

Kefalonia  
**Amoret**

**Número da propriedade: 1676246**



**PREÇO DE COMPRA: 1.750.000 EUR • ÁREA: ca. 680 m<sup>2</sup> • QUARTOS: 10 • ÁREA DO TERRENO: 6.250 m<sup>2</sup>**

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## Numa vista geral

Número da propriedade	1676246	Preço de compra	1.750.000 EUR
Área	ca. 680 m <sup>2</sup>	Modernização / Reciclagem	2022
Quartos	10		
Quartos	5		
Casas de banho	9		
Ano de construção	2015		

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## O imóvel



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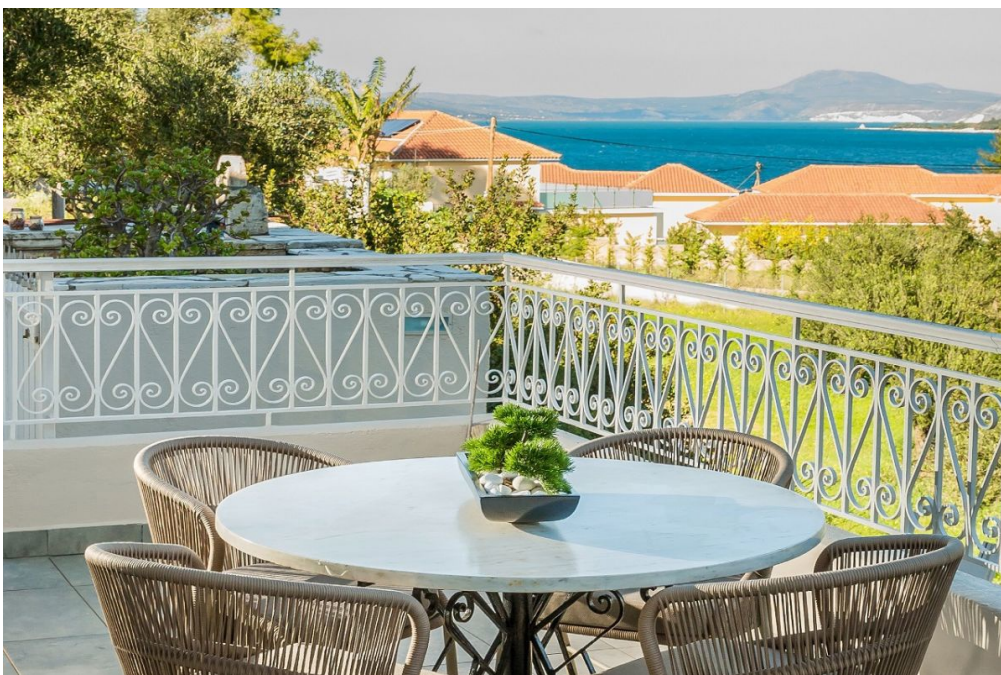
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## Uma primeira impressão

Lassi, Kefalonia's enchanting crown jewel, shines as the island's premier holiday haven — where golden Blue Flag beaches blend effortlessly with a vibrant main street lined with charming bars, inviting restaurants, and essential amenities.

Perfectly placed, it's just a 15-minute drive from the airport and a quick 5-minute transfer from Argostoli, the heart of the island.

Villa Amoret, just 2-3 minutes from the lively main street, feel like a secluded paradise, embraced by olive groves and pine trees, offering serenity and peace. Ideally located, they are only 300 meters from the famed Makris Yialos Beach and close to other stunning shores like Palaiostafida, St. Antonio, Gradakia, and Platis Yialos — where beachside bliss and convenience intertwine in Kefalonia's most beloved area.

### Main Villa:

The upper level four-bedroom villa, a true sanctuary of privacy and exclusivity, spans 300 m<sup>2</sup> across two levels, with a private outdoor space and BBQ for unforgettable gatherings. The elegant four bedrooms en-suite promise restful nights, while classic living rooms and lush outdoor areas create the perfect setting for relaxation and joy. Enjoy breathtaking sea views from the balconies, enhancing the villa's serene and exclusive atmosphere. The lower level of the villa features a spacious one-bedroom suite, designed for comfort and privacy. This inviting space offers a modern en-suite bathroom, a cozy living area, a fully equipped kitchen, and convenient access to the outdoor garden. Perfect for relaxation or hosting guests, it provides a tranquil retreat within the villa's luxurious setting.

### Guest Houses:

Four separate guest houses, one two-bedroom and three more one-bedroom ideal for guests seeking refined elegance and tranquility, these sleek, spacious suites offer a perfect retreat. Each with an open-plan design, combined with a private veranda overlooking a peaceful olive grove, create an inviting space for relaxation and outdoor enjoyment. With a minimalist style and thoughtful amenities, promise a serene escape filled with comfort and joy.

### Additional benefit:

An 80m<sup>2</sup> building requiring complete renovation to be converted into two separate suites. Fitted with modern comforts, Villa Amoret is a haven for life's pleasures. Designed for families or groups of friends, it features four double bedrooms, three on the ground floor, one upstairs, three bathrooms, an additional WC, three living rooms, a dining area, and a fully equipped kitchen. The main living room, with its classic charm, boasts a cozy fireplace and a charming secretary, inviting comfort and elegance.

Embracing outdoor living, Villa Amoret features spacious terraces, secluded corners, and expansive gathering areas, including an outdoor dining area with a BBQ and stunning sea views, creating the perfect setting for relaxation, socializing, and enjoying the beautiful

**surroundings. Whether seeking quiet reflection or lively moments, this villa embodies a sense of indulgence.**

**Immerse yourself in its luxurious embrace, as Villa Amoret becomes your tranquil retreat, promising an unforgettable Kefalonian escape.**

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## **Pessoa de contacto**

**Para mais informações, queira contactar a sua pessoa de contacto:**

**VON POLL REAL ESTATE Athens**

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*Para o aviso de isenção de responsabilidade da von Poll Immobilien GmbH*

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