

Realise the Dream



Vinieris

Real Estate & Developments...

Realise the Dream

Welcome

"On behalf of Vinieris Real Estate & Developments, we would like to welcome you to this information and property presentation of our group of companies.

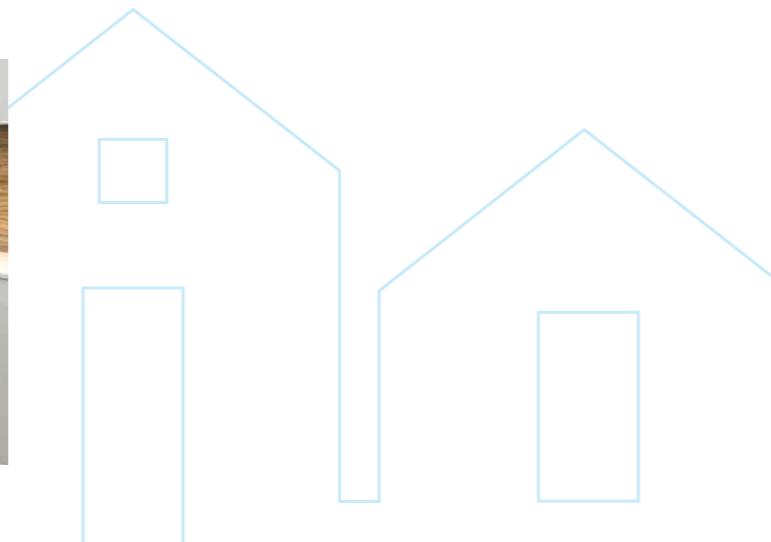
When we created Vinieris Real Estate Group in 2002, our aim was to offer people from any country, the chance to own the home of their dreams on the Island of Kefalonia. Today, having sold and built so many dream homes, we have become internationally recognised for our highly satisfied clientele, have made a lot of friends in the process and we believe that we have achieved what we aimed for - **making people's dreams come true.**

From a small family company, we have grown into the leading Real Estate & Development group on the Island, but we still keep our family values in the operation of our business. Our continued success is not only due to our philosophy, but also to our unique blend of talented colleagues, our inspiration, and our carefully selected business associates. We are very proud that we now comprise a group of companies, all created in order to fully encompass and facilitate our clients' requirements and needs. Our sister companies: Vinieris Developments, Vinieris Property Management, Holiday Villas Kefalonia Ltd, & Vinieris Kefalonian Properties Ltd, were specifically created to give our clients complete peace of mind, before, during and after the purchase or construction of their dream property.

We hope you will find this brochure presentation of selected properties helpful in your search for an investment here in Kefalonia and we would like to assure you that we shall always be an open minded, evolving organization, offering our clients solutions that will suit their personal needs and circumstances.

We look forward to seeing you in Kefalonia and would like to extend a warm invitation to you to visit us at our head office in Argostoli".

With our very best wishes to you,
Adonis & George Vinieris





Kefalonia

It was Louis de Bernieres' bestselling novel 'Captain Corelli's Mandolin', published in the mid-nineties and later made into the popular film that brought the island of Kefalonia from a relatively unknown Greek Island into the global spotlight. The Island has been regularly voted in the top ten destinations in the world for scenic beauty and therefore, has become the "Jewel of the Ionian Islands."

Kefalonia is the largest of the seven Ionian Islands, lying off the west coast of mainland Greece. Covering an area of 270 square kilometres the island is mountainous and covered in forest and vegetation. Unlike many of its sister islands, Kefalonia enjoys a number of rivers, lakes and underground caves. It is also famed for its clear turquoise waters against numerous white sandy beaches and private pebble coves, with a coastline stretching over 250kms. The island has many wonderful bays and inlets that form its unusual shape.

Kefalonia has a population of approximately 40 000 whose main occupations and source of income are agriculture, fishing and tourism. With tourism playing such a huge part in the economy, there are a growing number of people from all over Europe who are recognising the potential of investment on the Island.

Despite strong cultural influences from the Italians (specifically, the Venetians), together with the French and British, Kefalonia has retained its own authentic Greek character, unlike more easterly parts of Greece.

The capital, **Argostoli**, is the largest town of Kefalonia. Protected in a natural harbour, it is beautifully spread into low hills full of vegetation that almost reaches the sea. To the east of Argostoli at the end of the Bay, sits the nature reserve at Koutavos lagoon. Just 3 kilometres West of the city, lies Lassi area, famous for its resorts and golden sandy beaches, such as Makris and Platis Gialos.

On the **North coast** lies Myrtos bay, known for its incredible aquamarine coloured sea, making it a popular beach with visitors from all over the world. From here the tiny hamlet of Assos is visible, crowned by an imposing Venetian fortress. The furthest village north is the traditional fishing village of Fiscardo which attracts visitors from all over the globe and is popular with celebrities and the "jet-set". Fiscardo, although traditional in style, is very cosmopolitan and is often referred to as the "Kefalonian Riviera", attracting large private yachts and regularly featured in the media as one of the most beautiful places in Greece.

The **South-East** coast offers key tourist destinations including the village of Scala with its extensive sandy beaches and luxurious resorts. One of the main ferry ports is located in this region in the pretty town of Poros; a new marina is under construction in the fishing village of Katelios, which will offer a number of berths for yachts and pleasure craft and is certain to further improve the local area. Katelios is famed for its numerous fresh fish tavernas and also its proximity to Kaminia Beach, the protected long stretch of fine sand which is a nesting area for the 'Caretta Caretta' loggerhead turtles during the summer months.

Sami is located on the **East coast** of Kefalonia and is one of the main ports of Kefalonia island. Surrounded by green mountains in the background of a sea gulf, Sami is a safe harbour and a significant milestone for many destinations. 17 caves systems have been recorded near to Sami, which is unique in Greece.

The most notable and widely known are the underground lake of Mellisani in Karavomilos and the Cave of Drograti. Sami became widely known from the movie "Captain Corelli's Mandolin" and the beautiful beaches such as Sami Beach and Antisamos. Agia Efimia is also located in this part of the island; one of the most beau-

tiful seaside villages in Kefalonia, having a truly cosmopolitan air and featuring amazing scenery.

On the **West coast** lies Lixouri which is one of the most picturesque cities on the island and the second most populous after Argostoli. Lixouri is one of the towns of Kefalonia, which provides many attractions for visitors, with its golden beaches such as Petanoi Beach, Xi and Lepeda.

Livathos region, on the **South-west** undoubtedly sums up Kefalonia. It is within easy travelling distance of both the capital Argostoli and the airport, making it ideal not only for holidays, but also as a permanent base. Historically, it has strong ties with shipping and many seafarers originate from this part of the island. Agriculture and fishing also continue to play an important part in the lives of local people. A strong community spirit still exists throughout the area with numerous local events and festivals taking place throughout the year in the traditional and well-known villages, such as Kourkoumelata, Svoronata, Lakithra, Sarlata, Karavados and Pessada. The region is also one of the most popular due to its superb coastline, with numerous beaches including Avithos, Ai Hellis, St. Thomas, Spartia, Trapezaki, Lourdas and many others.



Why invest in Kefalonia now?

“Aptly named ‘The Jewel of the Ionian’, the island of Kefalonia has become an extremely popular holiday destination. Blessed with over 300 days of sunshine a year, the Island enjoys a typical Mediterranean climate with long warm summers and mild winters.

The tourist industry in Kefalonia started developing in earnest during the 1980s and visitor levels have continued to rise ever since.

With tourism increasing year on year, so does the demand for accommodation, whether that is in the form of high class hotels, affordable self-catering accommodation, or the increasingly popular private villa market.

There is also a higher demand now on flights into the Island, and with more and more countries offering direct flights to Kefalonia in the summer, it is certain that in 2-3 years’ time, Kefalonia will have direct flights from most European countries. As a result the villa market here in the island will most probably prove to be the strongest in Europe and Kefalonia is truly becoming one of the top destinations in the entire world.

Kefalonia has proved a strong investment for our clients, as it continues to offer a true and exclusive market, steady growth and a sustainable income stream.

Kefalonia has kept its natural beauty intact, with no massive concrete accommodation units due to strict building regulations, and as a result, the villa market is undoubtedly thriving as more and more visitors choose this kind of stylish, luxurious and affordable accommodation.

Now is the right time to buy or build a property in Kefalonia, either as an investment opportunity or holiday home (ideally both) or alternatively, as a permanent residence. Whilst property markets have fallen around the world, Kefalonia has remained stable, with unique opportunities arising to the discerning investor. We would always recommend that each property investment should form part of a long-term strategy to achieve your financial goals”.

Adonis Vinieris



Our Services

Vinieris Real Estate has considerable experience, both at national and international level, and our multilingual team are able to provide a full and complete service in order to ensure buying your dream home is as seamless as possible: we are here to assist you with every aspect of the buying process, from selection and viewing, legal representation, right through to the procedure of signing the final contract and obtaining title to the property. Contact our team for further details.

We are pleased to offer a complete package of services and can assist you through each step of the purchasing process. As well as helping you with the viewing and selection process, we can help you with the appointment of other professionals whose services you may require such as:

- ✓ **Lawyers and Public Notaries**
- ✓ **Engineers and Surveyors**
- ✓ **Banks**
- ✓ **Insurance Companies**
- ✓ **Translators**

Land & Property Sales

As the leading Real Estate Agency in Kefalonia, we have the largest selection of land and property for sale. Whether purchasing land, property or both, we can guide you through the viewing and selection process, assisting you to find the perfect location within a specified budget, that will suit your personal requirements. If you are considering selling land or property, we will be happy to carry out a survey/valuation and fully discuss all your requirements. We use a wide range of marketing resources in order to optimise the selling potential of your land or property holdings.

Recommended Lawyers

As soon as you have found a property you like, you will need to engage the services of a lawyer. We have a number of English speaking lawyers who we are pleased to recommend to our clients, all of whom have extensive experience in Greek real estate law. We have total trust in their ability to represent our foreign clients in all aspects and they have proved themselves to be an invaluable part of our network.

