

Lefkada

## Olivia

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????? ????????: 1.300.000 EUR • ??????????: ca. 186 m<sup>2</sup> • ??????: 4 • ?????? ????: 3.530 m<sup>2</sup>

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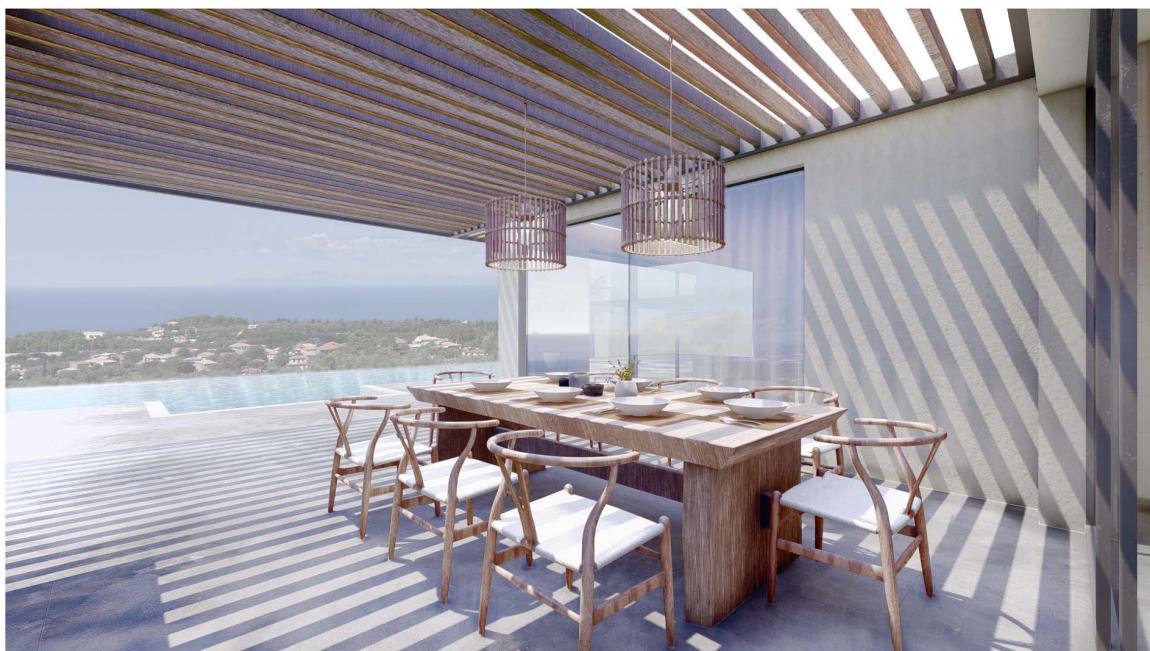
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Nestled within a serene olive grove and surrounded by century-old stone terraces, the property seamlessly integrates with its natural surroundings, offering an opulent retreat on the picturesque island of Lefkada.

Conveniently located near the main road of Tsoukalades village, Villa Olivia provides easy access to the renowned blue flag beaches of the island's west coast and capital. Within walking distance, residents can find an array of amenities including bakeries, cafes, restaurants, and mini markets.

The Villa features an open-plan layout comprising a modern kitchen, dining area, and spacious living room surrounded by glass walls, allowing abundant natural light and panoramic views. The centerpiece of the outdoor area is the impressive 60m<sup>2</sup> pool (4m x 15m), complemented by an outdoor dining area and barbecue zone, creating an inviting space for relaxation and entertainment.

The villa boasts four bedrooms, including two master suites with en-suite bathrooms, as well as a shared bathroom. The upper floor opens onto a recreational terrace with a gas fire pit, lounge area, fully equipped wet bar, and a 16m<sup>2</sup> heated jacuzzi, offering breathtaking views of the Ionian Sea and the mesmerizing sunset.

Designed to meet the highest standards of comfort and privacy, Villa Olivia includes provisions for underfloor heating, a fifty-cubic-meter underground water tank, solar heating and cooling systems for energy efficiency. Additionally, the property provides two individual parking lots accommodating up to four cars.

With its luxurious amenities and prime location, Villa Olivia caters to the needs of both residents seeking a private sanctuary and investors looking for a lucrative rental property, promising unforgettable experiences and unparalleled comfort for every day living and leisure.



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REAL ESTATE

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