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[1411] Apolpaina Zen Feeling

Price: 795.000€

An exceptional property, ideal for those who appreciate living in a very private and absolutely quiet hillside location above Lefkas town with all its amenities and a 10 minutes proximity to the Marina and the beach
 Almost floating above the trees, this wonderful house, designed & built by a Swiss architect for himself, is nestled in the middle of a centuries-old olive grove with fantastic views of the town with its lagoon and the offshore Ionian Sea all the way to the island of Kalamos.

The surrounding mountains of the mainland - covered in snow almost every winter - also blend harmoniously in...



☆ Extra build ability of 34m² for a cave house



5.200m²



146m² + 22.82m² semi-covered terraces



3



3



Open plan



Open plan



2007



6



✓



✓



15.50m² + 15m² open loft + 10.30m²



Gas | Underfloor



wood burner w/ water tank



✓



42.90m²



2000m



Forthcoming



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The surrounding mountains of the mainland - covered in snow almost every winter - also blend harmoniously into the graceful panorama. On the upper level of the house, you will find an open-plan living room with a gallery under the beautiful exposed roof truss and large panoramic windows leading to the 24 sqm living terrace in front. A compact alcove kitchen, a bathroom, and the master bedroom complete the upper floor. The extensive kitchen inventory for 12 people including cutlery, (glass) crockery, pans, etc., and bed linen and bath textiles for 6 people are included in the price. The middle floor accommodates a self-sufficient guest apartment. Sliding elements separate the living area from the dressing room with a bathtub and a separate WC. A large, covered terrace and one more "open-air" terrace offer plenty of space for the desired Mediterranean outdoor way of life. On the lower floor, a third, and if desired self-sufficient flat with a bathroom and a private terrace is ideal for guests who seek some privacy.

The entire building is operated in a self-sufficient and environmentally friendly way. It has a photovoltaic system with an inverter, charger, and batteries. The system was renewed in 2024 and upgraded to 5985 Wp. This will save considerable costs for energy and taxes. Furthermore, the house is warmed via underfloor heating connected to a stove with a water reservoir; in parallel, this can be operated also by the gas boiler. Just recently, in 2025, a new air conditioning system has been added for cooling and heating. The house is also equipped with wifi, outdoor lighting, and a wireless security system (4 cameras, recorder, screen). All windows of the house have fly screens. Apart from that, the property has been almost completely upgraded with expensive contemporary furniture and fittings, all included in the purchase price! The hillside plot, which was developed at great expense at the time, now offers additional development potential, e.g. a cave house of around 34 sqm. Another highlight of this versatile property is the large outdoor terrace adjacent to the fantastic 10.40 x 3.30 m saltwater infinity swimming pool... "An oasis of tranquility, sensuality and contemplation.... the Zen feeling...."