



## listing

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### Listing details

Property for:	Sale
Price:	USD 2,579,055.28

### Location

Country:	Greece
Posted:	Jul 24, 2023

#### Description:

Subtle luxury. Effortless elegance. Rich natural beauty. Uninterrupted views. Privacy guaranteed. Exclusive services. Just 10 kilometers outside the city of Chania, the extravagant villa offers within a unique natural environment peace, quietness and magnificent sea view.

In a leafy area of 4500 sqm, high up on the hills, overlooking the bay the villa constitutes a fine example of contemporary architecture, exceptionally attuned with its natural surroundings.

Earthy colours, clear lines, wooden casings, ample verandas, are all incorporated harmoniously with the lush gardens of the estate, confirming the sense that as much care as well as attention to detail have been given equally within and outside the residence.



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Among the rich gardens of the estate, in specially designated area of 340 sqm, there is a private, splendid swimming pool of 60 sqm for moments of relaxation any time of the day.

In addition, there is a covered, fully equipped BBQ area.

The villa spreads out to 440 sqm and was built with the most up to date, quality materials that the market has to offer. The furniture that equip and decorate the interior as well as the exterior of the residence, are all hand-picked from established brands, known for their design and quality.

The residence expands to two adjoining structures of three levels. Because of the ground's steep slope, two of these levels have direct access to the gardens, the swimming pool and the covered BBQ area.

On the middle level, the heart of the villa there is a warm, grand living area of 50 sqm which extends outside, through its large window panels, to large verandas with a majestic view of the entire estate and further to the sea and beautiful landscape.

Paneled with wooden floors, underfloor heating and centrally air-conditioned, equipped with three couches, this living room constitutes the focal point of the villa. Of course there is also a gracious fireplace of modern standards.

The central dining table is dominant in a space of 30 sqm, overlooking the living area. Luxury here is as evident in every detail. Table made of solid wood, leather chairs, designer's suspending light and authentic painting of remarkable painters, are some of the features and unique items that decorate the dining area.

The villa's kitchen of 45 sqm is ultramodern and fully equipped with designer's stainless, fitted appliances. It also comprises of an everyday dining space.

On this level the villa also contains a guest bathroom of 4 sqm, fully tiled with marble and equipped with contemporary sanitary appliances and accessories.

Regarding the upper level, if the living room is the heart of the villa then, this level represents its personality, concentrated in a lush bedroom comprised of three separate spaces. The master bedroom of 35 sqm, apart from its exquisitely elegant en-suite marble bathroom of 6 sqm, it also entails an attic of 16 sqm. In addition, the large veranda surrounding the floor has a comfortable exterior sitting area for to enjoy the magnificent views of the gardens and the bay beyond.

On the two lower levels, one will mainly find the accommodation areas, that sum six elegant bedrooms, four luxury bathrooms as well as two comfortable sitting rooms. All the rooms have direct access either to the pool or to the garden where the BBQ area is located. In further detail, on these levels the villa contains:

- 2 bedrooms 25 sqm with double bed, nightstands, luggage table, couch, fitted closets, wooden floors, heating and air conditioning. One has a garden view and the other pool view.



Each of these rooms has a personal en-suite marble bathroom of 5 sqm, with bathtub, high end sanitary appliances and accessories.

- 2 bedrooms 30 sqm with twin beds, nightstands, luggage tables, wooden floors, heating and A/C air conditioning. One has a garden view and the other pool view.

- 2 bedrooms 18 sqm with semi-double beds, nightstands, luggage tables, wooden floors, heating and air conditioning. One has a garden view and the other pool view.

The rest of the bedrooms are accommodated by two shared marble bathrooms of 4 sqm equipped with showers, high-end sanitary appliances and accessories.

The present levels are finished off with two spacious sitting rooms of 25 sqm each, furnished with 2 double sofas each, bookcase and an architectural cour d'honneur.

This villa's location was not a decision taken randomly. After extensive research, the specific area was chosen for its natural beauty, the variety of its flora, the peace and quiet that offers. It is the ideal location for rest and reflection.

Respectively, the owners gave a lot of attention to detail, as well as the overall design of the exterior gardens, in order not only to incorporate it to its natural environment but to upgrade it as well.

The gardens were landscaped with the use of natural stones, in four levels. In a total area of 560 sqm there are palm trees, palm plants, flower trees, a large variety of flowers, a rock garden displaying a collection of cactuses and herbs that prosper in the area. The rest of the 2500 sqm of garden spread is covered with rich green lawn.

Apart from enhancing the beauty of the environment, the landscaping of the gardens was equally affected by reasons of privacy. The residence is absolutely private. The trees around the edges of the property create a natural fence deterring any indiscrete intruders to enter the areas of residence.

The distances are: 6 km from Chania Airport, 10 km from the city of Chania 13 km from the Port of Souda, 1,2 km from the sandy beach, 3km from nearest village with all amenities.

## Common

Bedrooms:	7
Bathrooms:	6
Finished sq. ft.:	440 sq m
Lot Size:	4400 sq m

## Building details

Outdoor Amenities:	Pool
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## Lease terms



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Date Available:

**Contact information**

IMLIX ID:

18373-QPS2-161

