

Realise the Dream



Vinieris Group

Real Estate & Developments...

Realise the Dream

Welcome

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

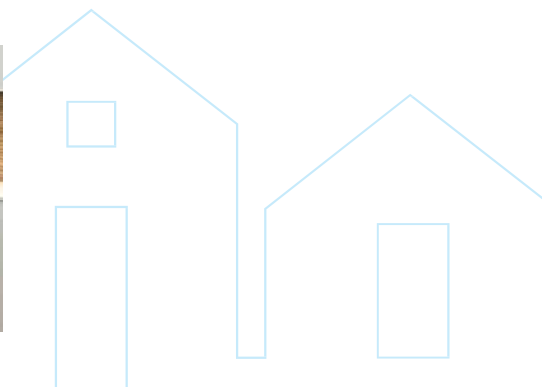
When we created Vinieris Real Estate Group in 2002, our aim was to offer people from any country, the chance to own the home of their dreams on the Island of Kefalonia. Today, having sold and built so many dream homes, we have become internationally recognised for our highly satisfied clientele, have 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 Drogarati. 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.

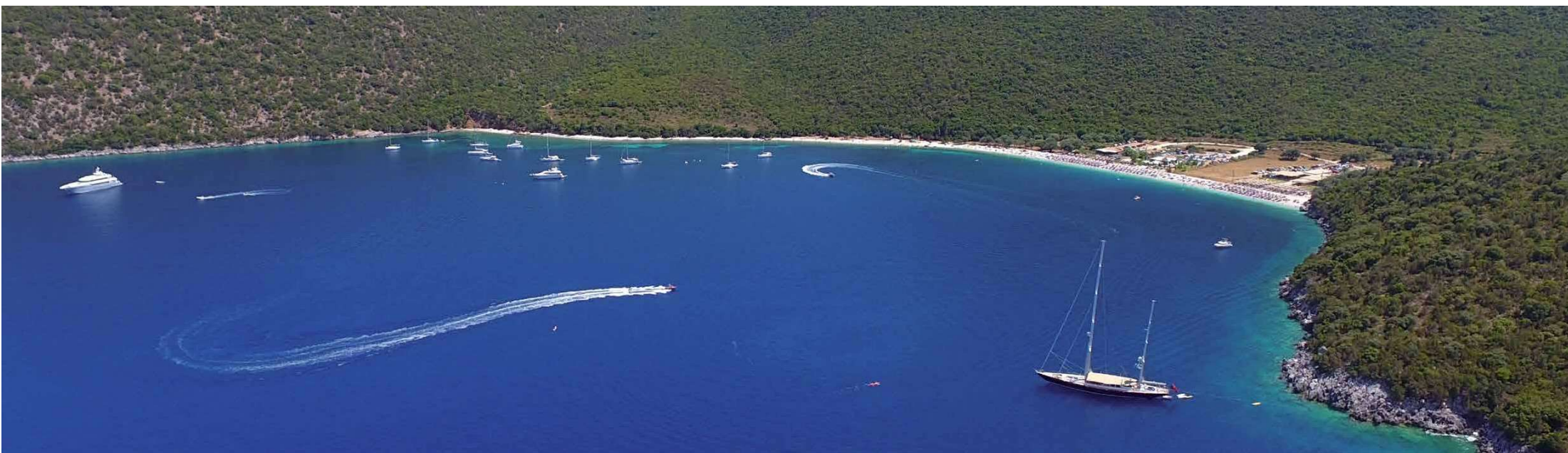
There is also a higher demand now on flights into the Island, and with more and more countries offering direct flights to Kefalonia in the summer, it is certain that in 2-3 years’ time, Kefalonia will have direct flights from most European countries. As a result the villa market here in the island will 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

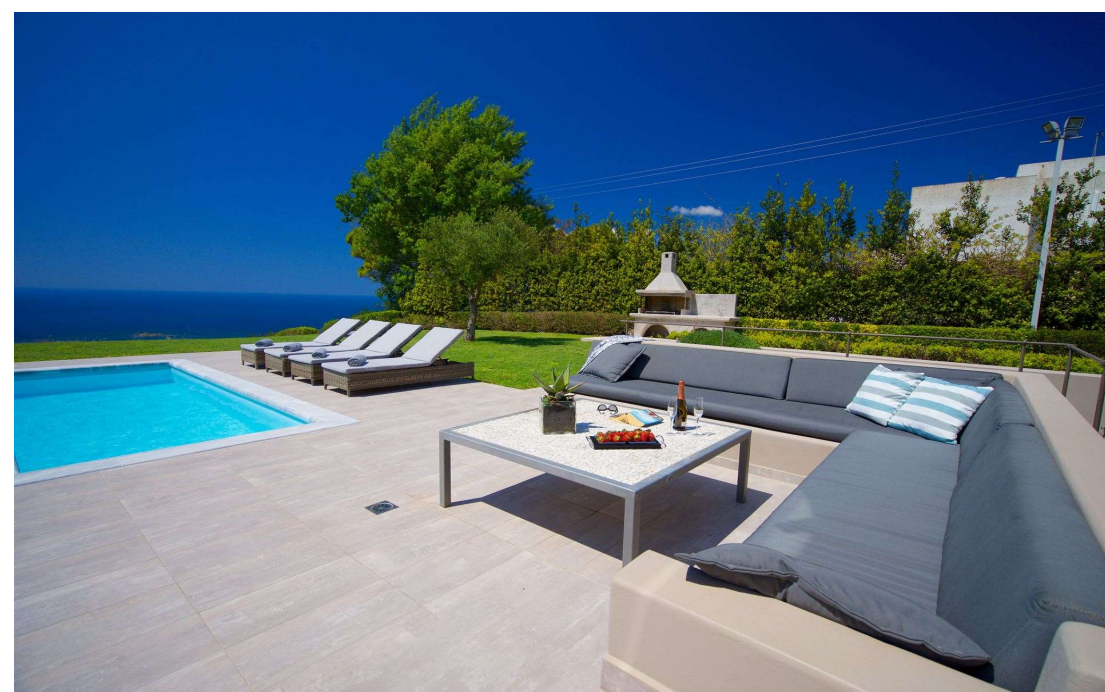
We work closely with a number of banks located on the island and should you wish to obtain a mortgage to finance your investment, our mortgage adviser is happy to assist you with this. We will explain the lending process clearly, so that you will feel comfortable with the decisions you are making and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



AGV Developments

AGV Developments, part of the Vinieris Group of Companies founded in 2002, is the leading design & construction company on the island of Kefalonia, having created a vast portfolio of truly unique, exclusive and luxurious properties in some of the most incredible locations on the island. The concept of Design & Construction is deeply rooted in the spirit of innovation, functionality and symmetry. Each and every one of our construction projects is a source of inspiration driven by the intrigue of the challenge and the passion of fulfillment.

AGV Developments has a wealth of expertise and experience for the discerning investor who either hasn't found a ready-built property to inspire, or has chosen to construct something unique and custom-built from the outset. We offer the complete turnkey service, tailored to specific individual requirements, resulting in architecturally-designed, exclusive and luxurious properties, constructed to the very highest of standards, using the very highest finishes throughout. Our role is to help guide you through all stages of the construction, coordinating our fully experienced team, whose attention to detail is the governing factor in ensuring your expectations are fully exceeded.

AGV Developments are also specialists in the full renovation and refurbishment of existing properties, including extending, upgrading and modernising existing homes. We are able to offer a totally stress-free process starting with the initial design concept, the issuing of building permits, through to the full organisation and supervision of the project itself, always working very closely with our clients and always taking into account their requirements and wishes.

We are extremely proud to have built such a large portfolio of luxurious properties for our clients over a period of many years and would be proud and delighted to show you around numerous examples of our stunning projects. You can also visit our website at: www.agvdevelopments.com which showcases extensive information about who we are, what we can offer and examples of our new and available developments, together with our library of previous luxurious construction projects.

AGV Developments mission is to provide our clientele with exclusive, sophisticated and luxurious properties, harmoniously combining interior & exterior design conceptions with exclusive materials, all blending together within the most beautiful and exclusive locations throughout the island of Kefalonia.

