Παξοί

Reflections

Property ID: 2374989



PURCHASE PRICE: 1.550.000 EUR • LIVING SPACE: ca. 100 m^2 • ROOMS: 5 • LAND AREA: 2100 m^2

Property ID: 2374989 - 490 82 Παξοί

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At a glance

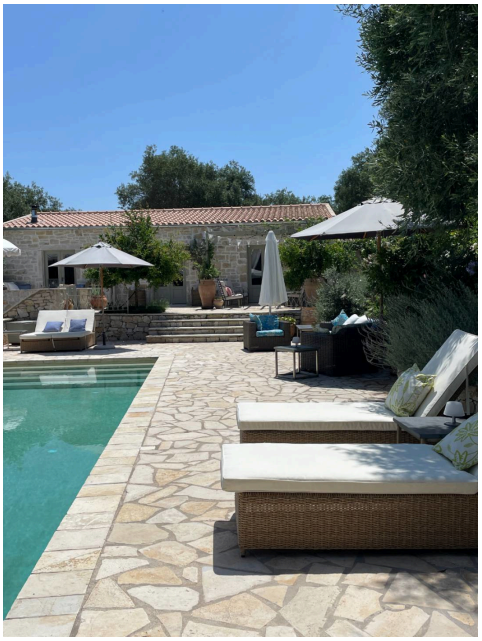
Property ID	2374989
Living Space	ca. 100 m²
Rooms	5
Bedrooms	3
Bathrooms	4
Year of construction	2020

Purchase Price	1.550.000 EUR
Modernisation / Refurbishment	2020

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The property





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A first impression

Reflections is a charming and deeply atmospheric old Paxiot estate, beautifully positioned in complete privacy among ancient olive groves, with enchanting views over Lakka harbour, the northeast coastline of Paxos and across the sea toward Corfu. Dating back approximately 800 years, this remarkable stone farmhouse has been meticulously restored with exceptional care, preserving its authentic rustic soul while combining it with refined materials, elegant finishes and modern comfort. Thick stone walls, old Venetian roof tiles, handcrafted wooden doors and windows, travertine floors and lime-washed wooden ceilings create a timeless Mediterranean character throughout the property.

The main house offers three bedrooms and welcoming living spaces filled with warmth and authenticity. The open-plan kitchen, dining and sitting area features a traditional vaulted wooden ceiling, premium appliances and a wood burner, opening directly onto sun-drenched terraces designed for relaxed island living. The master suite, privately positioned on the lower level with its own terrace overlooking Lakka, includes a luxurious ensuite bathroom with freestanding oval bathtub and walk-in shower.

Beyond the main residence, two exquisitely designed shepherd's huts are nestled within the olive grove, each offering private terraces, elegant ensuite bathrooms, air-conditioning and their own intimate atmosphere, creating two additional guest suites of exceptional charm. Between them lies a secluded plunge pool, while the main swimming pool sits beautifully within the landscaped gardens and becomes the focal point of outdoor living. A stunning stone-built loggia with fully equipped outdoor kitchen, BBQ, oven and dining area creates an idyllic setting for entertaining beneath the Paxos sky.

The grounds are mature, fragrant and beautifully maintained, featuring roses, lavender, walnut and fig trees, a newly planted orchard and approximately 30 olive trees that produced 120 litres of organic extra virgin olive oil last year. Located in the peaceful area of Grammatekeika, just below the heritage church of Ypapanti, Reflections enjoys complete tranquility while remaining only minutes from Lakka, Loggos and Gaios. The property is sold fully furnished and equipped with carefully selected high-end pieces, and benefits from a long-established and highly successful rental business generating strong income.

Grammatekeika is one of the most peaceful and authentic areas of Paxos, surrounded by ancient olive groves, cypress trees and rolling green hills with beautiful sea views toward Lakka and Corfu. The lifestyle here is relaxed and discreet, offering complete privacy and tranquility while remaining close to the charming harbours, waterfront tavernas, beaches and elegant island atmosphere that make Paxos so sought after.

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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