



Tel.: +30 2645023789, +30 6981069338 - Email: info@lefkas-landbroker.com

[2044] Athani Ready To Build Luxury Estate

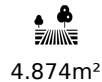
Price: 350.000€

A turnkey development opportunity to create an exceptional Ionian estate—combining contemporary luxury, spectacular sea views, proximity to village life, and some of Lefkada's finest beaches

Set on an expansive 4.874 m² plot, the project benefits from a valid building license, allowing construction to commence immediately. The approved residence comprises approximately 200 m² of main living space, complemented by 70 m² of auxiliary spaces, for a total built area of approximately 270 m², arranged over two levels.

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Designed as a sophisticated contemporary villa, the estate features six spacious ensuite bedrooms, an elegant open-plan living and dining area, and generous terraces designed for seamless alfresco living and entertaining. The outdoor concept is completed by an impressive 20-metre infinity swimming pool, covered parking spaces, and beautifully positioned areas from which to enjoy the property's panoramic views and spectacular Ionian sunsets.

The location offers a rare combination of privacy, views, convenience and accessibility. The heart of the village, with its welcoming restaurants and small local market, is less than a 500-metre walk away, while some of Lefkada's most celebrated beaches—including Porto Katsiki, Egremni and Gialos—are conveniently accessible by car.

Beyond its exceptional lifestyle appeal, the project represents a compelling investment opportunity. The development has been prepared with ESPA funding requirements in mind, making it particularly attractive to a future investor who may wish to explore eligibility for financing through the programme.

With the building license already in place, the project offers the rare advantage of being ready to move directly into the construction phase, significantly reducing the time normally associated with developing a high-end property on Lefkada.