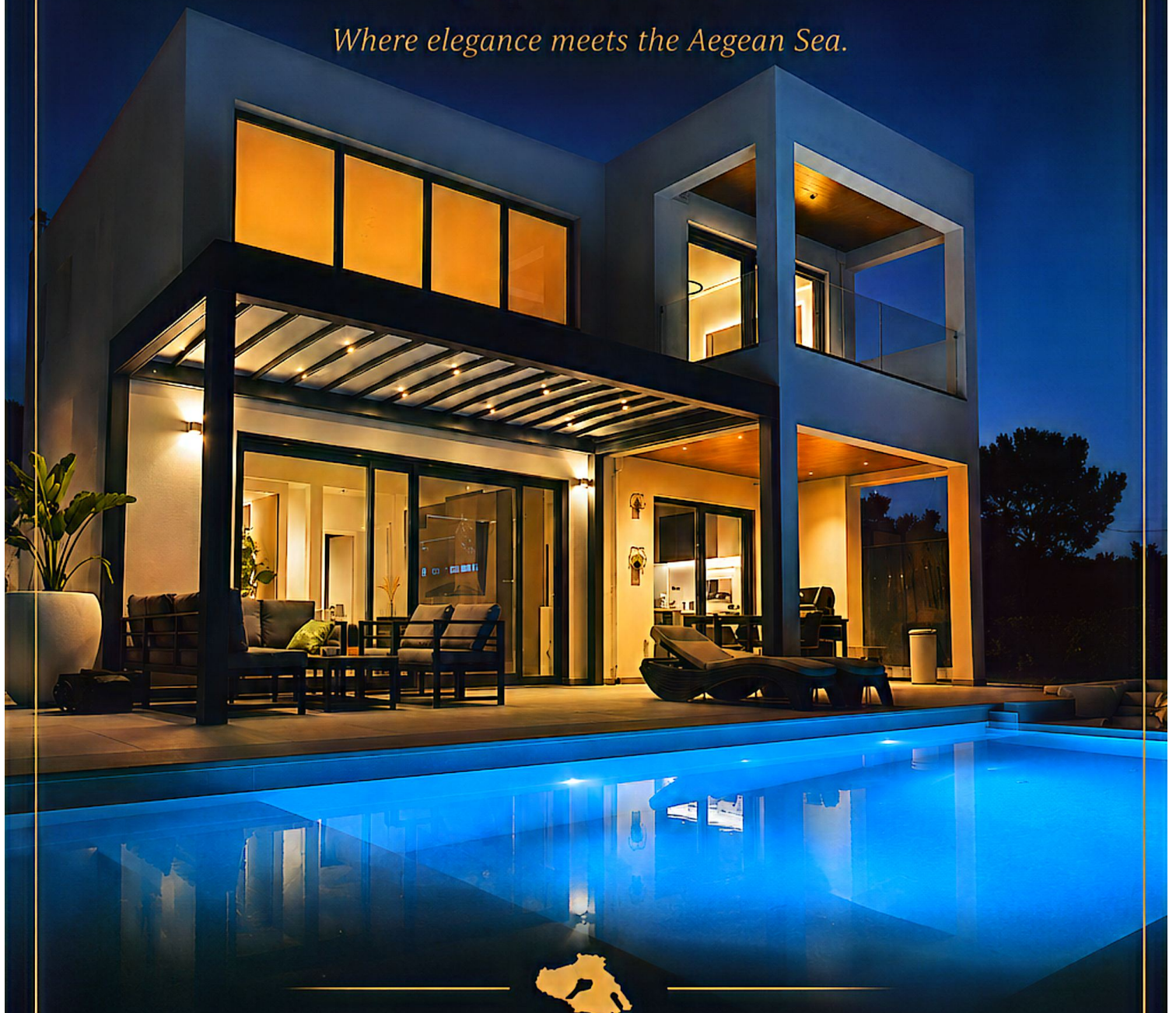


LUXURY VILLA

— L E S V O S —

Where elegance meets the Aegean Sea.



— WELCOME —

WELCOME TO LUXURY LIVING IN LESVOS



Discover a rare blend of modern elegance, natural beauty, and absolute privacy in this exceptional luxury villa, nestled on the serene island of Lesvos.

