



## Villa Octavius Luxury Estate For sale in Lefkada



### Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments
Τηλέφωνο:	
Languages:	English
Site:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 2,500,000

### Τοποθεσία

Χώρα:	Ελλάδα
Διεύθυνση:	Villa Octavius
Ταχυδρομικός κωδικός:	310 84
Δημοσιεύθηκε:	24/12/2024
Περιγραφή:	Villa Octavius Luxury Estate For sale in Lefkada Greece

Esales Property ID: es5554420

Property Location

Villa Octavius

Rachi 310 84, Greece

Owners website – <https://www.villaoctavius.com/>

Property Details

For Sale: Villa Octavius – A Luxurious Retreat in Lefkada, Greece



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## Experience Unparalleled Luxury in the Heart of the Ionian Islands

Villa Octavius is an exclusive retreat nestled amongst the hills above Nidri on the breathtaking island of Lefkada, Greece. This magnificent villa offers panoramic vistas of the crystal-clear Ionian Sea, with the islands of Skorprios and Meganisi adorning the horizon. Every detail, from the exquisite architecture to the meticulously curated interiors, has been meticulously designed to provide an unparalleled level of luxury and comfort.

### A Haven of Tranquility with Unforgettable Views

Imagine waking up to the sound of the gentle breeze rustling through the olive groves, the sun glinting on the turquoise water. From your hilltop haven, breathtaking views unfold: a tapestry of emerald green hillsides, sapphire blue seas, and the majestic mountains of mainland Greece. At night, the sky transforms into a celestial canvas, adorned with a dazzling array of stars.

### Inspired by History, Designed for Luxury

Inspired by Emperor Octavian, the villa reflects the grandeur of ancient Rome. Renowned interior designer Miranda Holland-Cooper has meticulously curated the interiors, blending rare fabrics, exquisite antiques, and treasures from around the world – Britain, Europe, Egypt, India, and China.

### Unforgettable Experiences:

- \* **Luxurious Accommodation:** The main villa boasts four elegantly appointed bedrooms, each with an en-suite bathroom, offering a haven of tranquility and privacy.
- \* **Private Apartment:** A separate apartment, available for rent with the main villa, provides additional accommodation for family or guests.
- \* **Gourmet Kitchen:** A fully equipped kitchen with top-of-the-line appliances and a spacious island invites culinary exploration.
- \* **Elegant Living Spaces:** The spacious living room, adorned with comfortable seating and a captivating fireplace, offers a perfect setting for relaxation and entertainment.
- \* **Outdoor Oasis:** The expansive grounds feature a stunning swimming pool, a spacious patio with a built-in barbecue, and beautifully landscaped gardens with secluded areas for relaxation.
- \* **Breathtaking Views:** Enjoy panoramic vistas from every vantage point, whether it's the infinity pool, the private terraces, or the charming hammock tower.
- \* **GateHouse:** The gatehouse can be used for extra members of the family, staff, or friends visiting. A very important small property on the estate.

### Location & Lifestyle:

- \* **Prime Location:** Situated above the picturesque town of Nidri, Villa Octavius offers a peaceful retreat while remaining within easy reach of local amenities, including shops, restaurants, and beaches.
- \* **Island Paradise:** Explore the island's stunning beaches, from the white sands of Porto Katsiki to the dramatic cliffs of Cape Lefkada.
- \* **World-Class Destination:** Lefkada is renowned worldwide for its natural beauty, crystal-clear waters,



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and vibrant culture.

## Investment Opportunity:

Villa Octavius presents a unique investment opportunity. Whether you envision a luxurious private residence, a lucrative rental property, or a prestigious retreat for discerning travelers, this exceptional property offers unparalleled potential.

Contact us today to schedule a private viewing and experience the magic of Villa Octavius firsthand.

## ABOUT THE AREA

Lefkada, also known as Lefkas, is a stunning Greek island in the Ionian Sea. Connected to the mainland by a causeway, it offers a unique blend of natural beauty, vibrant culture, and laid-back island life. The island is renowned for its breathtaking beaches, with pristine white sand and crystal-clear turquoise waters.

Famous beaches like Porto Katsiki and Egremni, known for their dramatic cliffs and secluded coves, attract visitors from around the world. Beyond the beaches, Lefkada boasts charming villages, lush green hillsides, and olive groves. The island's capital, Lefkada Town, offers a charming blend of history and modern life, with its Venetian fortress, lively harbor, and vibrant nightlife.

For the adventurous, Lefkada offers opportunities for hiking, cycling, and water sports like windsurfing, sailing, and diving. The island also provides a haven for relaxation, with opportunities to indulge in delicious local cuisine, explore hidden coves, and soak up the sun on secluded beaches.

Whether you're seeking adventure, relaxation, or a taste of authentic Greek island life, Lefkada offers an unforgettable experience for travelers of all ages.

## MAiN FEATURES:

- \* 416m<sup>2</sup> of living space between all dwellings
- \* Plot size 1000m<sup>2</sup> on a hilltop
- \* Villa Living space 270m<sup>2</sup>, 4 bedrooms ensuite, 2 extra WC and sink rooms.
- \* Apartment Living space 100m<sup>2</sup> 1 bedroom ensuite
- \* Gate House (Staff House) Living space 46m<sup>2</sup> 1 bedroom ensuite.
- \* Staff store room and work area 75m<sup>2</sup> with shower room and Kitchen.
- \* 5 Bedrooms between apartment and villa
- \* 6 Bathrooms between apartment and vill
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Private Pool
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants



- \* A great base from which to discover other fantastic areas of Greece
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in Greece fast online

## Κοινά

Κρεβατοκάμαρες:	5
Μπάνια:	6
Τελειωμένα τετραγωνικά πόδια:	345 τ.μ

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: <https://player.vimeo.com/video/1034929949>

## Contact information

IMLIX ID: IX6.524.314

