



DOMIZILE REISEN®



EGREMNI HILLS

Greece | Lefkada | Athani

light-flooded, modern holiday villa with panoramic views of the Ionian Sea

8 persons | 4 bedrooms | from 500 to 900 EUR / day

2 to 8 persons - 160 sqm - plot 4,000 sqm - private infinity pool (9 x 3.5 m) - Wi-Fi - solar self-sufficient - ceiling fans - underfloor cooling

Ground floor:

Fully equipped kitchen with living and dining area, 1 double bedroom with shower/WC ensuite - 1 twin bedroom, shower/WC extra, direct access to the terrace and sea view from all rooms.

Upper floor:

Spacious covered lounge with seating area - 2 double bedrooms with shower/WC ensuite and balcony, sea view.

Villa Egremni Hills is located in the south-west of the island of Lefkada in an undisturbed secluded location, embedded in a wonderful natural landscape of pine trees and cypresses. The purist architecture of the villa follows the topography of the landscape and its curved shape allows unrestricted views of the Ionian Sea from all rooms. From the very beginning, the exceptional tranquillity and the fantastic view ensure a feeling of well-being and relaxation. The high-quality furnishings in appealing colours also contribute to this.

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The heart of the ground floor is a spacious living-dining area with large sliding glass doors and access to the very spacious terrace. The integrated kitchen with free-standing cooking island invites you to cook and enjoy together. Two bedrooms are accessible from the living-dining room, one with a double bed and the smaller one with two single beds. The west-facing terrace can be used directly from both rooms. An infinity pool and an exclusive outdoor shower on the terrace provide refreshment. From the sunset lounge you can enjoy fantastic sunsets and clear night skies with almost no light pollution.

The upper floor is directly accessible from the car park via a bridge. Each of the two upper rooms has a private balcony with a wonderful sea view. Between these rooms, a generously sized lounge area invites you to gaze into the distance and, of course, to chill out.

All bedrooms are equipped with high-quality box-spring beds - three king-size and two single beds of 90x200 each.

Sustainability is a very high priority at Egremni Hills. Villa Egremni Hills is energy self-sufficient, with no connection to the public electricity grid. Electricity is generated during the day via the 12 kWp PV system and stored in a battery so that sufficient power is also available at night.

The numerous windows in combination with the location of the house at over 400 m above sea level create good ventilation in the house. A conventional air conditioning system was therefore not installed. Instead, cooling on very hot days is provided by underfloor cooling in combination with almost noiseless ceiling fans. TV sets were not installed - a conscious decision by the landlords.

When booking a rental car, you should choose a vehicle with a slightly higher ground clearance, as the last 2 km are on a gravel road.

AT A GLANCE

detached location
oven
electric iron
hair dryer
dishwasher
BBQ
pets: NOT permitted
heating
internet

coffee machine
air condition
sea view
mosquito nets
Nespresso coffee maker
Nonsmoker Residence
private pool
air fans
washing machine

ACTIVITIES

biking
boat/yacht chartering
kayaking
Kite-Surfing
snorkeling
sailing
Stand-Up-Paddling
wind surfing
scuba diving



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