Mortgage Services

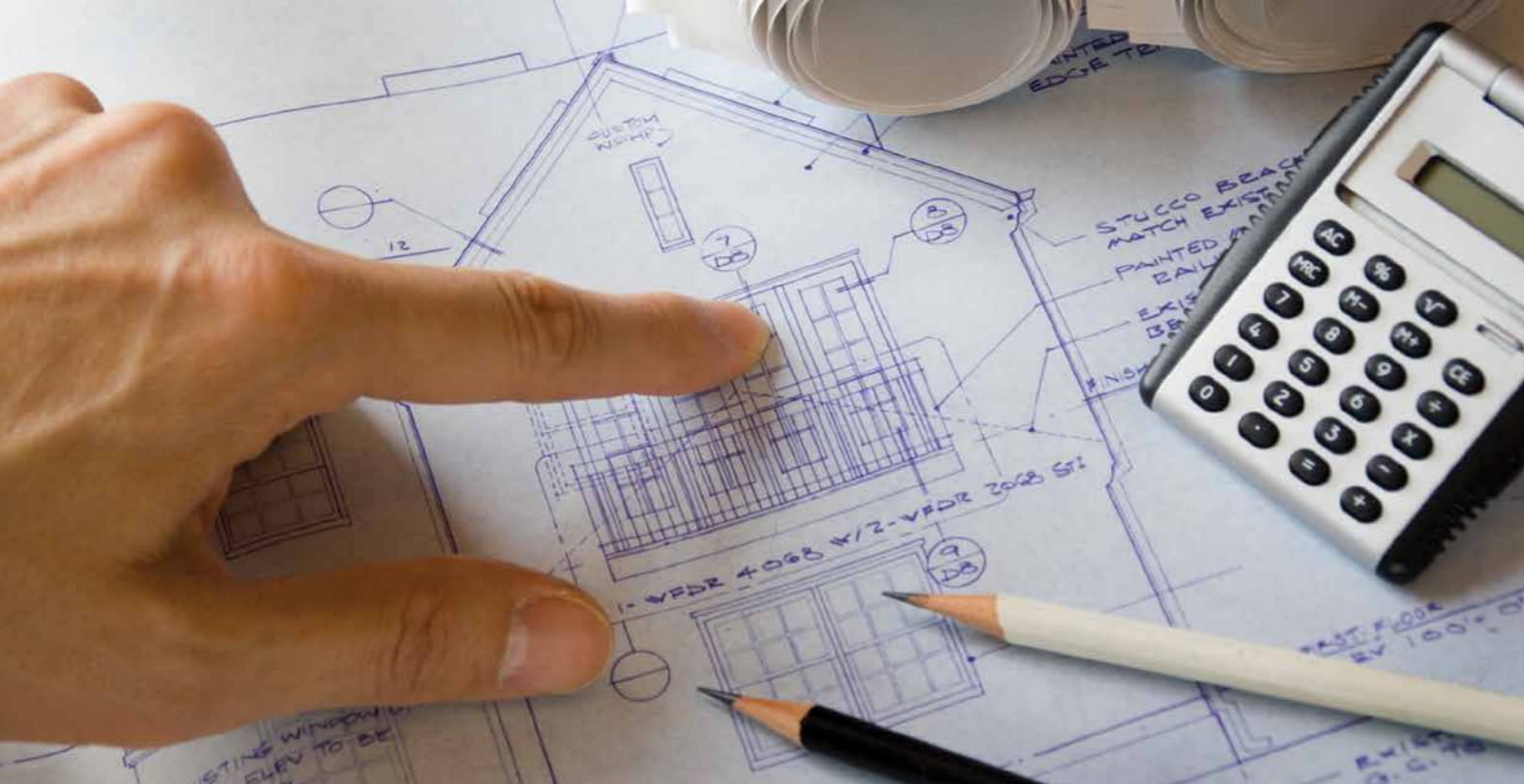
We work closely with a number of banks located on the island and should you wish to obtain a mortgage to finance your investment, our mortgage adviser is happy to assist you with this. We will explain the lending process clearly, so that you will feel comfortable with the decisions you are making and understand everything about the process.

Insurance

We co-operate with National and International insurance companies and can help you with insuring your home, thereby giving you peace of mind that your property here is safe.

Inspection Visits

Whether you wish to visit the Island to look at property in the summer or the winter, we can assist you in making any necessary arrangements for the trip. We can arrange flights, accommodation and even book a car. We are available to discuss your requirements, show you properties, answer questions and guide you through the entire purchasing process, once you have found what you are looking for.



Vinieris Property Development

Founded in 2002, our company has evolved into the leading and most reputable Real Estate Group in Kefalonia. Vinieris Property Developments, together with Vinieris Property Management, Holiday Villas Kefalonia Ltd and Vinieris Kefalonian Properties Ltd were specifically created in order to give our clients total peace of mind during and following the construction of our luxurious villas. The services we provide ensure that all aspects of your investment are taken care of; central to our philosophy are: "our family values, our personal relationships with our clients and the trust we build from the beginning of our projects until delivery".

Our company has a wealth of expertise and experience for those of you who either haven't found what you have been looking for in your search for a ready built property, or for those of you who have decided to build your own villa right from the outset. We can offer a luxurious villa, exclusively & architecturally-designed specifically for you, taking into account all of your needs, your requirements and of course, your budget.

We are able to provide you with a full turnkey service, tailored specifically to your exact requirements. Cooperating with our experienced team of architects, engineers and all our trusted associates, we guarantee the successful completion of your vision; built to the very

highest of standards and finishes throughout.

Guiding you through all the stages of the build will be our fully experienced team, headed by Adonis Vinieris, whose attention to detail is the governing factor in guaranteeing that your needs and expectations are fully met. We are with you step by step during the construction process, always taking into consideration your directions and personal style, but also offering guidance and advice from our many years of experience and our knowledge of all the recent developments and improvements in both modern and traditional construction methods.

Consider your search for a plot and the building of your property as a jigsaw: we complete the pieces with our knowledge and experience; you complete your part with your imagination and your ideas. An important aspect of our philosophy, nurtured together with our professional expertise, is to make sure you as the customer are at the forefront of the process and you enjoy the whole experience of constructing your unique property, exactly as you envisaged and dreamed.

Following a consultation with ourselves, so that we fully understand exactly what you are looking for, we then recommend plots from the largest selection available in Kefalonia, via Vinieris Real Estate (headed by George

Vinieris), thus giving you the opportunity to choose the one that best suits your individual needs and wishes. Our many years' experience in real estate helps us to fully understand your wishes and find the ideal plot for you in terms of location, budget and building potential. Taking into account your full requirements and having already chosen a specific plot of land, we progress to the initial design stage and offer different options for the property that you have envisaged in conjunction with our team of architects.

Once final designs are agreed, we then make all necessary preparations and liaise with the planning department of Kefalonia, to obtain the obligatory building permission prior to commencing construction. The estimated duration for a villa construction is approx 12-15 months depending on the nature of the build, and during this time, your input is very important at specific stages of the construction phase.

We are extremely proud to have built so many luxurious villas for our clients over a period of many years and will be delighted to show you around numerous examples of our stunning properties, should you consider building your own dream home on our beautiful island. You can also visit our website at www.kefalonianproperty.com to see examples of villas which we have constructed.

The property you bought needs renovation or extension? You would like to construct a pool, garage or extra living space?.

We can undertake the full renovation of existing properties including extending your home, giving you a stress free service, from issue of the building permit to organization and supervision of working teams and choice of building materials that suit your property, whilst always taking into account your own needs and wishes.

We are renowned for constructing high end luxury properties, with market leading resale values. We build our properties with character, using eco-friendly building materials, ensuring your investment grows in value throughout the years.

What is of most importance to us, is that you have a trustworthy associate who is by your side for anything you may require, from the initial choice of the plot of land, the progress of the works, the completion and delivery of your home, all the way through to the management and possible rental of your dream property and we are proud to value you not only as clients, but also as friends.



After Sales Service & Property Management

Possession of property is a standard source of wealth worldwide and the foundation for a successful investment. The management of the property however is the one that will largely determine the performance and overall success of the investment.

Vinieris Real Estate & Development launched Vinieris Property Management to provide international homeowners with a dedicated, professional and reliable source of property management services. The company aims, above all, to provide its clients with precious 'Peace of Mind', whether owners or their guests are here in Kefalonia, or they rent their properties and live aboard.

Vinieris Property Management already has many years of experience in property maintenance in Kefalonia. Our property management team is comprised of experienced staff able to carry out work to the high standards set by the company. Above all our clients can be confident that their homes, investment properties or residential complexes are professionally maintained, protected and cared for in our safe hands throughout the year.

Vinieris Property Management along with Vinieris Real Estate & Developments offer a complete package of services helping you on various issues such as legal advice, tax, foreign exchange, insurance or obtaining an EOT license. We can provide a full cleaning and maintenance

service, pool cleaning, garden maintenance, laundry, a welcome pack for you and your guests and offer a 24-hour emergency assistance number. Vinieris Property Management can assist you to plan and offer both you and your guests any service you may require, from the simplest request to the most luxurious.

Property Management Services

- ✓ Key holder Services
- ✓ Inspection Visits
- ✓ Holiday Rental Management
- ✓ Maid Service
- ✓ Pool Maintenance Program
- ✓ Garden Maintenance
- ✓ Welcome Packs
- ✓ 24h Emergency Call Service & medical assistance numbers
- ✓ Meet and Greet Service
- ✓ Bill Handling
- ✓ Assistance Obtaining an Eot License and an Energy saving certificate
- ✓ Insurance Advice

Please check our website at:
www.vinierispropertymanagement.com

Life Style & Luxury Services Solutions

Your luxury premises offer exclusive accommodation for memorable holidays; every one of your guests is unique and therefore, needs to be treated accordingly.

Vinieris Property Management cooperates with the best local businesses in Kefalonia and we can arrange and plan for your guests' luxury stay and offer the most exclusive of services, such as: private chef & host; open bar including wines, spirits and soft drinks; party/BBQ organization with local, Mediterranean or International menu; yacht and charter boats; sports and leisure activities; massage & beauty treatments; child care; reservations at the most famous restaurants, bars or clubs in the island; personal trainer; pre-arranged tennis lesson with instructor; extreme sports lessons such as scuba diving; event organizations in Kefalonia; anniversary and birthday events; gourmet food and wine; supply VIP services; security services; guide services; exclusive assistance; chauffeured luxury cars; luxury car rental; luxury travel services; helicopter charter; private jet charter; ticket services to any destination; daily cruises/ trips to Zakynthos, Lefkada & Ithaca; honeymoon packages. At Vinieris Property Management, we like to pride ourselves on the personal service we can offer and we consider our customers as not just clients but as friends and neighbours.

Vinieris Kefalonian Properties Ltd

Following the success of our company on the Island, we decided to form our sister company Vinieris Kefalonian Properties Ltd in 2006. We formed the company with the aim of further enhancing the customer-led focus of the Kefalonian real estate business and as a UK base for those clients who find it more convenient to meet with someone closer to home.

Based in Cheshire, in the very heart of England, the company is operated and managed by Paul Hitchen, who has over 35 years experience in the UK construction industry. Vinieris Kefalonian Properties Ltd serves customers of both companies, not only as a valuable link between Kefalonia and the UK, but it also acts as an additional market place for resale property and land, thus giving all our clients a unique advantage.



Holiday Villas Kefalonia

Having already constructed a luxury villa for you, with high specifications, finishes and strong resale value, we can also offer a luxury villa rental service, should you be interested in obtaining a high rental return on your investment. Through one of our network of sister companies, Holiday Villas Kefalonia Ltd, we can offer you a complete service for the rental of your property. We have fully flexible arrangements and agreements available to you and the only thing that we would need to know is for which periods you would like to use the property yourself; then, simply leave the rest to us. You will have full peace of mind that our trusted and reputable company will be utilizing our full range of rental services available, in order to maximise your property's rental potential.