<https://agvdevelopments.com/>



After Sales Service & Vinieris 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

Presenting the most exclusive private rental homes on the beautiful island of Kefalonia, Holiday Villas Kefalonia, part of the Vinieris Group of Companies, create a truly unique vacation experience, by combining together all of your holiday requirements in one personalised package and designing unique solutions which encompass all the elements that we believe will make your stay with us an unforgettable and truly special experience. Our team of experienced consultants is dedicated to creating unique vacation experiences in unrivalled settings, offering an array of hand-picked bespoke properties, ranging from small artisan cottages to luxurious chic estate residences and you can view our full portfolio at: www.holidayvillaskefalonia.com We are here to assist in every way possible to find that perfect vacation home to suit everyone's requirements, thus you can be secure in the knowledge that whichever one of our stunning properties you choose to stay in, we are always on hand to take care of you every step of the way.

Holiday Villas Kefalonia also believe your vacation begins long before you actually reach the luxury accommodation of your choice, therefore our experienced concierge team work around the clock in order to meet your every need, ensuring your stay with us is perfect in every detail from the second you arrive until the moment you leave..... always departing as friends. Our local knowledge and contacts enable us to make sure you will swim at the very best beaches, eat at the finest tavernas & restaurants, and drink at the most exclusive cocktail lounges.

Whatever your wishes, our team of professionals at Holiday Villa Kefalonia are always here to prepare and arrange for you the perfect vacation experience. We also take an enormous pride in the fact that the guiding ethos with everything we endeavor to undertake, is a very simple one: 'YOUR PERFECT STAY IS OUR SOLE INSPIRATION'

www.holidayvillaskefalonia.com



This luxury seaside villa is nestled in a serene location with breathtaking sea views, just above the sandy beach of Ai Helis. The property measures to 400 sq.m, and is in perfect harmony with the surrounding countryside.

This exclusive villa was constructed in an elevated position in order to emphasize the exquisite views of the blue horizon of the Ionian Sea, but also its proximity to the beach with the crystal clear waters. The property spreads over 3 levels and delivers an aura of classic finesse, combining its luxury design with modern and functional amenities. Entering the ground floor, there is an ample open plan living/dining area with featured fireplace, kitchen and a bathroom. A staircase leads to the 1st floor which consists of 3 large bedrooms, all with ensuite bathrooms and terraces that afford sublime sea views, all adding to the unique quality of this property. The lower level comprises 2 bedrooms with ensuite facilities, plus storage room and additional areas. The external area measures approximately 4,000 sq.m. and it is landscaped into a meticulous garden with stone paved areas, colorful flowers and exotic plants. A large swimming pool, BBQ, pergolas, seating areas and covered verandas provide an idyllic area for relaxing moments and al fresco dining in this peaceful setting.

Price 1.700.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Ai Helis	Luxury Villa	400 m ²	5	4.000 m ²	2863



These idyllic and luxurious villas are built on an evergreen slope in the northern part of the island and more specifically in Matsoukatakata village, minutes away from the cosmopolitan 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 3303,25 sq.m. and comprises of 2 contemporary villas, Villa Aloni and Villa Sterna.

Villa Aloni

Designed to criteria of architectural brilliance, Villa Aloni fuses in a unique way, traditional external design with a contemporary flair in the interior.

Villa Sterna

This tastefully and beautifully built and decorated villa exudes the feeling of traditional and modern luxury. The villa features 169,11 sq.m. and enjoys spectacular views of the Ionian Sea and the island of Ithaca.

Price 1.600.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Matsoukatakata	Luxury villa	359 m ²	6	3303 m ²	590



Katsarata is a picturesque settlement a few minutes' drive from the cosmopolitan Fiskardo, famous for its unique landscape with its incredible panoramic vistas over the deep blue of the Ionian Sea and Ithaca's canal.

Nestled in a truly breath taking elevated location, this villa delivers an aura of luxury and subtle aesthetics. It spreads over 3 levels and measures 344.22 sq.m. in total, set in its own grounds of 1,505 sq.m.

Combining perfectly modern and traditional architectural features, the villa blends perfectly with the stunning landscape. The ground floor is comprised of a spacious open plan living/dining/kitchen area and 2 large bedrooms with en-suite facilities. The upper level consists of a further 2 large bedrooms, both with luxurious en-suite facilities. The basement areas features independent guest accommodation and a delightful playground. Expansive patio doors allow nature and light to flood inside from all angles of the property affording magnificent panoramic views to the blue horizon of the Ionian Sea and the lush evergreen surroundings.

Price 1.250.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Katsarata	Luxury Villa	344 m ²	4	1.505 m ²	2742



This stunning residence ,famous for accommodating the actor Nicholas Cage in the movie captain Corelli's mandolin, stands majestically over the stunning beach of Antisamos, and affords exquisite panoramic views of the sea and the island of Ithaca.

Captain Corelli Villa impeccably designed, exudes a feeling of cool luxury.

The property features one main residence and two independent guest apartments.

The residence measures to 318 m², set on a plot of 374.86 m² and comprises of an open plan 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, a BBQ and seating areas, all creating idyllic corners to enjoy the natural surroundings. Captain Corelli Villa is a true haven only a few minutes from the magical beach of Antisamos.

Price 1.200.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Sami	Luxury Villa	318 m ²	5	374,86 m ²	2408





This stunning property stands majestically in the sought after area of Ai Helis, only a few minutes from the sandy shore, among villas that belong to prestigious individuals.

The property features a villa of unique aesthetics that measures in total 194 sq.m. Adjoined is a similar incomplete villa. Both properties are set on land of 5,824 sq.m.

An amazing outdoor entertainment area with undercover paved pergola, stands out in the outside area of the property and is ideal for offering relaxing moments.

The villa is of unique minimal aesthetics with decoration details that deliver an aura of sophisticated elegance. It comprises an open plan living area with patio doors leading to the balcony, a functional kitchen, 2 bedrooms and 2 bathrooms.

On the lower level there is an independent guest apartment that comprises an open plan living/dining area, a kitchenette, and 2 bedrooms.

The grounds are professionally landscaped with paths, beautiful plants and flowers while a BBQ completes the beautiful landscaping. Rare due to its location and the quality of its building materials this amazing property makes a destination on its own, only few meters from the beautiful beach of Ai Helis.



Price 1.100.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Ai Helis	Luxury Villa	194 m ²	4	5.824 m ²	2224



This majestic three-story home is located in the famous, picturesque natural port of Assos and measures to a total of 180sq.m, set on a privileged plot of 152.97 sq.m.

This exclusive seaside property sits proudly above the water's edge and its unique design harmoniously compliments the architectural style of the village. Spread out over three levels this impressive home offers a perfect fairytale setting. The lower level consists of a large open seating area including a fire place, kitchen area, bathroom and traditional balcony doors that open to the utopian veranda with majestic bougainvillea's and garden that is raised above the dazzling sea. This level could be converted in to an independent guest room. The ground floors entrance features imposing arches while the inside offers a seating area, an open plan kitchen, a guest bathroom and large openings that lead to the inviting veranda that boasts unique views over the port, Ionian Sea and the castle of Assos. The higher level consists of three comfortable sized bedrooms, a bathroom and two magnificent balconies with breathtaking views of the impressive scenery and turquoise waters that spread out below.

Unique due to its fascinating location this property is a rare investment opportunity and ideal spot for a forever or holiday home.

Price 900.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Assos	Villa	180 m ²	3	152 m ²	4010



In a unique location, on the western part of Kefalonia, a stone's throw from Petani beach, a one of a kind residence is available for sale, two villas measuring to a total of 268.53 sq m and built on a plot of 2.074 sq. The villas were constructed with the highest of standards and quality materials, combining modern architecture with traditional lines.

Each independent villa expands over three levels with both villas featuring an independent luxury apartment on the ground floor ,while Villa number one greets us with a cozy living room complete with a fireplace set in a lovely stone wall, large balcony doors for view gazing ,an adjoined dining area and kitchen. The marble staircase with iron details leads to the upper level consisting of two bright bedrooms, magnificent office space and a bathroom. Villa number 2 is similarly designed with the only difference being instead of office space it offers an extra bedroom.

The outside area consists of a colorful garden, paved patios, a large swimming pool and an outside seating area ideal for admiring the infinite horizon. This peaceful residence offers a front row seat to the magical sunset with its explosive colors that reflect magnificently on the sea that spreads out below.

These charming villas blend harmoniously in their scenic setting; they combine privacy, tranquility and luxury in one of Kefalonia's most sought after locations making it an ideal place to call home or even a unique investment opportunity.

