



## 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 200,735.42

#### Location

Pays:	Grèce
État/Région/Province:	Îles Ioniennes
Ville:	Lefkada
Indicatif régional:	311 00
Soumis:	06/03/2026

#### Description:

Discover an exceptional opportunity to acquire a property in one of the quietest and most sought-after sailing resorts of Lefkada. This is a 106 sq.m. (1st floor) apartment, built in 1984 and renovated in 2000, which combines residential comfort with tourism exploitation potential, offering unobstructed sea views and direct access to the beach. There is the possibility to purchase the ground floor (same area of 106 sq.m.) for complete autonomy and maximum investment return.

The apartment features two comfortable bedrooms, a spacious living room, a functional kitchen, a full bathroom, and a separate WC, while the veranda offers space for relaxation with sea views. The 2000 renovation ensured aluminum frames with double glazing and screens, while the independent oil heating allows for energy management. The property is a bright, airy, and sunlit apartment with a through layout and southern orientation that ensures excellent lighting and ventilation. The condition is good, ready for immediate use as a holiday home or short-term rental (Airbnb), while the 266 sq.m. plot offers communal areas and a parking space. The property has a cesspool, pets are allowed, and there are no common expenses.

Genie is a quiet sailing resort in southeastern Lefkada, just 150 meters from the beach and 8.7 kilometers from the cosmopolitan Nidri. It is located in a natural bay opposite Vlycho, creating a sheltered harbor that attracts some of the largest yachts in the Mediterranean. The area provides immediate access to the sea, a quiet atmosphere, and rich vegetation, while the city of Lefkada is 23 kilometers away. Aktio International Airport is accessible in 47.8 kilometers, while Vasiliki Health Center is 19 kilometers away.

- Property Type: 1st floor apartment for sale
- Location: Genie Lefkada (quiet sailing resort, 150m from the sea)



- Area: 106 sq.m. – 1st floor
- Plot: 266 sq.m. – no common expenses, with parking space
- Layout: 2 Bedrooms, Living Room, Kitchen, Bathroom, WC, Veranda
- Year Built: 1984 – Renovation 2000 – Condition: Good
- Energy Class: E – independent oil heating
- Frames: Aluminum with double glazing, screens
- Flooring: Tiling
- Orientation: South – bright, sunny, airy, through
- View: Sea (unobstructed from 1st floor)
- Features: Apartment, front-facing, cesspool, pets allowed, quiet neighborhood
- Uses: Ideal for vacation home, short-term rental (Airbnb), serviced apartments
- Distances: 150m from beach, 8.7 km from Nidri, 23 km from the city of Lefkada, 47.8 km from Aktio Airport, 19 km from Vasiliki Health Center
- Possibility: Purchase of ground floor (106 sq.m.) for full autonomy and maximum yield
- Price: €174,000 (ready for immediate use or exploitation)

This apartment in Genie Lefkada is the ideal choice for those seeking a ready residence in a seaside location with immediate access to the sea and tourism exploitation potential. The 2000 renovation, double glazing, and the overall condition of the property allow for immediate use without additional expenses, while the possibility of purchasing the ground floor provides flexibility and expansion of the investment. The close distance to Nidri, the airport, and the beaches of Lefkada make the property extremely attractive for family vacations or professional exploitation. Don't miss the opportunity to acquire a piece of Lefkada paradise with sea views. Contact GreekEstate today for an immediate visit.

GreekEstate

Contact Phone: ...

Email: ...

Property Code: W3213

Exclusively available from GreekEstate.eu – Real Estate Office of Lefkada & Ioannina.

NOTE: For the indication of the property, it is necessary to present your police identity and your VAT number (according to Law 4072/11-4-2012 Government Gazette 86 A).

All information is based on data provided by the client. The location on the map is accurate to the area where the property is located.

Année: 1984

## Commun

Salle de bains:	1
Pied carré fini:	106 m <sup>2</sup>
Dimesions du lot:	266 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	2
Indoor Features:	Fitted kitchen



## Building details

Parking: Oui

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/PBNR-T217/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PBNR-T217/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 2283552