If you are building a luxury property, even from the early design stages, we would advise all necessary changes and adaptations to ensure that the property incorporates all the features required for successful rentals. This allows you to make sure that your investment performs positively over the years. The services of Holiday Villas Kefalonia Ltd are also available to clients purchasing from our resale property portfolio too.

A vacation begins long before guests reach your luxury villa and our local team of concierges will work to meet all their needs and ensure their stay is perfect in every detail from the second

they arrive until the moment they leave, always departing as friends. Nothing is too small or too much for our team, and your guests will always be met with World famous Greek hospitality, something which is centuries-old and is in our genes, ensuring nothing is too much trouble for your guests.

There is simply no service we cannot offer, so if it is a candle lit dinner prepared by a private chef; a moonlit horseback ride along a deserted beach; maybe a sunset cruise aboard a luxury yacht; or even a helicopter tour of the island: your guests just sit back, enjoy and relax in the knowledge that our HVK team can make everything possible.

Our local knowledge and contacts enable us to make sure your guests will swim at the very best beaches, eat at the finest tavernas & restaurants, and drink at the most exclusive venues. Whatever they may require, the personal concierge team are here to set everything up for them, so that they can enjoy each and every moment using our Holiday Villas Kefalonia experience.

www.holidayvillaskefalonia.com



'San Pelagia' is a very luxurious residence, situated above the Bay of Ai Helis. It is just a few hundred metres walk from this wonderful sandy beach, and a short drive from the newly constructed AgiaPelagia Marina. Built to the very highest of standards, 'San Pelagia' is a truly outstanding property and stands in its own private & beautifully landscaped gardens which total over ½ acre in size. The residence is divided among 3 levels, totals 195 m² and features open plan living/dining area and a stunning Italian-made kitchen; 3 bedrooms with extensive storage/wardrobe space, 2 of them ensuite and one additional bathroom. The lower ground floor houses a self-contained studio apartment with ensuite and a small kitchen area.

The property benefits from a full central heating system, as well as A/C, making it ideal for all year round living. Externally, the villa boasts a large private swimming pool with integral Jacuzzi and the extensive patio areas incorporate wonderful BBQ & al fresco entertainment areas. The patios also house a raised well and an exquisite stone wall, built to replicate an ancient entrance to the gardens. The extensive grounds are completely private and enclosed within stone-built boundary walls and have an electronic gated entrance. A well respected local interior designer was commissioned to furnish the property internally and externally and the beautiful landscaped garden areas, fully compliment the residence. Properties in this location seldom come onto the market, and this truly is a unique opportunity to purchase a substantial property, in such an exclusive area of Kefalonia.



Price 625.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|----------|--------------|--------------------|--------------|----------------------|-------------|
| Ai Helis | Luxury Villa | 195 m ² | 4 | 2,200 m ² | 2496 |

This idyllic property is located in Korianna village, is set in its own grounds of 900 m² and measures 210 m² in total. The property spreads over 3 levels and it comprises a living area with feature wood burning stove, a spacious open plan kitchen/dining area and WC, 2 bedrooms, one with ensuite facilities, plus an additional bathroom. The lower level offers 1 bedroom and a spacious study area. All areas benefit from balconies that offer panoramic views over the evergreen surroundings and the Castle of St. George.

The property is surrounded by beautifully landscaped gardens, featuring pathways, an array of flowers and plants which all create idyllic areas for relaxing and al fresco dining. Totally in keeping with the rural environment, this romantic property makes an excellent investment opportunity whether for a permanent or holiday residence.

Price 310.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|----------|----------|--------------------|--------------|--------------------|-------------|
| Korianna | Detached | 210 m ² | 3 | 210 m ² | 3079 |

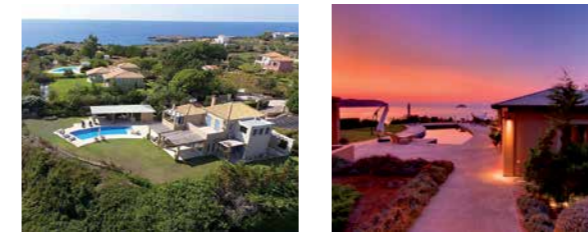


Set just above the famous beach of Ai Helis, this exceptionally luxurious seafront residence measures 251 m² in total, with a basement area of 31.25m² and is situated within a private 4,000 m² plot. The property comprises 2 villas: the main residence and guest house. The main villa spreads over 2 floors and comprises an open plan living/dining area, a fully equipped modern kitchen, a study room and 3 bedrooms, all with en-suite facilities. Large verandas offer direct access to the strikingly landscaped gardens with delightful seating areas located beneath the pergola and enjoying spectacular views to the sea and the islet of Dias.

The guest house features an open plan living/dining area and kitchen and 2 bedrooms. On the lower level there is a spacious self-contained studio for staff. The outside area is extensively landscaped in order to accentuate the villa's privileged location and access to the amazing beach of Ai Helis. The hand-crafted stone pool areas are extensive and offer relaxation complete with feature stone-built sun beds and a substantially equipped BBQ with an al fresco kitchen area which also encompasses a second outdoor dining area, complete with an artisan stone-built dining table.

Price 1.250.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|----------|--------------|--------------------|--------------|----------------------|-------------|
| Ai Helis | Luxury Villa | 251 m ² | 5 | 4,000 m ² | 2376 |



Captain Corelli Villa has been an attraction for many paparazzi because the famous actor, Nicolas Cage, chose to personally stay here during the filming of 'Captain Corelli's Mandolin' movie. This stunning residence stands majestically near to the amazing beach of Antisamos, and affords stunning panoramic views to the sea, the island of Ithaca and also to its stunning verdant surroundings. The property spreads over 3 levels and comprises a main residence with 2 independent guest apartments located on the lower floor.

The residence measures 318 m², set in a plot of 374.86 m² and comprises an open living and dining area, a fitted kitchen, 3 bedrooms and 3 bathrooms. The two guest apartments benefit from an open plan kitchen/ living and dining area, a large bedroom and a bathroom. Outdoor features include broad stone paved terraces, BBQ and seating areas, all creating idyllic corners to enjoy the natural surroundings. Captain Corelli Villa is a true haven only few minutes from the magical beach of Antisamos.

Price 1.050.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|--------|--------------|--------------------|--------------|-----------------------|-------------|
| Sami | Luxury Villa | 318 m ² | 5 | 374,86 m ² | 2424 |





Katsarata is a picturesque village, a mere few minutes drive from the cosmopolitan town of Fiskardo, famous for its unique landscape with its breathtaking panoramic vistas over the deep blue of the Ionian Sea and Ithaca's channel. Nestled on a premier elevated location, this villa delivers an aura of luxury and subtle aesthetics. It spreads over 3 levels and it measures 243.22 m² in total, set in its own grounds of 1,505 m². The property comprises a large open plan living/dining/kitchen area and 4 bedrooms all ensuite. The basement comprises an independent guest house and playroom.

The outside area is meticulously landscaped with stone paved areas and pathways, an overflow-design swimming pool, external seating areas, colorful flowerbeds, ornamental Mediterranean plants and a large variety of trees create the perfect backdrop for this stunning residence. Built to the very highest of standards, it offers an ideal combination of luxurious privacy with the advantages of privileged access to the bustling cosmopolitan vibes of Fiskardo, which is only a few km drive from this extensive estate property.

Price 1.250.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|-----------|--------------|-----------------------|--------------|----------------------|-------------|
| Katsarata | Luxury Villa | 243,22 m ² | 5 | 1,505 m ² | 2742 |



This desirable luxurious villa is situated in Thiramona, a small traditional village set just a few minutes' drive from the popular fishing resort of Katelios and the beautiful sandy beaches of Koroni, Kaminia and the larger resort of Skala. The 2,227 m² landscaped grounds that surround the villa include paved patios, covered terraces, raised bed vegetable garden, and covered BBQ with outside kitchen, al fresco dining area and a private swimming pool. The ground floor area comprises a fully fitted kitchen, 2 bedrooms, bathroom and lounge dining area which opens out on to the beautiful covered terrace and pool area. The first floor can be accessed either by an internal staircase or a marble external staircase, giving the option to securely separate the floors. The first floor comprises a large open plan lounge/dining area with log burner set into a stone fireplace a fully fitted kitchen, study, 2 bedrooms with ensuite. Each bedroom, dining room and lounge lead onto the large colonial style verandas which have views of the surrounding vineyards, orange groves and Mount Ainos. The villa is fully equipped to move-in immediately.

Price 495.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|------------|--------------|--------------------|--------------|----------------------|-------------|
| Thiramonas | Luxury Villa | 279 m ² | 4 | 2,227 m ² | 1690 |



These idyllic and luxurious villas are built on an evergreen slope on the northern part of the island, in Matsoukata village, only minutes away from the cosmopolitan town of Fiskardo. They are located amongst perennial cypresses and olive trees and enjoy spectacular views to the infinite blue of the Ionian Sea and the island of Ithaca. The property is located on a plot of 3,303,25 m² and comprises 2 contemporary villas, Villa Aloni and Villa Sterna.

Villa Aloni

Architecturally designed, Villa Aloni fuses in a unique way, both traditional external design, with a contemporary flair in the interior. The property is 229.90 m² in total and boasts amazing views of the emerald waters of the Ionian Sea and the island of Ithaca. It features an impressive open plan living room/dining room, a fully equipped kitchen and 3 bedrooms all ensuite. The extensive and strikingly designed landscaped gardens with the courtyard of marble together with the impressive pool area, add to the unique character of this villa.

Villa Sterna

This tastefully and beautifully built and decorated villa exudes the feeling of traditional and modern luxury. The villa covers 169.11 m². and enjoys spectacular views of the Ionian Sea and the island of Ithaca. The property comprises a lounge, dining area and kitchen which occupy a vast, open plan space and 3 bedrooms, all ensuite. The outside area of Villa Sterna is amazingly landscaped with stone paths and small streams that embrace the property and along with the inviting main pool add to its sophisticated flair.

Price Upon Request

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|------------|---------------|-----------------------|--------------|-------------------------|-------------|
| Matsoukata | Luxury Villas | 399,01 m ² | 6 | 3,303,25 m ² | 590 |



Situated in the heart of the coastal village of Pessada, only ten minutes drive from Argostoli, we are proud to present this single storey property that totals 77 m² and is set in its own grounds of 500 m². Presently the property is under construction and it will be completed to a high specification standard. The house is a detached property and will comprise of a spacious open plan living/ dining and kitchen area, 2 bedrooms served by a master bathroom.

All areas afford beautiful views to the verdant surroundings and the majestic Ainos Mountain. The property will benefit from large external areas, ideal for landscaping into a charming garden with colorful flowers, plants and sitting areas. Optional amenities will be a private swimming pool and a wooden constructed pergola.

