Κεφαλονιά

Ionian Treasure

CODE DU BIEN: 2565852



PRIX D'ACHAT: 1.350.000 EUR • SURFACE HABITABLE: ca. 246 m^2 • SUPERFICIE DU TERRAIN: 4850 m^2

CODE DU BIEN: 2565852 - 28200 Κεφαλονιά

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En un coup d'œil

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La propriété





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Une première impression

A truly rare opportunity to acquire an exceptional beachfront estate on the spectacular western coast of Kefalonia, where private Mediterranean living and an established hospitality operation come together in one extraordinary property. Set directly on the sandy shores of Megas Lakkos, adjoining the renowned red-sand coastline of Xi, the estate occupies approximately 4,850 m² of land in an exceptionally privileged position beside the Ionian Sea. Just seven minutes from Lixouri, the property combines the tranquillity and privacy of an expansive coastal estate with convenient access to the town and to one of Kefalonia's most celebrated beach destinations.

Ionian Treasure comprises a substantial 184 m² main residence, a completely independent 62 m² guest residence and an established beachfront restaurant and beach-bar operation occupying a unique position directly on the shore.

The principal residence has been designed to embrace the extraordinary natural surroundings, with generous living and dining spaces, a kitchen and master bedroom with en-suite bathroom on the upper level, complemented by three additional bedrooms, bathroom, WC and kitchenette on the ground floor. A large private terrace with barbecue opens towards uninterrupted views of the Ionian Sea, creating an exceptional setting for relaxed Mediterranean living, private entertaining and unforgettable sunsets.

The independent guest residence provides two bedrooms, bathroom and a comfortable kitchen-living area with fireplace, offering additional flexibility for family, guests or private hospitality use.

The commercial component of the estate has been operating successfully for many years and benefits from its exceptionally scarce beachfront position, established customer base and the continued growth of tourism in Kefalonia. Its direct relationship with the beach creates a particularly attractive investment proposition, offering the possibility of combining private ownership with an income-generating hospitality activity within the same estate. For an international investor, this creates an unusual opportunity to acquire not simply a luxury island residence, but a diversified Mediterranean asset with both lifestyle appeal and commercial potential.

What makes this property especially compelling is the rarity of its location and configuration. Prime beachfront land of this scale, combined with private residences and an established beachfront business, is increasingly difficult to find in the Ionian Islands. The estate offers the possibility of enjoying an exceptional private lifestyle while retaining the potential for continued commercial exploitation and long-term value appreciation. Imagine waking each morning to the sound of the sea, spending the day

on your own stretch of the spectacular Kefalonian coastline and watching the sun disappear into the Ionian horizon from your private terrace. This is a property for those who value not only luxury, but authenticity, privacy, nature and the enduring investment value of truly exceptional coastal real estate.

Offered at €1,150,000, this is a rare opportunity to acquire a substantial beachfront estate in Kefalonia with an established hospitality component, a distinctive lifestyle asset and compelling investment opportunity in one of the Ionian Islands' most beautiful and increasingly sought-after destinations.

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

Pour de plus amples informations, veuillez contacter votre personne de contact :

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