



## House for Sale in Drapanias, Kissamos - 2534299



### Agent Info

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

### Advertentie details

|                |             |
|----------------|-------------|
| Vastgoed voor: | Koop        |
| Prijs:         | EUR 260,000 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | Greece     |
| Staat/Regio/Pronvincie:     | Crete      |
| Plaats:                     | Chania     |
| Postcode:                   | 734 00     |
| Geplaatst:                  | 24-07-2026 |
| Omschrijving:               |            |

House for Sale in Drapanias, Kissamos. This exceptional 297.84 sq.m. two-level traditional stone residence, set on a generous 768 sq.m. plot with an impressive 21-metre road frontage, enjoys a privileged location in the picturesque village of Drapanias, just 2 km from the beautiful beaches of Kissamos Bay and 5 km from the vibrant town of Kissamos. Combining authentic Cretan architecture, generous outdoor space, and remarkable redevelopment potential, this is a rare opportunity to create an outstanding private residence, a boutique hospitality project, or a unique investment in one of western Crete's most desirable locations.

The residence unfolds across two levels, blending timeless stone architecture with spacious interiors and endless possibilities for restoration and modernisation.

The first floor comprises a bright 122 sq.m. residence, complemented by spacious verandas overlooking the Cretan Sea. These inviting outdoor areas provide the perfect setting for alfresco dining, entertaining guests, or simply enjoying the spectacular sunsets and peaceful surroundings.

The ground floor, measuring 175.84 sq.m., is a true architectural gem. Built entirely of natural stone and distinguished by its magnificent traditional arched ceilings, this level is currently utilised as storage space but offers excellent potential to be fully converted into additional residential accommodation. Whether transformed into elegant guest suites, independent apartments, or luxurious living and entertainment areas, it provides exceptional flexibility while preserving the authentic character of the property.



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Set within its own 768 sq.m. plot, the residence also offers valuable outdoor space for landscaped gardens, private courtyards, a swimming pool, or additional leisure areas, further enhancing both its lifestyle appeal and investment value.

While the property requires full renovation, it represents a rare restoration opportunity for those who appreciate authentic architecture and timeless character. Its traditional stone construction, elegant arches, and generous proportions create the perfect canvas for an exceptional restoration project, allowing a discerning owner to transform the residence into a luxurious home while preserving the heritage and craftsmanship that make traditional Cretan properties so highly sought after. Once restored, the property has the potential to become a truly unique residence combining history, elegance, and modern living.

Located in one of the most authentic villages of the Kissamos region, the property enjoys easy access to local tavernas, cafés, supermarkets, and everyday amenities, while some of Crete's most iconic destinations—including Balos Lagoon, Falassarna Beach, and Elafonissi—are all within convenient driving distance.

Properties that combine authentic Cretan stone architecture, generous interior space, sea views, a substantial private plot, and exceptional redevelopment potential are becoming increasingly rare, making this a truly unique opportunity for buyers seeking a property with character, lifestyle, and long-term value.

PROPERTY ID: 04-13171

Ktimatoemporiki Real Estate  
contact phone: 2150000250, 2821056600  
email: [info@ktimatoemporiki.gr](mailto:info@ktimatoemporiki.gr)  
website: <http://ktimatoemporiki.gr>

## Algemeen

|                             |                    |
|-----------------------------|--------------------|
| Afgewerkte vierkante meter: | 298 m <sup>2</sup> |
| Lot Afmeting:               | 768 m <sup>2</sup> |
| Floor Number:               | 1                  |

## Building details

|          |    |
|----------|----|
| Parking: | Ja |
|----------|----|

## Lease terms

Date Available:

## Additionele informatie

|              |                                                                                                                                                                                                                         |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Website URL: | <a href="http://www.arkadia.com/FMTB-T799/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/FMTB-T799/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
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## Contact information



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