to claim damages to the value of our right to commission. A pre-sale is not excluded.