



LESVOS · GREECE

Sunset Cliff Villa

A modern stone residence on the Aegean · www.sunsetcliffvilla.com

AN INVITATION

Where mountains meet the sea.

Built into a private cliff on the southern coast of Lesvos, just outside the traditional village of Plomari and the hamlet of Melinda, Sunset Cliff is a quiet study in stone, light and water. Three en-suite bedrooms, a twelve-metre swimming pool, a covered pergola with outdoor kitchen, and a private beach at the foot of the property — with a building permit in place for two stacked guest houses (90 m² net) — each able to include its own pool or jacuzzi — ready to break ground.

The architecture is modern Greek — low horizontal volumes in local stone — and the views are unobstructed, reaching across the Aegean to the silhouette of the Anatolian coast.

BUILT AREA

250 m²

PLOT

4,300 m²

SUITES

3 en-suite

POOL

12 m

FRONTAGE

Seafront

GUEST HOUSES

2 permitted





POOL · SUNSET

The Aegean as your front garden.

SUNSET CLIFF VILLA · LESVOS

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The pergola — *an open-air room.*

Covered, lit, and oriented toward the sea. An outdoor kitchen, a built-in gas barbecue, a stone fireplace, and seating for ten under a cedar lattice that filters the Aegean light.



— Stone fireplace · lounge



— Outdoor kitchen · dining for eight



— Full outdoor kitchen · gas grill

TWO FIREPLACES · ALL YEAR ROUND

Romantic evenings *by the fire.*

Sunset Cliff is not only a summer house. The villa has two fireplaces — a hand-built wood-burning fireplace in the covered pergola, and a clean bio-ethanol fireplace in the master suite — making it as inviting in January as in July. Lesvos winters are mild and quiet; the south coast catches the low winter sun all day, and the villa is fully heated.



— Wood fireplace · pergola lounge at night



— Bio-ethanol fireplace · master suite (alight)

Twelve metres, *to the horizon.*



— Twelve-metre lap pool · uninterrupted sea views



— Sun terrace

Open-plan living, *kitchen and dining.*

A double-height living space with a fully equipped Miele kitchen — two dishwashers, two ovens, microwave, large fridge/freezer — opening directly onto the pool terrace through floor-to-ceiling glass.



— Open-plan living, kitchen and dining · double-height ceiling



— Miele kitchen · oak island · two ovens, two dishwashers



— From the sofa · to the cliff & the Aegean



MASTER SUITE · SECOND FLOOR

A study with a horizon.

The master occupies the entire upper floor: a generous bedroom, a sitting area, a glass-top study desk facing the open Aegean, a walk-in dressing room, a full en-suite bathroom, a bio-ethanol fireplace, and a private balcony — all wrapped in floor-to-ceiling glass that turns the sea into the wall.

Two further en-suite bedrooms are on the main floor — one set up as a guest suite, the other currently used as a child's room and easily converted.

The master *in detail.*

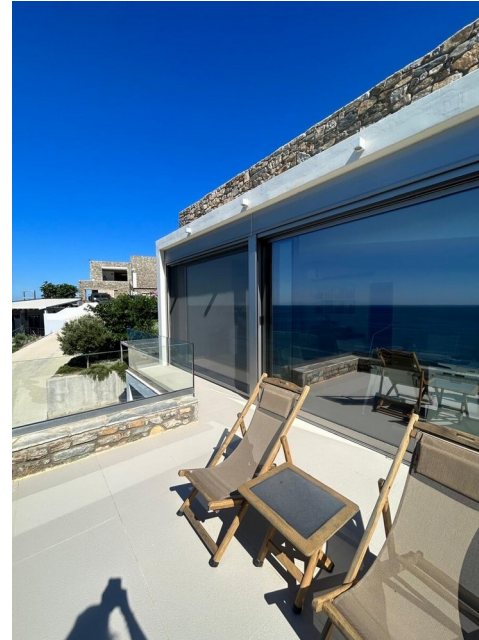
Study desk facing the horizon, walk-in dressing room with backlit oak cabinetry, a private balcony for first coffee, and an en-suite bathroom finished in large-format stone.



