

Lefkada

## Ionian Nest

*Property ID: 1062478*



**PURCHASE PRICE: 1.550.000 EUR • LIVING SPACE: ca. 190 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 4.112 m<sup>2</sup>**

Property ID: 1062478 - 310 84 Lefkada

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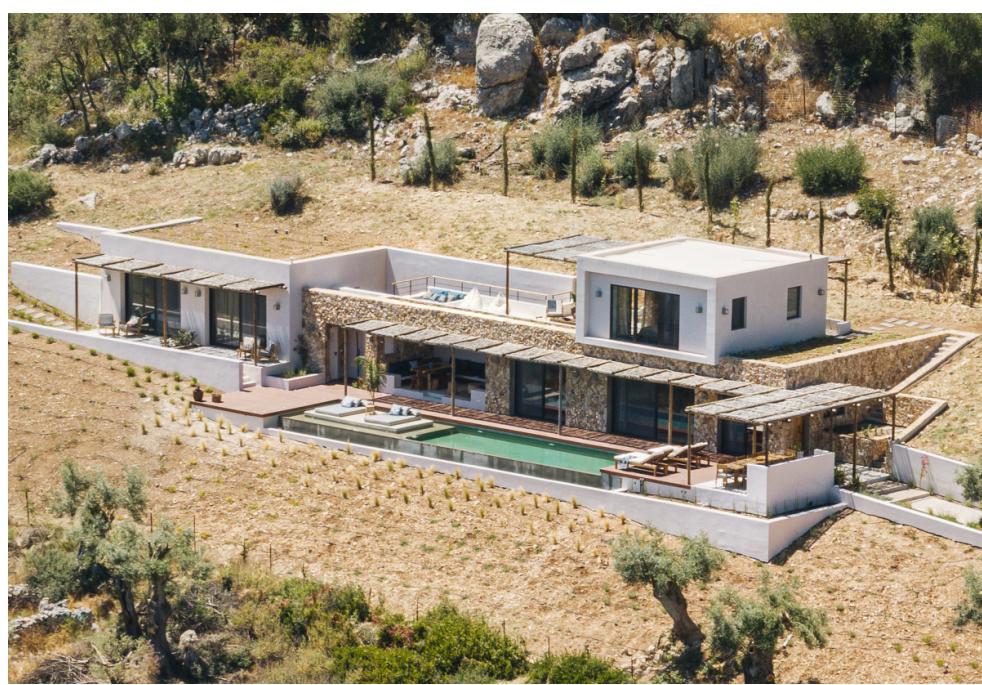
**Property ID: 1062478 - 310 84 Lefkada**

## At a glance

|                      |                        |                |                      |
|----------------------|------------------------|----------------|----------------------|
| Property ID          | <b>1062478</b>         | Purchase Price | <b>1.550.000 EUR</b> |
| Living Space         | ca. 190 m <sup>2</sup> |                |                      |
| Rooms                | <b>4</b>               |                |                      |
| Bathrooms            | <b>4</b>               |                |                      |
| Year of construction | <b>2024</b>            |                |                      |