Price 158.000 €

Price including swimming pool and pergola: 198.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|---------|----------|-------------------|--------------|--------------------|-------------|
| Pessada | Detached | 77 m ² | 2 | 500 m ² | 2617 |





This atmospheric property is located on the outskirts of the traditional village of Sparta, in a truly serene rural setting. The house measures 146 m². and sits in its own grounds of 4,300 m². This beautifully presented property has recently been completed, and combines perfectly, both modern design and traditional features. It comprises a spacious open plan kitchen/dining/living area with feature fireplace, and benefits from 3 large bedrooms, one of which is ensuite, 1 bathroom and a WC.

A real feature running through the internal areas are the vaulted wood beam ceilings. Externally, the property is beautifully landscaped with patios, pergolas, seating areas, a private pool and a lovely garden, that all offer amazing views of Mt. Ainos to the rear and out to the Ionian Sea to the front. The property also benefits for a separate garage of 37 m².



Price 375.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|---------|-------|--------------------|--------------|----------------------|-------------|
| Spartia | Villa | 146 m ² | 3 | 4,300 m ² | 846 |



Located on the southern coast of Kefalonia and only few minutes from the beach in the picturesque area of Trapezaki Bay, this amazing villa of stunning beauty comprises 550 m² in total, all set within a fully landscaped plot of 4,024 m². The innovative design of the property is based on the need to create an elegant complex of residences which will encompass all the needs of the family, whilst at the same time affording privacy to each of the areas. The Tower-shaped building comprises 3 bedrooms and open living area with glass patio doors that allow natural light to flood into the house with views of the sea. The estate also offers a further two independent 3-bedroom villas, each measuring 80 m², a personnel apartment, a closed garage, 3 storerooms and a laundry room. Stone built pathways and courtyards, a basketball court, delightful seating areas, extensive and strikingly-designed gardens with an array of exotic trees and flowers all help to create an idyllic setting. The pool area, complete with an elegant pool bar, further accentuate this villa's exclusivity. With infinite panoramic views out to the sea and the imposing Mount Ainos as a background, the setting is truly unique for this elegantly presented estate.



Price 680.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|-----------|--------------|--------------------|--------------|----------------------|-------------|
| Trapezaki | Luxury Villa | 550 m ² | 9 | 4,024 m ² | 2392 |



This serene luxurious villa is situated in a peaceful location, directly above the beach of Avithos, famous for its clear emerald waters. It is nestled on a low plateau and affords superb views to the Ionian Sea and the surrounding countryside. The substantial property sits on a plot of 12,163 m² and comprises of the main house which measures a total of 436 m² and a guest house which measures 87 m². The main house benefits from a very spacious open plan living/ dining area, fully equipped kitchen, 4 bedrooms, 3 bathrooms and a study room. On the lower level there is an independent guest apartment, a spacious area currently used as a play room and there is also a garage area, accessed via automatic electric gates.

The guest house comprises of a spacious open plan living/ dining area and a fully equipped kitchen, two bedrooms and a bathroom. Additional amenities include central heating, air conditioning, ceiling fans, high level security with central alarm system and the property even benefits from a free water-supply from a well, located within the plot. The surrounding grounds are beautifully landscaped with stone patios and pathways, pergola, and large BBQ area. Within the grounds are many olive trees and mature fruit trees, cypress oaks, colorful flowers and diverse plants. This is an exceptional property, which would provide any discerning buyer with a private and extremely luxurious residence.



Price 799.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|---------|--------------|--------------------|--------------|-----------------------|-------------|
| Avithos | Luxury Villa | 436 m ² | 6 | 12,163 m ² | 2037 |



Located in the northern part of Kefalonia in a privileged location with stunning views across to Ithaca, this luxurious villa features elements which are totally in keeping with the beautiful surroundings. This impressive villa measures 336 m² in total and is set within a plot of 1,056 m². The extensive property is presented over 3 levels and comprises a spacious kitchen/dining/living area designed in a modern style, 4 bedrooms all ensuite, a study area and the expansive patios, accessed from all areas of the property, enjoy amazing views. The lower ground floor area consists of a bedroom with ensuite bathroom, a living room, a play room and a large garage area.

A delightful swimming pool area sits within the beautifully landscaped gardens & stone paved areas which surround the villa, whilst al fresco dining areas help to create a truly idyllic environment in which to fully enjoy and appreciate the sense of nature and serenity which surrounds this amazing property. This residence creates a peaceful refuge, close to the cosmopolitan Fiskardo and is a unique investment opportunity which epitomizes luxury and style.



Price 980.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|-----------|--------------|--------------------|--------------|----------------------|-------------|
| Katsarata | Luxury Villa | 336 m ² | 5 | 1,056 m ² | 2342 |



This unique contemporary property comprises twin villas, located in an elevated position on the edge of a cliff, directly above the very famous and beautiful beach of Petanoi, commanding the most breathtaking of views directly over the Ionian Sea. Each of these exquisite villas comprises an attractive entrance area, an open plan living/dining/kitchen to the ground floor level and 2 bedrooms with ensuite facilities to the 1st floor, and each villa totals 87,44 m². Internally there are several feature stone walls, which help to fuse the contemporary and traditional elements together, adding to the luxurious feel of the property. Two independent guest apartments are located on the lower level, each 55,82 m², and complete the layout of this privileged property. Sitting on a beautifully landscaped plot totaling 2,074 m², the grounds are complimented with stone pathways and an array of shrubs, plants and flowers. There is an al fresco dining and BBQ area and a 45 m² private swimming pool surrounded again by stone patios, all helping to maximise the incredible views afforded from this stunning location. This very private hideaway is a world away and yet conveniently located, just few minutes from the beach of Petanoi.

Price 890.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|---------|--------------|-----------------------|--------------|----------------------|-------------|
| Petanoi | Luxury Villa | 286,53 m ² | 5 | 2,074 m ² | 2389 |



Situated in the area of Minies, in a sea front location, is located this commercial complex of 3 independent properties, each comprising of 4 separate apartments. Each building comprises 132 m² in total and they are set on a plot of 6,500 m². Each apartment features one master bedroom, an open plan kitchen/living room/dining room and a main bathroom. The spacious terraces enjoy privileged sea front location with views of the dramatic beauty of the rocky shores of Minies beach. The immediate surroundings of these properties are beautifully landscaped with stone built pathways, beautiful gardens with an array of exotic plants, trees and flowers. There is also a feature BBQ area. These three independent buildings have scope to be altered and are available with a building permit for construction of a swimming pool. These unique properties benefit from an absolutely stunning location and breathtaking views to the sea, offering a unique investment opportunity.

Price 980.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|--------|--------|--------------------|--------------|----------------------|-------------|
| Minies | Villas | 396 m ² | 12 | 6,500 m ² | 2100 |



Situated in the heart of the coastal village of Pessada, only ten minutes drive from Argostoli, we are proud to present this single storey detached property which totals 71 m² and is set in its own grounds of 500 m². Presently, the property is under construction and will be completed to a high specification standard.

The house will comprise of a spacious open plan living/ dining and kitchen area, 2 bedrooms served by a master bathroom. All areas afford beautiful views to the verdant surroundings and the majestic Ainos Mountain. The property will benefit from large external areas, ideal for landscaping into a charming garden with colourful flowers, plants and sitting areas. Optional amenities will include a private swimming pool and a wooden constructed pergola.

Price 145.000 €

Price including swimming pool and pergola: 185.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|---------|----------|-------------------|--------------|--------------------|-------------|
| Pessada | Detached | 71 m ² | 2 | 500 m ² | 2616 |

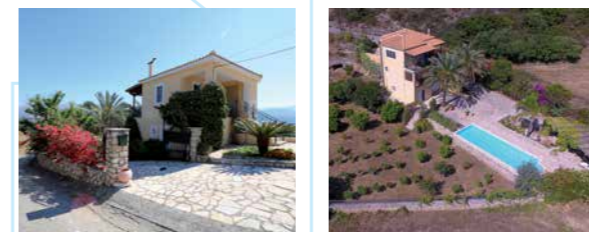


This serene villa is situated in a privileged, elevated location in the beautiful village of Helmata, a few minutes away from Argostoli and is arranged over 3 levels. Due to its prime location, the house offers sublime views to the port of Argostoli, the beautiful surrounding countryside and the St. George Castle. The property comprises a spacious open plan kitchen/ living/dining area with featured fireplace, a WC, 3 double bedrooms, one with ensuite facilities plus a further bathroom. The lower level comprises one further bedroom, a gym, a storage room and a utility area.

The grounds are beautifully landscaped with stone built patios and pathways, with a feature granite BBQ area and together with the inviting swimming pool of 44 m², all add to this property's unique character and provide relaxing areas to enjoy the natural surroundings and the panoramic views. The gardens are well established and fully planted with a variety of colorful Mediterranean plants, trees and herbs. There are also a vineyard and a large orchard with various mature fruit trees. This property is a very private & peaceful haven, yet within an easy 5minute drive from the capital town of Argostoli.

Price 395.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|---------|-------|--------------------|--------------|----------------------|-------------|
| Helmata | Villa | 210 m ² | 4 | 2,119 m ² | 2072 |





This stunning and impressive Manor House, originally dating back to 1928, is situated in the world-renowned harbour of Fiscardo in a wonderful location on the very edge of the sea directly across from the famous landmark of the Iconic Fiscardo Lighthouse. This amazing property has retained and infuses the authentic traditional architecture of Kefalonia during recent renovations carried out within the main residence. This very desirable period property measures an impressive 348 m² and consists of the main Manor House property arranged over 3 levels and a separate independent guest house. The first 2 levels of the Manor House comprise a very spacious open plan living/dining area, kitchen, 2 bedrooms and 2 bathrooms. The upper level consists of an open plan kitchen/dining/living area, 3 bedrooms and 2 bathrooms. The independent guest house comprises a spacious living/bedroom area, kitchen and a bathroom. Externally, the property is beautifully landscaped with stone paved areas, large verandas and seating areas.

A mature Arocaria tree dominates the large garden areas, whilst mature almond trees, fig trees, shrubs, flowers and a small vineyard create the perfect backdrop for this majestic residence. This rare, beach-front gem is positioned in one of the most desirable locations in the whole of Kefalonia and is defined by its direct proximity to the sea front and, with breathtaking views out towards Ithaca, Lefkada and the Ionian Sea, presents an absolutely unique and exclusive investment opportunity.

Price Upon Request

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|----------|-------------|--------------------|--------------|----------------------|-------------|
| Fiscardo | Manor house | 348 m ² | 8 | 1,020 m ² | 2785 |



This unique and atmospheric ground floor residence, measures 118 m² in total, is set in its own grounds of 5,025 m² and is located in an idyllic rural setting in the region of Lepeda, Paliki Peninsula. The property is almost a seafront location and is totally in keeping with the naturally beautiful environment, offering comfort and privacy. The main residence comprises an open plan dining/living area, a kitchen, 2 bedrooms one of them ensuite, and main bathroom. The uninterrupted views towards the sea, Argostoli Bay and the mountains are truly stunning. The property benefits from an additional building of 49 m², currently used as a garage and laundry/storage room. The outside area is beautifully landscaped, with bougainvillea, colorful flowers, plants and traditional BBQ area. An extra asset of the property is a small lane which brings you to an idyllic private beach with an area for mooring a boat. Due to its location and exquisite sea views, this privileged property presents a unique and rare investment opportunity.

