



Amazing villa for sale close to town of Lefkada

LEFKADA / LEFKAS



Description

This villa will have it all. Located close to Lefkada main town, on its olive grove of 3500 sqm, the house will be built above the terraced slope, offering privacy and view. All the rooms, built on the same level, will be facing the Ionian sea and will have direct access to the terrace and the swimming pool. You will enter the house directly facing the main pergola and the swimming pool. On the right you will walk into the indoor reception areas and 1 master bedroom with its bathroom, and on the left you will have the 3 other bedrooms and the 2 bathrooms. This well thought design will spread the occupants of the 185 sqm villa equally around the house, with the center of the house being the central gathering area, enabling everybody to have its privacy and tranquility. The pool will be 15 x 4 m big and will have an outside BBQ area under a pergola. The flat roof will be accessible via external stairs and will have on one side a heated jacuzzi (4x4m) and on the other side a sitting area, offering even a better view over the nature and the sea. The villa will be delivered fully equipped with underfloor heating, fan coil cooling system, solar panels for hot water, under ground water tank of 50 m3, all electrical appliances, all furnitures, 2 parking area for 4 cars Easily accessible from an asphalt road. At this stage some modifications can be made to the interior design of the house and in the choice of the material. The house will be delivered maximum 18 month after the signature of the pre sale agreement. Lefkada tourism is mainly based on villa rentals, this property would be a perfect investment for such business plan. Lefkada, also known as the Greek Caribbean for its turquoise waters, still remains a well kept secret. Located on the western coast of Greece, it can be reached by car via a floating bridge. The nearest international airport (Alkion Airport) is 30 mn drive away, with direct flights from all over Europe. The motor way, which will connect Lefkada to Athens in less than 3 hours, should be finished by summer 2023. Should wish to drive all the way, Lefkada is a little over 2 hours drive from the port of Igoumenitsa. The geography of the island is very unique with numerous small island scattered around : Meganissi, Kalamos, Kastos, Scorpios, Skorpidi, Mathouri, Sparti, Thilia, Kythros. Known for the amazing landscape and the exotic water, beaches in Lefkada are considered among the most beautiful in Greece. One of the main attraction of the island being sailing, Lefkada main marina is one of the most modern in the mediterranean sea and can accommodate up to 620 yachts, numerous of other marinas are dotted around the island. Its countryside is mountainous and offers great opportunities for hiking and mountain biking all year round. Old hiking trails have been signposted and lead to mountainous villages, small forests, and waterfalls : (Hiking in Lefkada)An other of its most fascinating features is the natural wetlands, which during the autumn and winter months, hosts the beautiful migratory flamingos. The lagoon of Lefkada, included in the Natura 2000 network, is one of the largest wetlands of western Greece and is included in the list of wetlands of international importance. In the winter you can even go skiing in Kalavryta in the nearby Peloponnese : (Skiing in Kalavryta) . With its increase in foreign customers, Lefkada is focusing at the high end real estate market.

Property Details

Type	Ref. Id	Living Area	Total Area	Price
Houses	H-1015	185 sq. m	3500 sq. m	1,395,000 EUR

Bedrooms	Bathrooms	Year Built	Distance From Sea
4	3	2023	—

Property Features

sold furnished, private garden, Terrace, Parking, Private swimming pool, Barbeque, Air conditioning,

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