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## [1975] Katouna Village Project

**Price: 170.000€**

Building permit for the development of three independent residences on a 2,575m<sup>2</sup> plot located very close to the village of Katouna.

The total permitted building area is 186m<sup>2</sup>. The project includes one two-storey residence with basement and swimming pool, one ground floor residence with attic, basement and swimming pool and one two storey residence with basement and swimming pool. The plot enjoys a peaceful natural setting, just a short distance from Katouna village, known for its central squa...



2575m<sup>2</sup>



186m<sup>2</sup>



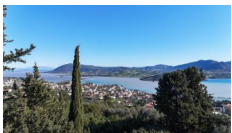
670m



✓



✓



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The total permitted building area is 186m<sup>2</sup>. The project includes one two-storey residence with basement and swimming pool, one ground floor residence with attic, basement and swimming pool and one two storey residence with basement and swimming pool. The plot enjoys a peaceful natural setting, just a short distance from Katouna village, known for its central square, charming pathways and tranquil atmosphere surrounded by nature. The location combines privacy and serenity with immediate access to the village's central square and offers a quiet lifestyle immersed in greenery and natural beauty.

From the property, one can enjoy a truly stunning panoramic view towards the town of Lefkada, the shimmering Ionian Sea, and the picturesque channel that separates Lefkada from the mainland. The elevated position of the plot ensures uninterrupted views, where the deep blue of the sea blends harmoniously with the lush green landscape. By day, the view stretches endlessly across the horizon, while at sunset the sky is painted in warm colors reflecting on the calm waters of the channel. In the evening, the lights of Lefkada town create a magical atmosphere, offering a unique sense of openness, tranquility, and connection with the surrounding natural beauty.