Price 890.000 €



Region	Type	Size	No. of Rooms	Plot Area	Property ID
Petanoi	Villas	268 m ²	5	2.074 m ²	2036

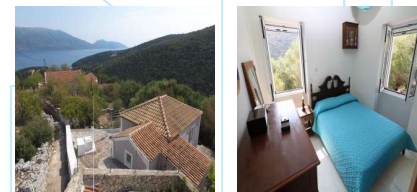


This delightful home is perched on the northern part of the island, within the beautiful Matsoukata village a few minutes away from the cosmopolitan village of Fiskardo, but also from the charming beach of Foki. The delightful house measures to a total of 55 sq.m. set on grounds of 294 sq.m.

Situated in a unique countryside setting, in keeping with the beautiful natural environment, this property makes the difference due to its authentic traditional character.

The house consists of a spacious living room, an independent and fully functional kitchen, two bright bedrooms while the main bathroom completes this charming house. All rooms of the property benefit from large openings which afford stunning unlimited views to the deep blue of the Ionian Sea, to Ithaca but also to the verdant surrounding area full of pine trees.

Price 169.000 €



Region	Type	Size	No. of Rooms	Plot Area	Property ID
Matsoukata	House	55 m ²	2	294 m ²	3789



This romantic cottage is situated in Agkonas, a beautiful village on the northwestern part of Kefalonia, only 10km away of the famous and stunning Myrto beach. The property measures to a total of 43.3sq.m. and is set on grounds of 361.5sq.m.

Totally in keeping with the rural surroundings, this lovely property has recently been renovated, keeping untouched its traditional character. It comprises of an open plan living/dining/ kitchen area, 1 bedroom and a bathroom. The views towards Agia Kiriaki's bay, Zola and the sunset are truly unique.

Price 89.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Agonias	House	43 m ²	1	361 m ²	3597



In a quiet neighborhood of Poulata, a traditional settlement just before Sami and famous beaches of Karavomilos, is available for sale this lovely detached house which measures 62 sq.m. set in a plot that measures 250 sq.m. in total.

The property has been recently renovated and consists of a spacious open plan living / dining area and a fully functional kitchen. Next to it, there are 2 spacious bedrooms and a main bathroom. All rooms have large openings that bring light and nature into the home. The covered terrace leads to a yard that offers romantic views to the lush natural surroundings and the tranquil countryside.

Price 102.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Poulata	House	62 m ²	2	250 m ²	3672



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 to 123.73 m² and is a true haven of privacy. It features a living and dining area, a separate kitchen and benefits from stunning timber vaulted ceilings. The feature patio doors afford access to the balcony areas and the beautiful views. The first floor comprises of 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 is 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 inviting property is situated in Agonias, a traditional village located on the slope of an evergreen mountain within small driving distance from the famous Myrto beach. In total the property measures to totally measures 158.38 sq.m. and is set on a plot of 485 sq.m.

Built and designed with attention to detail, it consists of two independent apartments of similar layout. The ground floor measures to 85.68 sq.m., while the 1st floor which is still in an incomplete stage, measures 72.69 sq.m. in total. Each apartment includes an open plan kitchen / dining / living area, 2 bedrooms and a bathroom. The ground floor also offers air conditioning units to all rooms and a high-efficiency fireplace which is connected to the central heating. The balconies boast stunning views towards Agia Kiriaki bay, Assos and the endless blue horizon of the Ionian Sea.

Price 185.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Agonias	House	158 m ²	4	485 m ²	3592



Located in the western part of Kefalonia and specifically in the traditional village of Agios Dimitrios, just minutes from the enchanting beaches of the area, this furnished villa with a swimming pool of 80 sq.m. is located on a plot of 900 sq.m.

It consists of an open plan dining / living room / kitchen and 2 en suite bedrooms.

The house is surrounded by a beautifully landscaped garden with a swimming pool. Benefits of the villa include private parking, air conditioning and central heating.

Strategically located in a quiet location overlooking the sea and just minutes from the center of Lixouri, this villa is a unique opportunity for permanent or holiday home but also with excellent rental income.

Price 195.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Ag. Dimitrios	Villa	80 m ²	2	900 m ²	3508



This traditional style, detached cottage is situated in Mousata a beautiful and picturesque village of Livathos and more specifically in the Trapezaki area which is located few minutes' drive from Trapezaki beach and a few minutes from Lourdas beach. The property measures to a total of 90 sq.m. it includes a guest house which measures to 31 sq.m. and set on a plot of 550 sq.m.

The property features the main house measuring 46 sq.m. and it comprises an open plan kitchen, living/dining area with featured fireplace, a bedroom and a bathroom. An independent guest house serves the needs of guests offering privacy and comprises of a kitchenette, a bedroom and a bathroom.

Price 157.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Trapezaki	House	121 m ²	2	550m ²	2444



This romantic residence is situated in the traditional village of Psilithrias, within a peaceful rural location, just a few minutes' drive from the cosmopolitan Fiskardo. The residence that measures 70 sq.m. in total is set in its own grounds of 295 sq.m.

In the northern part of Kefalonia which is famous for its picturesque landscape and its natural setting this residence stands out for its traditional Kefalonian architecture. The house has recently been renovated and comprises on the ground floor a living area, kitchen, 1 bedroom and a main bathroom while on the upper level, which is an attic that consists of 1 more bedroom. A covered veranda offers uninterrupted views to the evergreen surroundings that bring a sense of peace..

Price 105.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Psilithrias	House	70 m ²	2	295 m ²	2817

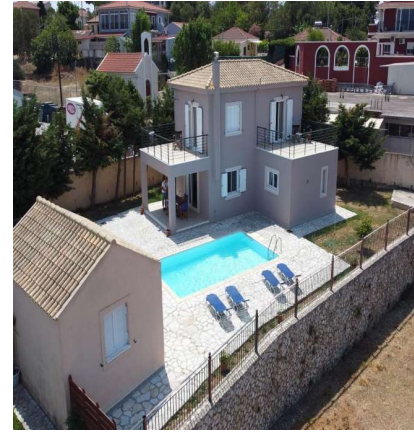


This charming and romantic double story property is set in a strategic location, within 15 minute distance from Argostoli, in the traditional village of Lakithra. The property measures to 105 sq.m. in total, set on a plot of 425 sq.m.

The villa is arranged over two levels and comprises on the ground floor an open plan living and dining area with a fireplace and a lovely fitted kitchen, a guest bathroom and a storage/ laundry area. Marble stairs lead to the first floor which consists of two spacious bedrooms and central bathroom. Private verandas encircle the whole villa, enjoying panoramic views to the surrounding countryside.

Price 220.000 €

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



This beautiful property is set in a privileged location, within 15 minute distance from Argostoli, in the traditional village of Lakithra. The villa is well presented and tastefully fitted, it covers a total area of 105m² over two floors and it is set on a plot of 541 m².

The ground floor comprises of a bright living and dining area with a fireplace and a beautifully fitted kitchen, a guest W.C and a storage area - laundry. Marble stairs leading to the first floor which comprises of two spacious bedrooms and a central bathroom. Private verandas encircle the whole villa and enjoy panoramic views to surrounding countryside.

Price 220.000 €

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



This romantic property is nestled in the rich green hillside of the traditional village Perachori of Ithaca. The property measure to a total of 146.75sq.m. and is set on a plot of 796.01sq.m.

This traditional style property is amphitheatrically placed and due to this, the home boasts breathtaking views of the lush valley that spreads out below, Ithaca's dazzling blue waters and the mountain tips of the surrounding islands. The charming home consists of two independent levels, the ground floor comprises of an open space, currently being used as a storage room but is open to any modification and has the possibility of being transformed in to a guest house, the first floor features a spacious living room with traditional features, a kitchen/ dining room, and a bathroom .

Price 225.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Perachori	House	147 m ²	3	796 m ²	4079



The delightful residence is ideally nestled in the heart of the village Pessada and was constructed with the highest possible specification standards by our in-house development company.

The romantic property is comprised of a spacious and bright seating/dining area that features large balcony doors that offer direct access to the garden, open plan kitchen and 2 comfortable bright bedrooms that include private bathrooms and balcony doors with access to the pool. The garden that elegantly surrounds the property is spectacularly landscaped with paved trails and an impressive swimming pool that adorns the courtyard with plenty of seating areas for al-fresco dining.

