

Monemvasia

# Lithina

**CODICE OGGETTO: 835643**



**PREZZO D'ACQUISTO: 1.180.000 EUR • SUPERFICIE DEL TERRENO: 420 m<sup>2</sup>**

**CODICE OGGETTO: 835643 - Monemvasia**

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## A colpo d'occhio

|                   |        |                           |                        |
|-------------------|--------|---------------------------|------------------------|
| CODICE<br>OGGETTO | 835643 | Prezzo d'acquisto         | 1.180.000 EUR          |
| Camere da letto   | 5      | Casa                      | Villa                  |
| Bagni             | 4      | Superficie<br>commerciale | ca. 380 m <sup>2</sup> |

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## La proprietà



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## Una prima impressione

Step into the magical world of Lithina, a stunning property nestled within the iconic walls of Monemvasia Castle. This captivating estate brings together three beautifully distinct residences, offering a total of 381 m<sup>2</sup> of living space, along with a charming shared courtyard of 40 m<sup>2</sup>. The property is perfect for those seeking a serene private retreat or an opportunity to create something truly special, blending history, luxury, and modern convenience.

The main villa, a spacious 205 m<sup>2</sup> treasure, welcomes you through a grand entrance leading into an expansive living area with soaring high ceilings, wooden beams, and polished floors. A cozy fireplace adds a touch of warmth, making it the perfect place to relax after a day of exploring the surrounding medieval town. The contemporary kitchen flows effortlessly into the living space, while the large terrace offers breathtaking panoramic views of the castle citadel and the shimmering sea beyond. A small indoor bridge connects the living areas, creating a seamless flow throughout the villa. The master bedroom, complete with a renovated bathroom, offers comfort and peace, while the annexed guest room, framed by a beautiful stone arch, features a cozy sitting area, a private bedroom, and an en-suite bathroom.

A 59 m<sup>2</sup> apartment, located on the lower level, provides even more flexibility. With a welcoming hall that leads to a small living area with kitchenette, this apartment has two bedrooms—one double and one single—and a modern shower bathroom. It can also be seamlessly connected to the guest room above, expanding the space to include an additional double bedroom with its own private bathroom.

Further adding to the charm of Lithina is the "Little House," a two-level gem that stretches over 116 m<sup>2</sup>. Upon entering, you are greeted by a warm dining area that leads into a cozy living room, adorned with traditional wooden ceiling beams, dark wooden floors, and a fireplace. Double-paneled doors open to a terrace with awe-inspiring views of the towering cliff and the tranquil Myrtoan Sea. A few steps down bring you to the fully equipped kitchen, perfect for preparing meals to enjoy on the terrace. The lower level of the house houses two unique bedrooms, one in a stone-vaulted room and the other on two levels, with a mezzanine double bed and a spacious bathroom.

To complete this enchanting property, Lithina offers a 20 m<sup>2</sup> independent cellar for utilities and storage, ensuring everything has its place. Whether you're seeking a peaceful getaway or a place to host guests, Lithina offers a perfect blend of history, beauty, and

functionality. Let this Mediterranean fairytale become your own slice of paradise.

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## Partner di contatto

Per ulteriori informazioni, si prega di contattare la persona di riferimento:

VON POLL REAL ESTATE Athens

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