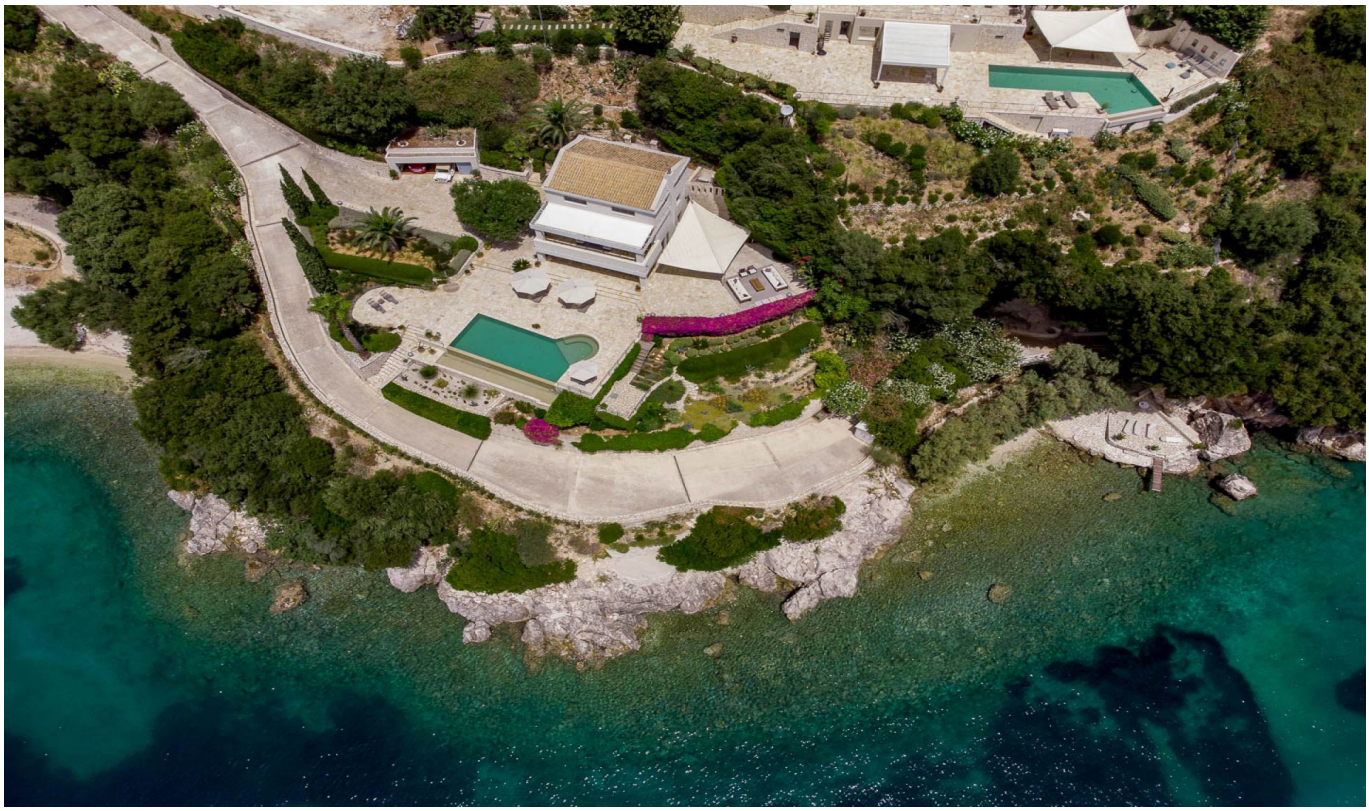
Corfu

Ionian Grace

Property ID: 1633307



PURCHASE PRICE: 13.500.000 EUR • **LIVING SPACE:** ca. 605 m^2 • **ROOMS:** 6 • **LAND AREA:** 5.040 m^2

Property ID: 1633307 - 49 100 Corfu

- At a glance
- The property
- A first impression
- Contact partner

Property ID: 1633307 - 49 100 Corfu

At a glance

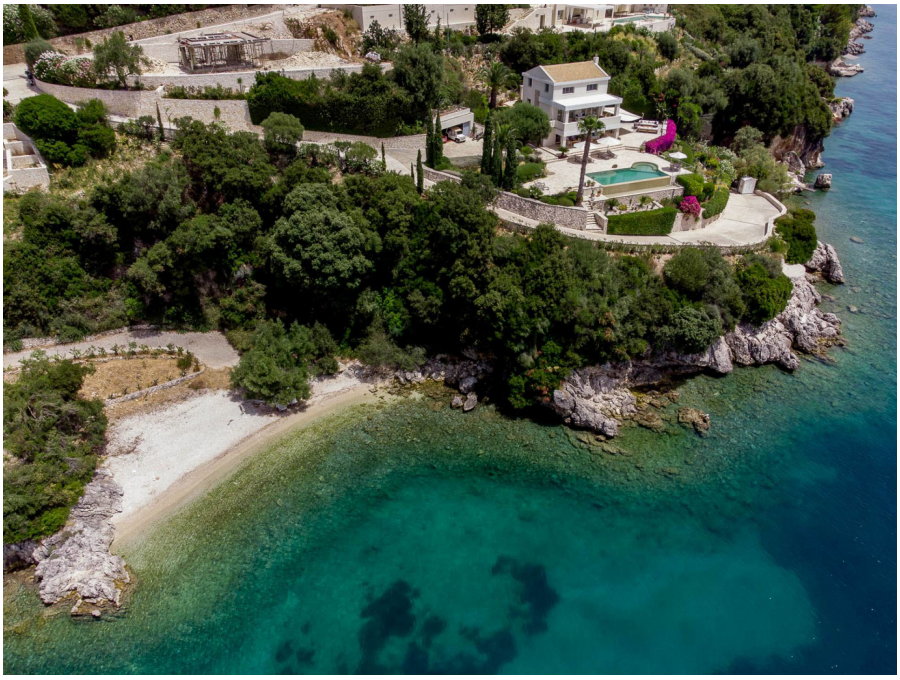
Property ID	1633307
Living Space	ca. 605 m²
Rooms	6
Bathrooms	8
Year of construction	2018

