Κεφαλονιά

Naiad Estate

Property ID: 1898093



PURCHASE PRICE: 3.500.000 EUR • LIVING SPACE: ca. 311 m^2 • ROOMS: 7 • LAND AREA: 3002 m^2

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At a glance

Property ID	1898093	Purchase Price	3.500.000 EUR
Living Space	ca. 311 m²		
Rooms	7		
Bedrooms	6		
Bathrooms	6		

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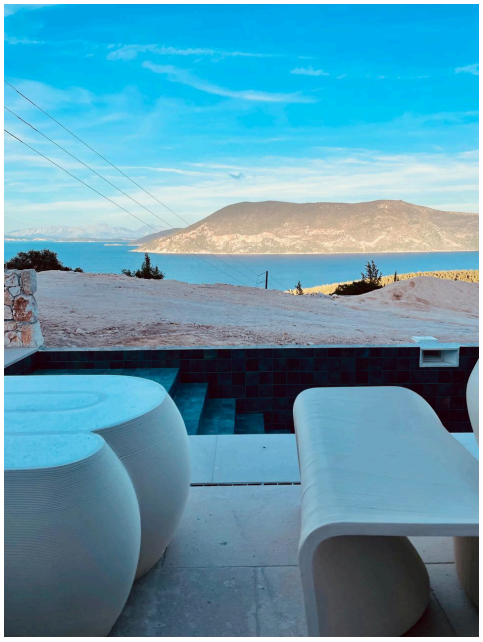
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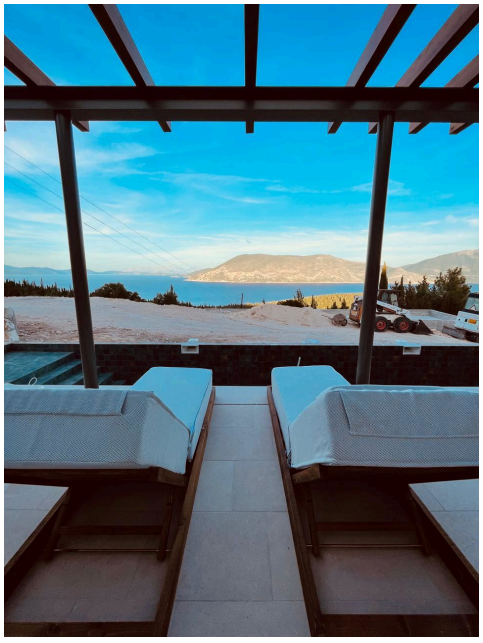




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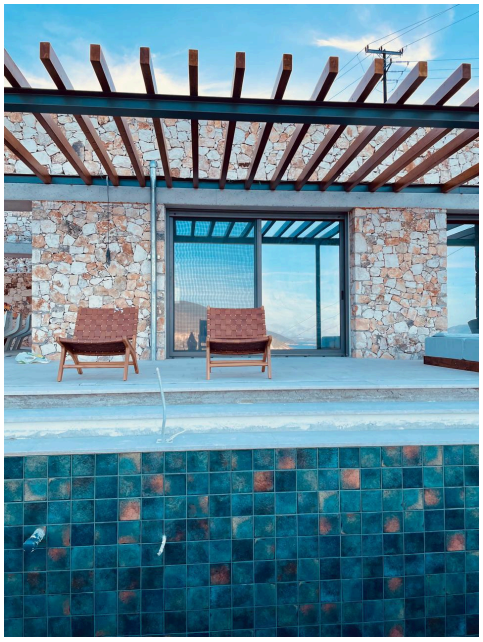
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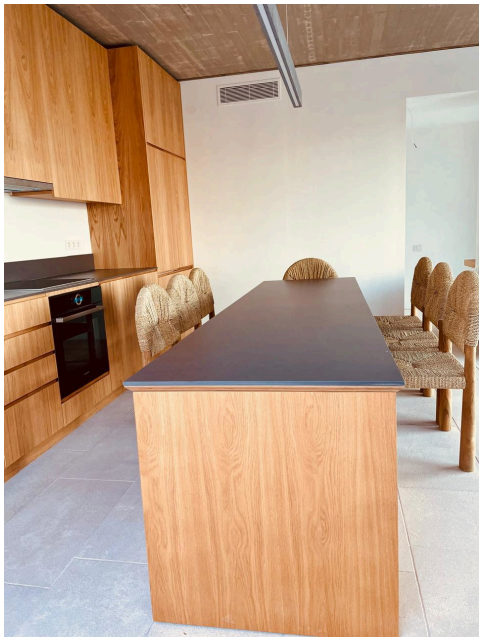




