



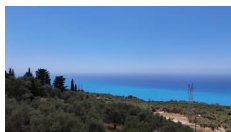
Tel.: +30 2645023789, +30 6981069338 - Email: info@lefkas-landbroker.com

## [1956] Athani Land with License and Sea Views

**Price: 270.000€**

Athani presents an exceptional plot of 2,222m<sup>2</sup> overlooking the endless blue of the Ionian Sea. The property enjoys amazing sea views and magnificent sunsets that paint the sky every evening. The property includes a building permit for three residences, each with a basement and private swimming pool, an excellent opportunity for creating luxury villas or a peaceful retreat surrounded by nature.

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The village of Athani is a picturesque and tranquil place, known for its traditional tavernas and restaurants, its authentic charm, and its uninterrupted sea and sunset views. It's ideally located just a short drive from Lefkada's most famous beaches, including Porto Katsiki, Egremni, and Gialos.

A perfect combination of natural beauty, privacy, and investment potential in one of the island's most enchanting locations.