



## 3 Stunning Villas for Sale in ATHANI Lefkada Greece



### Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
Mistlampen:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 660,000

### Locatie

Aanbevolen Auto Onderdelen:	Greece
Adres:	ATHANI Lefkada Greece
Geplaatst:	05-03-2025

Omschrijving:

3 Stunning Villas for Sale in ATHANI Lefkada Greece

Esales Property ID: es5553236

ATHANI  
Lefkada  
Greece

Built above the world-famous beach of Egremni, within the tranquil ambiance the incomparable nature of the west coast offers, this property is located in the perfect spot for vacation rentals.

Set on a lot of 1432 sq.m., the complex consists of three furnished and equipped residences, all with exquisite sea views and access to the communal swimming pool.

Two of them are identical and offer 64 sqm each on two levels. The ground floor features a living room with high ceilings and exposed wooden beams, while two steps down are the kitchen/dining area and a bathroom. Two glass doors open to a small terrace in front of the house, where someone can enjoy the soothing views of the sea and the amazing surroundings. The upper floor includes the bedroom, another bathroom and a balcony with magnificent views of the crystal-clear waters.



The smaller house of 47 sqm follows the same style with a living room, an open plan kitchen/dining room and a bathroom on the ground floor. The loft here serves as a bedroom, but its balcony has stunning sea views.

The large outdoor entertaining area, in addition to the 52 m2 swimming pool, offers an organized barbecue area, perfect for dinners with family and friends in nature. In addition, there is already an installation for a Jacuzzi, from which the view is mesmerizing.

A parking space for three cars is available on the property.

15 min drive to Nidri village.

15 min walk to Egremni beach

6 min drive to Porto katziki

Price to buy all 3 villas 830,000 euros

## About the Area

Lefkada is a Greek island in the Ionian Sea, connected to the mainland by a causeway. West coast beaches like Porto Katsiki and Egremni feature sheer cliffs and turquoise waters. The east coast is known for its traditional villages, including the seaside resort of Nydri. In the north, Lefkada town is the island's gateway and capital. Vassiliki, in the south, attracts windsurfers.

Lefkada is one of the most breathtaking Greek islands and it is located in the heart of the Ionian sea, connected with the mainland by a small bridge. Being easily accessed by car and boasting one of the most wonderful natural landscapes and some of the most scenic beaches, Lefkada Greece (or the 'Caribbean of Greece', as it is also known as) is the absolute dream destination for those who are into exotic islands.

## Main Features

- 3 Villas
- 2 Bedrooms
- 2 Bathrooms
- 60m2 for each Villa Approx
- Massive potential in the holiday rental market
- Brand New Builds
- Finished to the Highest of Standards
- 52m2 communal pool
- Stunning views from all balconies
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Greece
- Many excellent sports facilities, fishing, walking and cycling areas near by



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## Algemeen

Slaapkamers:	2
Badkamers:	2
Afgewerkte vierkante meter:	60 m <sup>2</sup>
Lot Afmeting:	1470 m <sup>2</sup>

## Rental details

Furnished:	Ja
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.687.720

