

## listing



### Information de l'agent

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

### Détails de l'annonce

Propriété à: Vendre  
Prix: EUR 175,000

### Location

Pays: Grèce  
État/Région/Province: Îles Ioniennes  
Ville: Lefkada  
Indicatif régional: 31100  
Soumis: 28/01/2026  
Description:

Get a rare opportunity in the heart of Lefkada with this newly built maisonette constructed in 2025, which combines modern architectural design with panoramic views of the Ionian Sea. This is a two-level penthouse (1st and 2nd floor) that offers complete autonomy and privacy, ideal for both permanent residence and high-yield tourist investment (airbnb) in one of the most popular Ionian destinations.

The maisonette spans 55 sq.m. with a modern layout that includes a comfortable bedroom on the upper floor with an internal staircase and loft, two full bathrooms (one on each level for convenience), an open-plan living room-kitchen with functional design, and three balconies offering unobstructed panoramic views of the sea and the urban landscape of Lefkada. The northeast orientation ensures ample natural light in the morning, while the residence is extremely bright, airy, and sunny, featuring double energy-efficient windows and thermal insulation that guarantees low energy costs and high efficiency. The property is fully furnished and equipped with appliances, ready for immediate installation or exploitation, while it has three parking spaces in an open area – a rare advantage for island property.

Situated in a quiet neighborhood of Lefkada town (Chora), the maisonette is just 2 kilometers from Lefkada Marina, one of the largest and most modern marinas in the Mediterranean with 620 vessels capacity, and less than 500 meters from the historic center with its picturesque alleys, shops, and restaurants. The famous Saint John beach with its 6-kilometer sandy coastline and kite surfers is just a stone's throw away, while access to the island's iconic beaches (Porto Katsiki, Kathisma, Egremni) is immediate. Lefkada General Hospital is 2.3 kilometers away, Aktio International Airport is 24.5

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kilometers away, and supermarkets and service shops are within walking distance.

- Property Type: Maisonette – Penthouse for sale (1st & 2nd floor)
- Location: Lefkada (Chora), city center, near the sea (2 km from Marina)
- Area: 55 sq.m. with internal staircase and loft
- Layout: 1 Bedroom, Open-plan Living Room-Kitchen, 2 Bathrooms (1 per floor)
- Year of Construction: 2025 – Newly built
- Energy Class: A+ (thermal insulation, double energy-efficient windows)
- Heating: Individual electric, air conditioning, solar water heater
- View: Panoramic view of sea, urban landscape – frontage
- Orientation: Northeast (cross-ventilated, sunny)
- Parking Spaces: 3 spaces in open area (very important for island)
- Features: Newly built, furnished, penthouse, security door, insect screens, garden, quiet neighborhood
- Distances: 2 km from Lefkada Marina, 2.3 km from hospital, 24.5 km from Aktio Airport, close to supermarket
- Uses: Ideal for holiday residence, airbnb investment, student housing (close to schools)
- Price: €175,000

This newly built maisonette in Lefkada represents an excellent investment opportunity as it combines a prime location in the center of the island with quiet living and immediate access to beaches. The A+ energy class, full furnishing, and three parking spaces significantly enhance its commercial value, while the panoramic sea view makes it ideal for short-term rental with high returns. Don't miss the chance to acquire a modern property in the most vibrant destination in the Ionian. Contact GreekEstate.eu for an immediate visit to the property.

The property is located 2 kilometers from Lefkada Marina, 2.3 kilometers from Lefkada General Hospital, and 24.5 kilometers from Aktio International Airport. The selling price amounts to €175,000. For more information, appointments for visits, and clarifications regarding the property's features, contact our office:

GreekEstate.eu

Contact Phone: ...

Email: ...

Property Code: W2092

Exclusively offered by GreekEstate.eu – Real Estate Office of Ioannina & Lefkada.

NOTE: For the property viewing, presentation of your ID and your Tax Identification Number (AFM) is required (according to Law 4072/11-4-2012, Government Gazette 86 A). All information is based on details provided by the client. The location on the map is the exact area where the property is located.

Année: 2025

### **Commun**

Salle de bains:	2
Pied carré fini:	55 m <sup>2</sup>
Floor Number:	1

### **Room details**

Total rooms:	1
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Indoor Features: Fitted kitchen

### **Building details**

Parking: Oui

### **Lease terms**

Date Available:

### **Information additionnelle**

Lien URL du site web: [http://www.arkadia.com/PBNR-T205/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PBNR-T205/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 2153176

