



## Sea Front Villa For sale, Platanias, 100 sq.m., €495.000



### 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:	EUR 495,000

### Locatie

Aanbevolen Auto Onderdelen:	Greece
Staat/Regio/Pronvincie:	Thessaly
Postcode:	73014
Geplaatst:	30-10-2025
Omschrijving:	Seafront Villa for sale in Gerani Chania.

Just twenty metres from the shoreline of Gerani in Chania, this 130 m<sup>2</sup> seafront villa offers a privileged Mediterranean lifestyle where the sound of the waves becomes part of daily life.

Set on a private 220 m<sup>2</sup> plot, it perfectly combines generous indoor space with inviting outdoor areas designed for leisure and entertaining.

The villa is arranged over two levels for both comfort and privacy. On the ground floor of 75 m<sup>2</sup> a bright living area opens through large glass doors, bringing the sea view inside and flooding the space with natural light.

A modern kitchen integrates seamlessly with the living space, while a guest WC, a master bedroom with fitted wardrobe and a convenient storage room complete this level.

Upstairs, the first floor of 55 m<sup>2</sup> reveals two more master bedrooms, each with built-in wardrobes. One enjoys its own private balcony facing the water, while the other opens onto an impressive 30 m<sup>2</sup> terrace where the sweeping views of the Cretan sea create the perfect backdrop for morning coffee or sunset gatherings.

The outdoor spaces are designed for true relaxation. A 25 m<sup>2</sup> swimming pool glistens under the sun, and a built-in barbecue invites you to host memorable meals with family and friends. A private parking space



adds convenience, while the villa's autonomous heating with fan coil units ensures year-round comfort.

Gerani is one of Chania's most sought-after coastal areas, blending the charm of a traditional seaside village with the convenience of modern amenities.

Picturesque beaches, local tavernas and cafés are within easy reach, while the vibrant Venetian harbour of Chania with its cultural landmarks and lively nightlife is just a short drive away. The international airport can be reached quickly, making this an ideal retreat for holiday escapes or an excellent investment for the booming luxury rental market.

This villa is more than a home; it is a rare chance to own a private seafront sanctuary where contemporary comfort meets the timeless beauty of Crete's coast. Here, every day begins and ends with the gentle rhythm of the Mediterranean right outside your door.

PROPERTY ID: 0v-1505.

Ktimoemporiki Real Estate

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website: <http://ktimoemporiki.gr>

## Algemeen

Slaapkamers:	3
Badkamers:	3
Afgewerkte vierkante meter:	110 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:	<a href="http://www.arkadia.com/FMTB-T194/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/FMTB-T194/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	1944135
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