



## 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:	EUR 1,150,000

### Standort

Land:	Griechenland
Veröffentlicht:	23.12.2025

### Beschreibung:

Set in a peaceful and authentic part of Apokoronas, in the area of Palailoni, this distinctive stone-built villa is located within a private plot of 2,194 m2, enjoying unobstructed views of the sea and the White Mountains, as well as a high level of privacy.

### The Property

The villa has a total living area of 98.55 m2 and is arranged over two levels. Its design focuses on construction quality, functionality and timeless aesthetics, combining traditional stone architecture with modern comforts. It features three bedrooms, each with its own fully equipped en-suite bathroom, along with a separate guest WC, offering comfort and privacy throughout.



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Designed with a clear emphasis on privacy, quality of construction and long-term durability, the layout supports both everyday living and effortless hosting.

## Interior Spaces

The interior spaces are bright and carefully designed, with exposed stone walls, wooden ceilings and a fireplace that serves as a central atmospheric feature. Underfloor heating, full air conditioning and a photovoltaic system ensure year-round comfort and enhanced energy efficiency.

The villa is sold fully furnished and fully equipped, including high-quality indoor and outdoor furniture selected to complement the character of the property.

## Outdoor Living

The outdoor area has been thoughtfully designed as a natural extension of the living space, offering uninterrupted sea and mountain views from both the interior and the outdoor living areas.

A large private swimming pool, a built-in barbecue and generous seating areas create an ideal setting for relaxation and entertaining. The outdoor lounge is shaded by an aluminium pergola with an electric opening and closing system, providing flexibility and comfort in all seasons. A separate stone-built external storage room is discreetly integrated into the landscaped surroundings.

## Location

The expansive plot offers space, privacy and a strong sense of openness, while the location combines tranquillity with convenient access to amenities and beaches. Almyrida and Kalives are approximately 10-15 minutes away, the centre of Chania around 30 minutes, and Chania International Airport approximately 40 minutes away.

## Investment & Lifestyle

This villa represents a well-balanced opportunity, equally suitable as a private residence or as a high-end investment property. It offers the feeling of a permanent retreat within an authentic Cretan environment, while at the same time meeting the standards required for successful premium holiday rental use, combining lifestyle appeal with long-term value.

### Allgemein

Schlafzimmer:	3
Badezimmer:	4
Fertige m <sup>2</sup> :	154 m <sup>2</sup>
Grundstücksgröße:	2194 m <sup>2</sup>

### Gebäudedetails

Außen-Ausstattung:	Pool
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# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:

18373-BS-6607

