



## listing



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,372,208.85

#### Location

Pays:	Grèce
État/Région/Province:	Îles Ioniennes
Ville:	Lefkada
Indicatif régional:	31082
Soumis:	31/05/2025

#### Description:

Duplex for Sale, floor: 2nd, 3rd (2 Levels), in the area: Lefkada - Apollonio. The area of the property is 188 sq.m. and is located on a plot of 5,500 sq.m. It consists of: 4 Bedrooms (2 Master), 4 bathroom/s, 1 kitchen/s, 1 living room/s, while it has 1 parking space (1 In an open area). The heating of the property is Individual with Heat Pump, while it also features Air Conditioning, Soundproofing, Thermal Insulation, it has Aluminum frames with Double - Energy-efficient windows, energy certificate: A and the floors are: Tiles. Its condition is: Under construction, located near Transport, Sea, Beach, Super Market, has Sea view and has Southern orientation. The property is Painted, Furnished, Corner, Front-facing, Bright, Pass-through, Seafront, Luxury, suitable for Holiday home, Short-term Rental, Investment and also has the following characteristics and advantages: Screens, Electrical Appliances, Internal staircase, Pool, Garden, Security Door, Intercom, Alarm, Security Cameras, Smoke detector, Automatic Watering, Lawn, Trees, Pets Allowed, Veranda. Price: €1,189,448. GreekEstate, Contact Phone: ... , email: ... , website: ...  
Property Code: W4289

NOTE: For the property viewing, it is necessary to present a police identity card and your VAT number (according to Law 4072/11-4-2012 F.E.K. 86 A). All information is based on information provided by the client. The location on the map is exact for the area where the property is located.

#### Detailed Description of the Complex

In a unique location, right in front of the beach of Vasiliki, a destination is being built that combines



luxury, comfort, and natural beauty. The complex consists of 28 high aesthetic apartments, designed to offer a unique living experience by the wave.

It comprises four independent buildings, each including seven carefully designed apartments. The architectural design and functional layout meet the demands of even the most discerning buyers. Each residence offers unobstructed sea views, while the spacious terraces and private balconies serve as the ideal place for relaxation and entertainment.

The residences are available in options from 1 to 4 bedrooms, covering different needs and preferences. All are fully furnished and equipped, ready to meet every need. In addition, each complex features a shared pool, beautifully landscaped gardens, and private parking space.

The prices of the apartments start from €331,700, while some residences qualify for the Golden Visa, providing an excellent opportunity for those seeking permanent residency in Greece.

Vasiliki is one of the most popular coastal destinations, known for its beautiful sandy beach, picturesque atmosphere, and excellent entertainment and dining options. With easy access to shops, restaurants, cafes, pharmacies, and medical services, the location ensures a comfortable and pleasant stay. At the same time, it is an international attraction for water sports enthusiasts, offering unique windsurfing and sailing experiences.

This is an excellent choice for both a holiday home and investment exploitation. We offer a complete short-term rental management program, ensuring returns of 5% to 7.5% annually. Additionally, there is the possibility of VAT refund (24%) for buyers who choose to exploit the property through tourist rental.

A unique opportunity that combines luxury, location, and investment value.

## Commun

Chambres:	2
Salle de bains:	4
Pied carré fini:	188 m <sup>2</sup>
Dimesions du lot:	5500 m <sup>2</sup>
Floor Number:	2

## Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

## Building details

Parking:	Oui
Outdoor Amenities:	Pool

## Lease terms

Date Available:



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### Information additionnelle

Lien URL du site web: [http://www.arkadia.com/PBNR-T118/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PBNR-T118/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 1403171