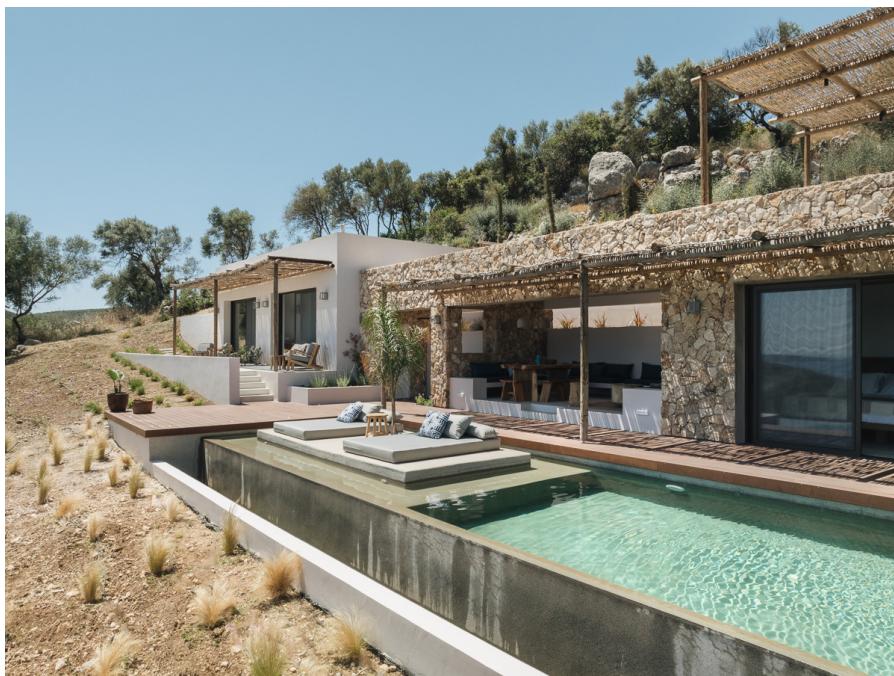
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## The property



