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

[2066] **Ag. Nikitas Ionian Azure Residences Complex**



Price: PRICE ON DEMAND
An Established Seven-Unit Villa Complex in Agios Nikitas
Nestled in the lush, green hills above the picturesque village of Agios Nikitas, this charming and well-established villa complex offers a unique blend of privacy, comfort, natural beauty, and proven rental appeal. Set within an exclusive resort-style development, the property comprises **seven independent accommodation units**, surrounded by towering cypress...

	6.000m²	665m²	16	11 + 5 WC	Open Plan
Open Plan	2004	√	√	√	√
√	5	550m	Forthcoming		







An Established Seven-Unit Villa Complex in Agios Nikitas

Nestled in the lush, green hills above the picturesque village of Agios Nikitas, this charming and well-established villa complex offers a unique blend of privacy, comfort, natural beauty, and proven rental appeal. Set within an exclusive resort-style development, the property comprises **seven independent accommodation units**, surrounded by towering cypress trees and ancient olive trees, creating a peaceful and enchanting setting.

The complex consists of three distinct types of accommodation:

- **Two 80m² villas**, each featuring two comfortable bedrooms and its own private swimming pool.
- **Three 80m² villas**, each offering two bedrooms and access to a shared swimming pool.
- **Two spacious 133m² villas**, each enjoying its own private swimming pool and generous living spaces.

The villas are thoughtfully designed to combine traditional Ionian charm with modern comfort. The 80m² properties feature welcoming living areas with beautiful vaulted ceilings and open fireplaces, comfortable bedrooms, bathrooms with showers, and separate WCs. The larger 133m² villas offer additional space and flexibility, making them particularly attractive to families and larger groups.

Designed for comfort throughout the seasons, the accommodation is equipped with air conditioning and heating, ensuring an inviting atmosphere during both the warm summer months and the cooler seasons.

Outdoor living is an integral part of the complex's appeal. Private swimming pools, a shared pool, beautifully landscaped gardens, and inviting terraces create wonderful spaces for relaxation, outdoor dining, and enjoying the surrounding natural landscape and picturesque views across the Ionian Sea.

One of the property's most enchanting features is an old footpath winding through the wooded landscape, connecting the complex to the charming village of Agios Nikitas and its beautiful beach, renowned for its crystal-clear, azure waters.

A wonderful combination of lifestyle, hospitality, and investment potential, just moments from the village of Agios Nikitas and some of the island's most beautiful beaches.