– Study & sitting area · chess at the table



– Walk-in dressing room · backlit oak



– Private balcony · the horizon



– Master en-suite · double vanity, stone, tub

THREE EN-SUITE BEDROOMS

Where you wake up to the Aegean.

Each of the three bedrooms is en-suite. The master occupies the upper floor and faces the open sea through a wall of glass. The two main-floor bedrooms open onto the garden and the cove — one set up as a classic guest suite, the other currently used as a child's room and easily converted.



– Master suite · bed, sitting area & corner sea view



– Guest suite · bed & sea view



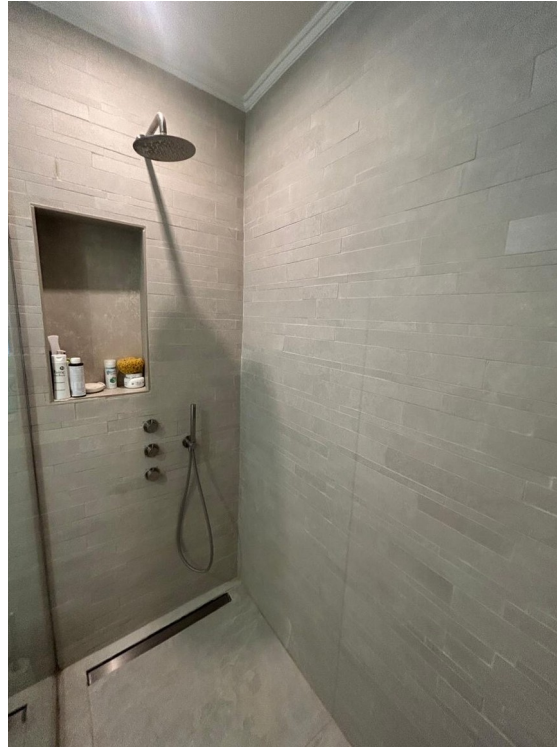
– Currently a child's room · convertible third suite

Stone, water *and* light.

Each bedroom has its own bathroom, all finished in large-format stone with rainfall showers and Hansgrohe brassware. The master suite is served by a full-size bathroom with a double vanity, soaking tub and walk-in shower.



– Master en-suite · double vanity · tub · walk-in shower



– Guest en-suite · stone-tile walk-in shower



– Third bathroom · vessel sink & stone

THE SETTING

4,300 m² of garden, *cliff and sea.*

The plot extends from the road down to the water in three terraced levels — lawn, swimming pool, and a private pebble beach in a protected cove.