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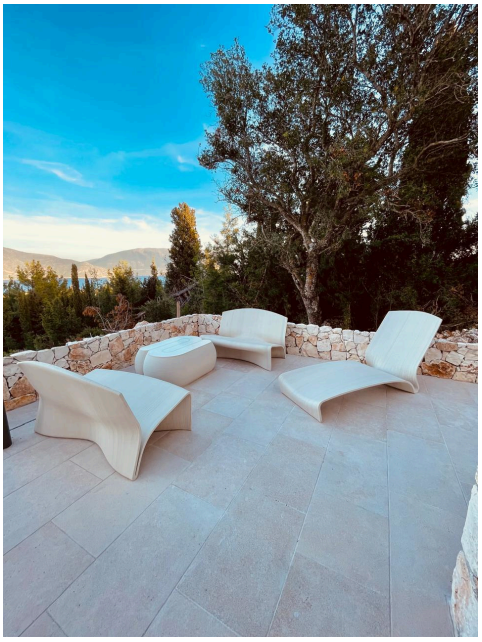
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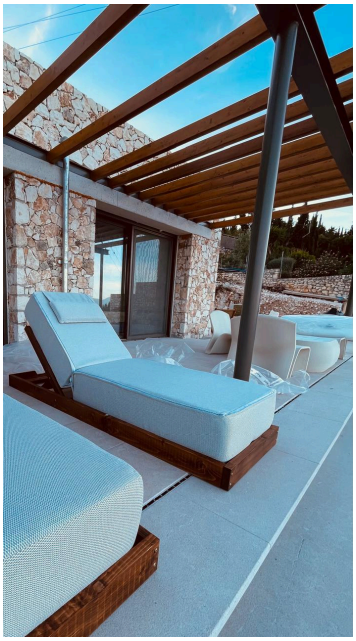




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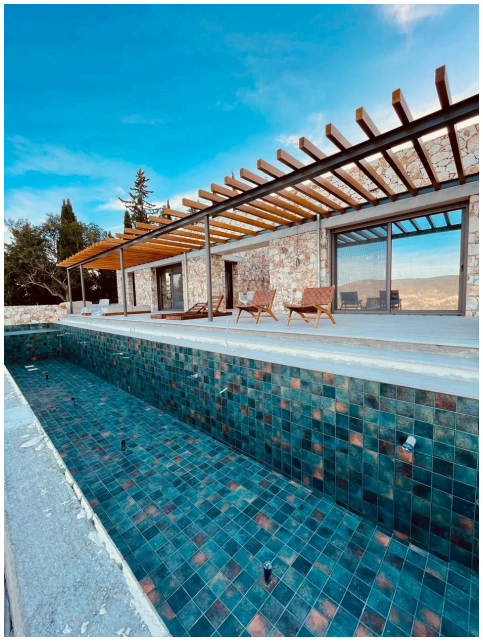
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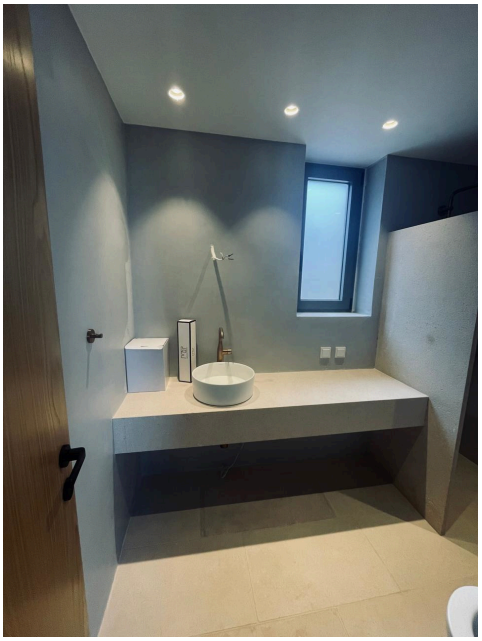




