

ONE OF THE BEST AREA IN CORFU

LUXURY BEACH VILLA  
*eco friendly*

[BEACHESTATECORFU.COM](http://BEACHESTATECORFU.COM)

# New *build* construction

4'339 SQM PLOT SIZE, 375 M2 LIVING SPACE

5 EN SUITE BEDROOMS

TOP 2 BEDROOMS WITH TERRACES AND OUTDOOR SHOWER

OPEN KITCHEN

DINING AREA

LIVING AREA

POWDER ROOM

GYM WITH BATHROOM

WINE CELLAR

SATELLITE CONNECTION IN EVERY BEDROOMS, LIVING

ROOM AND GYM

SPACIOUS OUTDOOR SHADED AREA AND POOL AREA

INFINITY POOL 14.40 X 4.25M, OUTDOOR SHOWER

AUTOMATIC POOL CONTROL SYSTEM

OUTDOOR SHADED KITCHEN WITH WOOD

CHARCOAL BBQ

ECO FRIENDLY INSULATION

LAUNDRY ROOM

EXTERIOR CCTV SYSTEM, 3 CAMERAS

ALARM SYSTEM

FIRE DETECTOR

PRIVATE COVERED CAR PARK FOR 3 CARS

ONE LOADING STATION FOR ELECTRIC CARS

NEW FINISH ROAD TO THE VILLA

MOTORIZED GATE FROM THE MAIN ROAD

GATED ACCESS TO THE BEACH



# High end *finishing*

WOOD FLOOR IN EVERY BEDROOMS  
STONE FLOOR IN ALL LIVING SPACE AND OUTDOOR AREA  
STAIR CASES RAILINGS SAFETY GLASSES  
TERRACES SAFETY GLASSES 1.10CM HEIGHT  
LATEST ECO-FRIENDLY TECHNOLOGY WINDOW GLASSES, DOUBLE GLAZED ALUMINIUM  
LASTEST TECHNOLOGY AC AND HEATING SYSTEM  
FLOOR HEATING  
PHOTOVOLTAIC WITH BATTERY STORAGE  
WATER FILTER SYSTEM  
LOXONE HOME AUTOMATION FOR AC, HEATING, POOL AND OUTDOOR LIGHTS  
SURROUND SOUND SYSTEM CONNECTION INSIDE AND OUTSIDE  
FRAMELESS FLUSH TO WALL WOOD DOORS  
NEW TECHNOLOGY SATELLITE WIFI INSTALLATION, « STARLINK »

*Designed by an international interior designer  
Changes can be applied*





# Garden

MEDITERRANEAN LANDSCAPING THROUGH OUT THE PROPERTY AND GAZEBOO  
OUTDOOR LIGHTING DESIGN CONNECTION AND INSTALLTION  
AUTOMATIC IRRIGATION SYSTEM INSTALLATION ON HOME AUTOMATION

## Private *Gazeboo*

35 METER FROM THE VILLA  
BIO CLIMATIC ROOF, RETRACTABLE AND ADJUSTABLE BLADES  
MOTORIZED SYSTEM, MAXIMUM PROTECTION FROM THE RAIN

72.73 m2

POWDER ROOM  
SOUND SYSTEM CONNECTION  
SATELLITE CONNECTION  
WIFI INSTALLATION  
WOOD CHARCOAL BBQ  
OUTDOOR SHOWER  
LIVING AND DINING AREA



Living room  
facing *the sea*



Bedrooms  
*with a view*

An aerial photograph of a modern, multi-level house built into a lush, green hillside. The house features large glass windows and a flat roof. Below the house, a stone staircase leads down to a small, sandy beach. The water is crystal clear, showing the rocky seabed. In the background, other buildings are visible on the hillside.

# BEACH

30 METERS TO THE BEACH  
NEW FINISH ROAD TO THE GATED BEACH  
ACCESSIBLE TO HANDICAPED  
BUOY IN FRONT OF THE HOUSE TILL 10 METERS BOAT  
WATER, ELECTRICITY AND WIFI INSTALLATION  
JETTY FOR BIGGER BOAT (OPTIONAL)

Facing one *of the*  
*most* beautiful bay  
and corfu town on  
the Ionian Sea





More *in*formations

[BEACHESTATECORFU.COM](https://beachestategorfu.com)

Beach Estate  
*Corfu*