

Ionian Islands  
**Villa Olivia**

*Property ID: GR23373058*



**PURCHASE PRICE: 1.350.000 EUR • LIVING SPACE: ca. 186 m<sup>2</sup> • LAND AREA: 3.531 m<sup>2</sup>**

Property ID: GR23373058 - 31100 Ionian Islands

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## At a glance

Property ID	GR23373058	Purchase Price	1.350.000 EUR
Living Space	ca. 186 m <sup>2</sup>	Usable Space	ca. 0 m <sup>2</sup>
Available from	According to the arrangement	Equipment	Terrace, Fireplace
Bedrooms	4		
Bathrooms	3		
Type of parking	1 x Car port		

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## A first impression

Escape to Olivia, a luxurious villa nestled within an enchanting olive grove in Lefkada. Designed to seamlessly blend with its natural surroundings, this stunning property offers a serene and private haven. Located in Tsoukalades village, "Olivia" provides easy access to Lefkada's beautiful blue flag beaches and the vibrant capital. Within walking distance, you'll find charming bakeries, cafes, restaurants, and mini markets to meet all your daily needs. The villa boasts a contemporary design, with open living spaces that effortlessly connect indoor and outdoor areas. The well-appointed kitchen, dining area, and spacious living room are filled with natural light, while offering panoramic views of the olive grove. Step outside to discover the expansive 60sqm swimming pool, perfect for refreshing dips. Enjoy al fresco meals in the outdoor dining area and savor grilled delights in the barbecue area. Unwind by the fire pit on the terrace, or indulge in drinks at the outdoor bar. For ultimate relaxation, immerse yourself in the heated jacuzzi (16sqm) while admiring the breathtaking sea views. "Olivia" features four bedrooms, including two master suites with private bathrooms, and an additional shared bathroom. Upstairs, a recreational terrace awaits, complete with a gas fire pit, comfortable lounge area, and a fully equipped wet bar. The terrace also houses a 16sqm heated jacuzzi, allowing you to unwind while soaking up the stunning views of the Ionian Pelagus and the colorful sunsets. This luxurious villa offers exceptional comfort, making it ideal for families or discerning guests seeking privacy and relaxation. The property is designed to be energy efficient, featuring underfloor heating throughout, an underground water tank, and solar heating and cooling systems. Parking is convenient with space for up to four cars. Whether you seek a tranquil private retreat or a lucrative rental investment, "Olivia" is the epitome of a dream villa.



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## Contact partner

For further information, please contact your contact person:

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