



## listing



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 183,430.64

### Posizione

Nazione:	Greece
Stato / Regione / Provincia:	Ionian Islands
Città:	Lefkada
Cap:	311 00
Publicato:	06/03/2026

### Descrizione:

Discover an exceptional investment opportunity in one of the quietest and most sought-after sailing resorts in Lefkada. It is a through apartment of 106 sq.m. on the ground floor, built in 1984, on a plot of 266 sq.m., with unobstructed sea views and a southern orientation, which offers flexibility of use as a holiday home, Airbnb investment, serviced apartments, while there is also the possibility to purchase the entire building (ground floor + 1st floor of the same area) for complete autonomy and maximum yield.

The property features two comfortable bedrooms, a spacious living room, a functional kitchen, and a full bathroom. The 266 sq.m. plot provides space for a garden, trees, and outdoor activities, while the independent oil heating and aluminum and wooden frames with single glazing allow for energy management. The apartment is front-facing, bright, airy, and sunny, with a through layout that ensures excellent ventilation and natural light. The condition requires renovation, allowing new owners to shape a modern space according to their specifications and the needs of the tourism market. The property has a septic tank, a parking space, and pets are allowed, while there are no common expenses.

Yenni 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 cove opposite Vlycho, creating a sheltered harbor that attracts some of the largest yachts in the Mediterranean. The area offers immediate access to the sea, a quiet atmosphere away from the heavy traffic of the main road, and rich vegetation. Desimi beach is within close distance, while the city of Lefkada is 23 kilometers away. Aktion International Airport is accessible at 47.8 kilometers, while the Vasiliki Health Center is 19 kilometers away.



- Property Type: Ground floor apartment for sale – Investment opportunity
- Location: Yenni, Lefkada (quiet sailing resort, 150m from the sea)
- Building Area: 106 sq.m. – Ground floor
- Plot: 266 sq.m. – no common expenses, with trees and garden
- Layout: 2 Bedrooms, Living Room, Kitchen, Bathroom
- Year of Construction: 1984 – Requires renovation (possibility of modification)
- Energy Class: E – independent oil heating
- Frames: Aluminum and wooden with single glazing
- Orientation: Southern – bright, sunny, airy, through
- View: Sea (unobstructed)
- Features: Front-facing, septic tank, parking space, pets allowed, quiet neighborhood
- Uses: Ideal for holiday home, short-term rental (Airbnb), serviced apartments, investment, storage
- Distances: 150m from beach, 8.7 km from Nidri, 23 km from Lefkada city, 47.8 km from Aktion Airport, 19 km from Vasiliki Health Center
- Possibility: Purchase of the entire building (ground floor + 1st floor 106 sq.m.) for complete autonomy
- Price: €159,000 (opportunity for renovation and return on investment)

This apartment in Yenni Lefkada is the ideal choice for investors looking to acquire property in a quiet seaside destination with the possibility of immediate tourist exploitation. The need for renovation allows the creation of a modern accommodation according to market requirements, while the option to purchase the entire building offers complete autonomy and maximum yield. The close distance to the sea, Nidri, and the airport makes the property extremely attractive for a holiday home or commercial exploitation. Don't miss the opportunity to acquire a piece of Lefkada's paradise at an attractive price. Contact GreekEstate today for more information.

GreekEstate

Contact Phone: ...

Email: ...

Property Code: W3212

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

Costruito: 1984

## Comune

Bagni: 1  
Finito piedi quadrati: 106 mq  
Dimensione del lotto: 266 mq  
Floor Number: 1

## Room details

Total rooms: 2  
Indoor Features: Fitted kitchen

## Building details

Parking: Si



## **Lease terms**

Date Available:

## **Informazioni aggiuntive**

URL del sito: [http://www.arkadia.com/PBNR-T216/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PBNR-T216/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 2283483

