

## listing

## Agenten-Info

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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
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## Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 1,629,118.19

## Standort

Land:	Griechenland
Veröffentlicht:	24.07.2023

## Beschreibung:

This is a villa for sale in Akotiri Chania. It is located in Kalathas and it is built on a 12,000 sqms plot of land. It is just 1 km from the sandy beach of Kalathas and 10 kms away from the centre of Chania. This beautiful luxury villa has been built on three levels and it offers 140sqms of living space.

On the middle level of the villa, there is a spacious open plan living room, with a dining area and a fully equipped kitchen. The living room features a spacious seating area, a fireplace, a TV, a DVD player and a stereo music system. It has access to a furnished veranda with panoramic views of the sea and the garden. The kitchen has been equipped with ceramic hobs, an oven, a microwave oven, a fridge with a freezer, a dishwasher, a coffee machine and kitchen utensils. A WC is also available on this level of the villa. On the same level there is a studio with a separate entrance with 2 beds, a kitchenette with a fridge and a bathroom. The studio includes TV and a spacious wardrobe and has access to a furnished veranda with



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sea, garden and mountain views.

On the basement there is a laundry room, a storeroom, a toilet and enough space to accommodate 2 more people (if needed).

On the top level, there are 2 bedrooms, one with a double bed and another one, with one single bed. These bedrooms are air conditioned and share a spacious, luxurious shower bathroom and a veranda with an outdoor dining area.

This villa for sale in Akrotiri Chania, has been constructed according to the latests ecological specifications. It has thermal and soundproofing insulation and the three levels of the villa are accessible through an elevator too. A private parking area is available within the premises of the property. There is also a private swimming pool with jacuzzi and a special childrens' area surrounded by sunbeds and umbrellas. Next to the swimming pool there are barbecue facilities and an outdoor shower.

The villa has a fully landscaped garden and it is surrounded by an olive grove, vineyards, by a herb and vegetable garden all accessible only to the tenants of the villa.

On the same plot there is another villa of the same size, which has not been fully completed. Additionally there is a remaining building density of 200sqms, making this property an ideal opportunity for an investment in tourism.

NOTABLE ASPECTS : \* Luxurious, 140sqm villa on 3 levels with an elevator \* Set on private land plot of 12000sqms total \* Private swimming pool with jacuzzi \* sea and mountain views \* Landscaped gardens with lawns, plants and stone paths \* Studio apartment with seperate entrance, on the middle level on the villa \* Four bedrooms all with fitted wardrobes \* Four bathrooms \* Fitted designer kitchen with electrical appliances \* Air-conditioning in all rooms \* Woodburning fireplace in living room \* Full structural insulation in walls, floor, ceiling, columns \* Double glazed windows \* Satellite TV aerial and internet connection \* Extensive sun terraces/balconies with sea views \* Pergola covered outdoor dining area \* Private parking \* Private farm \* Outdoor BBQ \* Outdoor shower \* Automatic garden irrigation \* Agricultural water tank \* Stone boundary walls \* 2 mins drive to sandy Kalathas beach

## Area Description

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### Kalathas

Look for property for sale in Kalathas, Crete, a seaside village on the peninsular of Akrotiri. It is situated on a small natural bay and features one of the best sandy beaches in the region, with clear, shallow waters. Although the beach is very popular in the summer, Kalathas still remains a quiet area and an ideal place to relax and unwind next to the sea. There are a few cafes, taverns and mini markets, with a full range of amenities including large supermarkets, banks and post office in Kounoupidiana, just 2 minutes away by car. The historic city of Chania and the airport is only a 12 mins drive.



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## Akrotiri

If you are looking for property for sale in Akrotiri, Crete, the peninsula features some of the most beautiful and cleanest sandy beaches of Chania. Numerous beaches include, well-known Stavros beach, where Zorbas the Greek was filmed, Kalathas and Tersanas. Kalathas beach is a beautiful sandy beach lined with pine trees in the south and a small islet at swimming distance and features cafes and traditional tavernas. Tersanas, Crete is another fine sandy beach with shallow waters suitable for children. A variety of wild birds and turtles find haven in this peaceful area which is so diverse, offering endless possibilities to the visitor, from birdwatching, horse-riding, hiking or simply relaxing and enjoying the scenery. There are also several churches and historically significant monasteries in the area such as the impressive Agia Triada and Moni Gouvernetou built in the 16th century, a visit to which is highly recommended.

### Allgemein

Schlafzimmer:	4
Badezimmer:	4
Fertige m <sup>2</sup> :	140 m <sup>2</sup>
Grundstücksgröße:	12000 m <sup>2</sup>

### Gebäudedetails

Außen-Ausstattung:	Pool
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### Mietbedingungen

Verfügbar ab:

### Kontaktinformation

IMLIX ID:	18373-EUAH045
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