



## Complex of Four Houses in Apokoronas Litsarda - 2321299



### 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:	USD 1,150,018.33

### Location

Country:	Greece
State/Region/Province:	Attica
City:	Athens
ZIP code:	730 08
Posted:	Mar 24, 2026

### Description:

Set on an expansive 5,500 sq.m plot just outside the traditional village of Litsarda in the lush region of Apokoronas, this boutique complex of four private residences offers privacy, architectural quality, and strong lifestyle value in western Crete.

The total built surface reaches 249 sq.m, comprising five bedrooms and four bathrooms across the development. The project is currently under construction, allowing the buyer to influence finishing materials and selected layout details.

The complex includes three independent one-bedroom private homes of 47 sq.m each. Every residence features a spacious 11.88 sq.m double bedroom with direct access to the balcony, a large 5.90 sq.m shower room with WC, and an 18.62 sq.m open-plan kitchen, dining, and living area with double doors leading to the terrace. Each home enjoys its own 12 sq.m private swimming pool, floating wooden pergolas on both sides, landscaped garden areas, and complete privacy—ideal for couples or boutique rental use.

The fourth residence is a two-story house of 108 sq.m, designed as the flagship home of the complex. The ground floor includes a spacious double bedroom of 11.21 sq.m with direct garden access, a shower room with WC, and a bright open-plan kitchen, dining, and living area with two glass doors leading to the garden and private 12 sq.m pool. The upper floor is dedicated to a master bedroom suite with access to a



---

22 sq.m roof terrace offering beautiful sea and mountain views, along with a comfortable shower room and WC. This home benefits from its own private yard, pergolas, and generous outdoor living areas.

The architecture blends modern lines with natural-toned plaster finishes, harmonizing with the Cretan landscape. Each house includes a private 12 sq.m swimming pool with custom cover, floating wooden pergolas without visible columns, ceramic-paved terraces with natural stepping stones, landscaped gardens adapted to the local climate, an outdoor shower, electric water heater with solar panel, and water tank.

Interiors feature aluminum or PVC windows and sliding doors with double glazing, insect screens, and shutters. Flooring throughout consists of porcelain, granite, or ceramic tiles. Bathrooms and kitchen backsplashes include decorative ceramic wall cladding. Kitchens are custom-made by a local carpenter with soft-close cabinetry, durable countertops, and flush-mounted sinks. High-quality sanitary ware with HANSGROHE taps is installed in bathrooms and kitchens. Each residence includes custom wardrobes, entrance storage, pre-installation for internet points, and air-conditioning units in bedrooms and living areas.

Litsarda is a charming village at 283 meters altitude in the Apokoronas region of Crete, offering spectacular views toward the mountains and Souda Bay. The village hosts approximately 130 permanent residents and includes a well-known pizzeria, traditional kafeneio, local shop, and bookstore.

The larger village of Vamos is only 3 minutes away by car and provides banks, a regional clinic, schools, shops, tavernas, and a Sunday market. The beach of Almyrida is approximately 12 minutes away, while the hidden beach of Omprogiolos is about 15 minutes away.

Driving distances:

- 3 minutes to Vamos
- 12 minutes to Almyrida Beach
- 25 minutes to Chania
- 40 minutes to Chania International Airport

This is a fully integrated boutique residential estate designed either as a private family compound or as a cohesive hospitality concept in one of Crete's most sought-after residential regions.

A rare opportunity to secure an entire architectural ensemble in Apokoronas, combining privacy, design quality, and long-term value within the Cretan countryside.

Ktimoemporiki Real Estate

contact phone: 2150000250, 2821056600

email: [info@ktimatoemporiki.gr](mailto:info@ktimatoemporiki.gr)

website: <http://ktimatoemporiki.gr>

## Common

Bathrooms: 4  
Finished sq. ft.: 249 sq m



Lot Size: 5500 sq m

### **Room details**

Total rooms: 5  
Indoor Features: Fitted kitchen

### **Building details**

Parking: Yes

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/FMTB-T642/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FMTB-T642/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 2321299