Designed for refined living, this residence offers spacious interiors, high-end finishes, and seamless indoor-outdoor flow, all framed by breathtaking views of nature and the sky.

Whether you are seeking a tranquil retreat, a second home, or a high-value investment, this property is a unique opportunity to own a piece of paradise in the Aegean.

Where elegance meets the Aegean Sea.





KEY FACTS AT A GLANCE



LIVING AREA
165 m²



PLOT SIZE
8,295 m²



BEDROOMS
3



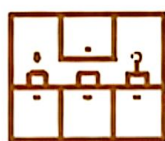
BATHROOMS
3



FLOORS
2 LEVELS
(Ground and 1st)



LIVING SPACES
1 LIVING ROOM



KITCHEN
1



DINING AREA
1



PARKING SPACES
6



YEAR BUILT
2022



ENERGY CLASS
A+



PRICE
685.000€



*A modern luxury villa offering comfort, privacy
and breathtaking views in the heart of Lesvos.*



EXTERIOR 1

MODERN ARCHITECTURE IN HARMONY WITH NATURE



Clean lines, elegant design, and expansive glass surfaces create a seamless connection between indoor comfort and the natural beauty of Lesvos.



CONTEMPORARY DESIGN

A modern architectural approach that combines style with functionality.



SPACIOUS TERRACES

Multiple outdoor areas for relaxation and entertaining.



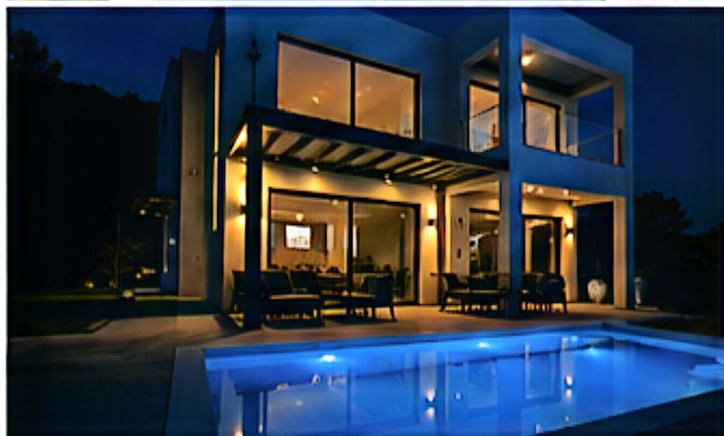
NATURAL SURROUNDINGS

Set in a peaceful landscape with lush greenery and open views.



BRIGHT & AIRY

Large windows flood the interiors with natural light all day long.





EXTERIOR 2

OUTDOOR LIVING AT ITS FINEST



Designed for those who value privacy, comfort, and unforgettable moments outdoors. Every exterior space has been crafted to elevate your lifestyle.



INFINITY POOL

A stunning infinity pool with overflow design and sun lounges.



OUTDOOR DINING

Shaded dining area with garden and mountain views.



EVENING AMBIANCE

Beautifully illuminated exteriors for magical nights.



LANDSCAPED GARDENS

Carefully designed gardens with trees, lighting and natural textures.



MAXIMUM PRIVACY

A private haven offering peace, security and total seclusion.



INTERIOR 1

COMFORT MEETS MODERN ELEGANCE



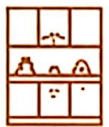
Step inside and experience a bright, open-plan layout designed for modern living.

Every detail has been carefully selected to create a warm, inviting and functional environment.



OPEN PLAN LIVING

Spacious living areas with seamless flow and natural light.



MODERN KITCHEN

Fully equipped with high-end appliances and sleek design.



QUALITY FINISHES

Premium materials and contemporary touches throughout.



WARM ATMOSPHERE

Elegant lighting and thoughtful design for a cozy ambiance.





INTERIOR 2

DESIGNED FOR EVERY MOMENT OF LIFE



From entertaining guests to enjoying quiet moments, this villa offers versatile spaces that adapt to your lifestyle.



ENTERTAINMENT ROOM

A dedicated space for fun and relaxation.



