

Property ID I3201

New construction of a spectacular villa with garden, pool and panoramic views on the west coast of Lefkada.



31100 Lefkada

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	31100
City	Lefkada
Country	Greece
Additional geographical information	Ionisches Meer
Living area	approx. 210 m ²
Number of rooms	7
Number of bedrooms	5
Number of bathrooms	5
Plot size	approx. 4.287 m ²
Purchase price	2.300.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2023
Condition	First occupancy
Combustion	Wind / Water heat pump
Heating type	Central heating system
Number of floors	1
Elevator	No lift
Parking spaces	2 Private parking spaces 2 Underground parking spaces
Terrace	Yes
Beach	0,80
Village	2
Town	15
Einkaufsmöglichkeit	2 km
Available from (text)	by arrangement

Location

The postmodern newly built villa is located high up on the west coast of Lefkada in green hills

It enjoys a uniquely privileged location and offers breathtaking views of the Ionian Sea and the surrounding green landscape

The western orientation

offers a clear and unobstructed view of the magnificent sunset. The location is not far from

some of the most idyllic beaches on the island.

Property description

Spectacular new construction - postmodern architecture !
Unique property in a privileged western location on the island of Lefkada.
Breathtaking views of the countryside and the magnificent sunset on the nearby coast.

A luxury villa designed in Milan, Italy, by one of the best architectural firms in Italy.

The key to the character of the house is the natural materials used
The stone walls give the building a modern touch.
The large glass façades provide continuity between them
indoor and outdoor areas and an unobstructed view of the blue sea.

The large plot is 4,287 square meters, beautifully landscaped with spacious terraces, flowers and plants.
Luxuriously large outdoor pool with sunbathing and seating areas and magnificent panoramic views.

Beautifully covered garden pavilion with outdoor dining area and wonderful views.

The villa has a living space of 210 sqm realized on 1 level.
It has a large living area with fireplace and panoramic glass windows, 1 luxurious fitted kitchen with dining area, 3 large bedrooms with en-suite bathrooms, 1 further bedroom, 1 guest toilet and 1 guest house with living/sleeping area, bathroom and private entrance.

In the rear courtyard of the building, a ramp leads to the underground garage and the ancillary areas, storage, laundry and technical room and cellar.
The villa is designed for sustainability, both in terms of electricity consumption and water consumption.

Equipment/Features

- Uses a hybrid system with both vertical turbines & PV technology (photovoltaics).
- Equipped with backup batteries to ensure continuous operation
Power supply.
- Features a backup LPG generator for additional security.
- Water conservation:
 - Minimizes dependence on public water supply networks
Consumption.
 - It has a large underground water tank
Collect rainwater and public water to ensure continuous water availability.



- Effectively implements a water treatment system
Water usage management.
- Highly efficient A+++ VRV heat pumps, suitable for summer and winter

Plot area: 4287 sqm

Solar water heater

Unobstructed panoramic view

Pets welcome

Private garden

Air conditioning

Frame: Aluminum

Swimming pool

Security door

Orientation: Southwest

Access from: Asphalt

Face to face

alarm

Fireplace

Glazing type: Triple glazing

Floor type: Tiles

Light



Your contact person

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