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KASTOS (ITHACA)

# Kastos Portfolio

ASKING PRICE

€9,500,000

## DESCRIPTION

The portfolio comprises a total of 560,000 square metres, divided into three sections.

A plot in the northern part of the island comprising a complete cross section of the island and its own beach - ideal for a luxury private resort.

A number of contiguous plots in the central part with easy sea access and exceptional views.

A large plot in the south-west part of the island with 850 meters of stunning coastline and wonderful views out to sea, along with easy access to Kastos second harbour.

Also included within the portfolio is Villa Gaia, which was completed in 2017 and is the largest luxury private villa on Kastos Island. The property has been beautifully constructed out of local stone, offering 275m<sup>2</sup> of chic living space, set within a large and private plot of 13,500m<sup>2</sup> with panoramic sea views and easy access to the sea and beach.

### **Villa Gaia:**

Open plan living, kitchen, dining room with sea views and an integral external dining / seating terrace. Master bedroom suite with dressing room and private terrace. Spacious ensuite family bedroom with additional family accommodation loft area and a terrace leading to the pool. Further large ensuite bedroom with doors leading to shaded terrace and pool/garden. Separate WC / cloakroom / shower room. Large utility and storage room.

Landscaped gardens, terraces and an infinity pool with stunning views over the sea.

Kastos Island is wonderfully private and secluded and is an area of outstanding natural beauty, whilst being within very easy reach of the Greek mainland and Preveza airport.

## KEY FEATURES



N/A



N/A



N/A



Land: 560,000m<sup>2</sup>



Villa: 275m<sup>2</sup>

## ADDITIONAL INFORMATION

- Unique investment opportunity
- Unspoilt location
- Potential for commercial or private residential
- One villa already built
- Beautiful swimming waters
- Up and coming location

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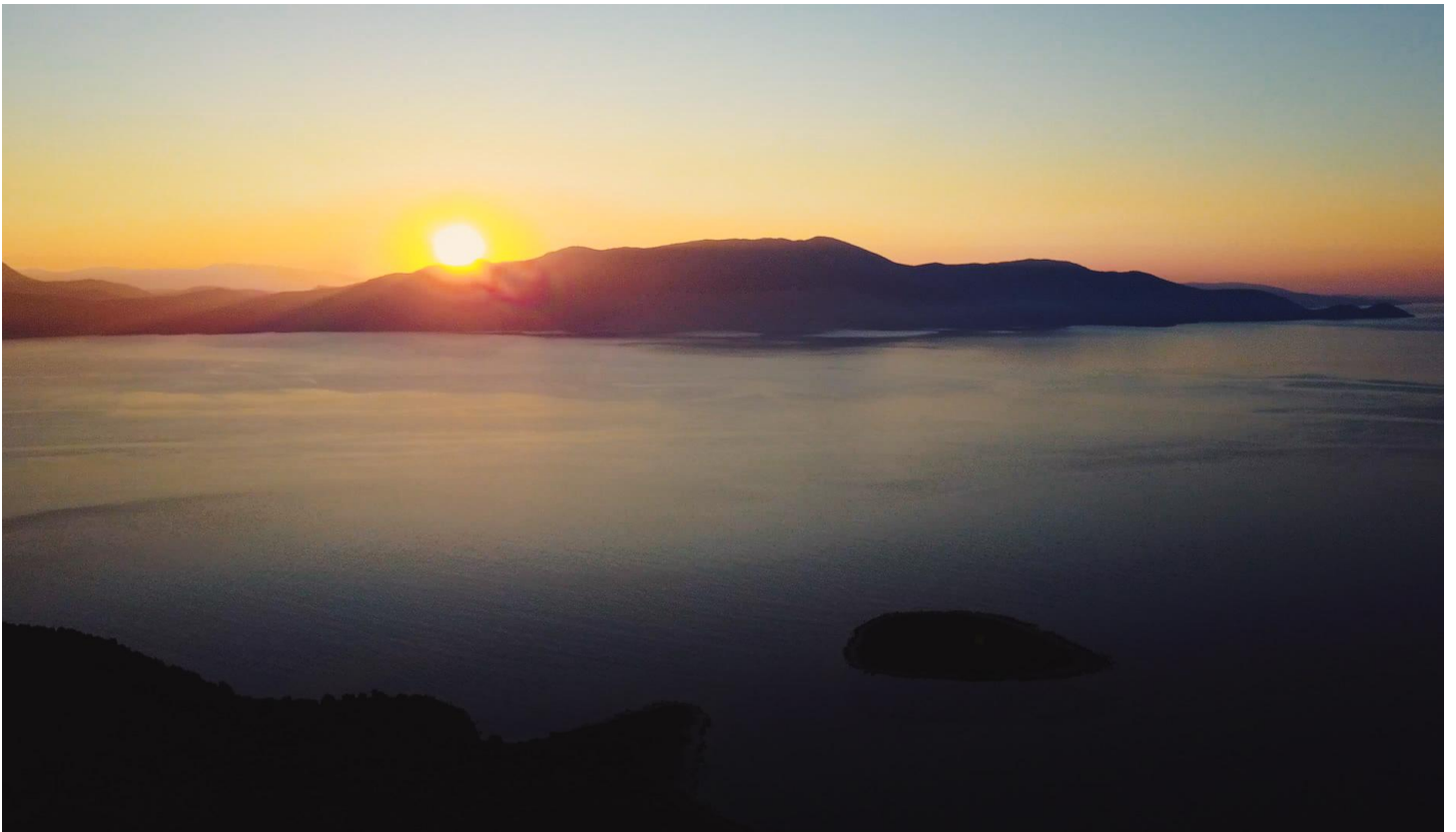
## DESCRIPTION

The airport has a growing range of international destinations and airlines, in addition to which there has been recent major investment in the road networks, resulting in both Athens and Thessaloniki being an easy 3-4 hour drive away.

Over the past ten years, this central part of the Ionian region has witnessed growing investment including the purchase of ex-Onasis Skorpis island for luxury villa development and on the close neighbouring island of Meganisi with the Rothschild purchase of the 3,000k tail section of the island and substantial and growing private villa development.

# IONIAN

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