— From the upper terrace · cove and horizon



— Lawn, pool and cove



— Path down to the private beach

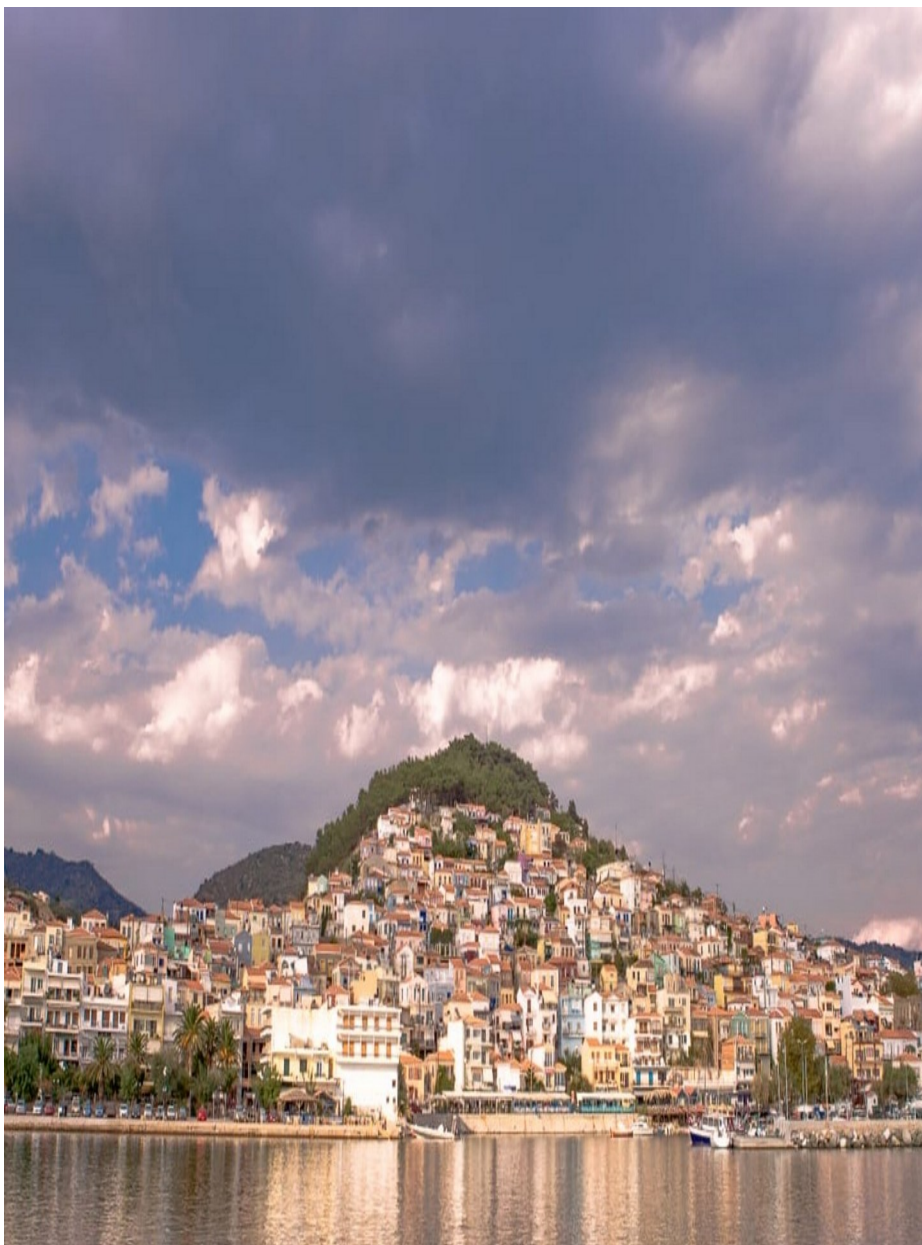


THE PRIVATE BEACH

Your own *Aegean cove.*

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THE ISLAND

Lesvos — *the third-largest island in Greece.*

Lesvos lies in the north-eastern Aegean, closer to the Anatolian coast than to Athens. Sixteen hundred square kilometres of land and three hundred and twenty kilometres of coastline — and one of the least developed of the Greek islands.

Its capital, Mytilene, sits in the south-east and operates the island's airport with direct flights to Athens, Thessaloniki and seasonal European routes. The southern coast — where Sunset Cliff is built — is the quietest stretch: olive groves running down to the water, mountain villages, ouzo distilleries, and small beaches set into protected coves.

AREA

1,633 km²

COASTLINE

320 km

POPULATION

~86,000

AIRPORT

Mytilene · MJT

THE VILLAGE & THE BAY

Plomari — *the heart of southern Lesvos.*

A village of scholars, artists, fishermen and ouzo distillers. One of the largest settlements on the island, with the quality of a place where everyone still knows everyone.

IN THE VILLAGE

Stone houses tumble down to a working harbour where the morning catch is sold straight from the boats. Coffee is drunk slowly in the kafenio. The town is famously the centre of Greece's ouzo industry, with distilleries that have been in family hands for generations.

Summer follows the panigiri — the village festivals that begin with the mid-July Ouzo Festival and culminate in late July's celebration of Agios Haralambos, with horse racing and feasting in the squares.