Price 245.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Pessada	Villa	71 m ²	2	500 m ²	3516



This traditional style home is ideally situated in the village of Lakithra, just a few minutes drive from the areas spectacular beaches. The property's ground floor consists of a large bright open plan dining/living area while the space opens into a fully functional and equipped kitchen, a large bedroom and a bathroom. This floor features elegant furniture and large windows illuminating the space and offering wonderful views of the beautiful countryside. The internal wooden staircase leads to the upper floor, consisting of two spacious bedrooms and a family bathroom. The large balcony offers a wonderful view of the surrounding green area.

The outdoor area is beautifully landscaped in a romantic garden full of ornamental flowers and a outdoor living area which benefits from the wonderful view of the surrounding area.

Price 245.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Fokata	House	113 m ²	3	1500m ²	3795



This unique traditional home is situated in a privileged location in Fokata, a quaint and traditional village just a few minutes' drive from the popular sandy beaches of the Livathos area. The property measures 112,50 sq.m. located on a total area of 4.000 sq.m.

This lovely home consists of a large bright open plan dining / living area while the space opens into a fully functional and equipped kitchen, with elegant furniture and large windows offering a wonderful view of the beautiful countryside. Also, on this level, there is a large bedroom with plenty of storage space and a bathroom. The internal wooden staircase leads to the upper floor, consisting of three spacious bedrooms, which share the main bathroom of the house. The large balcony offers a wonderful view of the surrounding green area.

Price 255.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Fokata	House	113 m ²	4	4000 m ²	3796



This unique detached property is located just above the famous beach Myrtilos with the famous emerald waters and mores specifically in Divarata, just 5 km northwest of Agia Efimia and 5km south of Assos. The property measures to a total of 214 sq.m and it is set on a plot of 594 sq.m. The house, which has been constructed to the highest standards and designed with particular respect for the scenery, is divided in three levels. The first level of the main house comprises of a spacious open plan kitchen/ dining and living area with a featured fireplace and a bathroom. On the upper level there are three spacious and bright bedrooms and two bathrooms. An independent guest apartment which is located on the lower level complete the layout of the property. This spectacular home also has an underground parking area.

Price 260.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Divarata	House	214 m ²	4	594 m ²	2172



This serene property is situated in the heart of the traditional village of Kountourata, in a peaceful rural landscape. Measuring to a total of 151sq.m. the property features a bright living room, an open-plan kitchen, four bedrooms and three bathrooms while the impressive home is surrounded by beautifully landscaped gardens with trees and flowers and a lovely covered veranda with a pergola that create idyllic corners for someone to enjoy nature. .

This property that benefits from its unique location in one of Livathos sought after areas make a unique choice for a summer house or a permanent residence.

Region	Type	Size	No. of Rooms	Plot Area	Property ID
kountourata	House	151 m ²	4	818 m ²	3810



This unique property blends harmoniously with its natural surroundings, keeping intact the features of traditional Kefalonian architecture.

This lovely house spreads over 2 levels while the ground floor consists of a large bright open plan dining / living area, this space opens into a fully functional and equipped kitchen, with elegant furniture and large windows illuminating the space and offering a wonderful view of the beautiful countryside. Also, on this level, there is a large bedroom with plenty of storage space and a bathroom. The internal staircase leads to the upper floor, consisting of three spacious bedrooms, which share the main bathroom of the house. The large balcony offers a wonderful view of the surrounding green area.

Price 275.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Fokata	House	155 m ²	4	1.800 m ²	3794



Located in Lakithra, approximately 10 minutes from the center of Argostoli, this two story house meets the needs of the most demanding person.

The house in total measures to 120m² covering a plot of 515m².

The spacious ground floor comprises of an open plan kitchen/ living room, a dining room with direct access to the garden and 1 bedroom with a bathroom . The first floor features two bedrooms, 2 bathrooms and cozy verandas overlooking the charming surroundings.

Price 280.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Lakithra	House	120 m ²	3	515m ²	3342



This stunning property is situated within a beautiful setting, in Kobothekrata village, only a few minutes' away from Argostoli but also just a short distance from the amazing beaches of Lassi and the Livathos area. The property that measures 214.19 sq.m. is set in its own grounds of 545 sq.m. in total.

The residence spreads over 2 levels and comprises of 2 independent apartments. The lower floor consists of an open plan kitchen/living/dining area, 2 bedrooms and a bathroom. The upper level comprises a spacious open plan kitchen/ dining/ living area, 1 bedroom and a main bathroom. This level benefits from a covered veranda while the large balcony enjoys stunning views to the evergreen valley, Argostoli's bay and the majestic mountain peaks of Ainos.

Price 280.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Kobothekrata	House	214 m ²	3	515 m ²	2763



Located in the traditional village of Sarlata, a mere 10 minutes from Argostoli and within a short distance of the magnificent beaches of the Livathos coastline, this residence of 119,98 sq.m. is located and set on a plot of 650 sq.m.

The property sits in harmony with the natural surroundings, with classical lines & modern amenities while boasting stunning views out to the endless blue of the Ionian Sea. Due to its privileged position and facilities, this luxury villa offers a peaceful haven, which helps to make this property such an excellent investment opportunity with true rental potential.

Price 295.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Sarlata	Villa	120 m ²	3	650 m ²	3910



This lovely elegant residence is set in a privileged location, in one of the most sought after villages of the southwest coast of Kefalonia, in Karavados.

The property which is merely a few minutes away from the lovely beach of Agios Thomas measures to 137 sq.m. and spreads over 2 levels. The ground floor comprises of a spacious living area with a featured fireplace and large balcony doors that offer immediate access to the private veranda, a lovely kitchen, a dining area and 1 bedroom with en-suite facilities. The upper level homes two large bedrooms each with private bathrooms and balconies with spectacular views.

Price 289.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Karavados	Villa	137 m ²	3	615 m ²	3153



This charming villa is located in the western part of Kefalonia and specifically in the traditional village of Agios Dimitrios, just minutes from the enchanting beaches of the area. The villa is fully furnished, measures to a total of 120 sq.m. set on a plot of 1.500 sq.m. with a private swimming pool.

The property consists of an open plan dining / living room / kitchen and three bedrooms with private bathrooms. The villa is surrounded by a beautifully landscaped garden with a swimming pool, private parking, air conditioning and central heating.

Price 298.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Ag.Dimitrios	Villa	120 m ²	3	1.500 m ²	3509

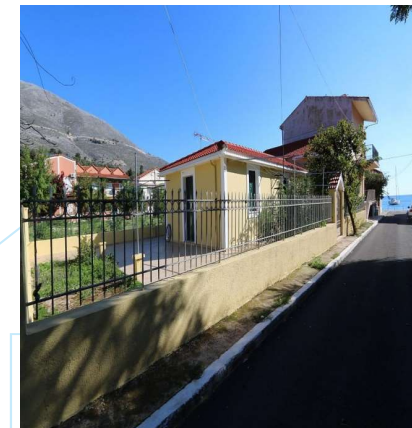


This beautiful villa is situated in the west coast of Kefalonia, in the traditional village of Chavdata, just few minutes drive from the amazing beaches of the region. The villa measures 120.58 sq.m. set in its own grounds of 601.54 sq.m.

The lower level comprises a large spacious living /dining /kitchen area and a main bathroom, while the upper level comprises of two large bedrooms one of them with en-suite facilities. The villa boasts large verandas, a private swimming pool, magnificent olive and lemon trees, a BBQ and ample outdoor seating areas, ideal for al fresco dining .

Price 295.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Chavdata	Villa	121 m ²	2	601 m ²	2328



The impressive property that is located a breath away from the sea, in the center of the picturesque village of Agia Efimia and is newly renovated to offer an air of complete comfort and functionality. Consisting of a bright, spacious living room that greets you upon arrival, with traditional notes and high wooden ceilings, the living room is complete with large balcony doors which open to the Al fresco terrace and seating area. A spacious kitchen / dining area also benefits from vaulted wooden ceilings and feature balcony doors, leading to the garden area. Two comfortable sized bedrooms and an attic that measure 45 sq.m which can offer multiple uses. A Vast garden surrounds the property with unlimited landscaping options including private seating areas.

