



## Villa with exceptional views, guest studio and pool near Agios Nikolaos



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 1,566,069.71

### Localização

Country:	Grécia
State/Region/Province:	Crete
Cidade:	Agios Nikolaos
CEP:	72100
Adicionado:	16/05/2026

Informação adicional:

Located in Agios Nikolaos.

This luxury villa in the prestigious Ellinika area offers a rare combination of privacy, versatile living spaces, and some of the most commanding views in Eastern Crete. Situated perfectly between the cosmopolitan town of Agios Nikolaos and the upscale resort of Elounda, this 250 sq.m. residence sits on a generous 2,500 sq.m. plot, maintained in pristine condition.

The Main Residence (Upper Two Levels)

Designed to maximize the Mediterranean light and the panoramic vistas of Mirabello Bay, the main home is spread over the top two floors.

Entrance Level (upper): Features a sophisticated open-plan layout. The kitchen, dining, and living areas flow seamlessly together, opening directly onto a spacious terrace.

Middle Level (lower): Accessed via an internal staircase, this floor hosts two large ensuite bedrooms (both with access to balconies with views), and a substantial home office with a cloakroom. This space is versatile enough to be easily converted into a additional bedroom if required.

Independent Guest Apartment (Pool Level)

The lowest level of the villa is a fully self-contained studio apartment with its own private entrance. An open-plan design combining a sleeping area, lounge, and kitchen, plus a separate bathroom. Has a direct "walk-out" access to the pool deck and sun terraces. Currently operated as a successful seasonal rental



(May–October), offering the new owner an immediate turnkey investment opportunity.

### Outdoor Living & Amenities

The exterior is offering uninterrupted views of the sea, the rugged mountains, and the distant lights of Agios Nikolaos.

**Infinity Pool:** A saltwater pool (approx. 1.5m deep) featuring a heat pump for year-round swimming.

**The Grounds:** Multiple terraces provide shaded and sun-drenched relaxation zones. Below the pool level, the property extends into a lush garden featuring olive trees and dedicated space for organic vegetable gardening.

**Technical Features:** The villa is equipped with central heating and electric shutters on all windows for comfort and security.

The main residence is sold partly furnished (since the owner will be keeping the personal things and few items of furniture) and the studio apartment is fully furnished (as seen in photos).

The town of Agios Nikolaos is just 3 km away.

### Comum

Quartos de dormir:	3
Banheiro:	3
Pés quadrados acabados:	250 m <sup>2</sup>
Tamanho do lote:	2500 m <sup>2</sup>

### Room details

Total rooms:	4
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### Building details

Outdoor Amenities:	Pool
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### Lease terms

Date Available:

### Informação adicional

URL do site:	<a href="http://www.arkadia.com/MEAB-T8972/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/MEAB-T8972/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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### Contact information

IMLIX ID:	hagn152q
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