



## House for sale in Apokoronas Litsarda - 2322913



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 245,694.28

### Ubicación

País:	Grecia
Estado/Región/Provincia:	Attica
Ciudad:	Atenas
Código postal:	73008
Publicado:	26/03/2026

### Descripción:

Tucked into the quiet hillside of Litsarda in Apokoronas, this 47 m<sup>2</sup> private residence on a 500 m<sup>2</sup> plot is designed for those who value clarity of design, privacy, and connection to the landscape. Elevated at 283 meters above sea level, the home enjoys open mountain views and outlooks toward Souda Bay, offering a balanced lifestyle between village authenticity and coastal proximity.

The interior is thoughtfully arranged to maximize comfort and functionality. The open-plan kitchen, dining area, and living room extend over 18.62 m<sup>2</sup>, forming a bright, unified space with double doors leading directly to the balcony. Natural light moves easily throughout the home, reinforcing the sense of openness despite its efficient footprint.

The bedroom measures 11.88 m<sup>2</sup> and is enhanced by a double glass door opening to the balcony, creating a seamless transition between interior and exterior living. The shower room and toilet extend to 5.90 m<sup>2</sup>, designed as a spacious and refined area with clean lines and quality finishes.

Interior specifications include stylish aluminum or PVC windows and sliding doors with double glazing, insect screens, and hinged shutters. High-quality interior doors complement the architectural aesthetic. Flooring throughout consists of porcelain, granite, or ceramic surfaces. Decorative ceramic wall cladding is installed in the bathroom and above the kitchen countertop. The kitchen is handcrafted by a local carpenter and features soft-close cabinetry, a durable countertop, and a flush-mounted sink. Premium sanitary fixtures are fitted throughout, including HANSGROHE taps in both the bathroom and kitchen.



The bathroom vanity includes a premium countertop and vessel sink. Custom carpentry incorporates a built-in bedroom wardrobe and entrance storage, while a kitchen island with lower storage enhances practicality. Air conditioning units are installed in both the bedroom and living room, and pre-installation for internet points ensures modern connectivity across the property.

The exterior environment has been designed to elevate everyday living. Floating wooden pergolas without columns are positioned at both the front and back of the house, creating shaded outdoor areas with architectural elegance. The private 12 m<sup>2</sup> swimming pool, equipped with a custom cover, becomes the focal point of the plot, complemented by a chic outdoor shower. Outdoor terraces are paved with ceramic tiles and natural stepping stones, blending modern finishes with organic textures. The landscaped garden features local, climate-adapted greenery, ensuring a relaxed atmosphere with minimal maintenance requirements.

The façade is finished in natural-toned plaster, embracing a contemporary architectural language that integrates seamlessly into the Cretan landscape. A stylish front door and carefully designed exterior lighting create a refined first impression. Practical infrastructure includes an electric water heater supported by a solar panel and a dedicated water tank, reinforcing efficiency and sustainability.

Litsarda is a small yet vibrant village with approximately 130 permanent residents. It offers authentic Cretan character, including a well-known pizzeria, a traditional kafenio, a local shop, and a bookshop. The property is located just 3 minutes from Vamos, where banks, a regional clinic, schools, quality shops, taverns, and a Sunday market serve the area. The beach of Almyrida is 12 minutes away, Omprogiolos beach is 15 minutes away, the city of Chania is 25 minutes by car, and Chania International Airport is approximately 40 minutes away.

<https://ktimatoemporiki.gr/property/04-12540/house-for-sale-in-apokoronas-litsarda-id-04-12540>

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## Común

Baños:	1
Pies cuadrados terminados:	47 m <sup>2</sup>
Tamaño del lote:	500 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	1
Indoor Features:	Fitted kitchen

## Building details

Parking:	Sí
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## **Lease terms**

Date Available:

## **Información adicional**

URL sitio web:

[http://www.arkadia.com/FMTB-T644/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T644/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

2322913

