



## Luxury 7 Bed Villa For Sale in Heraklion Crete Greece



### Informações do Revendedor

|                   |   |
|-------------------|---|
| Name:             | Niall Madden  |
| Nome da Empresa:  | Esales Property Limited   |
| País:             | Reino Unido   |
| Experience since: | 2002  |
| Tipo de Serviço:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments  |
| Telefone:         |   |
| Languages:        | English   |
| Website:          | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Detalhes do anúncio

|               |                  |
|---------------|------------------|
| Imóveis para: | Venda            |
| Preço:        | USD 2,857,989.74 |

### Localização

|                        |            |
|------------------------|------------|
| Country:               | Grécia     |
| State/Region/Province: | Crete      |
| Cidade:                | Iráclio    |
| Address:               | DIKTAMOY 9 |
| CEP:                   | 71500      |
| Adicionado:            | 18/03/2025 |

Informação adicional:

Luxury 7 Bed Villa For Sale in Heraklion Crete Greece

Esales Property ID: es5553800

DIKTAMOY 9  
HERAKLION  
ATHANATOI  
71500  
Greece

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Greece is quickly gaining a reputation as one of the most desirable places across the world to live or visit. For anyone wishing to bask in glorious sunshine and make a wonderful financial investment at the same time, then this superb villa in Crete, Greece could be just what you've always dreamed of.



The property consists of two floors(ground floor, first, second) with a separate basement, outdoor/indoor parking space, elevator and an outdoor pool.(70m<sup>2</sup>)

It was built in 2016 with high-standard materials and in a private area without car noises and an impeccable view.

The property is 13000 m<sup>2</sup> which consists of the villa(670m<sup>2</sup>) built on 4000m<sup>2</sup>, the pool and the whole area with the patio and the garden/ trees and green.

It also has a barbeque and an outdoor oven, a veranda, a workshop area, a pool machine area

The rest area is covered by olive trees and virgin untouched land.

The ground floor consists of:

-the kitchen, pool table area, living room/ dining room, living room/fireplace and a wc

The first floor consists of a bathroom, 2 double bedrooms and one double bedroom with an ensuite bathroom/jacuzzi

The second floor consists of a single bedroom and a double bedroom with an office and ensuite bathroom

The basement consists of the indoor parking space, the cellar, the plumbing room, the wardrobe room and a fully equipped apartment which has a double bedroom a bathroom a kitchen, a living room and a second room with a double bed an ensuite bathroom and a wardrobe room.

The whole villa is built with ant seismic standards and has double-glazed window frames.

There is central heating/air conditioning.

There is also a carbon monoxide detector, internet connection, satellite connection and an alarm system with CCTV,

Excellent 2-way sewage system(meaning that the waste is discarded in a special underground space)

Water that is provided in this area by the council is also drinkable.

There is also a resting park with benches and a tavern 5 minutes walking distance

A kiosk down the road and 10-minute driving distance to the town centre

This property not only offers buyers a modern, spacious and comfortable place to live, but is also a potentially smart investment into the ever-growing Greek holiday rental market, thanks to its spectacular location. The area is not only a beautiful place in its own right but its location makes it a great base from which to explore the many other amazing places that the island has to offer such as nearby Lera Petra and Agios Nikolaos. The beautiful and vibrant Malia is also just 45 minutes away, Malia is the nightclub/nocturnal town of Eastern Crete and very popular with the younger visitors.

Sports and leisure fans will not be disappointed as the area is close to many excellent water sports, fishing, walking and cycling areas. Soccer fans will also be keen to note that the property is just one hour away from the stadium of OFI Crete, who compete against the likes of Olympiakos and Panathinaikos in Greece's top division, the Greek Super League. There are also many golf courses on the island such as Crete Golf Club, just over one hour away.

The area is also very well-connected transport wise on the ground, in the air and by sea with Heraklion International Airport/Ferry port a short drive away, providing yet another massive plus point in the holiday rental context.

