



**Sea View villa with swimming pool for sale in Lefkada**

LEFKADA / LEFKAS



## Description

The design of this house is of great ingenuity and will be built by one of the best developers of the Ionian islands. Built on one same level, this house will be perfect for hosting a lot of family members and/or friends, or even just you alone, but also to be rented to high end tourists. Spread over 3 separate units, you walk in the property through a paved path. On your left 3 bedrooms, 3 bathrooms, on your right 2 bedrooms 2 bathroom with a reception area, guest WC and Sauna. At the end of the path you enter the main house with the kitchen, reception area and the master bedroom with its bathroom. The pool and pool deck will cover the whole length of the house. You will have the choice between the bubbles of the heated jacuzzi or swimming some lengths in the swimming pool. Again, Greece obliged, the outdoor living areas will be used to their full potential and are cleverly spread around the house at some different levels. The view over the Sivota Bay, one of the most beautiful of the island is amazing 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-1013	236 sq. m	4191 sq. m	2,100,000 EUR

Bedrooms	Bathrooms	Year Built	Distance From Sea
6	6	2023	—

## Property Features

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

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