



## Luxury 7 Bed Waterfront Villa For sale in Meganisi Bay Greece



### Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments
Τηλέφωνο:	
Languages:	English
Site:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 11,734,880.92

### Τοποθεσία

Χώρα:	Ελλάδα
Διεύθυνση:	Vathy Βαθύ
Δημοσιεύθηκε:	05/03/2025

### Περιγραφή:

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Esales Property ID: es5554494

Vathy Meganisi  
Meganisi  
Ionian islands  
Greece

Villa Athanasia: A Luxurious Ionian Retreat in Meganisi, Greece

Welcome to Villa Athanasia, an exquisite luxury villa nestled in the exclusive area of Meganisi, Greece. Completed recently, this state-of-the-art smart home offers unparalleled luxury, breathtaking panoramic views, and a private boat dock, creating an idyllic Ionian Sea retreat. Control every aspect of your villa from your mobile device, from the Toshiba air conditioning in every room to the integrated audio system that extends even to the well-equipped gym. Soaring ceilings and expansive windows frame the stunning vistas, while a comprehensive camera and alarm system ensure security and peace of mind. Adding to the



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villa's unique charm is an on-site chapel dedicated to Panagitsa.

## Exterior Ground: An Oasis of Outdoor Luxury

The villa's expansive outdoor space is designed for pure enjoyment and relaxation. A shimmering private swimming pool beckons you to cool off under the Mediterranean sun, while comfortable sun loungers provide the perfect spot to unwind and soak in the tranquil atmosphere. A Jacuzzi offers a soothing escape, and multiple alfresco dining areas provide options for enjoying meals with family and friends against the backdrop of the stunning Ionian Sea. One outdoor dining area, in particular, offers a truly unforgettable experience, with panoramic views encompassing the island of Skorpios, creating a magical setting for every meal.

## Ground Floor: Elegant Living and Dining Spaces

The ground floor of Villa Athanasia welcomes you into a world of refined elegance. A well-appointed kitchen provides all the necessary amenities for culinary creations, while the comfortable living area, furnished with a plush white sofa, invites relaxation and conversation. A striking artwork and a large mirror add a touch of sophistication to the space. The centerpiece of the living area is a stunning fireplace, which acts as a stylish divider between the living room and the adjacent dining area. A flat-screen TV provides entertainment, ensuring that every comfort is catered to.

## First Floor: Private Bedroom Sanctuaries with Sea Views

The first floor is dedicated to rest and rejuvenation, housing four beautifully appointed bedrooms, each complete with its own private bathroom. Private balconies extend from each bedroom, offering personal outdoor spaces. Three of these balconies provide breathtaking views of the sparkling Ionian Sea, allowing you to wake up to the beauty of the Greek islands. The fourth bedroom offers a tranquil retreat with views of the villa's lush gardens, providing a peaceful connection with nature. An internal elevator provides convenient access to all floors, adding a touch of luxury and accessibility.

## Second Floor – Guest House: Independent Living with Stunning Views

The second floor features a private guest house, providing an independent living space for family or friends. This guest house boasts a large outdoor area with its own Jacuzzi, offering another opportunity for relaxation and enjoyment of the stunning views. An outdoor dining area on this level provides another option for al fresco meals with panoramic vistas of the Ionian Sea and the island of Skorpios. Inside, the guest house features two en-suite bedrooms, a fully equipped kitchen, and a comfortable living area, ensuring that guests enjoy all the comforts of home.

## Basement – Playroom: Recreation and Wellness

The basement level of Villa Athanasia is designed for recreation and wellness. A luxurious en-suite bedroom, complete with a private bathroom, offers a private and comfortable space for guests or family members. A convenient laundry room, equipped with a washer and dryer, adds to the practicality of the villa. The basement also houses a fully equipped gym, allowing you to maintain your fitness regime while



enjoying the privacy of your own home. A game room, complete with a billiard table, provides entertainment for all ages. A home theater offers the perfect setting for movie nights and enjoying your favorite films. A flexible additional room, complete with a bathroom and closet, can be adapted to suit your needs, whether as an office, a hobby room, or additional guest space.