Price 260.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|--------|----------|--------------------|--------------|----------------------|-------------|
| Lepeda | Detached | 118 m ² | 2 | 5,025 m ² | 2931 |



This atmospheric and charming villa is located in Razakli, just above the stunning Bay of Mounda and 5 minutes from the cosmopolitan resort of Skala. The main residence is arranged over two levels and comprises a spacious open plan kitchen/ living/ dining area, 2 large bedrooms both with ensuite facilities and a further bathroom. The property also benefits from a separate apartment with a bedroom, a bathroom and a kitchenette. It also offers a garage with large storage area.

This amazing property is set in a naturally beautiful plot of land which is beautifully landscaped with impeccable gardens, aromatic herbs, pergolas and stone paved patios. The garden is of exceptional beauty and comprises of a large variety of mature fruit trees, plants and flowers. The property also benefits from an external shower and a delightful BBQ area. Due to its rare location, its amazing sea views and also because of the quality of its finishes and materials throughout, this exceptional villa presents a unique investment opportunity. The villa is available fully furnished.

Price 260.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|--------|-------|--------------------|--------------|----------------------|-------------|
| Skala | Villa | 160 m ² | 3 | 2,203 m ² | 2400 |



Sitting majestically just above Agia Kyriaki beach in Zola village, this beautiful villa is a unique investment opportunity. This atmospheric property is arranged over 3 levels. The ground floor comprises a living area with feature fireplace, a dining area, a separate kitchen, a bedroom and a bathroom and benefits from large semi-circular feature window bringing natural light into the whole house. On the upper floor, the property features another bedroom with ensuite facilities and feature vaulted wood beam ceilings.

The spacious veranda on this level enjoys breath taking sea-views as well as the natural Kefalonian countryside which surrounds this property. The lower level features a guest apartment, boiler room and a storage room. The delightful outside areas are tastefully landscaped with tile paved patios and pathways, an area with exotic plants, a stone built BBQ and a covered parking space including storage. This property is a true oasis of serenity and peace, sitting just above the emerald waters of the Ionian Sea and would be a unique opportunity as either a holiday residence or a permanent home.

Price 320.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|--------|-------|-----------------------|--------------|-----------------------|-------------|
| Zola | Villa | 162,35 m ² | 2 | 684,55 m ² | 3127 |





This romantic stone-built property is set in an oasis of serenity, situated on a hillside setting in the village of Antipata, only a few minutes from the cosmopolitan resort of Fiskardo. The stone finishes add to the unique character of this villa, which is arranged over 3 levels and comprises an open plan living/dining/kitchen area, 3 bedrooms one with ensuite facilities plus 1 additional bathroom. This wonderful property features beautiful timber vaulted ceiling throughout. The lower level is currently used for storage, is unfinished, but has plenty of scope to extend the overall living space. The large covered verandas enjoy amazing views to the emerald waters of the Ionian Sea and the beautiful surrounding area.

The outside area is beautifully landscaped with colorful flowers and a unique stone-built wall that surrounds the property and fuses in a unique way the tradition and contemporary features. An inviting private swimming pool and BBQ area create a wonderful ambience for those special relaxing moments. This property which is totally in keeping with its natural surroundings, presents an ideal investment opportunity with excellent rental income potentials.



Price 570.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|----------|--------------|--------------------|--------------|----------------------|-------------|
| Antipata | Luxury Villa | 128 m ² | 3 | 4,027 m ² | 2772 |



Luxurious, with a blend of traditional and modern elements, this 3 bedroom property is located just above the beautiful red sandy beach of Xi, on the Palliki peninsula. Just five minutes drive away is the town of Lixouri, this villa really is a beautiful property. Built on a plot of 4000 m², with more than 400 trees, the property is arranged over 300 m² with a further 200 m² of covered verandas. It consists of 2 levels: the ground floor level comprises 2 bedrooms, 2 bathrooms, open plan kitchen/living/dining areas all leading to the garden. On this level there is also a large laundry room.

The 1st floor level comprises 1 bedroom, a shower, a WC, and a really spacious open plan kitchen/living/dining area with large veranda. This impressive property benefits from a large 3 car garage, with a separate workroom, laundry area and boiler room. The property enjoys a privileged elevated location just 50 meters from the sea, resulting in a truly amazing setting to make the most of the incredible sea views.



Price 600.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|--------|-------|--------------------|--------------|----------------------|-------------|
| Xi | Villa | 300 m ² | 3 | 4,000 m ² | 926 |



This wonderful villa is situated in a unique & privileged elevated location, in the traditional village of Zola, just a breath away from the amazing Agia Kiriaki beach. It is beautifully arranged over 2 levels, comprising an open plan kitchen/living/dining area, 3 bedrooms, 2 with ensuite facilities plus a further bathroom. The feature patio doors on both levels help to bring the natural light cascading into the interior and lead out onto spacious balconies that boasts stunning panoramic views to Agia Kiriaki beach and the blue azure of the Ionian Sea. An array of shrubs, trees, stone paved patios and covered verandas surround the exterior of the villa, whilst the feature BBQ, seating areas and a large private swimming pool help create stunning al fresco areas, ideal to enjoy this wonderful rural environment. Due to its incredible location, this villa presents a unique investment opportunity with excellent rental income potential.



Price 325.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|--------|-------|--------------------|--------------|--------------------|-------------|
| Zola | Villa | 130 m ² | 3 | 579 m ² | 2906 |



This idyllic property is built in a serene setting of southern Kefalonia and more specifically in the beautiful village of Katelios. Built in an amphitheatric location in order to emphasize the exquisite views to the blue horizon of the Ionian Sea, the villa comprises an open plan kitchen/dining/living area with feature fireplace, 3 bedrooms all with ensuite facilities and a separate WC.

The large swimming pool is the focal point of the external areas while feature seating areas are an ideal way to enjoy this peaceful rural environment. The large garden is landscaped in various levels with shrubs, flowers and plants. The property also offers a delightful BBQ area. Due to its privileged elevated position, with unlimited views to the sea and the verdant surrounding, this romantic villa presents a unique investment choice with excellent rental income potential.



Price 420.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|----------|-------|-----------------------|--------------|----------------------|-------------|
| Katelios | Villa | 136,15 m ² | 3 | 2,270 m ² | 3024 |



This wonderful Estate Property is a truly elegant, luxurious and very substantial residence, all set within 5 acres of beautiful gardens, including its very own vineyard. Located in the village of Spartia, within the southern part of Kefalonia, this imposing residence is arranged over three spacious floors and comprises an open plan living/dining room with a fully-equipped modern kitchen area.

The first floor houses five spacious bedrooms. The property also boasts 7 independent bathrooms. Throughout the whole property, large patio doors allow natural light to bathe the internal areas and also lead out onto the substantial patios and verandas, with numerous seating areas creating idyllic corners for relaxing and al fresco dining. The villa also has an additional three external independent suites, allowing guests to enjoy their privacy whilst at the same time delivering a sense of elegance and comfort. Immaculately presented landscaped gardens with stone paved areas, private swimming pool, patios and pathways, create the perfect backdrop for this stunning property, all set within this idyllic countryside location. An array of exotic plants, trees and shrubs, together with its many olive trees, complete the feeling of absolute indulgence, exclusivity and privacy afforded by this immaculate property. A superb BBQ area, together with the external dining areas, all create an air of luxury and sophistication.

The property also benefits from a building permit for the construction of five more residences with swimming pool. Due to its design, finishes and privileged location, this amazing Estate Residence presents a peaceful refuge and combines a touch of classical elegance together with modern amenities, all creating an excellent investment opportunity whether for touristic or residential development.

Price Upon Request

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|---------|--------------|--------------------|--------------|-----------------------|-------------|
| Spartia | Luxury Villa | 525 m ² | 5 | 17,000 m ² | 2351 |



Situated above Agia Kyriaki beach in the village of Zola, enjoying breath taking views over to the Ionian Sea, is located this traditional property that measures 60 m² in total, set on a plot of 980 m². The house features a kitchen, living/dining area, 2 bedrooms, a main bathroom and storage area. From the verandas, breathtaking panoramic views can be enjoyed over to the beach of Zola, the Ionian Sea, all the coastal part of the area and also the surrounding countryside. This traditional house, which is only a breath away from the coastline, is a fantastic opportunity for someone to acquire a property close to the sea with amazing views and situated in the picturesque northern part of the island.

Price 138,000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|--------|----------|-------------------|--------------|--------------------|-------------|
| Zola | Detached | 60 m ² | 2 | 980 m ² | 3109 |



Villa Apollo is situated in the heart of Metaxata Village, where Lord Byron had his residence, in a peaceful semi-rural area of the highly sought-after region of Livathos. The Villa is arranged over two levels and comprises open plan living area with the attractive lounge leading to a fully equipped kitchen/diner, 4 bedrooms one of them with ensuite facilities plus 2 additional bathrooms. All bedrooms have patio doors leading to large paved balconies offering fabulous views of the Ionian Sea to the front and the Mountains and ruins of St. George's Castle to the rear.

The attractive gardens have lawns, flower beds, shrubs, trees and tiled patios and pathways. There is also a large BBQ, together with an outdoor covered dining/seating area, which is an ideal relaxation area. Feature gates lead directly onto the communal pool area and the large driveway with carport offers parking for 3 to 4 cars. Villa Apollo can provide a fabulous family home/summer residence or rental property and is a great investment opportunity.

Price 340.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|----------|-------|--------------------|--------------|--------------------|-------------|
| Metaxata | Villa | 170 m ² | 4 | 500 m ² | 2569 |



This atmospheric villa is situated in a very quiet and prime location on the outskirts of the settlement of Old Skala, within a short driving distance from the famous tourist resort of Skala itself. It consists of 114 m² in total and sits in its own grounds of 4,003 m². This beautiful villa is arranged over 2 levels and comprises ground floor with an open plan area of fully equipped kitchen/ dining/living room with fireplace and WC and a first floor comprising of 2 bedrooms, both with ensuite facilities. All areas benefit from patio doors leading to balconies and covered verandas that boast exquisite panoramic views out to the Ionian Sea and the property is surrounded by evergreen rural valleys. An infinity-edged private swimming pool, seating areas, a feature pergola and a BBQ help to create an idyllic and relaxing ambience in a peaceful countryside setting. Due to its privileged amphitheatric location, this villa presents a true serene refuge, making it an excellent investment opportunity with great rental income potential.

