



## 3 Bedroom Villa with Stunning Views of Spinalonga Island - East Crete



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 762,767.26

### Location

Pays:	Grèce
État/Région/Province:	Attique
Indicatif régional:	72100
Soumis:	04/06/2025

### Description:

A hillside villa of modern construction with unrivaled views across the sea at the Bay of Elounda and to the famous island of Spinalonga. The property is located within a 5 minute drive of the attractive seaside village of Plaka, East Crete, the sea and a small shingle beach. The villa has double glazing with insect screens and external shutters, oil fired central heating, solar water heating, AC/warm air units and is being sold to include furniture, electrical items, fixtures and fittings. The property is arranged on 3 levels and comprises on the ground floor...

Integral garage.

Workshop area and storage.

Utility room with washing machine/tumble dryer.

1st floor...

Entrance hallway.

Sitting room/dining area with double doors to sea view terrace. AC/warm air unit.

Open plan fitted kitchen with built in oven/hob and extractor, dish washer and fridge/freezer.

Double sized bedroom with fitted wardrobes. Doors to terrace. AC/warm air unit.

Shower room with walk in shower cubicle, wash basin and WC.

Double sized bedroom with fitted wardrobes. AC/warm air unit.

En suite bathroom with bath/shower attachment, wash basin and WC.



2nd (top) floor...

Double sized bedroom with vaulted ceiling and fitted wardrobes. Doors to large sea view terrace.  
En suite bathroom with bath/shower attachment, wash basin and WC.

Outside...

Small terrace to the rear.  
Swimming pool 7.3m x 3.85m with shower and sun bathing terrace.

Certification of Energy is under issuance.

The total size of the accommodation is approx 109m<sup>2</sup> with the ground floor comprising an additional 22m<sup>2</sup>.

Plaka is a gorgeous little traditional fishing village just 5 kms along the coast road from Elounda. There is a lovely small shingle beach and in addition to the local bars cafes and shops, there is a good choice of excellent fish tavernas in the village. The former Venetian fortress and leper colony of Spinalonga is a short boat ride away, attracting many visitors from around the world. In recent years the best selling book *The Island* has further increased the interest in the area. Elounda nearby is a cosmopolitan resort area with a large choice of restaurants, tavernas, bars, shops, banks and some of the best luxury hotels in the world. There is also a pretty beach and delightful harbour area. The international airport at Heraklion is within a one hour drive.

Please note that all measurements and distances are approximate and intended as a guide only.

The advertised property price does not include buyer real estate agent fee, buyer legal and administrative costs or purchase tax.

## Commun

Chambres:	3
Salle de bains:	2
Pied carré fini:	131 m <sup>2</sup>

## Building details

Nombre de pieds carrés:	3
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## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/UMDZ-T1377/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UMDZ-T1377/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)



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**Contact information**

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