



## Eco friendly (A+) villa, walking distance to beach and town, with Tennis court.



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 1,575,000

### Location

Country: Greece  
State/Region/Province: Crete  
City: Agios Nikolaos  
ZIP code: 72100  
Posted: Mar 23, 2024

### Description:

Located in Agios Nikolaos.

Set on a small hillside in the wonderful area of Almiros, less than 2km (easy walk) from the town and the marina of Agios Nikolaos.

And only 600m from the beautiful sandy beach of Almiros.

The position offers uninterrupted views of the Mirabello bay and the mountains of Sitia in the distance.

On a fabulous, shared (by two villas) plot of 11.000m<sup>2</sup>, this villa is a total of 315m<sup>2</sup> on three levels (first, ground and basement).

This is an Eco-friendly villa with an outstanding Energy Efficiency rating of A+.

The villa uses spring water wells for cooling (from the ceiling), solar panels for heating (under floor) and also solar photovoltaic panels for energy production.

All the above of course reduce the villas running costs to a minimum.

The villa's living space is separated into three general areas. The master apartment (two bedrooms), the guest apartment (two bedrooms) and a separate guest room.

The Master apartment consists of:

On the top level,



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Open concept, high ceilinged Kitchen/Living room with large glass doors that open onto a 60m<sup>2</sup> first floor terrace with stunning views of the sea and the surrounding mountains. The kitchen is fully equipped with top range kitchen appliances (Küppersbusch, Miele, Berbel, Guttman and Siemens), fitted cupboards, a black marble countertop and a breakfast bar.

Master bedroom with magnificent sea views, en-suite bathroom (Shower and bathtub) and walk-in wardrobe,

And a guest toilet,

On the ground level,

A double bedroom with en-suite bathroom (Shower, sink and toilet) and access to an outdoor shower. and a utility room with washing machine and great storage.

On the basement level,

A nicely designed, stone walled Wine cellar

And a storage room of about 50m<sup>2</sup> which could also be used as a gym.

The Guest apartment (all on the ground level) consists of:

Open plan Living room/Kitchen. The kitchen is fully equipped with top range appliances (Küppersbusch, Miele, Berbel, Guttman and Siemens),

Two double bedrooms, one with en-suite toilet

and a bathroom with shower, sink and toilet.

Separate Guest Room,

On the ground floor with direct access from the parking area, is a separate "Hotel room" with en-suite bathroom with shower, sink and toilet.

Exterior private areas of the property:

Large covered parking area for up to 6 cars, with an automatic gate at the entrance of the villa's driveway.

Spacious and fully covered BBQ/ winter lounge area (Under construction).

Private front terrace and garden (on the ground floor level) with mature trees and plants. Possible to construct private pool and/or outdoor Jacuzzi.

Shared areas and features with neighboring villa:

Activities:

Swimming pool (12,5m x 5m), Depth from 2.7 m to 1.4 m, with automatic hydrolysis system for disinfection (Da-GEN Aqua).

Large pool terrace of 300 m<sup>2</sup> with 25 m<sup>2</sup> pergola for shade.

Certified Tennis Court with stunning sea views and LED lighting for night time play.

And a Putting green with 3 holes.

Garden:

72 Olive trees for own oil production.

Fruit tree gardens with Figs, Oranges, Mandarins, cumquat, pomegranate and Lemons.

Technical:



Solar Panels (photovoltaic) for electricity production (Output: 18 KW total),  
Solar panels for hot water production for under floor heating and pool heating,  
2 spring water wells for the house cooling systems and water supply for the pool,  
Main Gate and door at entrance of the plot, for maximal security,  
Private road for access to the villas.

Built: 2020

## Common

Bedrooms: 5  
Bathrooms: 6  
Finished sq. ft.: 315 sq m  
Lot Size: 11000 sq m

## Room details

Total rooms: 7  
Indoor Features: Fitted kitchen

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/MEAB-T8011/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MEAB-T8011/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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