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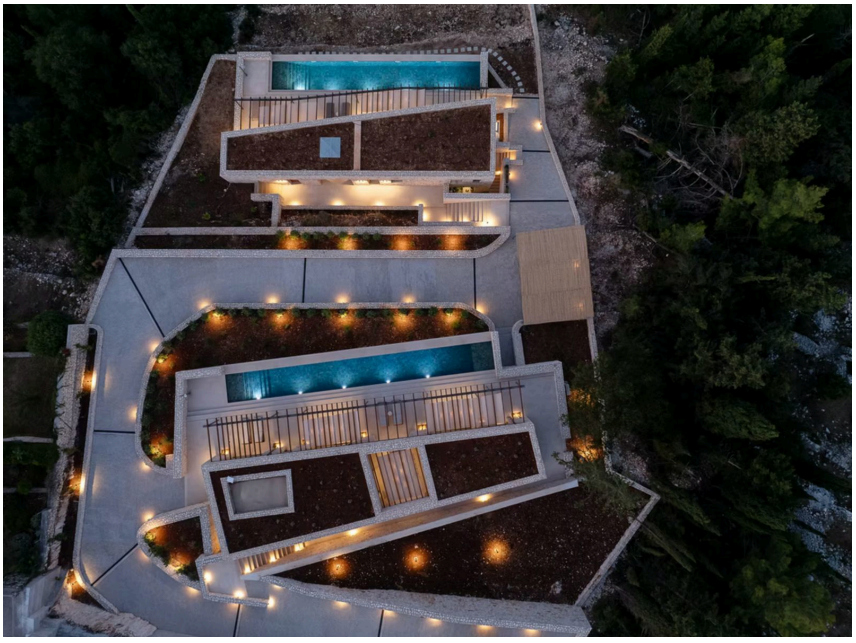




