



For Sale Villa 372 m² in Crete



Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 4,199,207.65

Konum

Ülke:	Greece
Yayınlandı:	25.07.2026
Açıklama:	

Located in Vamos.

For sale: luxury villa in Apokoronas, Chania In one of the most sought-after coastal areas of Crete, just 190 metres from the sea and a short distance from Plaka and Almyrida, a gated private estate with two independent residences and a total built area of 372 sq.m. is offered for sale. The two houses are positioned along a central axis, so that privacy is preserved without losing the connection between the spaces, while the old dry stone walls and the olive trees of the estate have been retained and incorporated into the design. The route through the grounds begins at the covered parking and the tennis court, continues to the spa area and the stone house, passes the atrium garden and the main residence, and ends at the outdoor dining area, the pool and the lounge zone. Floor Layout Main residence Ground floor Bedroom with private bathroom Laundry room Storage room for wine and olive oil Technical room Spacious multi-purpose room suitable for a gym, office or playroom, with large folding glazed doors that open fully and unite the interior with the outdoor space Separate external access to the bicycle store and the pool technical room First floor Master bedroom with sea and mountain views, bathtub and walk-in wardrobe Second bedroom with private bathroom and views over the atrium garden Separate guest toilet Sitting area that can also serve as a library Direct access to a covered terrace, the outdoor kitchen and the pool area Second floor Open-plan living area and kitchen with a spacious dining area that comfortably seats up to 30 people Terrace with pergola on the west elevation and open views Small bridge leading directly down to the garden Stone house Two bedrooms, each with its own private bathroom Fully equipped kitchen Living room Large west-facing terrace with pergola and retractable awning General Features Total built area of 372 sq.m. across two independent residences Five bedrooms, all with private bathrooms Fenced plot of 5,630 sq.m. with electric entrance gate Olive grove with 90 trees and an annual yield of 300 to 600 litres of extra virgin olive oil The stone house was completed in 2017, the tennis court in 2021 and the spa area in 2025 Energy rating A+ for the main residence and B for the stone house Amenities Heated 18-metre infinity pool with saltwater system, two pumps, two filters and heating via



heat pump Spa area with a Finnish Harvia 8 kW sauna framed by a glass wall, a raised five-person Ideal Spa jacuzzi reached by a sculpted staircase, and an intermediate lounge and massage zone beneath a waterproof roof, with a perforated steel screen on the north side that lets the breeze through while giving shelter from winter winds Tennis court with a 5 mm shock-absorbing surface that protects the knees and joints, with spectator seating, plus a pétanque court Fully equipped outdoor kitchen with dishwasher, fridge freezer, gas hob and gas grill Heating and cooling on all levels by means of an Inventor Matrix 30 kW air to water heat pump installed in February 2025, with fan coil units in the bedrooms and living areas Photovoltaic system with Fronius inverter and battery bank, producing 8,000 to 10,000 kWh per year, controlled from a mobile app ABB electric car charger with Bluetooth connection and app control German Schüco window frames, with triple glazing in the main residence, insect screens, curtains and blinds Automatic underground irrigation system for the garden and the trees, with an underground rainwater tank of 75 cubic metres that supplies the system whenever the mains water is cut off Quiet ceiling fans in all bedrooms Brunner wood-burning stove on the second floor Neff, Elica, Pitsos and LG appliances Two covered parking spaces, four guest spaces and additional parking within the olive grove Storage rooms for linen, garden tools and olive harvesting equipment, along with a wood store and space for a ride-on mower Bicycle store with room for five mountain bikes High-speed internet connection via Starlink Special Advantages Two fully self-contained residences offering discretion and flexibility of use Outdoor floors in Italian travertine marble that stay cool even in strong sunshine FLO designer lighting by Lumina and Foster & Partners Open views towards the White Mountains, snow-capped from December to May Swimming directly from the rocks below the property, with sea caves and spots suitable for diving Easy access to the city of Chania and to the beaches of the area Infrastructure that supports both permanent living and remote working Delivered with its essential furniture and equipment, ready for use

Genel Bilgiler

Yatak odası:	5
Banyo:	6
Bitmiş metrekare:	372 m2
Arazi Büyüklüğü:	5630 m2

Room details

Total rooms:	8
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Building details

Parking:	Evet
Outdoor Amenities:	Pool
Kat Sayısı:	3

Rental details

Furnished:	Evet
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Lease terms

Date Available:	
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Ek Bilgiler

Web Sitesi URL'si:	http://www.arkadia.com/EOYX-T8326/?utm_campaign
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Contact information

IMLIX ID:

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