## ABOUT THE AREA



Crete is a tapestry of splendid beaches, ancient treasures and landscapes, weaving in vibrant cities and dreamy villages, where locals share their traditions, wonderful cuisine and generous spirit.

There's something undeniably artistic in the way the Cretan landscape unfolds, from the sun-drenched beaches in the north to the rugged canyons spilling out at the cove-carved and cliff-lined southern coast. In between, valleys cradle moody villages, and round-shouldered hills are the overture to often snow-dabbed mountains. Take it all in on a driving tour, trek through Europe's longest gorge, hike to the cave where Zeus was born or cycle among orchards on the Lasithi Plateau. Leave time to plant your footprints on a sandy beach, and boat, kayak or snorkel in the crystalline waters.

Crete's natural beauty is equalled only by the richness of its history. The island is the birthplace of the first advanced society on European soil, the Minoans, who ruled some 4000 years ago. You'll find evocative vestiges all over, most famously at the Palace of Knossos. At the crossroads of three continents, Crete has been coveted and occupied by consecutive invaders. History imbues Hania and Rethymno, where labyrinthine lanes are lorded over by mighty fortresses, and where gorgeously restored Renaissance mansions rub rafters with mosques and Turkish bathhouses. The Byzantine influence stands in magnificent, frescoed chapels, churches and monasteries.

Kavousi is built at the foot of two imposing mountains, and it is one of the most interesting villages in Ierapetra. At an altitude of 140 meters with a view of the planted all over with olive trees flatland and the waters of the Cretan Sea, Kavousi is a historic and really lively village that offers many activities and sights.

The exact etymology of its name remains unknown; however, in the Cretan dialect it describes a small hole, a trough where water is gathered. The first historical registration with this name seems to have taken place in 1577, but the area has been being inhabited for thousands of years and this is obvious by the number of the Minoan settlements and rare ecclesiastical monuments that have been discovered in its surrounding area.

## CLIMATE

Crete is the most prosperous and privileged region of Greece, an international destination well known for its ideal climate, pleasant summers and mild winters. Thanks to its geographical location, the island enjoys approx. 300 days of sunshine avg. annual temperature of 18.5°C avg. annual water temperature of 19.4°C.

## NATURE

As the largest island of Greece, Crete unfolds unique contrasts and endless secrets to explore. With a coastline of 1,100 km, the island is renowned for its sandy beaches leading to its deep-blue seas, but also for its imposing mountain ranges, its gorges and breathtaking views! Crete means nature, culture and quality of life!

## CULTURE & HOSPITALITY

The island's cultural richness, the history, the traditions and the peoples' genuine hospitality make this place inspirational and truly authentic, let alone the Cretan cuisine which is worldwide known as home of



the Mediterranean diet. The high quality local ingredients, such as the olive oil, the herbs, the greens, the tsikoudia and many more, offer a unique gastronomic experience

## MAiN FEATURES:

- 670m<sup>2</sup> of living space
- 4000m<sup>2</sup> plot
- 7 Bedrooms sleeps 14 people
- 6 Bathrooms
- Private Parking
- Swimming Pool
- Stunning Views
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Greece
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

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### **Comum**

|                         |                     |
|-------------------------|---------------------|
| Quartos de dormir:      | 7                   |
| Banheiro:               | 6                   |
| Pés quadrados acabados: | 670 m <sup>2</sup>  |
| Tamanho do lote:        | 4000 m <sup>2</sup> |

### **Utility details**

|          |     |
|----------|-----|
| Heating: | Sim |
|----------|-----|

### **Building details**

|                     |          |
|---------------------|----------|
| Building Amenities: | Elevator |
|---------------------|----------|

### **Lease terms**

Date Available:

### **Contact information**

|           |             |
|-----------|-------------|
| IMLIX ID: | IX6.726.600 |
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