Price 320.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|-----------|-------|--------------------|--------------|----------------------|-------------|
| Old Skala | Villa | 114 m ² | 2 | 4,003 m ² | 3094 |





This traditional property has retained many untouched features of Kefalonian architecture and is located in Hionata, a beautiful village on the southern coast of Kefalonia, close to the fishing village of Katelios and the resort of Skala. This detached house comprises a living area, kitchen, 1 bedroom and main bathroom. The external areas have the potential to be converted into lovely gardens with seating areas and afford wonderful views to the majestic Mountain of Ainos. This property offers a unique investment opportunity to purchase a traditional Kefalonian village property.

Price 62.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|---------|----------|-------------------|--------------|--------------------|-------------|
| Hionata | Detached | 40 m ² | 1 | 180 m ² | 2944 |



This impressive and luxurious property is set in the idyllic location of Tzanata village, in the Elios region of Kefalonia. The villa is arranged over 2 levels and features an open plan living area which leads to a spacious, bright and modern kitchen. The main living space has large patio doors which bring an abundance of natural light within the property and 4 small steps lead to an upper split-level, which accommodates 2 spacious bedrooms, each with ensuite facilities. The master bedroom benefits from an external veranda which enjoys stunning views over the natural rural surroundings and a beautiful natural lake.

The lower level features a guest apartment with 2 bedrooms and one bathroom. This modern property benefits from its privileged and private location only 5 minutes from Poros and offers a unique choice as a holiday or a permanent home with excellent rental income potential.

Price 360.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|---------|----------|--------------------|--------------|----------------------|-------------|
| Tzanata | Detached | 212 m ² | 4 | 3,500 m ² | 3137 |



Set in the elevated location of Chavdata village, in the Palliki region, just 5 kilometers from the amazing pebbled beach of Lagadakia, this traditional detached property is an oasis of serenity and peace. The property has been recently fully renovated and comprises an open plan kitchen and living area, a main bathroom and one bedroom. The property is surrounded by traditionally landscaped areas with stone walls and lemon trees while a pathway with stone steps lead to the main road. Due to its elevated position, this beautiful house enjoys amazing views over Palliki's valley landscape and across to the mountain and the Ionian Sea.

Price 68.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|---------|----------|-------------------|--------------|----------------------|-------------|
| Havdata | Detached | 85 m ² | 1 | 137,8 m ² | 2516 |



In the beautiful and traditional village of Mavrata, is located this lovely traditional Kefalonian house. Built within lush gardens, this house is totally in keeping with its natural surroundings. The property is fully renovated and measures 50 m². and sits in its own grounds of 300 m². The garden is beautifully landscaped and the house features one bedroom, living area, a kitchen and a main bathroom. This property makes an excellent choice as a holiday home or permanent residence, only a few minutes drive from Skala and also from the popular fishing village of Katelios.

Price 84.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|---------|----------|-------------------|--------------|--------------------|-------------|
| Mavrata | Detached | 50 m ² | 1 | 300 m ² | 3110 |



This traditional property is situated in an elevated location in the picturesque and traditional village of Markopoulo near to Katelios. The main house covers an area of 53 m² and comprises of 2 bedrooms, 1 sitting room and one external bathroom. There is also a separate timber-constructed building, which measures 21 m² which has been utilised as a kitchen and dining area.

The grounds of 344.94 m², are beautifully landscaped on several levels and have an array of mature trees and beautiful shrubs and flowers. This period property offers panoramic views to Kaminia beach, the Ionian Sea and over to the island of Zante.

Price 77.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|------------|----------|-------------------|--------------|-----------------------|-------------|
| Markopoulo | Detached | 53 m ² | 2 | 344,94 m ² | 1807 |



This delightful, traditional detached property is located on the western coast of the island, in the traditional village of Parisata, and is set in an idyllic elevated position with stunning uninterrupted views to the sea. The house was built in 1954 and comprises 2 bedrooms, dining and living room, one bathroom, a separate kitchen and also a cellar on the lower level. Surrounded by a stone wall, the house features local architectural details, with a delightful garden full of local herbs, vines, fruit trees, olive trees and jasmines. The property is in need of partial renovation and is an ideal investment opportunity for a permanent residence or a holiday home.

Price 64.900 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|----------|----------|---------------------|--------------|----------------------|-------------|
| Parisata | Detached | 70,1 m ² | 2 | 3,352 m ² | 1340 |



This traditional house is located in the picturesque village of Tselentata and is designed and owned by a famous local architect. This rustic property measures 151 m² in total, set in its on grounds of 300 m² and has kept intact the traditional architectural style of the Ionian Islands, with its wooden French doors and stone paved garden area. This delightful property comprises 2 independent apartments and there is the possibility to create a single spacious property by connecting the 2 apartments. Each apartment comprises an open plan living/dining area, kitchen, 2 bedrooms and a bathroom. Both of the apartments benefit from a fireplace, high wood beam ceilings and wooden floors. The outside area is beautifully landscaped on several different levels, with stone built steps, seating areas and large verandas which make the most of the stunning views over to the island of Ithaka and the deep blue of the Ionian Sea.

Price 185.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|------------|----------|--------------------|--------------|--------------------|-------------|
| Tselentata | Detached | 151 m ² | 4 | 930 m ² | 2604 |



This atmospheric ground floor property is located close to San Andreas Monastery in the village of Peratata and measures 65,80 m². The house features an open plan kitchen, dining, living area with a feature fireplace, 2 bedrooms and a main bathroom. The patio doors lead out to the external areas which are beautifully landscaped with stone paved patios, plants and flowers and there is also ample space for parking. The property enjoys wonderful views to St George's Castle and Mt Ainos. This property makes an excellent choice as a permanent or holiday home, due to its convenient location only 10 minutes from Argostoli and 10 minutes from the amazing beaches of the Livathos coastline.

Price 138.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|----------|----------|----------------------|--------------|-----------------------|-------------|
| Peratata | Detached | 65,80 m ² | 2 | 614,21 m ² | 3112 |



This idyllic detached property is located in Mazarakata village, in a privileged location at the foot of Saint George's castle. The property measures 90 m² and sits on a plot of 333 m². It comprises a spacious open plan living and kitchen area, 3 bedrooms, 1 bathroom and a W.C. The main living space has immediate access to the spacious terrace with seating areas which enjoy amazing views to Mount Ainos. The outside area of the property is beautifully landscaped with stone-built pathways. This property is a private haven only a five minute drive from Argostoli and with very easy access to all the sandy beaches of Livathos coastline.

Price 146.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|------------|----------|-------------------|--------------|--------------------|-------------|
| Mazarakata | Detached | 90 m ² | 3 | 333 m ² | 2244 |



This delightful single storey property is located in Lakithra village and was built in 2007. It measures 57 m² on a plot size of 87 m². The house comprises a spacious open plan lounge and dining area with views across the valley and featured fireplace, a kitchen, bathroom and a large bedroom. The property also benefits from an additional storage room. A large veranda and external balcony surrounds the property and boast wonderful views to the area and the majestic Ainos Mountain. Whether used as a permanent residence, a holiday home with low maintenance or for the holiday lettings market, this is an excellent investment opportunity.

Price 119.500 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|----------|----------|-------------------|--------------|-------------------|-------------|
| Lakithra | Detached | 57 m ² | 1 | 87 m ² | 3081 |



This charming two storey villa is set in the traditional village of Lakithra, and measures 105 m² in total, sitting in its own plot of 425 m². The villa comprises an open plan living and dining area with a fireplace and a kitchen, a separate W.C and a storage area/laundry, 2 bedrooms and a bathroom. Private verandas encircle the whole property, enjoying panoramic views to the surrounding countryside. The external area is beautifully landscaped with stone paved patios and well-established trees, shrubs and flowers and a 34 m² private swimming pool is the main feature within the garden area. The property is available fully furnished and it benefits from central heating and a private garage.

Price 195.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|----------|-------|--------------------|--------------|--------------------|-------------|
| Lakithra | Villa | 105 m ² | 2 | 425 m ² | 2000 |



This well-presented and tastefully furnished villa is located in the village of Lakithra and measures 105 m² in total set on a plot of 541 m². The villa comprises a bright living and dining area and kitchen, a separate W.C. and a storage area /laundry room, 2 bedrooms and a bathroom. Private verandas encircle the whole villa and enjoy panoramic views to surrounding countryside. The outside area is beautifully landscaped with well-established trees, shrubs and flowers and an inviting private swimming pool. The property is available fully furnished and also benefits from A/C, central heating and a private garage.

Price 195.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|----------|-------|--------------------|--------------|--------------------|-------------|
| Lakithra | Villa | 105 m ² | 2 | 541 m ² | 2001 |



This charming property measures 156,5 m². in total and sits in a plot of 2,050 m² within the traditional village of Keramies. The property comprises a spacious open plan living/ dining area, a kitchen, 4 bedrooms and 2 bathrooms. All rooms lead through to the feature patio doors that open out to lovely balconies, allowing wonderful views to the surrounding valleys and to the castle of Saint George. The property also benefits from a large garage and storage area. The outside areas are beautifully landscaped with stone paved areas and a garden full of olive trees and two majestic palm trees creating a feeling of oasis. Situated in a quiet and beautiful location, this traditional house is presented as an ideal investment opportunity as a holiday home or a permanent residence.

Price 195.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|----------|-------|----------------------|--------------|----------------------|-------------|
| Keramies | Villa | 156,5 m ² | 4 | 2,050 m ² | 2401 |



This 2 storey property is located in the beautiful traditional village of Sarlata and totals 113 m². The house is set in a beautiful and peaceful location and affords excellent sea views. It comprises an open plan living/kitchen area with feature fireplace, 4 bedrooms and 3 bathrooms. The feature patio doors lead you out onto the wonderful stone built patios, and to the shared swimming pool. The plot is 224 m² and is beautifully landscaped giving a sense of true relaxation. Additional features include central heating, A/C and a parking area. This property is very well presented throughout and is a great investment opportunity in a much sought-after location.

Price 195.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|---------|------------|--------------------|--------------|--------------------|-------------|
| Sarlata | Maisonette | 113 m ² | 4 | 224 m ² | 2550 |



This charming property measures 220 m² and sits in a plot of 448 m² in the traditional Livathos village of Sarlata. The house is arranged over 2 levels and comprises a living area with featured fireplace, an open plan kitchen/dining area, 3 bedrooms, utility room, WC. and a main bathroom. The property blends elements of traditional charm with comfort and functionality. High wood beam ceilings and wooden features throughout create a rustic atmosphere whilst large windows bring the natural light in the interior. Externally the property offers a large stone paved area, flowerbeds with aromatic herbs and spacious covered veranda with lovely views to the surrounding area. The property is an ideal investment opportunity for someone wishing to live in the heart of a traditional Kefalonian village.

