

Contact details

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## Property for sale information

Dream villa on Lesbos with sensationally sea view

## Location

Dream villa in the Eastern Aegean. The villa is located on the island of Lesbos in Petra.

Third largest Greek island with about 100,000 inhabitants.

Distance from the airport and the capital Mytilene about 60 km.

Direct flights from Dusseldorf, Nuremberg and Munich.

**PETRA:** about 600 inhabitants, beautiful vibrant fishing village, nice taverns, good restaurants, long sandy beach, crystal clear water, picturesque marina.

Pharmacy, doctors, supermarkets, bakers, butchers, small hotels and guesthouses.

# Furnishing

External doors and window units in white aluminium, double glazing with first-class K-value. High quality fly screens and shutters on all windows, on site to patio the windows shutter are radio controlled and electrically driven.

Handmade from solid wood interior doors, high quality wardrobes in all bed and bathrooms. All floors with beautiful bright tiles, German ceramic in the bathrooms.

**KITCHEN:** Partially equipped, cooking at the fireplace in the middle with 6-flame stainless steel professional gas stove and a beautiful new multi-fuel stove from "grandma time".

Valuable sink made of porcelain, like cottage style, 2 refrigerators, 1 freezer

Living-dining area with solid, like new furniture, high-quality silk carpets, designer lamps, German stove.

SAT-equipment, washing machine, telephone, Internet.

**Construction / technical equipment:** insulated walls and roof to German requirements perfectly. Floor heating in all rooms, to control individually, as well as floor cooling makes beautiful, pleasant climate in every season (no annoying noisy and power-hungry air conditioning required).

The latest German technology with heat pump makes this possible (only 2400 watts). Computer-controlled swimming pool to use technology at its best, on the heat pump heating, virtually maintenance free and easy to use. Installation is carried out by German craftsmen.

**Electric system** also installed by German experts, only high quality German materials; sockets, telephone and television connections in every room in abundance. Outside, also plenty of available power outlets and water connections.

**HIGHLIGHT-WATER:** Own water source on the house, which supplies about 10,000 litres of drinking water every day all year round. (2 Storage tanks of 5000 litres). Water connection of the community is also on the site.

Power supply in the entire plot laid underground.

## Object

The property is situated 800m from the beach and is within walking distance comfortably. The villa was built on a gentle green hillside with beautiful old trees.

Size of premises appr. 8400 m<sup>2</sup>, second possibility for construction like apartments or a hotel

**MAIN HOUSE:** 150 m<sup>2</sup> living space, including kitchen, open dining and living area 70 m<sup>2</sup> with 15 m glass door front to the sea side -

gigantic view over the swimming pool into the bay and offshore islands, the village, the harbour, the famous rock monastery and the beautiful sunset.

Two large bedrooms with spacious bathrooms with shower and bathtub, guest toilet, utility room, pantry in kitchen, spacious reception area (hallway). All rooms have SEAVIEW!

**SECONDARY RESIDENCE** below: separate entrance, 3 rooms, toilet, shower, about 60 m<sup>2</sup>

Large double garage with wireless operated garage doors and room for heating und pool supply

Complete property with natural stone wall (Petrís) elaborately fenced. Five 2-blade-plated doors make the land navigable from all sides (the second building site). Main gate electric driven and remote controlled.

Driveways, yards, garage access with island-stone (20 cm thick) paved in concrete. Large partially covered terrace with mosaic tiled swimming pool.

The garden is partly planted with typical plants and trees of this area near the villa, small creek in the plot with old trees

Large dog kennel bricked up with natural stones is waiting for a dog.

