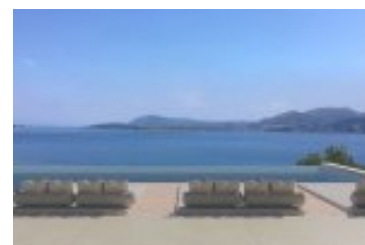




**Sea front villa for sale in Lefkada**

LEFKADA / LEFKAS



## Описание

With this house you will have the dilemma : shall I swim in the pool or in the sea. The first one being at your doorstep the second by some foot steps. The house is being built on the first waterfront line and should be ready by summer 2023. Spread over 2 levels, the total living area will be over 280 sqm. The top floor, which covers nearly 160 sqm, will host the receptions areas, kitchen and 2 bedrooms with their ensuite bathroom each. The pool, as the well as the main exterior lounge and dining area are on this level. The lower floor will host 4 bedrooms with each their bathrooms, the storage area and the technical room and will be nearly 125 sqm big. The 2 floors are not connected internally, giving them more privacy from each other. The great location of this house will be used to its full potential and the outside space will be maximise to take profit of the astonishing view over the sea. Upper and lower terraces and dining areas, deck area, pool, all of them of ample size, with a total of 318 sqm. You will add the mediterranean landscaped garden and the car parking, with the property totalling 653 sqm. 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.

## Информация о недвижимости

Тип	Id	Жилая площадь	Общая площадь	Цена
дома	H-1014	283 sq. m	653 sq. m	2,100,000 EUR

Спальни	Ванные комнаты	Year Built	Distance From Sea
6	6	2023	10m

## Особенности

терраса, Стоянка, Частный бассейн, Кондиционер,

### Agent Details

Name: Constance Perrin

Phone: +306951953995

Email: [constance@housesingreece.com](mailto:constance@housesingreece.com)

<http://www.housesingreece.com>