Purchase Price	13.500.000 EUR

Property ID: 1633307 - 49 100 Corfu

The property





Property ID: 1633307 - 49 100 Corfu

The property





Property ID: 1633307 - 49 100 Corfu

The property





Property ID: 1633307 - 49 100 Corfu

The property





Property ID: 1633307 - 49 100 Corfu

The property





Property ID: 1633307 - 49 100 Corfu

The property





Property ID: 1633307 - 49 100 Corfu

The property





Property ID: 1633307 - 49 100 Corfu

The property





Property ID: 1633307 - 49 100 Corfu

The property





Property ID: 1633307 - 49 100 Corfu

The property





Property ID: 1633307 - 49 100 Corfu

The property





Property ID: 1633307 - 49 100 Corfu

The property





Property ID: 1633307 - 49 100 Corfu

The property





Property ID: 1633307 - 49 100 Corfu

The property





Property ID: 1633307 - 49 100 Corfu

The property



Property ID: 1633307 - 49 100 Corfu

A first impression

Ionian Grace Seafront Estate is a breathtaking sanctuary of luxury and serenity, comprising two exquisite villas nestled in a private, idyllic setting with direct access to the shimmering sea. Perched majestically in elevated positions, both homes offer mesmerizing vistas across the azure waters of the Corfu Channel, gazing out toward the enchanting skyline of Corfu Town and the distant mainland of Greece. This view captures the soul and elevates the spirit.
Set amidst 5,400 square meters of meticulously landscaped gardens, the estate unfolds down to the water's edge, where a private cove beckons with inviting swimming and boating opportunities. A hidden cave and a stunning terrace along the waterfront lend an exclusive, boutique ambiance, creating a harmonious blend of natural beauty and refined luxury—a truly romantic haven by the sea.

Villa ?mphitrite
This contemporary masterpiece embodies modern elegance, seamlessly integrated with smart-home technology to elevate everyday living. Every detail reflects superior craftsmanship—bespoke fittings and sleek lines evoke a sense of spaciousness, comfort, and practicality. Spanning two levels and offering 233 square meters of sophisticated living space, Villa ?mphitrite welcomes you into a world of refined relaxation.
The expansive living and dining areas open effortlessly onto generous terraces, inviting you to savor the panoramic sea views. The state-of-the-art kitchen is a culinary dream, perfect for creating memorable gatherings. Three generously sized bedrooms, each with its luxurious en-suite bathroom, provide private retreats, while a versatile office space offers a perfect sanctuary for work or reflection.
A sumptuous, high-end bathroom, a WC, and a rejuvenating sauna are conveniently located near the pool—an oasis of tranquility. The outdoor terraces and balconies, all with awe-inspiring vistas, frame the horizon and invite moments of quiet contemplation or lively entertaining.
The infinity-edged swimming pool, with its captivating views of the sea, is a true centerpiece, surrounded by a spacious terrace with shaded seating, alfresco dining zones, and a barbecue area. The lush, landscaped gardens lead you through various terraces designed to maximize the breathtaking scenery, offering idyllic spots to unwind or host unforgettable gatherings.

Villa Thetis
A testament to timeless elegance with a contemporary touch, Villa Thetis masterfully combines classic architecture with luxurious modernity. Encompassing 372 square meters across three levels and a basement, this recently renovated estate showcases impeccable quality and attention to detail.
The ground floor features a spacious, fully equipped kitchen, a cozy sitting room, an elegant dining area, and a guest toilet—each space opening directly onto the main terrace and inviting

infinity pool, where the sea's serenity is ever-present.
Upstairs, the expansive master suite offers a private haven with a sitting area, a large terrace, and a sumptuous bathroom complete with a Jacuzzi, separate shower, and bathtub—indulge in ultimate relaxation with panoramic views as your backdrop. Two additional bedrooms with en-suite bathrooms provide comfort and privacy for family or guests.
The basement boasts practical amenities—a laundry area, generous storage, and a large office space that could easily be transformed into a gym or home cinema, catering to your every need.
The pool area is nothing short of spectacular, capturing the estate's secluded beauty and offering a perfect spot for tranquil swims or lively social gatherings.

An Enchanting Seaside Escape
Accessed via a discreet private road suitable for a golf cart, both villas lead down to a secluded cove—a true hidden gem. Here, an expansive waterfront terrace with a fully equipped outdoor kitchen, BBQ, pizza oven, and dining space for up to 20 guests awaits. Framed by the dramatic cave and overlooking the endless sea, this setting creates a romantic backdrop for unforgettable moments under the stars.
The entire estate is securely gated within an exclusive community, capitalizing on its south-facing orientation to maximize sunlight and spectacular sea views—an unobstructed panorama across to Corfu Town and the Greek mainland.
Nestled in Barbati—one of Corfu's most sought-after enclaves—just 16 km from Corfu Town and a mere 10-minute boat ride from the region's most captivating destinations, this estate offers a rare opportunity for discerning investors seeking a secluded, waterfront sanctuary that promises privacy, beauty, and timeless elegance.

Property ID: 1633307 - 49 100 Corfu

Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Athens

Kifisias Avenue 227, 14561 Kifisia
Tel.: +30 21 06 14 87 77
E-Mail: salesgreece@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com