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### Sunset Bay Villa - Agios Georgios - Corfu



No. Bedrooms	4
No. Bathrooms	3
Interior living space (sq m)	220
Exterior space (sq m)	850
Parking	Own parking for 5 cars
Additional	Swimming pool, garden
Beach (km)	2
Shop (km)	1
Corfu Town /Airport (km)	32
Hospital (km)	32
School (km)	8
Doctor (km)	8
Asking Price	€535,000

We acquired the plot for this property almost a year ago and have been working with our architects ever since to create a landmark residence. Now, with full planning permission in place, we are proud to present a property on what we believe is the finest piece of land in the North West of Corfu.

The views are simply spectacular as the plot looks down onto the magnificent horseshoe bay of Agios Georgios, long established as the best beach in Corfu. From its elevated position, the 1,200 sq m plot benefits from uninterrupted, 360 degree views to mountains, valleys and, most impressive of all, to the bay of Agios Georgios and the setting sun.

This will be the first property to built beside the newly designated D18 district road, linking the centre of the island to the west.

The village of Agios Georgios, with its tavernas, shops and bars is only 2km down the newly surfaced country road. This is a location that offers everything - seclusion and beauty but only a few minutes from a bustling village with a stunning sand beach.

Such a stunning location requires an equally imaginative property and we believe that is what we have created. 'Sunset Bay Villa' is a luxury 220 sq m residence on 3-floors offering: 4 bedrooms, 3 bathrooms, 3 reception areas, swimming pool, orchard, large garden and private parking .

This property is to be sold 'off plan', which means that its future owners will be able to fully participate in the key decisions regarding its finish.

'Sunset Bay Villa' will be built by our own team using the finest local materials. It will offer all modern facilities yet retain the look and character of a traditional property. The completion time for this property is 6 months from contract.

We have created a unique purchase plan for this property which splits payments into 4 equal amounts which are set against milestones being achieved by ourselves:

1. Initial payment : Upon which deeds to the plot are assigned to the purchaser.
2. Foundations and Utilities: Once all connections to utilities, excavation and foundation work is completed.
3. Finished structure: Building completed, roofed, windows and doors fitted.
4. Ready for occupation: All finishing work completed including surfaces and floor coverings.





Corfu Island

Images from Google Earth



Agios Georgios Bay site (1,200 sq m)