



## Beachfront Villa For sale, Platanias, 130 sq.m., €640.000



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 751,032.38

### Locatie

Aanbevolen Auto Onderdelen:	Greece
Staat/Regio/Pronvincie:	Thessaly
Plaats:	Platanias
Postcode:	730 14
Geplaatst:	29-09-2025
Omschrijving:	Seafront Villa in Chania for Sale

Just steps from the soft sands of Gerani in Chania, this luxury seafront villa captures the very soul of modern Mediterranean living.

Set on a private 220 m<sup>2</sup> plot and only twenty metres from the water, it offers uninterrupted sea views and the soothing sound of the waves at your doorstep—a daily symphony of the Cretan sea. This elegant home unfolds across 130 m<sup>2</sup> and two bright levels designed for both style and comfort.

On the ground floor (75 m<sup>2</sup>) a sun-filled open-plan living and dining area is framed by expansive glass doors that blur the line between indoors and the glittering blue horizon. A fully equipped contemporary kitchen blends seamlessly with the space, while a guest WC, a master bedroom with fitted wardrobe and a private storage room complete the level for year-round functionality.

Upstairs, the first floor (55 m<sup>2</sup>) features two additional master bedrooms—each with its own en-suite bathroom and private balcony. Together with the ground-floor suite, the villa offers three bedrooms in total, all with private bathrooms and outdoor spaces, ensuring complete privacy and comfort for every resident or guest. One of the upper bedrooms opens through sliding doors onto a generous 30 m<sup>2</sup> terrace where the sun dips into the Aegean and the evening sky turns to gold.

Outside, a 25 m<sup>2</sup> swimming pool glistens under the Cretan sun while a built-in barbecue and shaded



dining area set the stage for long summer evenings with family and friends. The scent of olive groves drifts in on the sea breeze, creating the perfect setting for a glass of local wine as the horizon turns crimson. A private parking space adds convenience, while autonomous heating with fan-coil units guarantees comfort in every season.

Perfectly positioned for effortless island living, the villa is only 13 km from Chania's Venetian harbour, 2 km from lively Platanias, 7 km from Kolymbari and its yacht marina, and about 30 minutes from Chania International Airport. Whether strolling along the old town's narrow lanes or setting sail from the nearby marina, the best of western Crete lies within easy reach.

This seafront villa in Chania combines prime beachfront location with refined modern luxury—ideal as a private Mediterranean retreat or a high-yield holiday rental for investors seeking both lifestyle and return. 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-1482.

Ktimoemporiki Real Estate

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## Algemeen

Slaapkamers:	3
Badkamers:	3
Afgewerkte vierkante meter:	131 m <sup>2</sup>
Lot Afmeting:	220 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	3
Indoor Features:	Fitted kitchen

## Building details

Parking:	Ja
Outdoor Amenities:	Pool

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/FMTB-T136/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T136/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information



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