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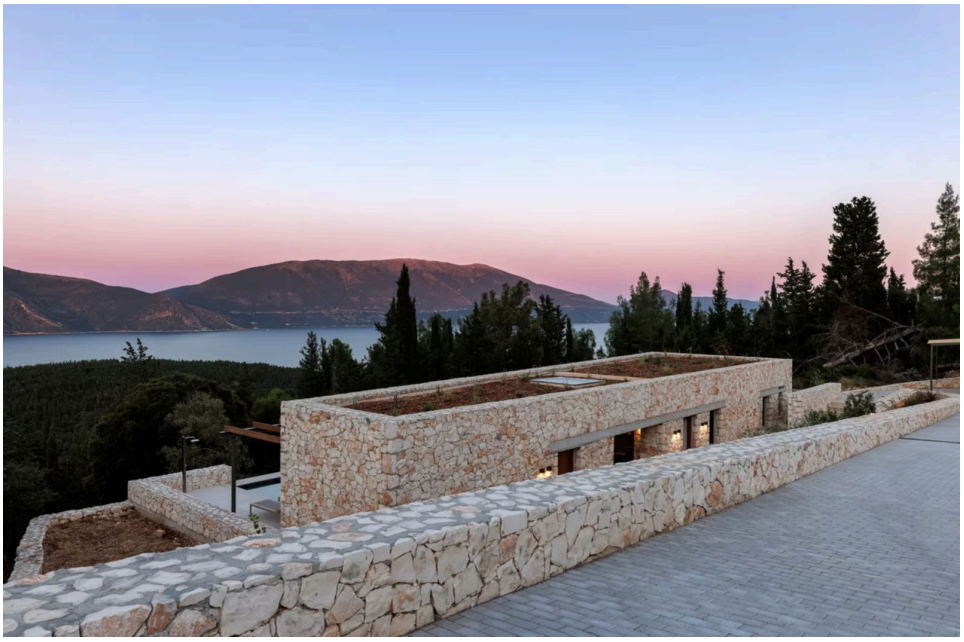
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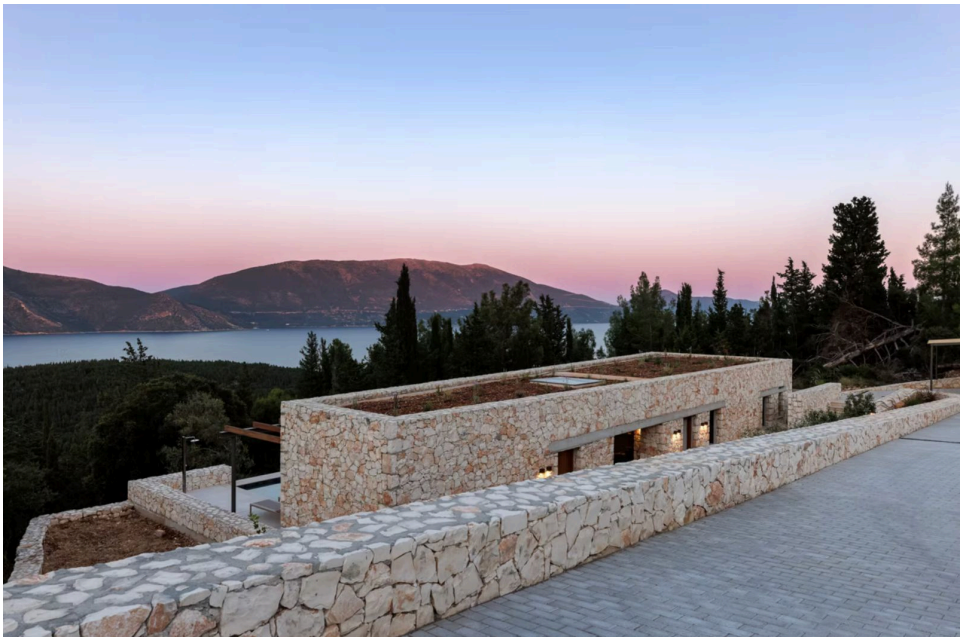




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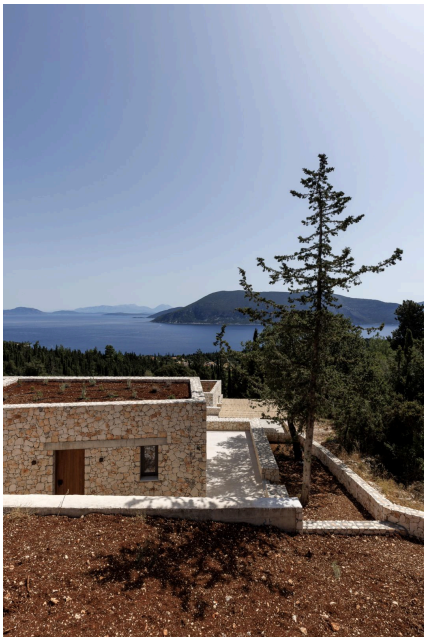
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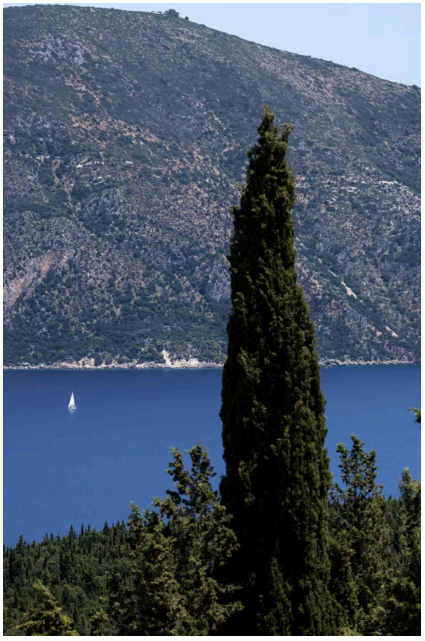
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A first impression