Price 319.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Ag.Effimia	House	120 m ²	2	200m ²	3961



Right in the heart of the beautiful and traditional village of Metaxata, in a peaceful rural location, is set this unique villa that totally measures 179 sq.m. set in its own grounds of 446 sq.m. The infinite views to the sea and the verdant surroundings, make the perfect backdrop for this residence which spreads in 3 levels. More specifically the ground floor comprises an open living/dining area with featured fireplace and a semi independent kitchen. Large openings lead out to the covered veranda and bring light and nature in the house. The upper level comprises 2 bedrooms with open veranda that enjoy the amazing views over the sea and 2 bathrooms.

Price 320.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Metaxata	Villa	179 m ²	3	446 m ²	2727



This beautiful property is expertly nestled in the hillside, mere minutes from the cosmopolitan village of Fiskardo and more specifically in the village Tselendata. The luxurious property measures to a total of 96sq.m. and is set on a plot of 225sq.m. The impressive villa boasts stunning views of the turquoise canal that separates Ithaca from Kefalonia, the lush greenery that surrounds the property and the valley that spreads out below. This stone-built property is an ideal proposal for a summer home or touristic usage.

Price 320.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Tselentata	Villa	96 m ²	2	225 m ²	4091



Located in the traditional village of Sarlata, a mere 10 minutes from Argostoli and within a short distance of the magnificent beaches of the Livathos coastline, this residence of 120 sq.m., on a plot of total area of 833,4 sq.m. The property sit in harmony with the natural surroundings, with classical lines & modern amenities and have stunning views out to the endless blue of the Ionian Sea. Due to its privileged position and facilities, this luxury villa offers a peaceful haven, which helps to make this property such an excellent investment opportunity with true rental potential.

Price 320.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Sarlata	Villa	120 m ²	3	833 m ²	3615



This romantic villa is spread out over two levels, the bright ground floor consists of a beautiful seating area that features a fire place, an open-plan kitchen, dining area, guest bathroom and storage room. An appealing marble staircase leads to the first floor that is dedicated to the two bedrooms, both with en-suite facilities, large balcony doors that offer the rooms natural sun light and beautiful balconies that boast stunning views of the surrounding lush countryside, the stunning Ionian Sea and the neighbouring island of Zakynthos. The garden area is surrounded by a stone wall and perfectly manicured trees that provide the property with privacy while a beautifully paved seating area and swimming pool also adorn the outdoor area offering the property ideal corners for relaxation.

Price 324.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Karavados	Villa	114 m ²	2	605 m ²	4014



This imposing stone-built property is situated in the traditional village of Antipata, only 3km away from the cosmopolitan village of Fiskardo, built between centuries-old cypresses and olive trees which delivers an aura of refinement and traditional aesthetics and with a magnificent view of the Ionian Sea.. This magnificent villa is spread over 2 levels and measures to 140sq.m. in total, set in its own landscaped grounds of 470 sq.m. Built to the highest of standards & designed to the best of specifications for the most discerning customer, this villa and the surrounding vegetation offers a unique sense of privacy and tranquility

Price 320.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Antipata	Villa	140 m ²	3	470 m ²	3790



Situated in a truly magnificent elevated position, in the beautiful Sarlata village, only few minutes' drive from the amazing beaches of Livathos area, this beautiful home measures to 150 sq.m. in total set in its own grounds of 1.378 sq.m. This unique property is in complete harmony with its natural surroundings, with classical lines & modern amenities fused together in perfect unison. Due to its elevated position, the property presents an excellent investment opportunity whether for a permanent or holiday residence.

Price 328.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Sarlata	House	150 m ²	2	1378 m ²	3770



In the peaceful scenery of the northern side of Kefalonia and more specifically in the traditional village of Makriotika which is located within short driving distance from the world-famous Myrtos beach but also the picturesque bay of Agia Efimia, we find this newly built property of modern aesthetic. Completed in 2019 with emphasis on detail and modern design, this property spreads over 3 levels, each one offering an autonomous apartment with independent entrances. Excellent investment opportunity with the possibility to build up to an extra 87sq.m.Can also be sold partly.

Price 340.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Makriotika	House	152 m ²	4	476 m ²	3431

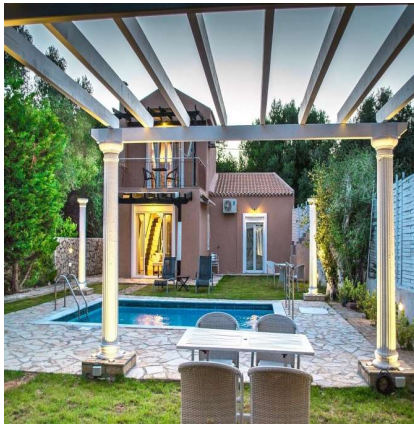


In the traditional village of Antipata, only 3km away of the cosmopolitan Fiskardo, on a dense slope between centuries-old cypresses and olive trees and with a magnificent view of the Ionian Sea, this romantic villa delivers an aura of refined aesthetics. It spreads over 2 levels and measures to 136 sq.m. in total, set in its own grounds of 470 sq.m.

Built to the highest standards, designed to the best of specifications for the most demanding customers in a distinct style, this villa and the surrounding countryside offers a unique sense of privacy and tranquility

Price 350.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Antipata	Villa	136 m ²	3	470 m ²	3612



In the beautiful and traditional village of Pessada, just a few meters from Pessada beach, this 118sq.m. villa is set in a plot of 500 sq.m. within the village boundaries.

The stunning home extends over two floors and consists of an open plan living room/dining room, a kitchen, two bedrooms, a master suite with a private bathroom and balcony with exceptional sea views and a utility room. From the patio doors we move from the interior of the property to the beautiful outside area of the property with the inviting pool and soothing seating areas ideal for alfresco dining.

Price 350.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Pessada	Villa	130 m ²	3	500 m ²	2105



In a beautiful and quiet area in the traditional village of Ratzakli, just a few minutes from the wonderful beach of Kaminia and within short distance from the famous tourist resort of Skala, this two story stone Villa of 117 sq.m extends on to a plot of 835 sq.m.

This atmospheric building is located just a few meters from the road, in a neighborhood of luxurious villas.

The house is surrounded by a beautiful landscape filled with ornamental plants and trees offering privacy and relaxation, while a wonderful swimming pool complements the outdoor area.

This property presents an amazing investment proposition with excellent rental prospects.

Price 350.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Ratzakli	Villa	117 m ²	3	835 m ²	3710



This beautiful villa is situated in the settlement of Poulata, 5 minutes from the harbor of Sami, under lush mountains and close to some of the most famous tourist destinations such as Lake Melissani, Drogarati Cave, Karavomilos and Agia Efimia . The modern villa spreads over two levels and measures to a total of 110 sq.m.

The ground floor consists of a bright living room-dining room including a fire place, a modern open-plan kitchen and WC, while the first floor features a master bedroom with en-suite facilities and two spacious bedrooms with balconies that boast magnificent views of the sea and the verdant surroundings. The courtyard is adorned with a swimming pool surrounded by paved courtyards and a lush garden that includes a covered outdoor dining area with a barbecue that offers sublime moments of relaxation.

Price 350.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Poulata	Villa	110 m ²	3	m ²	3494



On the hillside of Karavados, a short distance from the heart of the village, the beach of Agios Thomas and Trapezaki/ Lourdas, a charming house adorned with flower-bedecked verandas and gardens greets you with heart warming Kefalonian hospitality.

Styled to be enjoyed individually as a comfortable family house, it boasts charming traditional settings for savouring life in the island.

All in one floor, the house offers a huge open plan kitchen, family room and dining, elevated living room with fire place, and a WC. The corridor leads to 3 double bedrooms all en suite with bathroom and wardrobes and of course access to the patios and 26m² pool.

Price 360.000 €

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



This spacious three-story property is peacefully situated in an elevated position among olive groves, overlooking Lourdas Beach and it's water-front tavernas (just 15 minutes walk away).

Built as a private family home for year-round living, each of the reception rooms and bedrooms has individual balconies looking across to the island of Zakynthos and the whole sweep of Lourdas Bay.

The house measuring 219 sq. m. in total and set in a plot of 504.91 sq. m. includes oil-fired central heating, air-conditioning and a solar hot water system. It has three first-floor bedrooms, each with built-in wardrobes and French doors on to the balconies, a large integral garage, utility room, boiler room, three bathrooms (two en-suite), a cloakroom and covered entrance porch.

