



2195240 - Luxury Sea View Villa for Sale in Gavalochori Chania, €3.000.000



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 3,000,000

Location

Country:	Greece
State/Region/Province:	Attica
City:	Athens
ZIP code:	730 08
Posted:	Feb 14, 2026

Description:

Exceptional Luxury Villa in Gavalochori, Chania – A Private Oasis with Sea Views, Forest Seclusion & Timeless Elegance

In the heart of Apokoronas, one of the most enchanting regions of Western Crete, this imposing villa in Gavalochori redefines the concept of Mediterranean luxury living.

With a total surface area of 480 sq.m. set on a private estate of 5,100 sq.m., this rare property combines architectural finesse with natural serenity, offering panoramic sea views, absolute privacy, and the highest level of comfort and design.

Constructed with an uncompromising approach to quality, this ultra-luxurious residence consists of two distinct wings: the main residence and an independent guest wing. In total, it features six en-suite bedrooms, multiple indoor and outdoor entertainment areas, while its design harmoniously integrates into the Cretan landscape of olive groves and centuries-old cypress trees.

Main Residence – Grandeur Across Three Levels

The main residence unfolds over three spacious levels, connected by both an internal staircase and a private elevator, providing comfortable access to all areas.



The central level welcomes visitors with an impressive double-height ceiling in the living room, creating a sense of openness and luminosity. Elegant furnishings, high-quality materials, and expansive glass surfaces allow the natural surroundings to become part of the everyday living experience. The open layout connects seamlessly with a modern, fully equipped kitchen and dining area, ideal for both informal and formal gatherings.

On the same level is one of the four luxurious en-suite bedrooms of the main residence, all offering full privacy, generous storage spaces, and serene views of the gardens.

The upper level hosts additional bedrooms and a gallery-style space overlooking the living area, enhancing the sense of cohesion and vertical openness.

The lower level reveals a true wellness and entertainment retreat: a fully equipped home cinema, a billiard room, and a private sauna. One of the most unique features of the residence is located here, as the sauna features a glass wall with underwater views directly into the main residence swimming pool situated above. On the same level, there is a closed garage with direct internal access to the residence.

Outdoor Areas – Two Independent Swimming Pools

The property features two fully independent swimming pools, one for each wing, enhancing the privacy and functional autonomy of the estate.

At the main residence, the swimming pool is directly connected to the living area and the sunken patio, creating a private setting for relaxation and entertaining. The large covered veranda provides the ideal space for al fresco dining and leisure moments throughout the year.

The second swimming pool, measuring 25 meters in length, is positioned in front of the guest wing, offering open views toward the natural landscape and the sea. This area functions as an autonomous high-standard accommodation zone, ideal either for hosting guests or for premium rental use.

Guest Wing – Independence & Style

Separate from the main residence yet fully integrated into the estate, the guest wing includes two spacious en-suite bedrooms, a contemporary living room, and a second fully equipped kitchen. Its layout allows for independent use, offering an ideal solution for hosting visitors, extended family members, or for high-end short-term rental purposes.

Natural Setting – Cypress Forest & Absolute Privacy

The estate is surrounded by a dense grove of centuries-old cypress trees, offering unparalleled privacy and a true sense of seclusion. The property feels like a private forest, with natural shade, birdsong, and complete tranquility, just minutes from traditional villages and pristine beaches.

Despite its secluded atmosphere, the villa is located close to the charming village of Gavalochori, known



for its stone houses, local tavernas, and authentic character. The city of Chania and the international airport are within easy reach, making the property ideal both as a permanent residence and as a high-level investment opportunity.

Additional Features

- 6 en-suite bedrooms across two wings
- Two independent swimming pools, one for each residence
- Elevator and internal staircase
- Double-height ceiling in the main living area
- Home cinema and billiard room
- Private sauna with underwater view into the swimming pool
- Second fully equipped kitchen in the guest wing
- Outdoor BBQ and dining area
- Landscaped gardens with irrigation system
- 6 parking spaces, including a closed garage
- Exceptionally high construction standards and luxury materials throughout the property

The completion of the project is scheduled for 2028, with delivery fully finished and ready for use.

PROPERTY ID: 0v-1573.

Ktimoemporiki Real Estate

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Built: 2026

Common

Bedrooms:	6
Bathrooms:	8
Finished sq. ft.:	480 sq m
Lot Size:	5100 sq m
Floor Number:	1

Room details

Total rooms:	6
Indoor Features:	Fitted kitchen

Building details

Parking:	Yes
Outdoor Amenities:	Pool

Lease terms

Date Available:



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IMLIX Real Estate Marketplace

<https://www.imlix.com/>

Additional information

Website URL:

http://www.arkadia.com/FMTB-T515/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

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