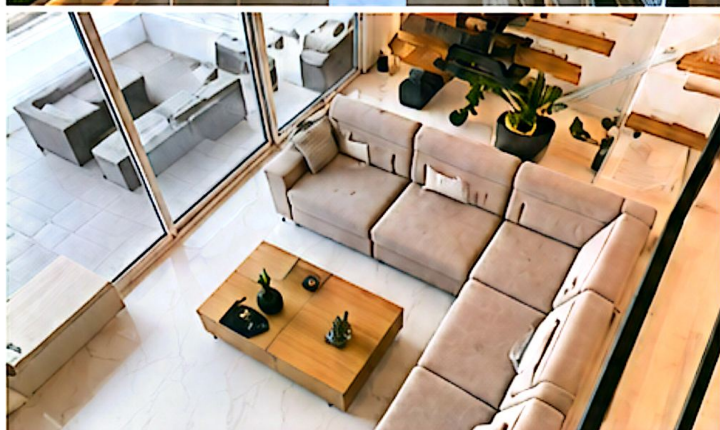
STYLISH BATHROOMS

Modern and elegant bathrooms with premium fittings.



PRACTICAL SPACES

Laundry and utility areas designed for convenience.



NATURAL LIGHT

Large windows that bring the outdoors in and enhance every room.



OVERVIEW

ARCHITECTURAL CONCEPT & CONSTRUCTION JOURNEY

This exceptional villa was thoughtfully designed to combine contemporary architecture with functionality, comfort, and seamless indoor-outdoor living.

The residence unfolds over two levels and has been carefully planned to maximize natural light, privacy, and the stunning sea views. Spacious open-plan interiors, large glass openings, and refined architectural lines create a sense of elegance and harmony throughout the property.

Presented here are the architectural floor plans for both levels, along with selected images from the construction phase, offering a glimpse into the meticulous planning and craftsmanship behind the creation of this remarkable home.



HIGHLIGHTS



Two-level contemporary villa



Open-plan living and dining areas



3 spacious bedrooms



Private infinity swimming pool



Premium construction quality



Panoramic sea and mountain views



Designed for year-round comfort



Thoughtfully executed architectural vision

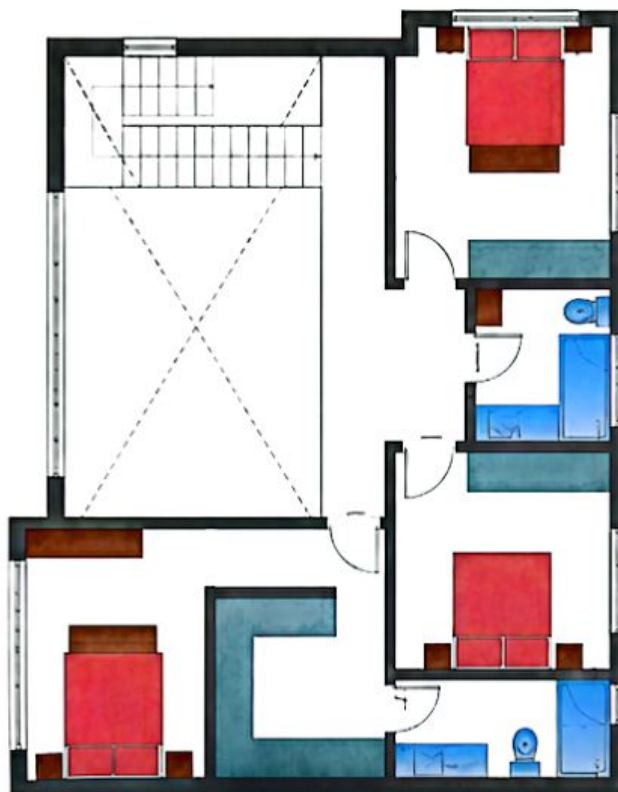


FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



PRIME LOCATION

Perfect Location

Located in Neapoli, Lesvos, this exclusive villa combines privacy, natural beauty and quick access to the island's key destinations.

