

## listing

## Agenten-Info

|                         |                                                                                                   |
|-------------------------|---------------------------------------------------------------------------------------------------|
| Name:                   | Vatsal Trivedi                                                                                    |
| E-Mail:                 | info@overseaspropertyforum.com                                                                    |
| Name der Firma:         | Overseas Property Forum                                                                           |
| Land:                   | Vereinigtes Königreich                                                                            |
| Erfahrung seit:         | 2008                                                                                              |
| Art der Dienstleistung: | Immobilien verkaufen, Immobilien kaufen                                                           |
| Spezialgebiete:         | Buyer's Agent, Listing Agent, Umzug, Zwangsvollstreckung, Short-Sale-Immobilien, Beratung, Andere |
| Art der Immobilie:      | Wohnungen, Häuser, Gewerbeimmobilien, Grundstück, Landwirtschaft, Andere                          |
| Telefon:                | +44 (330) 057-5990                                                                                |
| Sprachen:               | English                                                                                           |
| Webseite:               | <a href="https://www.overseaspropertyforum.com">https://www.overseaspropertyforum.com</a>         |

## Anzeigen-Details

|                |                  |
|----------------|------------------|
| Immobilie für: | Kaufen           |
| Preis:         | USD 1,050,732.93 |

## Standort

|                 |              |
|-----------------|--------------|
| Land:           | Griechenland |
| Veröffentlicht: | 24.07.2023   |
| Beschreibung:   |              |

This small development of 3 villas for sale in Agios Nikolaos Crete has been constructed on an elevated private plot of land of 4553,25sqms, overlooking the gulf of Mirambello, offering open sea views that can never be lost. The 3 villas have got a total living space of 336sqms and each one has got its own private infinity pool, extended sun decks, verandas as well as external dining areas.

The larger property has got a surface of 152sqms on 3 levels. The middle level hosts an open plan kitchen, the dining, the sitting area and a WC. The lower level consists of 2 bedrooms with en-suite bathrooms, whereas the 3rd bedroom with an en-suite bathroom too, can be found on the upper level.

The other 2 villas, which are twin properties have been arranged into 2 levels with a total living space of 92sqms for each. On the first level they host a dining and sitting room, a separate kitchen and a WC. The



---

top level comprises of 2 bedrooms with en-suite bathrooms.

All villas have been modernly decorated with functionality and style and they are offered for rent, as touristic accommodation properties, as they all do have an EOT license. Additionally, they can also be used for year round living.

Important Notice : Adjacent to the villas, there is another plot of land of 4,476,70sqms, which is offered for sale too, at the special price of 900,000 euro for the whole package (3 villas + the plot) making this offer a very attractive opportunity for an investment in one of the most popular touristic destinations of Crete.

NOTABLE ASPECTS \* Small development of 3 private villas with a total living space of 336sqms \* One 3-bedroom villa & Two 2-bedroom ones \* Set on private land plot of 4553,25sqms \* 3 Private infinity swimming pools, one for each villa \* Sundeck areas \* Open panoramic sea and mountain views \* 3 bedrooms in one villa and 2 bedrooms for each of the other 2 \* Air-conditioning in all rooms \* Central heating \* Double glazed windows \* Security blinds & mosquito nets \* Extensive sun terraces/balconies with sea views \* Stone boundary walls \* Private parking space \* Close to Agios Nikolaos and amenities \* 6 kms to the sandy beach of Amoudara

## Area Description

-----

### Vathi

Vathi is a spectacular beach located 79km southwest of Heraklion and just 4 kms from Agios Nikolaos, on the island of Crete. It is situated very close to the southernmost point of Crete, Cape Lithino, and far away from urban centers, Vathi is an ideal destination for anyone seeking for the ultimate relaxation. The beach is shaped at the exit of a small gorge, surrounded by long cliffs. The well-protected beach has almost always calm waters, although the surrounding beaches can be very wavy.

### Agios Nikolaos

Agios Nikolaos is a coastal town on the Greek island of Crete, lying 60 km east of Heraklion. The town is a municipality of Crete region, and sits partially upon the ruins of the ancient city of Kamara. Agios Nikolaos is probably best known as a tourist resort and the visitor can find all the modern amenities that he might need. In the area there are many attractions, which include the small lagoon, Lake Voulismeni, picturesque beaches, the small island Agioi Pantes, the archaeological museum and numerous fairs. The lagoon features a small park with a trail, traditional fishing boats, an amphitheatre and many cafes. The modern city of Agios Nikolaos became internationally well-known during the 60's, when it was 'discovered' by famous cinema directors (Jules Dassin, Walt Disney etc.), BBC producers and many others. It was then that the rapid tourist development of the area started.

## Allgemein

Schlafzimmer:

7



---

|                          |                     |
|--------------------------|---------------------|
| Badezimmer:              | 7                   |
| Fertige m <sup>2</sup> : | 336 m <sup>2</sup>  |
| Grundstücksgröße:        | 4553 m <sup>2</sup> |

## Gebäudedetails

|                    |      |
|--------------------|------|
| Außen-Ausstattung: | Pool |
|--------------------|------|

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

|           |               |
|-----------|---------------|
| IMLIX ID: | 18373-EULH011 |
|-----------|---------------|

