

# BEAUTIFUL 6-BED VILLA WITH UNOBSTRUCTED SEA VIEWS LOCATED JUST 200M FROM THE BEACH IN LITHAKIA



**REF:  
ZSM-008**



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**PRICE:  
€580,000**

**HOUSE SIZE: m<sup>2</sup>**

**LAND SIZE: m<sup>2</sup>**

A special find, with unobstructed direct sea view and located only 200m from the quiet sandy beach in the middle of old olive trees, the owner built environmentally friendly and very traditional.

The house is a brick construction with cement and metal frame, (earthquake proof) wall plaster has been done with sand, a traditional way of Zakynthos, wooden windows and doors.

## **INTERIOR**

Upstairs 1 apartment of 102m<sup>2</sup> that consists of:

- 2 bedrooms with view towards the sea
- 1 smaller bedroom or office in the back
- Big living room with beautiful local stone carved fireplace
- traditional kitchen towards the back with a balcony that offers shade in the morning
- 1 bathroom with a big handmade marble bathtub
- 1 bathroom with shower
- a high light is the closed in and covered up veranda in front of the living room with the breath-taking view towards the sea. In the winter it is a winter garden with and gets lovely warmed up by the sun and in the summer, you can take all the windows out and enjoy a fresh sea breeze.

The **ground level** of 80m<sup>2</sup> gives direct access to the lush garden.

- A covered-up space, half closed in with sink, washing machine, fridge and bathroom, plenty of shelves for storage, can be used as an extra kitchen area in the summer and for entertainment
- 1 studio with bathroom/shower and small kitchenette, balcony doors give you directly to the garden/view
- 1 studio with bathroom/shower and kitchenette, balcony doors and it can be connected with a 2<sup>nd</sup> room (connection door)

## **EXTERIOR**

The house sits in a lush green garden planted with many local plants, flowers and old olive trees. Which invite you to have a wander around and forget time and place. An old traditional wood fired oven and BBQ make a summer evening perfect.

Stone walls around the plot and a traditional iron gate ensure your privacy. And the absolute high light is the fact, that in only 200m you are on a sandy beach within the protected National Marine Park of Zakynthos, which is not commercialized and very seldom you will encounter other people. It is almost like you have your own private beach. A swim before breakfast is a must in this house.

## **AREA**

Kaminia is within Lithakia a village in the southern part of the island. In Lithakia you will find shops, gas station, pharmacy, coffee shop all year around. Kaminia itself is right down by the seafront within 1km from Lithakia. And it is mainly olive trees, very old ones and the blue of the Ionian Sea. Kaminia has not been overrun by the tourists and as in the zone of the Marine Park of Zakynthos, it is not allowed to build any big hotels in this area. Hence it will remain its charm and tranquille environment.

## **FEATURES**

- Fireplace made of local stone
- Studios downstairs are wheel chair accessible
- Private parking
- Gardens with old olive trees
- Outdoor dining area
- 100m<sup>2</sup> water tank
- Traditional wood fired oven
- BBQ
- Pergolas