AROUND THE BAY

Melinda is a seven-hundred-metre sand-and-shingle beach at the mouth of a canyon brimming with olive trees. Above it, a south-facing slope catches the Aegean light from morning to sunset. Sunset Cliff is built into that upper terrace.

Melinda beach	ON FOOT
Plomari village	~ 10 MIN
Agios Isidoros beach	~ 20 MIN
Mytilene airport	~ 1 HOUR

The lanes & *the waterfront.*

A short drive from Sunset Cliff: cobbled alleyways shaded by vines and bougainvillea, kafenia where the same chairs have been pulled out at the same hour for generations, and a working harbour lined with tavernas that face the sea at sundown.



– Alley steps · bougainvillea



– Village kafenio · midday



– Tree-canopy terrace



– Waterfront tavernas · dusk

Tavernas of *Plomari & Melinda*.

Some of the best food on the island is within ten minutes of the front door — fresh fish from the morning boats, grilled vegetables from the surrounding hills, local olive oil, and bottles of Plomari ouzo opened at the table.



ON THE MELINDA BEACH

Psaros

A fisherman's taverna right on Melinda beach — the morning's catch, grilled simply over coals. Tables in the sand, the sound of the sea, and the cliffs of Sunset Cliff visible at the end of the cove.



SEASIDE · WEST OF PLOMARI

Taverna Ammoudeli

The acclaimed seaside taverna — whole grilled fish, octopus, fried sardines from the boats, fresh meze, and Plomari ouzo poured at the table.



PLOMARI · OLD TOWN

Kafenias & ouzerias

The lanes of old Plomari are dotted with kafenia and ouzerias — slow Greek coffee in the morning, ouzo and meze in the evening, in the shadow of the distilleries the town built its name on.

Local stone, *low lines, quiet detail.*



– *Front elevation · double-height glazing*



– *Poolside at dusk*



– *Lawn · playground area*



– *Two covered parking bays · external storage*

Renderings & *landscape concept*.



