Lithies Barbati Northeast Corfu

Reference: #NEBARB70



Lithies is a stone-built luxury villa nestled in Corfu’s olive-covered hills, offering panoramic sea views and refined contemporary design. A rare fusion of tradition and modern comfort, set within 8,334 sq.m. of natural beauty.

Information

Price: Price on Demand **Location**: North East **Category**: Villas / Houses

Description

Set on a privileged hillside location in the prestigious Barbati area of Corfu, Lithies is a masterfully crafted estate where traditional Corfiot architecture is reimagined through a contemporary lens. Nestled within 8,334 square meters of ancient olive groves, this stone-built villa draws inspiration from the island’s historic terraced landscapes, honoring the past while delivering every modern comfort.

Positioned to capture sweeping panoramic views across the Ionian Sea, the coastline, and the iconic silhouette of Corfu Town and its Fortress, Lithies offers a rare sense of tranquility and grandeur. The estate comprises a 443sqm main villa spread across three levels, along with a separate 65sqm guest house,both constructed in local stone with absolute respect for the natural topography.

On the ground floor of the main villa, open-plan living, dining, and kitchen areas unfold seamlessly into the landscape. Thoughtfully designed with a walk-in pantry and a discreet guest WC, this level is bathed in natural light thanks to expansive floor to ceiling glass doors. These lead directly to the garden, the striking infinity edge pool, and an outdoor kitchen and dining pavilion designed for long Mediterranean evenings under the olive trees.

The first floor is home to the oversized master suite, complete with a walk-in closet and a luxurious en-suite shower room. From every window and terrace, the views remain uninterrupted and awe-inspiring.

The lower level reveals two additional bedroom suites, each with their own en suite shower room, alongside a stylish TV and playroom, a private gym, a wine cellar, a laundry area, ample storage, and the technical and engine rooms. Every interior space, regardless of level, enjoys natural light and carefully framed vistas of the sea or garden.

Positioned discreetly at the lower end of the estate and accessible via a series of stone paths that meander through lush gardens, the guest house offers complete privacy. It features two master suites, each with en suite bathrooms, an outdoor kitchen, and its own private pool—ideal for hosting guests in relaxed sophistication.

Beyond its aesthetic and architectural pedigree, Lithies is equipped with a suite of advanced features for modern luxury living. These include a full KNX smart home system, underfloor heating, central cooling, CCTV and alarm systems, and an automatic irrigation system that maintains the estate’s verdant grounds. Every aspect of this residence reflects an uncompromising commitment to quality, bespoke craftsmanship, and harmonious design.

Scheduled for turnkey completion by the end of 2026, Lithies is more than a home—it is an experience of timeless elegance, where stone, sea, and sky meet to create one of Corfu’s most extraordinary retreats.

Characteristics

Building size: 507m2

Land size: 8334m2

Interior

Bedrooms: 5

Bathrooms: 6

Heating: Underfloor Heating Via Heatpump

Cooling: Central Cooling Via Heatpump

Exterior

Parking: Private Parking

Pool: 2 Private Infinity Pools

View: Stunning Panoramic View Of The Sea ,coast Towards Corfu Town

Photo gallery












Notes

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