



## listing



### Emlakçı Bilgisi

|             |                                                                                                  |
|-------------|--------------------------------------------------------------------------------------------------|
| İsim:       | ArKadia                                                                                          |
| Şirket Adı: |                                                                                                  |
| Ülke:       | United Kingdom                                                                                   |
| Telefon:    |                                                                                                  |
| Languages:  | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### İlan Detayları

|            |                |
|------------|----------------|
| İçin mülk: | Satılık        |
| Fiyat:     | USD 144,510.55 |

### Konum

|                      |                |
|----------------------|----------------|
| Ülke:                | Greece         |
| Eyalet/Bölge/ Şehir: | Ionian Islands |
| Şehir/İlçe:          | Lefkada        |
| Posta kodu:          | 31100          |
| Yayınlandı:          | 14.03.2026     |

### Açıklama:

Discover an exceptional investment opportunity in one of the most sought-after villages of western Lefkada. This is a complete and buildable plot of land in Tsoukalades, which combines an excellent location, a valid building permit, and connections to electricity and water, effectively reducing the maturation time of the investment and allowing for immediate commencement of construction work. The property is sloped and facing, with a facade of 62 meters and a coverage ratio of 10%, allowing for the construction of a luxury villa with a total area of 210 sq.m. with an attic. The northwestern land use and the northwestern orientation ensure excellent lighting and orientation towards the sea, while the existence of a valid building permit is a significant advantage for rapid return on investment.

Tsoukalades is a traditional village in northwestern Lefkada, just 6 kilometers west of the town of Lefkada, at an altitude of approximately 200 meters. The village combines unique views of the blue Ionian Sea with the tranquility of the mountainous location, while it is 2.6 kilometers from Pefkoulia beach – one of the best beaches on the island, featuring a sandy coastline, crystal-clear waters, and a pine forest that reaches the sand. Pefkoulia beach is popular among free campers and nudists, offers easy access by car, and has a beach bar with a pool. The town of Lefkada is 8.1 kilometers away, and Aktio International Airport is 31 kilometers away, while the area has hotels, rental apartments, and tourist infrastructure.

- Property Type: Plot of land outside the plan – Complete and Buildable with a valid building permit
- Location: Tsoukalades Lefkada (northwestern village, 6 km from town)
- Facade: 62 meters – sloped, facing



- Coverage Ratio: 10%
- Building: Up to 210 sq.m. – luxury villa with attic
- Utilities: Connection to electricity and water
- Orientation: Northwestern
- Uses: Investment, tourism exploitation, residence
- Distances: 2.6 km from Pefkoulia beach, 8.1 km from Lefkada town, 31 km from Aktio Airport
- Location: Close to traditional village, pine forest, view of Ionian Sea
- Price: €125,000 (investment opportunity with ready permit and infrastructure)

This plot of land in Tsoukalades is a unique investment proposal for high-level tourism development. The combination of the ready building permit, connection to utilities, proximity to the excellent Pefkoulia beach, and the tourism demand in the area guarantees immediate return and high yield. The ability to construct a luxury villa of 210 sq.m. with an attic offers flexibility for exploitation (family residence or short-term rental). Do not miss the opportunity to invest in one of the most sought-after spots in Lefkada. Contact GreekEstate.eu today for more information and to receive a full licensing file.

NOTE: The property is located in Tsoukalades Lefkada, 2.6 kilometers from Pefkoulia beach, 8.1 kilometers from the town of Lefkada, and 31 kilometers from Aktio International Airport. The selling price amounts to €125,000. The property has a ready building permit for a villa of 210 sq.m. with an attic and connections to electricity and water. For the showing of the property, the submission of an identity card and your VAT number (according to Law 4072/11-4-2012 Government Gazette 86 A) is required. All information is based on information provided by the client. The position on the map is the exact location of the property.

GreekEstate.eu

Contact Phone: ...

Email: ...

Property Code: W247

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

## Genel Bilgiler

Bitmiş metrekare: 2044 m2

## Building details

Parking: Evet

## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si: [http://www.arkadia.com/PBNR-T223/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PBNR-T223/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information



# IMLIX

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<https://www.imlix.com/tr/>

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1052925

