

THEA LUXURY VILLA

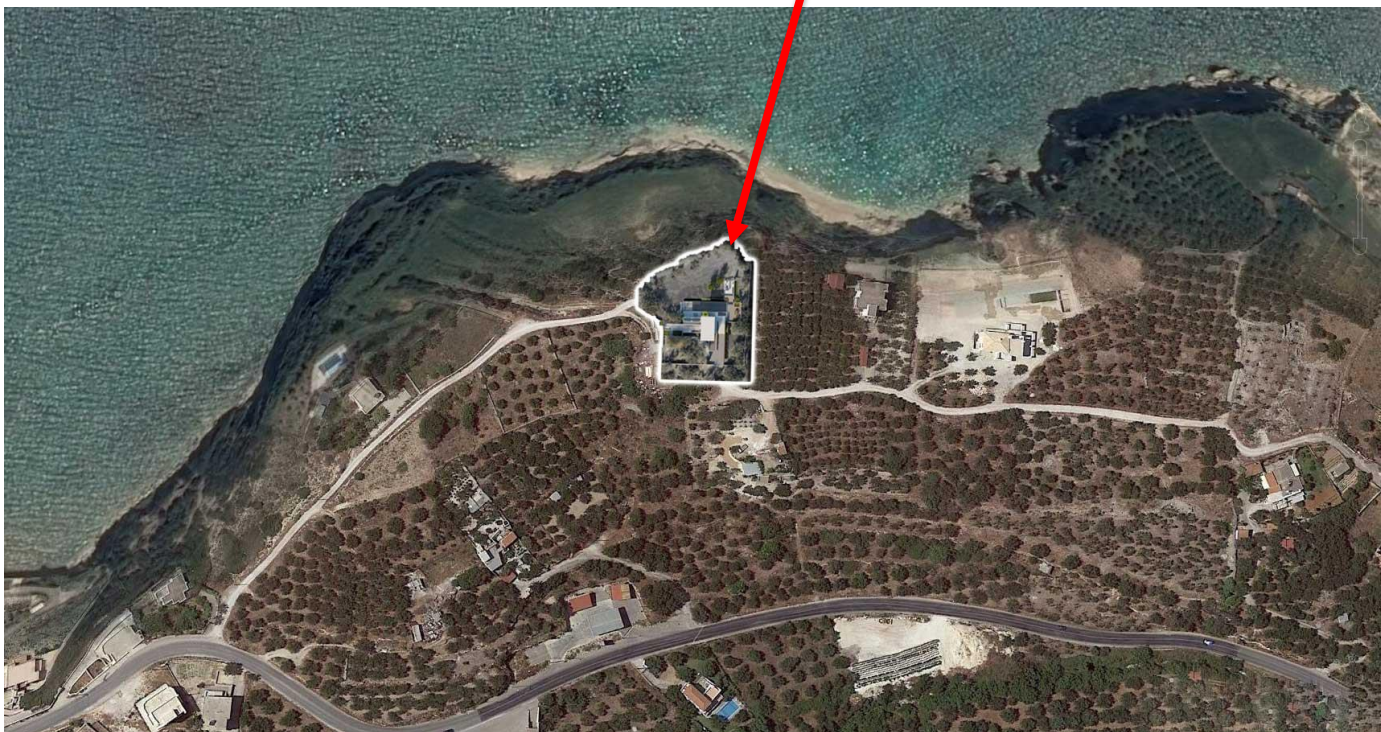
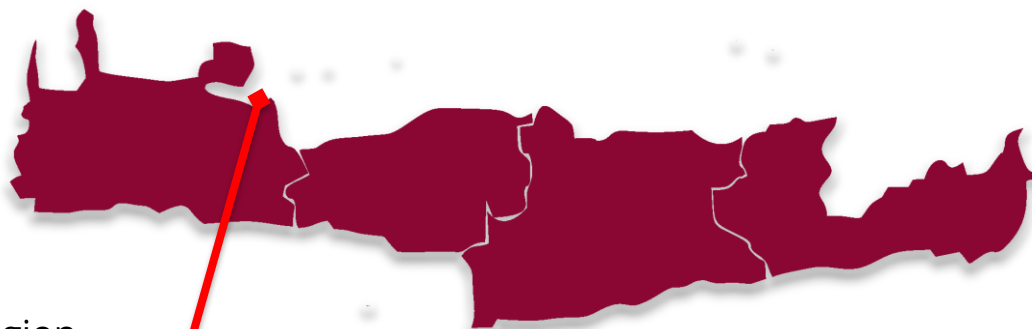
MODERN VILLA | ALMYRIDA | APOKORONAS AREA | WEST CRETE


