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[1572] **Ag. Ioannis A Breath from the Beach Villas Complex**



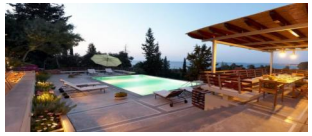
Price: 1.100.000€ |1.150.000€|1.250.000€
A complex of three villas, each with a pool and garden within walking distance from the beach and a 5’ drive from the heart of the town and the marina, giving the perfect opportunity for an investment or a holiday home near the sea Positioned in an idyllic Mediterranean setting amidst aged olive trees and cypresses, just a few steps from one of the most exquisite beaches near Lefkada town with its turquoise waters, this exclusive resort praises privacy and comfort.

It consists of 3 residences, strategically positioned on different levels of the 4.129 m² land. They are designed to high standards with respect for th...

☆ Additional neighboring land for sale

	4129m²	136m² |124m²|153m²	4 | 3 | 3	5 | 4 | 4	√
√	2006	√	√	√	√ oil
√	√	√	195m	Forthcoming	




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It consists of 3 residences, strategically positioned on different levels of the 4.129 m² land. They are designed to high standards with respect for the natural environment. Local architectural elements are harmoniously combined with unpretentious minimalistic elements and warm colors, creating soothing and inviting spaces with functional and practical use. The top villa is extended into two floors offering three bedrooms, while the other two expand into three levels, including an attic, one with three bedrooms and the other with four. All bedrooms are ensuite. Each villa offers a living room with a fireplace, a dining area, a fully equipped kitchen fitted with Italian furniture, and a WC.

Large glass doors connect smoothly the interior with the outside terrace, aiming to offer the ideal spot for al fresco experiences. Each villa features an infinity pool with captivating views to the sea and a terrace with a lounge, dining, and sunbathing area, surrounded by gardens full of multicolored flowers and aromatic herbs, offering privacy and seclusion.

A shadowed footpath through cypresses and pine trees, with incomparable scenery, leads to one of the most marvelous beaches on the north shores of the island.

The perfect proximity from Agios Ioannis Beach, known for kite surfing and its sea-side restaurants & cafes, and yet close enough to Lefkada town with all the amenities.

Villa 1 1.150.000€: measures 136.06m² (incl. attic), 3 en-suite bedrooms + attic, 1 WC, pool

Villa 2 1.100.000€: measures 124.56m² (incl. attic), 2 en-suite bedrooms + en-suite attic, 1 WC, pool

Villa 3 1.250.000€: measures 153m², 3 en-suite bedrooms, 1 WC, pool