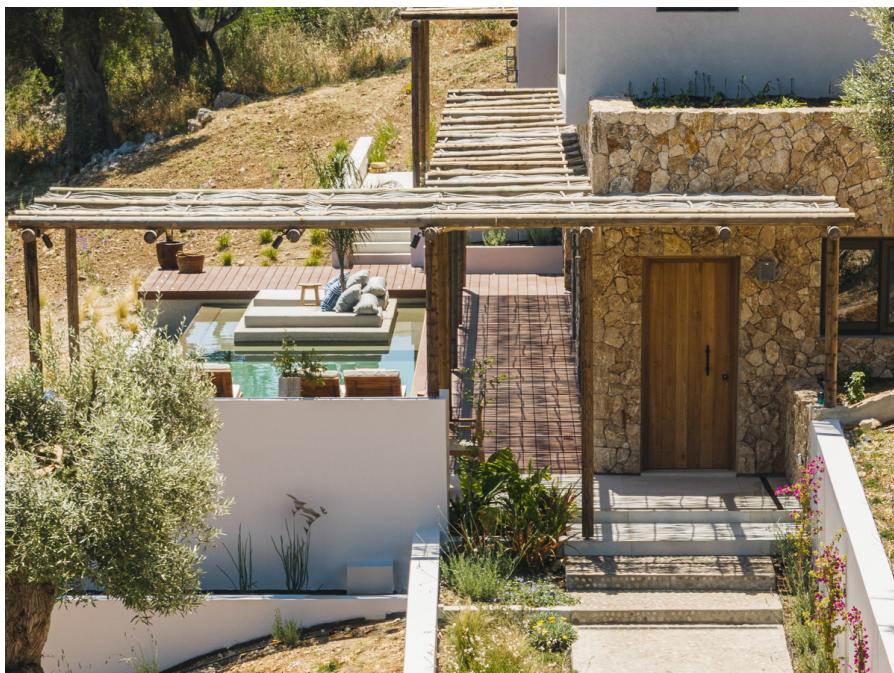
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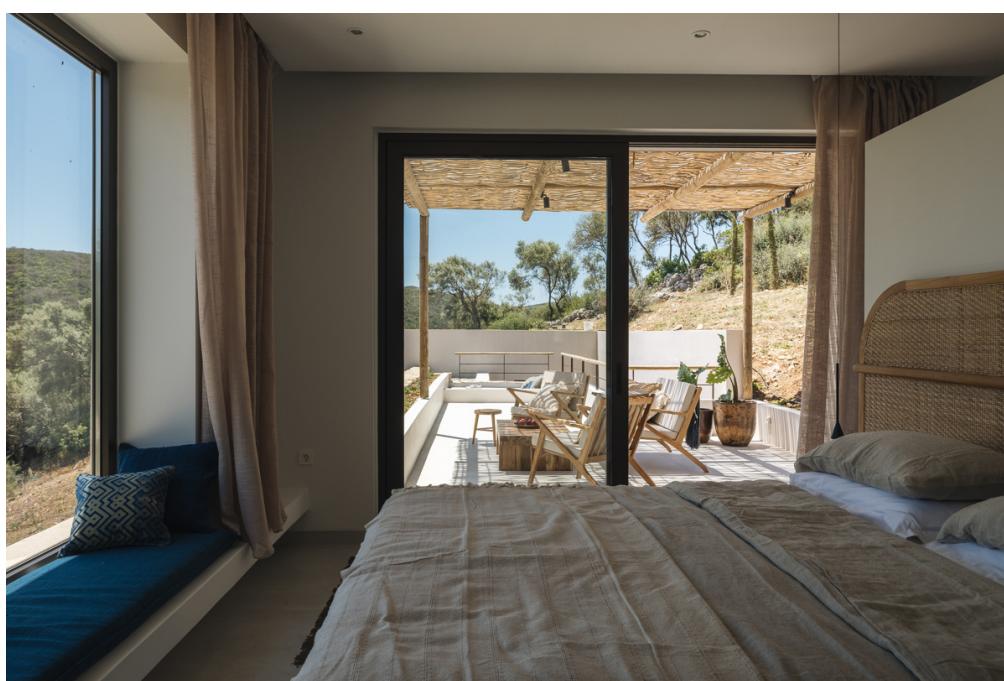
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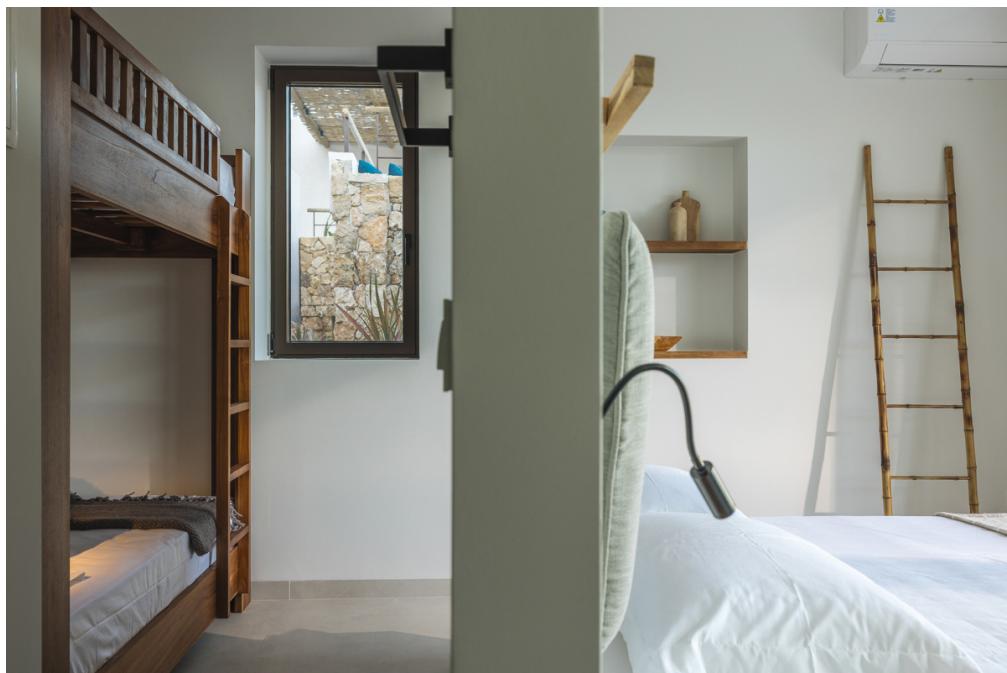
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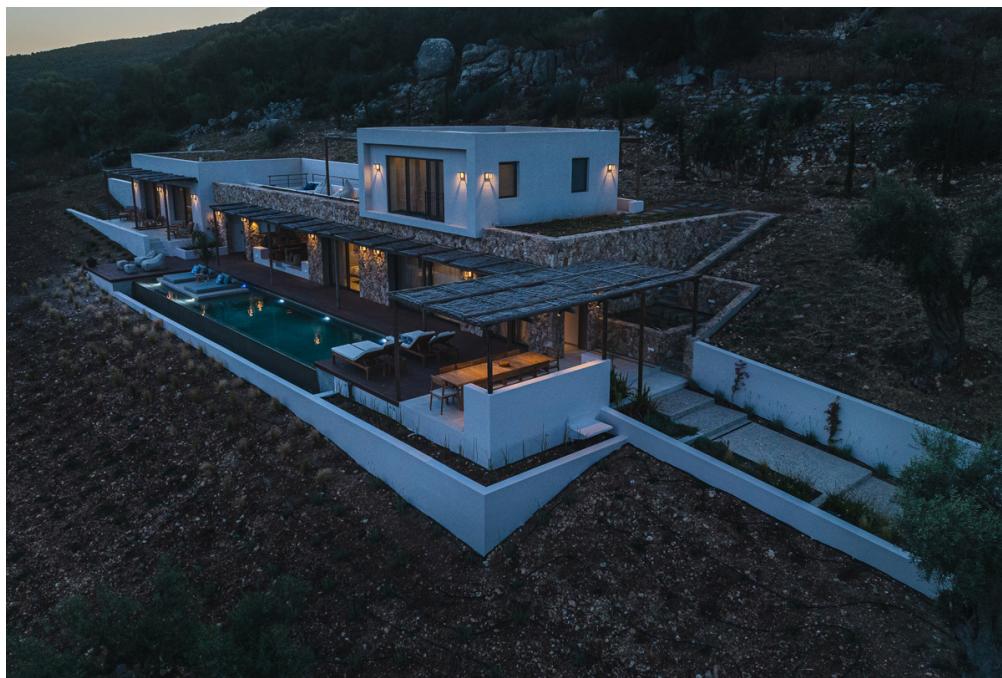
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## A first impression

