

Ionian Islands – Ionian Islands

Villa Emerald Bay

Property ID: GR23373051



PURCHASE PRICE: 4.700.000 EUR • LIVING SPACE: ca. 204,4 m² • LAND AREA: 6.039 m²

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At a glance

Property ID	GR23373051
Living Space	ca. 204,4 m²
Available from	According to the arrangement
Bedrooms	5
Bathrooms	4

Purchase Price	4.700.000 EUR
Usable Space	ca. 0 m²
Equipment	Terrace

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The property



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A first impression

Emerald Bay is a stunning seafront property located on its own promontory with exclusive access to a secluded cove and beach. Situated on the east coast of Paxos, the villa offers unparalleled views of the coast, neighboring islands, and the Greek mainland. Set on a spacious 6,010 sqm of land, the villa provides a sense of privacy and seclusion, surrounded by beautifully landscaped gardens, olive trees, and cypress trees. The property has been meticulously maintained and developed over the years into an exceptional holiday home. The villa features stone-walled terraces that offer various spaces to relax and unwind. These include sea-facing terraces with views of St Nicholas Island, a barbecue and pool terrace overlooking Marmari beach and Corfu, and a sheltered central terrace adorned with plumbago and bougainvillea. The gardens are well-tended and adorned with Mediterranean plants, providing vibrant colors throughout. A pathway leads down to a private beach, offering an exclusive coastal retreat just a short stroll from the house. The L-shaped villa comprises bedrooms in both wings. One wing includes two upstairs bedrooms that share a beautifully restored bathroom with a spacious bathtub. The other wing features a master double bedroom, a twin bedroom, and a studio double bedroom. All the bedrooms are equipped with air conditioning and offer sea views. The main part of the villa's ground floor boasts two open-plan sitting rooms, a kitchen, and a dining area with an orangery-style design, providing breathtaking sea views. The property also includes a salt-treated swimming pool measuring 14.5 x 3.5 meters, with a depth ranging from 1.5 to 2.5 meters and wide steps at the shallow end. The villa's unique location allows guests to observe local fishing boats and yachts arriving from other Ionian islands. At night, the twinkling lights of mountain villages on the Greek mainland create a picturesque scene.

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Details of amenities

Infinity swimming pool (salt treated) 14.5 x 3.5m, 1.5-2.5m deep

- Covered pergola
- Private direct access to the beach, 1 minute walk from pool area
- Built-in stone BBQ.
- Pool shower.
- Air conditioning in all bedrooms and sitting room.
- Ceiling fans.
- Insect-protecting nets on all windows.

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Contact partner

For further information, please contact your contact person:

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