Perched on the emerald hills above the cosmopolitan harbor of Fiscardo, Naiad Estate stands as a sanctuary of refined beauty and timeless elegance. Comprising two exquisite villas, Naiad and Melissanthi, this architectural masterpiece unfolds across a gently sloping plot of 3,092 square meters, enveloped by verdant cypress trees and the infinite blue of the Ionian Sea.

Conceived by a distinguished architect, Naiad Estate harmoniously fuses minimalist sophistication with natural serenity and absolute privacy. Each villa, semi-subterranean and seamlessly integrated into the terrain, reflects a philosophy of balance and purity; a dialogue between architecture, light, and landscape.

Here, interior and exterior living merge effortlessly. Expansive glass openings invite the sea and sky indoors, while the infinity pools appear to dissolve into the horizon, evoking an enduring sense of freedom and the essence of Mediterranean summer.

Villa Naiad, spanning 173 square meters across two levels, embodies understated luxury and architectural clarity. The main level of 120 square meters features three spacious en suite bedrooms, an elegant open-plan living and dining area, a fully equipped kitchen, and a striking infinity pool that overlooks the Ionian. The lower level of 53 square meters may serve as an independent guest residence, complete with kitchenette, comfortable bedroom, WC, and storage, with direct access to the garden. Premium materials, double-glazed windows, air conditioning, and a heat pump ensure exceptional comfort throughout the seasons.

Melissanthi, with a total area of 138 square meters, mirrors the refined aesthetic of its sister villa while maintaining its own distinct charm. It offers three generous en suite bedrooms, two fully equipped kitchens, a stylish living and dining space, and a captivating infinity pool with uninterrupted sea views. Both villas are offered fully furnished, inside and out, with design pieces that complement their natural surroundings and architectural form.

The estate’s private landscaped garden, overlooking Fiscardo’s picturesque port, provides an idyllic setting for romantic dinners and tranquil reflection under the shimmering Ionian light. Beyond being a summer retreat, Naiad Estate serves as an inspiring year-round residence, where the gentle winter sunlight enhances the sculptural beauty of the architecture and the quiet power of its spaces. Kefalonia International Airport ensures convenient access in every season, allowing effortless connection to major European destinations.

Naiad Estate is designed for connoisseurs of life; individuals who seek authenticity,

culture, and aesthetic depth. It speaks to entrepreneurs, writers, filmmakers, musicians, and those who value both natural and intellectual beauty. At the same time, it represents an exceptional investment opportunity in one of the most coveted enclaves of the Ionian Islands — a rare combination of high return potential, enduring value, and collectible architectural character.

Von Poll Greece offers a full spectrum of services to support clients throughout the property purchase process in Greece. Beyond our core real estate expertise, we collaborate with a trusted network of professionals including legal advisors, notaries, tax consultants, and architects to ensure every stage of the transaction is handled smoothly and securely. We guide buyers step-by-step through the entire process of acquiring property in Greece, from the initial search and due diligence to contract signing, taxation matters, and final handover. Our goal is to provide a transparent, efficient, and fully supported experience for international and local clients alike.

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Contact partner

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