### A Prime Location: Meganisi and the Ionian Islands

Located in the exclusive area of Meganisi, Villa Athanasia offers a tranquil and picturesque setting. Meganisi is a small island in the Ionian Sea, known for its unspoiled beauty, crystal-clear waters, and charming villages. The island offers a peaceful escape from the crowds, while still being within easy reach of other Ionian Islands and mainland Greece. The private boat dock provides direct access to the sea, allowing you to explore the surrounding islands and coves at your leisure.

### A Smart Home: Modern Convenience and Control

Villa Athanasia is a state-of-the-art smart home, allowing you to control various aspects of the property from your mobile device. Adjust the Toshiba air conditioning in each room to your preferred temperature, manage the integrated audio system throughout the villa, and monitor the comprehensive camera and alarm system, all from the convenience of your smartphone or tablet. This advanced technology ensures both comfort and security, allowing you to relax and enjoy your Ionian Sea retreat.

### A Luxurious Lifestyle Awaits:

Villa Athanasia offers a truly luxurious lifestyle, combining modern amenities with the natural beauty of the Ionian Islands. From the expansive outdoor spaces and private pool to the elegant interiors and smart home technology, every detail of this villa is designed to provide the ultimate in comfort, convenience, and relaxation. Whether you're seeking a private family retreat, a luxurious vacation home, or a prestigious investment property, Villa Athanasia offers an unparalleled opportunity to experience the magic of the Greek islands.

### ABOUT THE AREA

Meganisi, a small Ionian island nestled between Lefkada and the mainland of Greece, is a haven of tranquility and natural beauty. Covered in lush vegetation, dotted with secluded coves, and fringed by crystal-clear turquoise waters, Meganisi offers a peaceful escape from the hustle and bustle of modern life. The island's three main villages, Vathi (the capital), Katomeri, and Spartochori, retain their traditional charm, with whitewashed houses, narrow winding streets, and friendly locals. Life on Meganisi moves at a slower pace, encouraging visitors to relax, unwind, and appreciate the simple pleasures of island living.

Meganisi's appeal lies in its unspoiled character and authentic Greek atmosphere. The island is a paradise for nature lovers, offering opportunities for hiking through olive groves, swimming in secluded bays, and exploring hidden caves. Boat trips around the island and to nearby islets are a popular activity, allowing visitors to discover hidden beaches and enjoy breathtaking views of the Ionian Sea. The local cuisine is a highlight, with fresh seafood, locally grown produce, and traditional Greek dishes served in the island's



tavernas. Meganisi offers a genuine taste of Greek hospitality, where visitors can experience the warmth and friendliness of the local community.

Despite its small size, Meganisi offers a range of amenities and services for visitors. Vathi, the island's main port, has a selection of shops, restaurants, and cafes, while the other villages also offer local tavernas and small shops. Accommodation options on the island range from charming guesthouses and villas to small hotels, catering to different budgets and preferences. Meganisi is a place where you can truly disconnect from the world and reconnect with nature, enjoying the peace and quiet of a traditional Greek island.

While Meganisi itself doesn't have an airport, the nearest airport is:

\* Aktion National Airport (PVK): Located on the mainland of Greece, near Preveza, this is the closest airport to Meganisi. From Aktion Airport, you can take a short ferry to Lefkada Island, and then another ferry or water taxi from Lefkada to Meganisi. The journey from the airport to Meganisi involves a combination of land and sea transport, adding to the charm of reaching this idyllic island destination.

## MAiN FEATURES:

- \* 1250m<sup>2</sup> of living space
- \* 1700m<sup>2</sup> plot
- \* 7 Bedrooms
- \* 7 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Private Pool
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Greece
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Κοινά**

Κρεβατοκάμαρες:	7
Μπάνια:	7
Τελειωμένα τετραγωνικά πόδια:	1250 τ.μ
Μέγεθος αυλής:	1700 τ.μ

### **Building details**

Building Amenities:	Elevator
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## Rental details

Furnished: Ναι

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.687.618

