



## listing



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 500,188.94

#### Location

Pays:	Grèce
Soumis:	22/01/2026

#### Description:

This modern off plan villa for sale in Heraklion Crete is located in the peaceful village of Klima, Southern Crete, and offers a stylish two-bedroom, two-bathroom main home with beautiful sea views. The layout includes an open-plan kitchen, living and dining area and 2 en-suite bedrooms with the total surface of 76,11m2. Next to the main property a guest studio of 19,80m2 will accommodate the 3rd bedroom of the house with its own bathroom and kitchenette. The villa is part of a small development of 4 units, all with private use plots and pools.

Outdoor features include a private garden, swimming pool, pergola covered area, and parking space. The building permit has been issued, construction is underway, and completion is expected within 6 months.

Just five minutes from the beach and a short drive to Tymbaki's shops and amenities, the property



combines coastal living with a traditional village setting beneath Crete's highest mountain. It is ideal as a permanent residence, retirement home, or rental investment, with easy access to Agia Galini and Matala.

The villa will be delivered ready for occupancy and includes fan coil heating and cooling via a Midea or Gree heat pump, a Scavolini kitchen, custom-made wardrobes and doors, solar water heating, and a 1,000-liter water tank. Europa aluminium windows and doors, advanced Knauf insulation, and soundproofed interior walls ensure comfort and energy efficiency.

Furniture, appliances, lighting, and utility connections are not included. Buyers purchasing early may choose interior finishes such as tiles, bathroom fittings, and wall colors.

## Commun

Chambres:	3
Salle de bains:	3
Pied carré fini:	95 m <sup>2</sup>
Dimesions du lot:	600 m <sup>2</sup>

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID: 18373-PL232

