



## Villa with exceptional views, guest studio and pool near Agios Nikolaos



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 1,566,069.71

### Standort

Land:	Griechenland
Staat/Region/Provinz:	Kreta
Stadt:	Agios Nikolaos
Postleitzahl:	72100
Veröffentlicht:	16.05.2026

### Beschreibung:

Located in Agios Nikolaos.

This luxury villa in the prestigious Ellinika area offers a rare combination of privacy, versatile living spaces, and some of the most commanding views in Eastern Crete. Situated perfectly between the cosmopolitan town of Agios Nikolaos and the upscale resort of Elounda, this 250 sq.m. residence sits on a generous 2,500 sq.m. plot, maintained in pristine condition.

### The Main Residence (Upper Two Levels)

Designed to maximize the Mediterranean light and the panoramic vistas of Mirabello Bay, the main home is spread over the top two floors.

**Entrance Level (upper):** Features a sophisticated open-plan layout. The kitchen, dining, and living areas flow seamlessly together, opening directly onto a spacious terrace.

**Middle Level (lower):** Accessed via an internal staircase, this floor hosts two large ensuite bedrooms (both with access to balconies with views), and a substantial home office with a cloakroom. This space is versatile enough to be easily converted into a additional bedroom if required.

### Independent Guest Apartment (Pool Level)

The lowest level of the villa is a fully self-contained studio apartment with its own private entrance. An open-plan design combining a sleeping area, lounge, and kitchen, plus a separate bathroom. Has a direct "walk-out" access to the pool deck and sun terraces. Currently operated as a successful seasonal rental



(May–October), offering the new owner an immediate turnkey investment opportunity.

### Outdoor Living & Amenities

The exterior is offering uninterrupted views of the sea, the rugged mountains, and the distant lights of Agios Nikolaos.

**Infinity Pool:** A saltwater pool (approx. 1.5m deep) featuring a heat pump for year-round swimming.

**The Grounds:** Multiple terraces provide shaded and sun-drenched relaxation zones. Below the pool level, the property extends into a lush garden featuring olive trees and dedicated space for organic vegetable gardening.

**Technical Features:** The villa is equipped with central heating and electric shutters on all windows for comfort and security.

The main residence is sold partly furnished (since the owner will be keeping the personal things and few items of furniture) and the studio apartment is fully furnished (as seen in photos).

The town of Agios Nikolaos is just 3 km away.

### Allgemein

Schlafzimmer:	3
Badezimmer:	3
Fertige m <sup>2</sup> :	250 m <sup>2</sup>
Grundstücksgröße:	2500 m <sup>2</sup>

### Zimmerdetails

Zimmer insgesamt:	4
-------------------	---

### Gebäudedetails

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

### Mietbedingungen

Verfügbar ab:

### Zusätzliche Informationen

URL der Website:	<a href="http://www.arkadia.com/MEAB-T8972/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/MEAB-T8972/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
------------------	---

### Kontaktinformation

IMLIX ID:	hagn152q
-----------	----------



IMLIX

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

---