Price 197.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|---------|---------|--------------------|--------------|--------------------|-------------|
| Sarlata | Sarlata | 220 m ² | 3 | 220 m ² | 3080 |



Located in a really peaceful setting in the traditional village of Drakata, only a few minutes from the world-famous Myrtos beach, we present for sale this lovely property which measures 115.14 m² in total and is set in a plot of 1.419 m². The property comprises an open plan living/dining area, a kitchen, 2 bedrooms, one with ensuite, a separate bathroom and storage area. The lower level consists of a garage and further storage areas. This house is surrounded by beautifully stone paved patios with an abundance of flowers, plants and trees, all helping to create an idyllic garden area, from where you can enjoy the rural surroundings. Set in a unique secluded location, this beautiful property presents a perfect investment opportunity for either a holiday home or permanent residence.

Price 220.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|---------|----------|-----------------------|--------------|---------------------|-------------|
| Drakata | Detached | 115,14 m ² | 2 | 1,419m ² | 2802 |



Situated in an amazing rural location, within walking distance from Pessada beach, this romantic property measures 114 m², and is set in its own grounds of 452 m². The villa is built with modern architectural features and comprises an open plan living/dining area, kitchen, 4 bedrooms and 3 bathrooms. The verandas afford excellent panoramic views to the Ionian Sea, the mountain peaks of Ainos and the surroundings. A beautiful garden with stone paved areas, pathways, colorful flowers and plants, olive trees, feature seating and BBQ areas compliment the house perfectly. Due to its location and its unique architectural design, this villa presents a unique investment opportunity only few minutes away from the Ionian Sea.

Price 285.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|---------|-------|--------------------|--------------|--------------------|-------------|
| Pessada | Villa | 114 m ² | 4 | 452 m ² | 2741 |



This spacious 2 storey villa is set in one of the most beautiful elevated locations on the island with fantastic and uninterrupted views out to the Ionian Sea and the island of Zakynthos to the front and Mt Ainos to the rear. The villa is 200 m² on a plot of 4,000 m². It comprises an open plan kitchen/ dining/ sitting room with feature fireplace, 3 bedrooms, one with ensuite facilities, plus one separate family bathroom. Simotata is a traditional village and the setting is a breath away from the sandy beaches of Lourdas and Trapezaki and only 15 minutes drive from Argostoli. This villa offers a great investment opportunity.

Price 295.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|----------|-------|--------------------|--------------|----------------------|-------------|
| Simonata | Villa | 200 m ² | 3 | 4,000 m ² | 1288 |



This traditional house is situated in a unique location in the beautiful village of Kountourata. It comprises a spacious kitchen/ dining/ living area with a feature fireplace, a bedroom with ensuite and a further bathroom. It also features a large storage area and it has the possibility for further extension.

A garden full of flowers, olive and lemon trees create idyllic areas for someone to enjoy the surrounding nature and the delightful views. Its unique location on the provincial road between Spartia and Koudourata village and, together with its stunning views over the surrounding area and mount Ainos, make this property a great investment opportunity as a permanent or holiday home in a traditional village setting close to the coastline.

Price 120.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|-------------|----------|----------------------|--------------|----------------------|-------------|
| Kountourata | Detached | 54,48 m ² | 1 | 1,700 m ² | 2331 |



This large family house is located in the lovely village of Lakithra and is arranged over 3 levels. The property comprises 4 bedrooms, one of which is ensuite, an open living/dining area with a featured fireplace, a kitchen and a separate bathroom. The lower level comprises a guest apartment with one bedroom, living area and a bathroom. This spacious house measures 300 m² in total and is set in its own grounds of 5,000 m². The grounds surrounding the property are naturally landscaped with olive trees and lush vegetation, while the huge patio areas housing the private swimming pool are laid to stone. This lovely family property makes an excellent choice for a permanent or holiday home, is in a prime location only 10 minutes from Argostoli, whilst also benefiting from a very peaceful and private setting.

Price 268.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|----------|----------|--------------------|--------------|----------------------|-------------|
| Lakithra | Detached | 300 m ² | 5 | 5,000 m ² | 3134 |



This beautiful villa is located on the outskirts of the village of Spartia and measures 128 m² in total, set in a plot of 904 m². The villa comprises an open plan living/dining area, kitchen, 3 bedrooms, one of them ensuite and a further main bathroom. The property affords exquisite views to the blue horizon of the Ionian Sea to the front, and Mt Ainos to the rear and is surrounded by beautiful countryside. Light cascades from all angles into the property and the villa is surrounded by immaculately kept landscaped gardens which house a large private swimming pool, a feature BBQ and covered pergola area, creating a delightful area for relaxing and al fresco dining. The property is available fully furnished and fully equipped. Due to its privileged location and its unique layout, this villa is a peaceful refuge and currently benefits from excellent rental income potential.

Price 275.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|---------|-------|--------------------|--------------|--------------------|-------------|
| Spartia | Villa | 128 m ² | 3 | 904 m ² | 2747 |



This beautifully designed villa is located in the northern part of Kefalonia and, more specifically, in the Halikeri/Touliata area. The villa features an open plan kitchen/living /dining room, 4 bedrooms, 2 of them ensuite and a further bathroom. The interior design is based on classical lines which accentuates the sophisticated elegance of this villa. The terraces benefit from breath-taking views of the sunset and the beautiful natural surroundings.

Stone built pathways, patios, seating areas, trees and flowers and an inviting 35 m² overflow pool, complete the external areas perfectly. This desirable property is totally in keeping with the surrounding areas and fuses traditional features in its design with modern and functional amenities and is a superb investment proposal.

Price 290.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|----------|-------|--------------------|--------------|--------------------|-------------|
| Halikeri | Villa | 126 m ² | 4 | 408 m ² | 2110 |



This modern villa is situated in a beautiful rural location, in Sarlata village, only few minutes' drive from the wonderful beaches of the Livathos coastline, and measures 119.6 m² sitting in a plot of 502 m². The property is arranged over 2 levels.

The ground and 1st floor comprise a spacious open plan kitchen/dining/living area, 3 bedrooms, 2 bathrooms and garage area. This stunning property is designed to ensure that its amazing uninterrupted views over the Ionian Sea and the evergreen surroundings can be enjoyed from all bedrooms and the main living areas. Externally, the villa benefits from large stone built patio areas which house the private swimming pool and BBQ area and the garden has an array of plants, shrubs and exotic trees. Due to its unique location and the spectacular views, this villa offers potential buyers a great investment.

Price 295.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|---------|-------|--------------------|--------------|--------------------|-------------|
| Sarlata | Villa | 119 m ² | 3 | 502 m ² | 2645 |



This semi detached property is situated in the heart of the traditional village of Metaxata in a complex of very desirable properties. The property is arranged over 2 levels and comprises a living/dining area with feature marble fireplace, a kitchen area, a WC, 2 bedrooms one with ensuite facilities plus an additional bathroom. Both bedrooms have access to the balcony via patio doors which afford lovely views over surrounding villages and Mount Ainos. The outside area is accessed via feature patio doors and is beautifully landscaped with plants and flowers and seating area to enjoy the natural surroundings. The property also benefits from a private parking space, A/C and a large, beautifully appointed communal swimming pool with patio area. This property makes an excellent choice for a holiday or permanent home in one of the most beautiful villages of Livathos.

Price 178.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|----------|-----------------|--------------------|--------------|-----------------------|-------------|
| Metaxata | Semi - Detached | 120 m ² | 2 | 152,50 m ² | 3154 |



Located in the beautiful setting in the traditional village of Metaxata, in the heart of Livathos region, and within a short distance of a number of excellent beaches, we present for sale this lovely apartment that measures 70,35 m² in total. Set on the 1st floor, this apartment comprises an open plan kitchen/dining/ living area with feature fire-place, 2 bedrooms and a master bathroom.

The views from the balconies are amazing over to the mountain peaks of Ainos and across the surrounding valleys. The property also benefits from A/C, parking and a large shared swimming pool with tastefully landscaped stone built patios, an ideal area to spend those lazy summer days. An excellent opportunity to purchase a very nice property either as a holiday or permanent home.

Price 105.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|----------|-----------|----------------------|--------------|--------------------|-------------|
| Metaxata | Apartment | 70,35 m ² | 2 | 741 m ² | 2734 |



This beautiful and spacious villa is situated in an elevated position on the hillside of Karavados, a short distance from the heart of the village and the beaches of St. Thomas, Trapezaki & Lourdas. Due to its privileged elevated location, the villa enjoys amazing views out to the Ionian Sea. This single storey property offers a huge open plan kitchen, family room and dining area, a split-level living area with fire place, and a WC.

The corridor leads to 3 double bedrooms all with ensuite facilities and fitted wardrobes. Externally, feature tiled pathways and patio areas surround the villa and house the private swimming pool, accessible from all areas of the villa. This amazing villa is truly unique and a rare example of such a stylish property of its kind, available for sale.

Price 360.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|-----------|-------|--------------------|--------------|--------------------|-------------|
| Karavados | Villa | 186 m ² | 3 | 540 m ² | 1508 |



This unique atmospheric stone built villa is located in a stunning rural setting in the heart of the picturesque village of Potamianata, just a few minutes from Agia Efimia. The property measures 123.73 m² and is a true haven of privacy. It features a separate kitchen, living and dining area and benefits from stunning timber vaulted ceilings. The feature patio doors afford access to the balcony areas and the beautiful views. The first floor level comprises 2 bedrooms with ensuite facilities and a lower level features a guest apartment with a living and bedroom area and a bathroom.

The immaculately landscaped garden areas provide this villa with a true feeling of serenity and peace. The inviting private swimming pool surrounded by beautiful stone patio areas, a delightful garden area, a feature pergola and an external al fresco dining area, all add to the unique character of this exceptional and desirable property. The villa is available fully furnished.

Price 495.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|-------------|-------|-----------------------|--------------|--------------------|-------------|
| Potamianata | Villa | 123,73 m ² | 2 | 700 m ² | 3130 |



This unique atmospheric stone built villa is located in a stunning rural setting in the heart of the picturesque village of Potamianata, just a few minutes from Agia Efimia. The property measures 123.73 m² and is a true haven of privacy. It features a separate kitchen, living and dining area and benefits from stunning timber vaulted ceilings. The feature patio doors afford access to the balcony areas and the beautiful views. The first floor level comprises 2 bedrooms with ensuite facilities and a lower level features a guest apartment with a living and bedroom area and a bathroom.

The immaculately landscaped garden areas provide this villa with a true feeling of serenity and peace. The inviting private swimming pool surrounded by beautiful stone patio areas, a delightful garden area, a feature pergola and an external al fresco dining area, all add to the unique character of this exceptional and desirable property. The villa is available fully furnished.

Price 495.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|-------------|-------|-----------------------|--------------|--------------------|-------------|
| Potamianata | Villa | 123,73 m ² | 5 | 730 m ² | 3129 |



This wonderful villa is situated in the Lourdas area, just a few minutes from the famous beaches of Lourdas Bay and Trapezaki and enjoys a truly privileged location. The property consists of 3 levels and comprises an open plan living/dining area, a kitchen, 3 bedrooms, one of them ensuite and 2 bathrooms. The lower ground floor area is currently a playroom and due to its layout, it is suitable for conversion into a guest studio. Large patio doors help to bring the natural light inside, while the balconies overlook the stunning coastline and the Ionian Sea. Externally, the property is beautifully landscaped with various different levels and stone paved areas. A BBQ area and a large private swimming pool and seating areas are ideal spaces to enjoy the wonderful rural landscape surrounding the villa. This property presents an excellent investment choice, either as a permanent or a holiday home.

