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## [1995] Sivota Absolute Privacy & Unlimited Views of the Ionian Sea

**Price:** PRICE ON DEMAND

In one of the most enchanting locations in Sivota, Lefkada a masterpiece waterfront villa by an award-winning Swiss architect, offers the perfect blend of luxury, privacy, and natural beauty.

Set on a 7,693 sq.m. plot with a total living area of 287 sq.m., this unique property is an outstanding opportunity for those seeking an exclusive residence by the sea.

Located on a prime waterfront setting with crystal-clear waters and breathtaking scenery, the villa offers a lifestyle of absolute tranquility and elegance. Spectacular sunset views and th...



7693m<sup>2</sup>



287m<sup>2</sup>



4 | Guest Studio



4 | Guest Studio | WC



✓



✓



2020



✓



✓



✓



✓



✓



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Forthcoming



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Located on a prime waterfront setting with crystal-clear waters and breathtaking scenery, the villa offers a lifestyle of absolute tranquility and elegance. Spectacular sunset views and the calming sound of the sea create an atmosphere of pure relaxation.

The villa features bright and spacious interiors with modern architectural design, large open-plan living spaces, and impressive floor-to-ceiling windows that flood the property with natural light while offering uninterrupted panoramic sea views.

The property consists of 4 spacious bedrooms, 4 contemporary bathrooms, expansive living and dining areas, a terrace, storage space, and private parking. The beautifully designed outdoor areas include a swimming pool and BBQ area, ideal for entertaining and enjoying unforgettable moments overlooking the endless blue of the Ionian Sea.

The villa also features an independent guest house with a separate entrance, offering privacy and comfort for guests. The space includes a bright living room, a fully equipped kitchen, a comfortable bedroom, and a modern bathroom, making it ideal for hosting family and friends.

A distinctive architectural feature of the property is the two stunning roof top terraces, accessed via the floating gallery above the main living area, creating a unique sense of elegance and offering beautiful panoramic views.

The truly remarkable seafront property, designed by Erwin Heimgartner, combines elegance, comfort, and privacy, making it ideal both as a private luxury residence and as a premium investment opportunity.