



## 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 392,241.62

#### Location

Pays:	Grèce
État/Région/Province:	Îles Ioniennes
Ville:	Lefkada
Indicatif régional:	31100
Soumis:	20/09/2025

#### Description:

In a unique location in Ellomenos, Lefkada, just 110 meters from the beach, a buildable plot of land measuring 4,324 sq.m. is available for sale, with a frontage of 58m and a building capacity of up to 186 sq.m. The location offers stunning views and proximity to the sea, making it ideal for investment or tourism exploitation.

The plot is complete and buildable, with a frontage of 58m on a road, sloping, providing panoramic views of the Ionian Sea. The coverage ratio is 10%, and the maximum building volume reaches 186 sq.m., allowing the construction of a permanent or vacation residence, luxury villa, or even accommodation for tourism exploitation. The eastern orientation guarantees brightness and delightful views of the sunrise.

The property is located in Ellomenos Lefkada, in a privileged position just 3.3 km from the village of Desimi, known for its beautiful beach and bay. The distance to the sea is only 110m, providing easy access for swimming or water activities. The surrounding area combines residential development and tourism traffic, making the spot ideal for building a villa for personal use or as an investment property with high demand for Airbnb rentals. The atmosphere of the area is characterized by tranquility, natural beauty, and the distinctive island landscape of Lefkada.

- Area: 4,324sq.m.
- Building: Up to 186 sq.m.
- Coverage ratio: 10%



- Frontage: 58m on road
- Location: Just 110m from the beach
- Distance: 3.3 km from Desimi
- Orientation: Eastern (view of the sunrise, bright)
- Features: Sloping, Frontage, Complete, Buildable
- Suitable for: Investment, Tourism exploitation, Vacation home, Villa
- Area: Residential, with tourism development and easy access to the sea

Discover a unique investment opportunity in Lefkada! This specific plot of land, just a few steps from the sea, is ideal for constructing a residence or tourism unit with high returns. Contact GreekEstate for more information and arrange a visit promptly.

Price: €340,000. GreekEstate, Contact Phone: ... , email: ... , website: ... Property Code: W317

NOTE: For the indication of the property, it is necessary to present your identification card and your VAT number (according to Law No. 4072/11-4-2012 Government Gazette 86 A). All information is based on information provided by the client. The location on the map is the exact area where the property is located.

## Commun

Pied carré fini: 4324 m<sup>2</sup>

## Building details

Parking: Oui

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/PBNR-T162/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PBNR-T162/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1438625

