

Kefalonia  
**Telchines**

**Codice oggetto: 2296601**



**PREZZO D'ACQUISTO: 2.750.000 EUR • SUPERFICIE NETTA: ca. 372 m<sup>2</sup> • VANI: 7 • SUPERFICIE DEL TERRENO: 4.572 m<sup>2</sup>**

**Codice oggetto: 2296601 - 280 86 Kefalonia**

- **A colpo d'occhio**
- **La proprietà**
- **Una prima impressione**
- **Partner di contatto**

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## **A colpo d'occhio**

<b>Codice oggetto</b>	<b>2296601</b>	<b>Prezzo d'acquisto</b>	<b>2.750.000 EUR</b>
<b>Superficie netta</b>	<b>ca. 372 m<sup>2</sup></b>		
<b>Vani</b>	<b>7</b>		
<b>Camere da letto</b>	<b>2</b>		
<b>Bagni</b>	<b>6</b>		
<b>Anno di costruzione</b>	<b>2020</b>		

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## La proprietà



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## Una prima impressione

Hidden among lush green hills and offering unobstructed views of the endless blue, Telchines is a private boutique residential complex in Plateies, Kefalonia. Built on a 4,572.67 sq.m. plot, with an additional adjacent 9,200 sq.m. plot and an active building permit, it presents a rare opportunity for expansion or further development, combining luxury, comfort, and privacy.

### Two Villas, Two Unique Experiences

**First Building (157 sq.m.)** A three-story villa with open, light-filled spaces. On the upper floor, the master bedroom with a bathtub and a private jacuzzi on the terrace promises moments of pure relaxation. On the lower level, two bedrooms with views and direct garden access create a serene retreat. The kitchen is fully equipped, all spaces feature independent air conditioning, and hot water is supplied via solar and electric heaters. Outside, the villa includes a 32 sq.m. swimming pool, a dining area, and a gas BBQ.

**Second Building (215 sq.m.)** with Studio A three-story villa with a master bedroom and jacuzzi on the upper floor, kitchen-living area on the ground floor, and two bedrooms with garden access on the lower level. The adjacent two-level studio offers either an independent entrance or a connection to the villa, hosting a living room, bathroom, and kitchenette on the ground floor, and a bedroom upstairs. Like the main villa, it features a fully equipped kitchen, air conditioning, hot water, and a 32 sq.m. swimming pool.

Every detail has been designed to create an atmosphere of serenity and luxury. Telchines is not just a residence—it is a place where memories come alive, nature embraces your life, and everyday routines turn into a permanent holiday. A unique investment in lifestyle, tranquility, and long-term value.

Kefalonia, the largest of the Ionian Islands, is renowned for its breathtaking landscapes, picturesque villages, and world-famous beaches, combining natural beauty, tranquility, and authentic Greek character—an ideal destination for holidays or boutique property investments. The location of “Agios Georgios” in Plateies offers a peaceful and genuine summer atmosphere, with green hills and easy access to crystal-clear beaches.

Von Poll Greece provides full support throughout the property purchase process. Beyond real estate expertise, we work with a trusted network of legal advisors, notaries, tax consultants, and architects, guiding buyers step-by-step from initial search to final handover, ensuring a smooth and secure experience.

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## **Partner di contatto**

**Per ulteriori informazioni, si prega di contattare la persona di riferimento:**

**VON POLL REAL ESTATE Athens**

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*Alla clausola di esclusione di responsabilità di von Poll Immobilien GmbH*

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