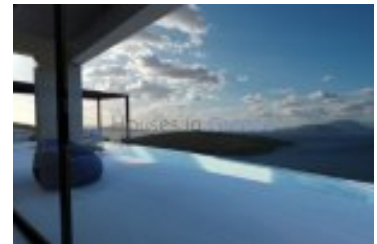


Modern Villa for sale in Lefkada, Ammoussou Bay

LEFKADA / LEFKAS



Описание

This modern house will be built on the slopes overlooking Ammoussou Bay. Set on its plot of 4000 sqm it will benefit from an extraordinary view over the bay, the Mediterranean landscape and the ionian sea and quite importantly privacy and peacefulness. The ground floor of 132.35 sq.m. will consist of living room, kitchen, dining room, 1 bathroom and 1 laundry room. Through huge gliding windows, you access the 100 sqm terrace, the infinity pool of over 61sqm nad the outdoor dining area with BBQ. Above you will have the 4 bedrooms with each their own bathrooms and with all an access to terrace, spread over 123 sqm. The master bedroom will have the additional advantage to have an outdoor jacuzzi. The hot water will be heated with a solar boiler and the house cooled and heated with fan coil units. As this house is still in its construction stage, a lot of its interior design and features can still be changed. An ideal investment opportunity as all this area is literally booming. 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, Scorprios, 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.

Информация о недвижимости

Тип	Id	Жилая площадь	Общая площадь	Цена
дома	H-1021	255 sq. m	4000 sq. m	970,000 EUR

Спальни	Ванные комнаты	Year Built	Distance From Sea
4	5	2023	—

Особенности

терраса, Стоянка, Частный бассейн, Barbeque, Кондиционер,

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