



## Sea front Villa For sale, Platanias, 130 sq.m., €595.000



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 645,418.45

### Posizione

Nazione:	Greece
Stato / Regione / Provincia:	Thessaly
Città:	Platanias
Cap:	730 14
Publicato:	29/09/2025
Descrizione:	Luxury Seafront Villa for Sale in Chania Crete

This luxury seafront villa in Chania Crete is a rare opportunity to own a true frontline home just twenty metres from the crystal waters of the Mediterranean. With 130 m<sup>2</sup> of elegant interior space on a private 220 m<sup>2</sup> plot, it captures the essence of contemporary coastal living and offers an ideal combination of privacy and convenience.

The residence unfolds across two bright levels designed for both comfort and style.

On the ground floor (75 m<sup>2</sup>) a sun-filled living and dining area opens through wide glass doors, framing uninterrupted sea views and bringing natural light deep inside. A fully equipped modern kitchen blends seamlessly with the space, while a guest WC, a master bedroom with fitted wardrobe and a private storage room complete this level for year-round functionality.

Upstairs, the first floor (55 m<sup>2</sup>) reveals two additional master bedrooms—each with its own en-suite bathroom and private balcony. Together with the master suite on the ground floor, the villa offers three bedrooms in total, all with private bathrooms and their own balconies, ensuring absolute privacy and comfort for every resident or guest. One of the upper bedrooms opens onto a generous 30 m<sup>2</sup> terrace where the sweeping Mediterranean views create the perfect backdrop for morning coffee or sunset gatherings.



Outdoors, the villa offers a private world of relaxation and entertaining. A 25 m<sup>2</sup> swimming pool glistens under the Cretan sun, and a built-in barbecue invites unforgettable evenings with family and friends. A private parking space adds convenience, while autonomous heating with fan-coil units ensures comfortable living in every season.

Perfectly positioned for effortless island living, the property lies just 13 km from the historic centre of Chania, 2 km from lively Platanias, 7 km from the picturesque Kolymbari with its yacht marina, and about 30 minutes from Chania International Airport. Whether you prefer a quiet stroll through the Venetian harbour, a sailing trip from the nearby marina, or the vibrant nightlife of Platanias, everything is within easy reach.

This luxury seafront villa in Gerani combines prime beachfront location with refined modern luxury—ideal both as a private Mediterranean retreat and as a high-yield holiday rental. It is also perfectly suited as a tourism investment, offering excellent potential for income generation through luxury holiday rentals in one of Crete's most sought-after seaside destinations. It is offered as an off-plan project and will be fully completed within the agreed timeframe starting from the date the buyer's deposit is received.

PROPERTY ID: 0v-1483.

Ktimoemporiki Real Estate

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## Comune

Camere da letto:	3
Bagni:	3
Finito piedi quadrati:	130 mq
Dimensione del lotto:	220 mq
Floor Number:	1

## Room details

Total rooms:	3
Indoor Features:	Fitted kitchen

## Building details

Parking:	Si
Outdoor Amenities:	Pool

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/FMTB-T137/?utm\\_campai](http://www.arkadia.com/FMTB-T137/?utm_campai)



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