 Mytilene Center 10 km

 Mytilene Airport 300 m

 Port of Mytilene 10 km

 Nearby Beaches 200 m

 Restaurants & Taverns 5–10 km

 **ASPIS**
Real Estate
Lesvos



LOCATION MAP

The villa is ideally situated in a peaceful area of Neapoli, just minutes from the coast and only a short drive from Mytilene.



VILLA LOCATION

39.050593, 26.595559

A serene coastal setting with easy access to the sea, the airport and all essential amenities.

WHY LESVOS

Discover the Authentic Beauty of Lesvos

Lesvos is one of Greece's most captivating islands, celebrated for its natural beauty, rich cultural heritage and relaxed Mediterranean lifestyle. Surrounded by the crystal-clear waters of the Aegean Sea, the island offers a unique combination of tranquility, authenticity and modern comforts.

Known for its picturesque villages, award-winning beaches, renowned gastronomy and vast olive groves, Lesvos remains an unspoiled destination that appeals to both discerning travelers and property investors seeking long-term value.

Whether you are looking for a peaceful holiday retreat, a permanent residence or a strategic investment opportunity, Lesvos offers an exceptional quality of life in a truly authentic Greek setting.

WHY CHOOSE LESVOS?



Authentic Greek island lifestyle



Excellent climate with over 300 sunny days per year



Beautiful beaches and crystal-clear waters



Rich culture, history and traditional architecture



International airport with direct connections



Attractive real estate investment opportunities



Warm and welcoming local community



WHY LESVOS

A Hidden Gem for Living and Investment

Unlike more commercialized Greek islands, Lesvos offers privacy, space and authenticity while maintaining easy access to all essential services and infrastructure.

The island has experienced growing international interest thanks to its affordability, stunning landscapes and strong potential for capital appreciation. From luxury villas and beachfront properties to traditional stone houses, Lesvos provides opportunities for every lifestyle and investment objective.

Its strategic location in the northeastern Aegean, combined with its natural beauty and year-round appeal, makes Lesvos an ideal destination for those seeking both lifestyle and investment returns.

HIGHLIGHTS OF LESVOS



Home to the UNESCO Global Geopark



Famous for premium olive oil
and ouzo production



Charming villages such as
Molyvos and Plomari



Thermal springs and
wellness destinations



Excellent hiking and
outdoor activities



Strong potential for tourism
and rental income

 LESVOS, GREECE





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CONTACT

LET'S CONNECT

I am here to assist you with all
your real estate needs in Lesvos.
Get in touch for more information
or to schedule a private viewing.

**SPYROS
DIAMANTIDIS**

REAL ESTATE CONSULTANT



EXCLUSIVE PROPERTIES
IN THE NORTH AEGEAN



**PERSONALIZED
SERVICE**

Tailored solutions for
every client.



**TRUST &
INTEGRITY**

Committed to honesty
and transparency.

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MEMBER OF THE LESVOS
REAL ESTATE AGENTS
ASSOCIATION



LOCAL EXPERTISE

In-depth knowledge of
the Lesvos market.



PREMIUM PROPERTIES

Carefully selected
exclusive listings.



RESULTS DRIVEN

Focused on achieving
the best outcome.

CLIENT TESTIMONIALS

REAL EXPERIENCES. REAL TRUST.



★★★★★

Isidora Damianou

“

Highly knowledgeable, supportive, and consistent throughout every stage of the process.
Congratulations, Spyros!

”



★★★★★

Theofanis Kallipolitis

“

Excellent professional with outstanding service.

”



★★★★★

Dimitrios Lentzas

“

Very prompt response. Everyone was polite and professional, and the overall service was excellent from the very first contact.

”



★★★★★

Alexandra Koutsis

“

Excellent professionals and wonderful people! They responded immediately to our needs.

”



★★★★★

Aggeliki Krikiani

“

Outstanding service and excellent professionalism.

”



★★★★★

Rania Altiparmaki

“

Excellent professionals, both Spyros and his team. They are extremely helpful, often going above and beyond their responsibilities, always showing genuine care for their clients. We have worked together many times over the past years for both property sales and rentals, always with successful results.

”



THANK YOU FOR YOUR TRUST

The satisfaction of our clients is the strongest proof of our commitment to professionalism, integrity and results.