– *The villa in its landscape · concept*



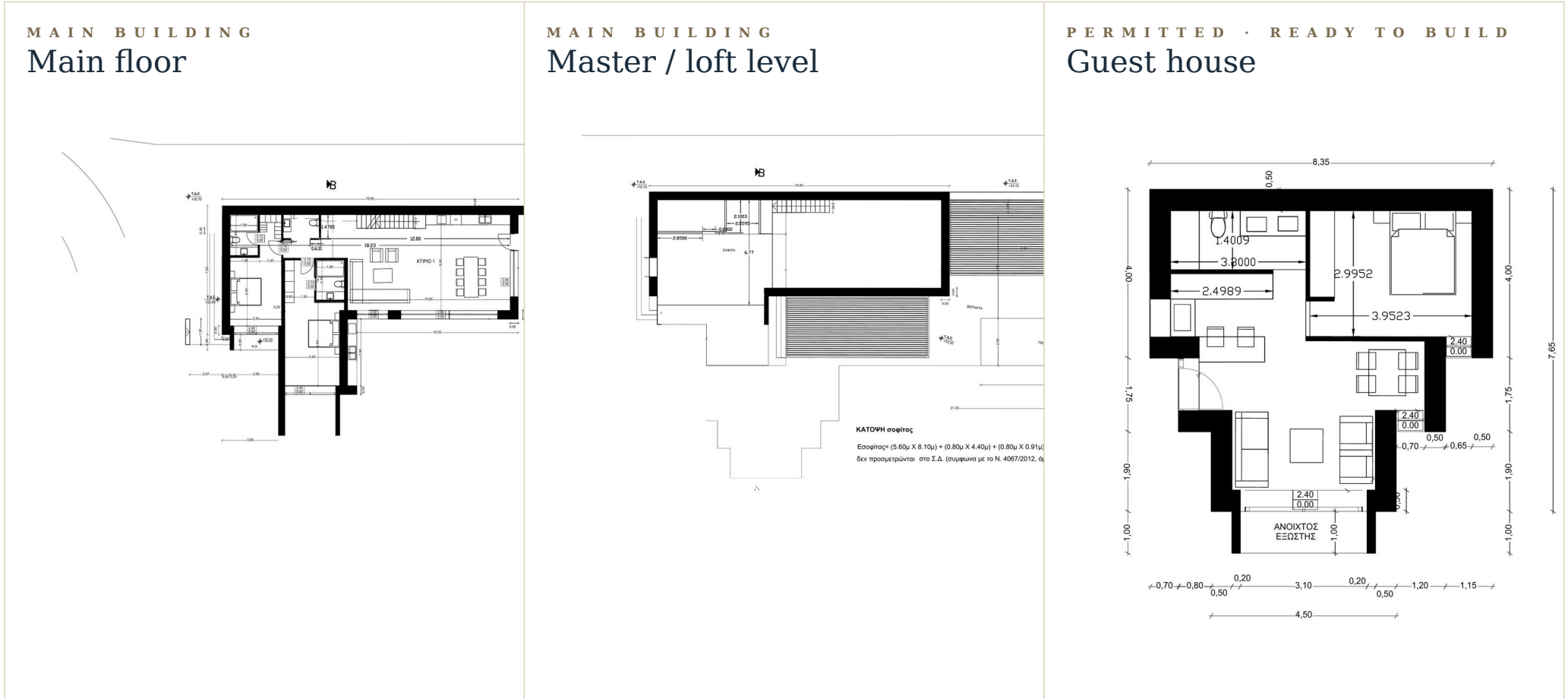
– *Pergola & seaside pool*



– *Building geometry*

Floor plans.

Plans of the main building (main floor and master loft level), together with the approved plans for a permitted separate guest house — ready to begin construction. Drawings reduced from the architectural set; full dimensioned plans and the building permit are available on request.



PROPERTY DETAILS

Specifications & features.

THE PROPERTY

- Built area approximately 250 m²
- Plot approximately 4,300 m²
- Direct seafront with private pebble beach
- Two storeys plus mezzanine master / loft
- Modern Greek architecture in local stone
- Sold fully furnished — Italian and Swiss furniture
- Building permit issued for two stacked guest houses (90 m² net)

SLEEPING & BATHROOMS

- 3 en-suite bedrooms in the main building
- Each en-suite with private bathroom (shower or bath)
- Additional guest toilet
- Master suite occupies the entire upper floor
- Master sitting area, study, walk-in dressing room
- Master fireplace (bio-ethanol) and private sea-view balcony

HEATING, COOLING & FIREPLACES

- Central Mitsubishi VRF air-conditioning, 6 separate zones
- Two fireplaces: external wood (pergola); internal bio-ethanol (master)
- Designed for year-round occupation

OUTDOOR LIVING

- 12-metre swimming pool, seafront-positioned
- Covered pergola with outdoor kitchen
- Built-in gas barbecue and prep area
- Outdoor wood-burning fireplace and lounge
- Outdoor dining area for eight
- Lawn, native planting and mature olive trees

INDOOR LIVING

- Open-plan double-height living, kitchen and dining
- Full Miele kitchen — two dishwashers, two ovens, microwave, large fridge/freezer
- Miele washing machine and Miele dryer
- Engineered oak flooring · stone feature walls
- Floor-to-ceiling glazing to the pool terrace

LOCATION

- Melinda, southern coast of Lesbos
- Plomari village ~10 minutes
- Mytilene airport ~1 hour by road
- Unobstructed Aegean views to the Anatolian coast

PERMITTED ADDITION — TWO STACKED GUEST HOUSES

- Building permit issued for two guest houses, one on top of the other
- 90 m² net total floor space
- Each can include a separate swimming pool or jacuzzi
- Construction can begin immediately · full documentation available

VIEWINGS & ENQUIRIES

To arrange *a private visit.*

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Full architectural plans, land registry documents and a complete inventory of fixtures and fittings are available on request.

PRICE ON APPLICATION