Price 369.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Lourdata	House	219 m ²	4	505 m ²	2749



This spectacular property is located in the traditional village Valerianos, in the southeast of Kefalonia and is situated just minutes from the famous Koroni beach as well as other beaches of the area. The property measures to a total of 179.55sq.m. and is set on a plot of 4013sq.m.

This beautiful villa is spread over three levels offering maximum comfort and functionality while enjoying a breathtaking view of the neighboring island of Zakynthos, the dazzling Ionian Sea and the towering mount Ainos..

The property is available fully furnished and also includes three parking spaces.

Price 365.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Valerianos	Villa	180 m ²	3	4013 m ²	4041



This single story residence is situated in the traditional village of Sparta, within a serene rural setting, only a few minutes' drive from the beach but also 10 minutes from Argostoli. The property measures to a total of 146 sq.m. set in private grounds of 4,300 sq.m.

This residence has recently been completed, it harmoniously combines a modern design with traditional features, including wood beam ceilings that capture the eye. It comprises of a spacious open plan kitchen/dining/living area with featured fireplace that creates a warm atmosphere, while the residence is completed by 2 large bedrooms, one master suite with en-suite facilities, 1 bathroom and a WC. It benefits also from central heating facilities and A/C units. Large French doors bring natural light inside, leading to large veranda.

Price 375.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Spartia	Villa	146 m ²	3	4300 m ²	846



This stylish property is located in the village Sarlata, just minutes away from Avithos and Ammes beach. The charming villa measures to a total of 125sq.m., set on a plot of 512.38sq.m. while it boasts unimpaired views of the lush valley that spreads out below, the dazzling Ionian Sea and the enchanting sunset.

The elegantly designed home is spread over two levels offering maximum comfort and functionality.

This magnificent home with breathtaking views and charming design, is an ideal proposal for a permanent or holiday residence.

Price 380.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Sarlata	Villa	125 m ²	3	512 m ²	4043



This beautiful property is situated in the hill side of the charming village Perachori, just a short distance from Ithaca's main town Vathi. The majestic property measures to a grand total of 200sq.m. and is set on a plot of 237sq.m.

This graceful home boasts otherworldly views over the traditional village of Perachori, the islands capital Vathi, Ithaca's mythical waters and the mountain tops of the surrounding islands.

This spectacular property is an excellent proposal for a permanent or holiday residence.

Price 380.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Perachori	House	200 m ²	3	237 m ²	4076



In the outskirts of Fiskardo, specifically in the village Matsoukata we find this unique family building that is separated into independent apartments and offers magical views of the surrounding area. The complex measures to a total of 231sq m and is strategically set on a plot of 1226.28 sq. m, inside the village boundaries.

Built in a most idyllic location, all the apartments enjoy spectacular views of the dazzling sea, the channel between Ithaca and Kefalonia and the lush scenery around.

In a most picturesque setting, this apartment complex is an ideal investment opportunity and is a remarkable location for a forever home.

Price 390.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Fiskardo	House	213 m ²	3	1.226 m ²	3963



This beautiful villa is situated in the charming village of Kalligata, a mere 10 minute walk to the stunning beach of Avithos. The beautiful property boasts spectacular views of the sea and surrounding countryside while it consists of a seating area with a fireplace, open plan kitchen/dining room, two large bedrooms, both with private bathrooms and balconies. The external area features landscaped grounds and a private pool.

Due to its excellent location and ideal layout, this home is an ideal proposal for a permanent of summer residence.

Price 390.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Kalligata	Villa	143 m ²	4	680 m ²	4092



This romantic villa is perched in an idyllic location, in the village of Karavados, perfectly combining the dramatic scenery of Mount Ainos and the infinite horizon of the sea. Measuring to a total of 148 sq.m. in total and set on a plot of 740 sq.m., this atmospheric villa was built with high quality materials and induces a sense of harmony and luxury.

Due to its peaceful location, this property is an ideal investment opportunity for countryside's lovers.

Price 395.000 €

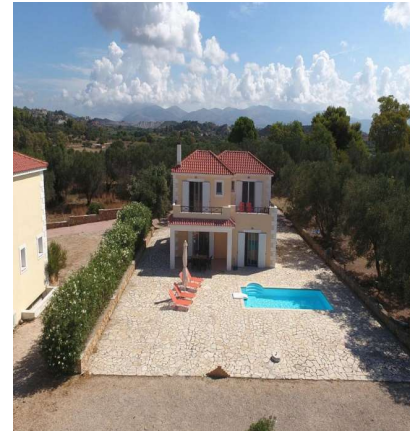
Region	Type	Size	No. of Rooms	Plot Area	Property ID
Karavados	Villa	148 m ²	3	740 m ²	3645



This luxury villa measures to a total of 90sq.m. and is situated in the traditional village of Klismata, in an idyllic location with amazing views, only a few minutes' drive from numerous stunning beaches of the Livathos region. The villa is part of a modern complex of 4 independent luxury residences with unique architectural design. The impressive home features a living area, an open plan kitchen, 1 bedroom and bathroom, while the upper level is dedicated to the master suite with en-suite facilities. The home has large patio doors that offer natural light and a glimpse to the stunning views of the evergreen surroundings and the infinite blue of the Ionian Sea. Stone features capture the eye in all areas, uniquely combining traditional elements with modern design.

Price 400.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Klismata	Villa	90 m ²	2	8467m ²	2760



This modern fully furnished villa of 125 sq.m., strategically set on a plot of 2.000 sq.m. is situated in a truly magnificent elevated position in Vatsa and within walking distance the stunning beach. The property boasts stunning views of the endless blue of the Ionian Sea and the surrounding countryside.

Arranged over 2 spacious levels, this charming home consists of an open plan living area, kitchen/dining area and three large bedrooms, each with en suite private bathrooms.

Due to its spectacular location, this home is an ideal proposal for a summer residence.

Price 420.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Vatsa	Villa	125 m ²	3	2.000 m ²	3813



This exceptional villa is set in a most serene setting, in the heart of Leivathos and specifically in the village Keramies. The main property measures to a total of 246sq.m. the guest house a total of 40sq.m. all set on a plot of 4000sq.m.

This dreamy modern villa was designed with functionality and comfort in mind and blends harmoniously into the lush green landscape that surrounds it. Spread-out over three levels this magnificent property incorporates all requirements for an ideal home.

This spectacular, private villa is a remarkable investment and ideal position for a forever or holiday home.

Price 425.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Keramies	Villa	246 m ²	3	4000 m ²	1094



In the beautiful and traditional village of Simotata, at the foot of Mount Ainos, a few minutes from the famous Lourdas Beach and a short drive from the capital Argostoli, sits this idyllic villa of 138 sq.m on a plot of 2,111 sq.m.

This magnificent villa spreads over 2 floors, while it comprise of a spacious open plan living/dining room that is connected to a semi-independent kitchen, three bedrooms with an en-suite bathrooms and a storage room. Each terrace enjoys breathtaking, panoramic views of Lourdas bay and the emerald waters of the Ionian.

Price 450.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Simotata	Villa	138 m ²	3	2111 m ²	2102



AGV developments is proud to introduce our brand new innovative project of two luxurious villas scheduled to be built within two of our premium plots of land in the quaint village of Lakithra. The plots, approx 750 sq.m. each, are situated just a few kilometers from the areas magnificent sandy beaches and Argostoli town. The villas will be built to the highest of standards and be designed to offer comfort, luxury and privacy.

The contemporary design is a fusion of modern architecture with a dash of traditional features to blend harmoniously with the surrounding scenery and will be situated within the beautiful private plots which enjoy spectacular views of Argostoli, the incredible lagoon and the mountainous valleys which spread out magnificently across the horizon.

Price 450.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Lakithra	Villa	153 m ²	3	750 m ²	4015



AGV developments introduces this luxurious, villa scheduled to be built on a premium plot in the village Klismata, in the heart of Leivathos. The plot, approx 500sq.m. is situated just minutes from Paliolinos beach. The villa will be built with high specification standards and be designed to offer comfort, luxury and privacy.

The villas minimalistic design blends harmoniously with the surrounding olive grove while the property will spread over two levels and consist of an entrance area that will open into spacious living room with grand balcony doors for outside access and natural light, an open-plan kitchen and dining area and three bedrooms with en-suite facilities. A large private swimming pool will adorn the perfectly landscaped garden that will feature Mediterranean flowers and shading trees.