Ionian Nest is a sanctuary nestled in the tranquil beauty of the Lefkada, a place where nature and architecture harmoniously meet. The main house, thoughtfully designed, features a luxurious master suite and a second bedroom, providing ample space for relaxation and comfort. The open-plan living area, with its spacious kitchen and dining room, flows seamlessly into a cozy living room, creating the perfect setting for both family gatherings and quiet moments of retreat. Additionally, there's a practical storage area and a common WC, ensuring convenience throughout the home.

The main entrance, located on the eastern side of the property, greets visitors through a wide corridor adorned with lush greenery, leading the way from the parking area to the heart of the home.

For those seeking a more private entrance, an external staircase at the back of the building leads to a corridor that brings you directly into the master suite through its private terrace. The views from here are breathtaking, offering a glimpse of the beauty that lies ahead.

The 17-meter infinity pool, set within this tranquil environment, offers a sense of seamless connection to the waters below, with its stunning views extending to the horizon. The pool area is surrounded by versatile outdoor spaces designed for relaxation, entertainment, or quiet contemplation, each offering a unique atmosphere to be enjoyed at different times of the day.

At the center of the ground level, a covered concrete slab provides a shaded living space perfect for lounging or dining, while soaking in the panoramic view of Poros Bay and the neighboring islands. This space serves as a connection between the various areas of the house, offering an open, welcoming space for guests to enjoy and take in the surroundings. The use of natural materials such as stone, wood, and water further integrates the property with its landscape, creating an atmosphere of tranquility and grounded elegance.

Two spacious guest suites, each accommodating up to four people, offer a private retreat for visitors, providing luxury and comfort. These suites are thoughtfully connected to the main house through shared terraces and outdoor spaces, allowing for a sense of togetherness, while maintaining the privacy of all who stay here.



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Ionian Nest is a place where nature, elegance, and comfort come together to create a perfect escape, providing both an idyllic sanctuary and an ideal gathering place for family and friends.

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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Athens

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