Price 500.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|---------|-------|--------------------|--------------|--------------------|-------------|
| Lourdas | Villa | 224 m ² | 3 | 502 m ² | 2643 |



This impressive property is located in the village of Kontogenada, a lovely setting on the western part of Kefalonia. Built in the heart of the village with delightful views, this individual property consists of an open plan kitchen/living/dining area, 3 bedrooms all with ensuite facilities and a main WC. All areas lead out onto large balconies with feature seating areas and wonderful views out to the azure blue of the Ionian Sea. The property is available fully furnished and equipped and benefits from central heating and installation of A/C units in all areas. The lower level offers a garage area, utility room and an open plan study/play area. This substantial property affords an excellent investment opportunity either as a permanent or holiday home in an authentic Kefalonian village setting.

Price 299.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|-------------|----------|--------------------|--------------|--------------------|-------------|
| Kontogenada | Detached | 282 m ² | 3 | 209 m ² | 2984 |



In the beautiful and traditional village of Mousata, just above the stunning beach of Lourdas, in a quiet idyllic location and just few minutes from the beach, is set this beautiful villa that measures 190 m². The property is arranged over 2 levels: the ground floor features one independent apartment that comprises an open plan living /dining / kitchen area, 1 bedroom and a bathroom. The upper level that hosts the main residence comprises 3 bedrooms, each with its own balcony, a bright living/dining/kitchen area with feature fireplace and 2 bathrooms.

The feature patio doors lead out onto a large balcony area complete with seating areas, which are ideal for relaxing and al fresco dining. The villa is surrounded by beautifully landscaped gardens and sits in a plot of 612 m² with an array of flowers, shrubs and trees, all creating idyllic spaces surrounding the pool and wonderful BBQ area. This villa is located in a delightful position, with a back drop dominated by the mountain of Ainos, and the infinite views to the frontage out onto the azure blue of the Ionian Sea and the island of Zante.

Price 345.000 €

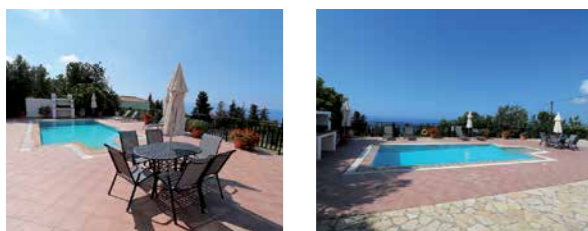
| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|---------|-------|--------------------|--------------|--------------------|-------------|
| Mousata | Villa | 190 m ² | 5 | 612 m ² | 2310 |



This beautiful villa is located in an idyllic setting overlooking Lourdas Bay and is situated in a truly privileged setting, standing majestically in an elevated position enjoying stunning views over the Ionian Sea. The villa is arranged over 2 levels with ground floor comprising an open living/dining and kitchen area and one bedroom with ensuite facilities. The upper level comprises 2 spacious bedrooms each with ensuite facilities and a living area with a lovely feature fireplace; an ideal position to enjoy the amazing views, even in the winter period. The external areas are beautifully landscaped with stone paved patios housing a private swimming pool and a BBQ. This villa is only a breath away from the famous Lourdas beach and provides an exciting investment opportunity with excellent rental income potential.

Price 395.000 €

| Region | Type | Size | No. of Rooms | Plot Area | Property ID |
|---------|-------|----------------------|--------------|--------------------|-------------|
| Lourdas | Villa | 118,3 m ² | 3 | 500 m ² | 3138 |



*Price and availability are all correct at the time of going to press

Testimonials

Our Villa dream started to become reality one sunny day in November 2014 when Paul Hitchin pulled on to the available piece of land. Within 30 seconds, after a mixture of the view, potential and Paul's infectious enthusiasm we had made the decision to proceed. Paul then took us to look at other Villa's they had designed and built to help us decide how we wanted ours.

We received the initial Villa designs via email and were able to modify certain features, making use of the knowledge and experience of the Vinieris team of what would work and perhaps not.

Our Hand was held all the way through the process, opening bank accounts, how to transfer payments etc. - even down to the best place to buy Chocolate Croissants! During the build, which was impressive, we received copious photographs keeping us informed of almost daily progress and really making us feel part of the process.

"Deciding to buy a property In Greece in these challenging times involves careful consideration. You need to have a dream that is sustaining & powerful but also ultimately pragmatic.

Once you have set your sights on the achingly beautiful island of Kefalonia, you can be sure that in George, Adonis, Paul & Maria you will find the support & knowledge to help you achieve your dream, find exactly the right property for you & the patience to guide you throughout the buying process. If, like me, you are lucky enough to find real friendship here too, you will count yourself fortunate beyond imagining!

For myself, I was doubly lucky because the villa I set my sights on was actually built by the Vinieris team which gives me the added confidence of a seriously well built bouse. I am looking forward enormously to spending much of my future on this gorgeous island and can't wait to return in the Spring!

Paul, my special thanks to you; you have turned one of life's most potentially stressful undertakings into 'a walk in the park'!

*Caroline Kane.
Villa Ionion Pelagos, Vlabata, Kefalonia.*

The build process was about 14 months and during that time we made a few trips to the island to actually "touch" our Villa and had some very exciting visits to kitchen design shops etc. to choose everything from cookers down to door handles, always with a guiding hand from the Vinieris team.

We used the Villa for the first time in July 2016 and absolutely loved it; we and our family now try to use the villa for about 3 months a year.

Although the Villa is finished our involvement with the Vinieris team has not, as we now rent the Villa, through their holiday Company. This not only provides an income which pays the Villa bills but gives us peace of mind that someone from the team is always around keeping an eye on the place.

We have totally fallen in love with the villa and the islands way of life, so much so, that we are now planning to move out permanently.

Martin Ling & Lynne Harrissis

Testimonials

Having fallen in love with Kefalonia, I visited Vinieris Real Estate for a week in October 2016. I was provided with great accommodation and George drove me around each day to view a host of properties for sale. I settled on one existing villa that, with some serious refurbishment, would provide us with our dream home away from home. After viewing again with my wife Monica in January, we completed the purchase in March 2017.

Every step of the process was made easy by the professional help from Vinieris staff. Adonis helped with the negotiations to purchase and in one afternoon Christina walked me around Argostoli to arrange my bank account, a lawyer, accountant, power of attorney and my all-important tax number. I think this lot would have taken me at least 6 months on my own! (my Greek is limited to "kalimera" and "efbaristo").

Then it was the turn of Vinieris Property Development to plan the refurbishments to our villa. Adonis managed the development from start to finish, and by using his hand-picked contractors the whole process went like clockwork. I've built and refurbished several houses before and the workmanship from everyone here was top-notch. In 5 months we made plans and applied for permissions; completely stripped the interior of the villa; moved walls; renewed electrics, plumbing and a/c; retiled floors and bathtubs; repainted inside and out; and completely remodelled the outside with paved areas, gardens and a 12-metre infinity pool.

We now enjoy living in this island paradise for most of the summer months

Colin Watson - Koroni

"When I was 18 I first went to Greece on holiday and instantly fell in love with the people, the climate and the majesty of Mediterranean colours. From that day forward it was my dream to one day live on a Greek isle. My wife and I have travelled to many parts of Greece, but Kefalonia turned out to be the place where we both knew instantly we wanted to stay.

In 2009 we were fortunate to meet with Paul Hitchen from Vinieris Estates in Kefalonia. From that initial meeting we went on to meet with George and Adonis, the owners of Vinieris and we soon decided, that here was a company of impeccable reputation and one we could trust.

From day one we were involved, from the initial drawing up of the plans, to choosing the fixtures and fittings of the finished Villa. Every step of the build was explained to us and we were consulted throughout the project to make sure we were happy with the progress. We were sent photographs, sometimes two or three times a week of the build and we eagerly opened each Jpeg to view the next step as it proceeded to turn from a concrete shell into the beautiful home that we now have.

The Villas which Vinieris produce are second to none, and I have been taken around to view more or less all their builds, so I have seen them first hand. The finished product is as important, as much to Vinieris, as it is to their clients, to the point where they made structural changes to our Villa in the form of beautiful columns and a pergola on the front, purely because it would look better. This was of no extra cost to us. Likewise an original concrete surrounding wall to the garden area was changed to a hand built stone one, again at no extra cost, purely because George thought it would be of a more aesthetic appearance! What other building company would do that?

As far as my wife and I are concerned, Vinieris should change their name to "Dream Makers" because they have certainly made our dream come true and we can not recommend them highly enough.

Efbaristo Vinieris.
Jed & Tracy from Chesire

We bought our villa in the beautiful village of Tselendata, near Fiscardo in September 2014. Being our first overseas purchase we were full of concern as to the whole property buying process. Fortunately, help was at hand in the guise of Vinieris Real Estate.

Throughout the whole process from finding our lovely villa to the completion of formalities, Adonis and his wonderful team were there to hold our hands. We still keep in touch and we regard Adonis and the team as our friends.

Alison & Colin Chattaway
September 2016

"We bought our little house in Agonas three years ago from Vinieris Real Estate and moved to Kefalonia permanently last year. From the minute we walked into the Vinieris office they could not have been more helpful, and made the whole process of buying property a smooth and enjoyable experience. From helping with opening a bank account to making sure we had the best lawyer on the island, the time and effort they put in to making us feel welcome on the island was second to none.

Since moving here all of the work we have done on our house has been coordinated through Vinieris and the standard of workmanship and project management has been brilliant throughout.

Moving to Kefalonia has been a great decision and we are very happy living here."

Peter and Alix Mumford

"From the very first contact we had with Vinieris we were treated in a friendly and professional manner. Nothing was too much trouble for them in answering all our questions and queries and their help in introducing other professional contacts was willing and easy and has proved invaluable.

When you are looking to buy property in the sun it is easy to let your heart rule your head but the way George and the team run the business they allow you to enjoy the journey whilst they make sure everything is covered.

If you are looking for property in Kefalonia there is only one place to look - Vinieris.

Two new happy Kefalonians
Steve & Dot"

Everyone at Vinieris has been so helpful from the moment we first enquired about purchasing a property on our dream island of Kefalonia. From our first meeting with Adonis and then all the help provided by Christina, Dawn and Elina they have helped guide us through all the steps of buying a property.

They have helped us in so many ways and continue to do so. Even though we have completed our purchase we always get a friendly welcome when we drop in to say hello. They help with each step of the process from getting a Greek Tax Id, a Greek Bank Account, Solicitor and Accountant, they even introduced us to a Kitchen Company who have been great as well.

We would thoroughly recommend using Vinieris to start your dream of a property in the sunshine of Kefalonia.

Duncan & Sue Banks



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