Price 480.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Klismata	Villa	165 m ²	3	500 m ²	4035



This high demand country residence, measures to a grand total of 156 sq.m. which is ready to offer unique moments of high privacy and relaxation. It is situated in the central north area of Cephalonia, in the traditional village of Makryotika just a few minutes from the spectacular Myrtos beach and set on a plot of 2000sq.m. This luxurious property is extended over two levels and consists of a single space living room with modern furnishing and a large patio doors that offers magnificent pool views especially during the evening, an open plan kitchen, a bathroom and three spacious bedrooms with en-suite facilities. Additionally a large perimeter veranda adorns the exterior, appropriate for enjoying the breathtaking sunsets of the island.

Price 495.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Klismata	Villa	156 m ²	3	2000 m ²	3182



In the southwest of the island, in an ideal location, nestled on a lush hillside, this beautiful home measures to a total of 165.74sq.m. Set on a plot of 4000m2 which sits proudly above the famous beach Koroni with the turquoise waters.

Built with the highest quality materials, this impressive villa perfectly combines modern and classic architecture. Expertly designed on multiple levels this property offers functionality and comfort. The outdoor area boasts heavenly panoramic views of the dazzling sea, the neighboring island Zakynthos, the lush hillside that surrounds the property and the famous Mount Ainos that sits proudly behind the it.

Price 495.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
koroni	Villa	166 m ²	3	4.000 m ²	3979

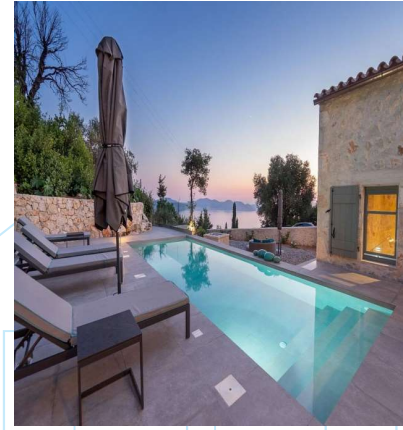


Vinieris Real Estate in cooperation with AGV developments is proud to introduce a luxurious villa scheduled to be built on an exclusive plot in Trapezaki, measuring to 2800sq.m., situated just minutes from Trapezaki beach. The magnificent property will be built with high specification standards and designed to offer comfort, luxury and privacy.

The villas modern design perfectly combines modern and traditional architecture including stone elements to blend harmoniously with the surrounding countryside while the home will feature a spacious living room, modern open-plan kitchen, and three bedrooms all with private bathrooms. The garden will feature Mediterranean plants and trees, a private swimming pool and ample seating areas.

Price 530.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Trapezaki	Villa	185 m ²	3	2800 m ²	4033



This delightful stone-built villa measuring to an impressive 130 sq.m. and set in its own grounds of 1163 sq.m. is perched in an elevated position in the northern part of Kefalonia, located in the picturesque village of Defaranata just a few minutes drive to Assos and a short drive to the cosmopolitan harbor of Fiscardo.

This impressive property was built in 2019 by the very best local craftsmen, with impeccable attention to detail, style and finishes. The classic elements of traditional architecture are harmoniously blended with more modern design features, resulting in a truly spectacular property throughout. Nestled amongst olive trees and natural beauty, this amazing villa is surrounded by magnificent scenery and dominated by unspoiled endless views of the deep blue .

Price 550.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Assos	Villa	130 m ²	3	1163 m ²	3854



This magnificently designed, atmospheric villa is situated in the traditional village of Divarata, located just a few minutes from the famous beach of Myrtos and measures to a total of 286.03 sq.m set on a plot of 790sq.m.

This beautiful villa perfectly combines traditional and modern architecture and was designed with maximum functionality and comfort in mind. The property that blends harmoniously into the lush green landscape which surrounds it, is spread out over three levels and is divided into a main residence and a secondary guest house.

This exclusive property that perfectly blends tradition and style is an excellent proposition for a forever or holiday home.

Price 550.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Divarata	Villa	286 m ²	5	790 m ²	4006



Located in an amazing elevated position, on the edge of a slope, above the idyllic beach of Koroni, this impressive stone-built villa affords magnificent unobstructed panoramic view of the crystal clear waters of the Ionian Sea.

Built in 2010, this 150 sq. m villa is set in its own landscaped grounds of 4,019 sq.m. and is a combination of perfect style with impeccable aesthetics, spread over two levels.

The elegant interior with its simple and minimal decoration offers a feeling of pure harmony with nature, due to the large windows and doors offering beautiful unlimited views. The outdoor areas are landscaped with paved courtyards surrounding the property, while an open-plan Al Fresco living area and covered dining area, offering ideal relaxation and entertainment facilities.

Price 550.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Koroni	Villa	150 m ²	3	4000 m ²	3859



Vinieris Real Estate in cooperation with AGV Developments introduces a new creative project of a deluxe villa scheduled to be built on a spectacular plot in the village Klismata, in the heart of Leivathos. The plot, approx 500sq.m. is situated just minutes from Paliolinos and Sparta beach.

The villas design is based on traditional architecture using stone as the main building material, perfectly combining modern and traditional elements in order to blend harmoniously with the surrounding olive grove. The spectacular property will feature a spacious living room, an open-plan kitchen/dining area, three bedrooms all with en-suite facilities and a spectacular garden adorned with a private swimming pool and relaxing seating areas.

Price 560.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Klismata	Villa	196 m ²	3	500 m ²	4032



Perched just above the beautiful Emblisi Beach, in the North of Kefalonia, this delightfully stylish and contemporary cottage-style property measures 130 sq. m. and offers breathtaking sea views and a location that is unrivalled. Villa Ruggero is located within easy walking distance of the beach, as well as the cosmopolitan resort of Fiskardo, with its excellent amenities, including an array of waterfront restaurants, tavernas, cocktail bars and boutiques, all positioned around the traditional & vibrant harbour-front area. Fiskardo, with its watersports, boat hire, fantastic beaches and striking local scenery, is widely considered to be one of Kefalonia's most desirable areas, thus making this property such an excellent investment opportunity.

Price 580.000 €

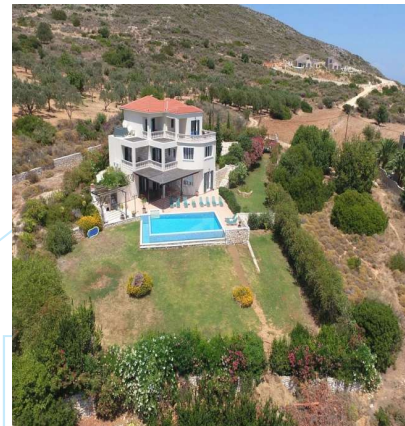
Region	Type	Size	No. of Rooms	Plot Area	Property ID
Fiskardo	Villa	130 m ²	3	m ²	3414



Set in the picturesque landscape of northern Kefalonia and more specifically in the traditional village of Halikeri, just minutes from the cosmopolitan Fiskardo and within walking distance of the stunning beaches of Agia Ierousalim and Alaties, with the crystal clear waters, this romantic villa sirs majestically measuring to 228 sq.m. and set on a plot of 850 sq.m. The spectacular residence is one of the few traditional buildings that survived the earthquake of 1953 and was declared 'a historical monument' in 1874 by the Minister of Culture as it is a typical example of traditional Ionian architecture with neoclassical art elements. This traditional mansion was spectacularly transformed in to a unique residence, offering all modern comforts while keeping the traditional elements unchanged.

Price 650.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Halikeri	Villa	228 m ²	3	850 m ²	3066



Set in the outskirts of the cosmopolitan resort of Skala and within walking distance of its stunning beach, this substantial & unique architecturally designed villa measures to 329 sq.m set on a total area of 5000 sq.m. The impressive property was built to the very highest of standards with an array of unique & high quality material. This luxury residence spreads over 3 levels and features, an impressive entrance area, a spacious open plan dining / living area with elegant furniture and large windows illuminating the space and offering a wonderful view of the beautiful countryside, 1 guest bathroom, 2 bedrooms, while the upper level is dedicated to the master suite with private seating area, bathroom and large veranda.

Price 690.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Skala	Villa	329 m ²	5	5000 m ²	3729

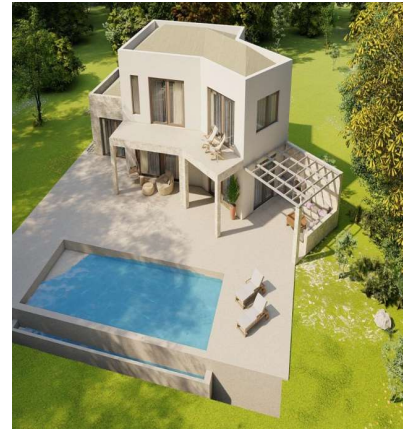


AGV Developments, a member of Vinieris Group of Companies, is proud to showcase a new innovative project to be completed on an exclusive plot of land, in the village Katsarata, in the outskirts of Fiskardo. The privileged plot of land measures to a total of 800sq.m. and is situated just minutes from the charming beach Foki and the picturesque Fiskardo.

This unique villa design is based on the traditional architecture of the North, using Greek stone as the main building material, thus perfectly combining modern and traditional features. The villa will feature a spacious living area, open-plan kitchen/dining area, a guest bathroom and three bedrooms that will enjoy the spectacular views of the surrounding area.

Price 800.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Katsarata	Villa	200 m ²	3	800 m ²	4047



AGV developments is proud to introduce a luxurious villa scheduled to be built on a premium plot in the village Klismata, in the heart of Leivathos. The plot, approx 500sq.m. is situated just minutes from Paliolinos and Spartia beach.

The villa will be built with high specification standards and be designed to offer comfort, luxury and privacy. The property's minimalistic design will blend harmoniously with the surrounding olive grove while it will spread over two levels and consist of an entrance area that will open into spacious Livingroom with grand balcony doors for outside access and natural light, an open-plan kitchen and dining area, and four luxurious bedrooms with private bathrooms and tremendous views.

Price 750.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Klismata	Villa	185m ²	4	500 m ²	4034

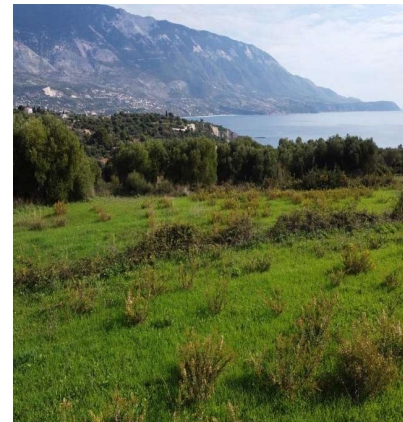


Vinieris Real Estate in cooperation with AGV developments presents a brand-new off plan project for one luxurious residence complete with ancillary guest house, totaling to 227.55sq.m. in Ratzakli, a village in the southeast part of Kefalonia in between two of the most popular tourist resorts Skala and Katelios.

The design is a fusion of modernistic applications, blended together with traditional features, allowing an aesthetic combination of dialogues working in harmony and sitting perfectly in their countryside location, on over an acre of land. A most spectacular view of the dazzling Ionian Sea can be seen from its unique position and as an extra bonus a glimpse of Mounta beach which is just a short drive from the property.

Price 750.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Ratzakli	Villa	227 m ²	4	m ²	3934

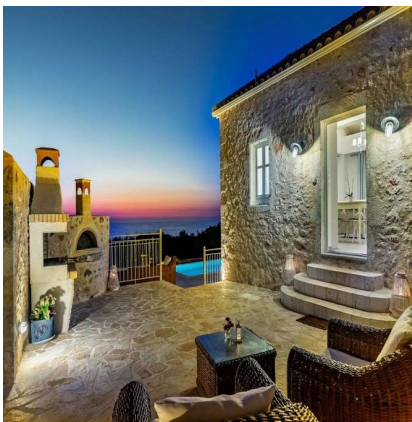


This unique plot of land is situated in one of the most beautiful villages in the Leivathos region and more specifically in Spartia. The plot is situated just minutes from Klimatsia and Paliolinos beach and measures to a total of 8.667.84sq.m., classed as flat and buildable.

The privileged plot of land boasts breathtaking views of the dazzling Ionian waters, Leivathos coastline and the surrounding lush greenery. The plot is surrounded by an abundance of trees and luxury villas, while the property also has a façade on to a road and offers immediate access to electricity and water facilities.

Price 320.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Spartia	Plot	m ²		86680 m ²	4074



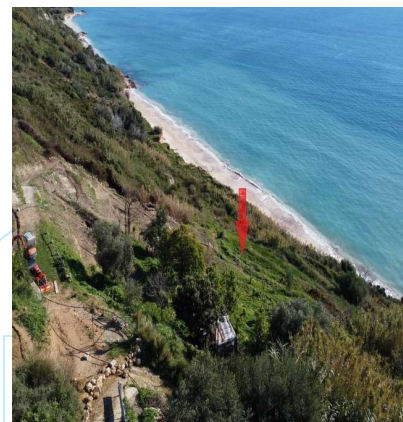
With absolutely amazing sea and mountain views of Northern Kefalonia, and located in the beautiful village of Markoulata, we are delighted to present this impeccable stunning villa, which measures to 267,15 sq m. in total.

This stunning property is just a few kilometers away from the famous cosmopolitan resort of Fiskardo, while Myrto Beach and Assos are 15 minutes drive away. This villa is of traditional stone construction and consists of 2 floors

In one of the most sought after areas of Kefalonia, this property's magnificent location, coupled with its breathtaking views, presents the discerning buyer with an excellent investment opportunity either as a permanent residence or holiday home.

Price 750.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Markoulata	Villa	267 m ²	3	m ²	3716



This unique plot of land is situated in an extraordinary position, a stone's throw from the water's edge, in between the charming villages of Lourdas and Vlachata. The privileged plot measures to a total of 2020.12sq.m. and is classed as buildable.

Due to the plots strategic location, it boasts spectacular views of the turquoise waters of the Ionians sea, the neighboring island of Zakynthos, the surrounding lush greenery and Leivathos's coastline. The plot benefits from a pathway that leads directly to Kanali beach, easy access to electricity and water facilities and direct access via a country road.

Price 325.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Vlachata	Plot	m ²		2020 m ²	4096



Set in a most favorable position up on the hill of the village of Agonas, this villa was constructed in summer 2008 and meets the highest standards of architecture and style.

The villa measures to 170m2 plus 70m2 and an additional 35m2 guest house on 370m2 land. The jewel of the building is actually the 3x9 infinity pool from where the visitor enjoys an absolutely majestic view to the Ionian Sea.

The ground floor of the villa comprises of a fully equipped modern kitchen, sitting room and dining area, a double bedroom with en-suite bathroom and an additional WC. The stairs lead to the first floor with 2 double bedrooms both with en-suite bathrooms and balconies overlooking the sea. There is central heating, A/C and pre-installation for fire place.

Next to the kitchen the cozy guest room offers 1 bedroom, kitchen and a bathroom and has access to the pool. All rooms are furnished and fully equipped.

The villa offers an excellent income potential.

Price 750.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Agonas	Villa	240 m ²	4	370 m ²	995



Perched on an evergreen slope in the northern part of the island and more specifically in Matsoukata village, minutes away from the cosmopolitan Fiscardo, this luxurious villa sits on a plot of 1.651 sq.m. Amongst perennial cypresses and olive trees this property enjoys spectacular views to the infinite blue of the Ionian Sea and the island of Ithaca. Designed to criteria of architectural brilliance, Villa Aloni fuses in a unique way, traditional external design with a contemporary flair in the interior.

The property comprises 229,90 sq.m. 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, and a fully equipped kitchen.

The extensively and strikingly designed landscaped gardens with the courtyard of marble along with the impressive pool add to the unique character of the villa and make a unique proposal.

Price 825.000 €

Region	Type	Size	No. of Rooms	Plot Area	Property ID
Matsoukata	Villa	246 m ²	3	1651 m ²	2544



*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 house. 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 Ionian Pelagos, Vlahata, 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 Harriss

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 "efharisto").

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 bathrooms; 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 Vineries Estates in Kefalonia. From that initial meeting we went on to meet with George and Adonis, the owners of Vineries 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 Vineries 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 Vineries, 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, Vineries should change their name to "Dream Makers" because they have certainly made our dream come true and we can not recommend them highly enough.

**Efharisto Vinieris.
Jed & Tracy from Cheshire**

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 Elini 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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