KYRIAKIDIS
PRESENTATION





West Crete, Apokoronas Region,
Almyrida





Almyrida is situated in the Apokoronas district to the east of Chania. Apokoronas is a region which extends to the northeastern part of the prefecture of Chania, by the foothills of the White Mountains to the north coast of Crete. It is characterized by the green hills and the fertile tracts of land, due to the abundance of water coming from the mountains, creating the only natural lake of Crete, as well as rivers which run through the region, before finding their way out to the sea.

The large, gently shelving, sandy bay that makes up the seaside resort of Almyrida was once a fishing village but is now a thriving seaside resort with a "blue flag" beach. Tavernas and bars line the sea front. There are a couple of mini-markets, a bakery, patisserie, a wine shop and newsagents. There is a windsurfing school, a scuba diving center and boat trips are available as well. It is the perfect place to combine a beach holiday and to explore the countryside behind the village on foot.

The exquisite 3-bedroom villa with a swimming pool and panoramic views over the sea and the mountains of Crete. This 366 sq.m. villa stands on a plot of 4000 sq.m. and is located in the traditional village of Almyrida. The house is constructed on three levels and offers complete privacy.

In the basement there is a room for a gym, a wine cellar, a pantry and a big parking space.

The ground floor 144.84 sq.m. consists of an open-plan living room with kitchen and dining area with the access to veranda, one bedroom with bathroom, pantry and WC behind the kitchen. The large windows of the living room open into a veranda with the panoramic views over the sea and the mountains and make the home seem more spacious and lightsome.

The wide staircase leads to the first floor, which includes two cozy bedrooms with a bathroom in each. The master bedroom also has a wardrobe. There is a balcony in every bedroom with an amazing view towards sea and countryside.

The picturesque plot is stone fenced. There is an infinity swimming pool 116 sq.m. with the sea merging effect, on level lower a big barbecue area with a garden for outdoor entertainment.

Space and comfort combined with a unique design are a truly bring harmony to your life. Green landscapes, majestic mountains, turquoise sea, healthy climate and equipped infrastructure create perfect conditions for living and recreation all year around.



Distances

Nearest beach: 300 m (5 min)

Chania city: 25 km (30 min)

Chania Airport: 34 km (35 min)

Heraklion Airport: 126 km (1 h 43 min)

Souda Sea Port: 18 km (25 min)



DETAILS

Total plot size: 4000 m²

Total Property size: 366 m²

Levels: 3

Basement size: 144,84 m²

Ground floor size: 142,37 m²

First floor size: 78,80 m²

Bedrooms: 3

Bathrooms: 4

Pool: 116 m²

Heating: Split Air Conditioner System

Views: Sea and mountains

Garage area: 57 m²

Storage area: 9.84 m²

Area of the sauna: 22.96 m²

Fitness room area: 25.83 m²

Guest bedroom area: 24.30 m²

Living Area: 33 m²

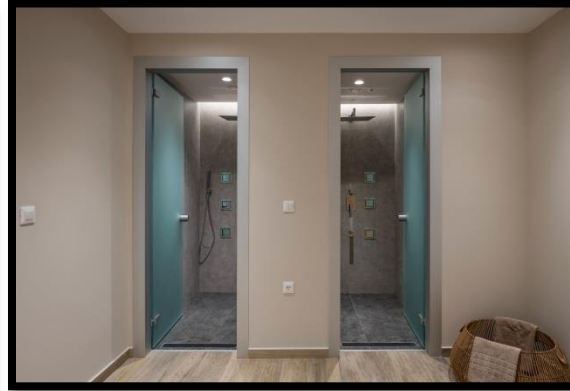
Dining room area: 29 m²

Area of the kitchen: 19 m²

Area of the master bedroom: 22.60 m²

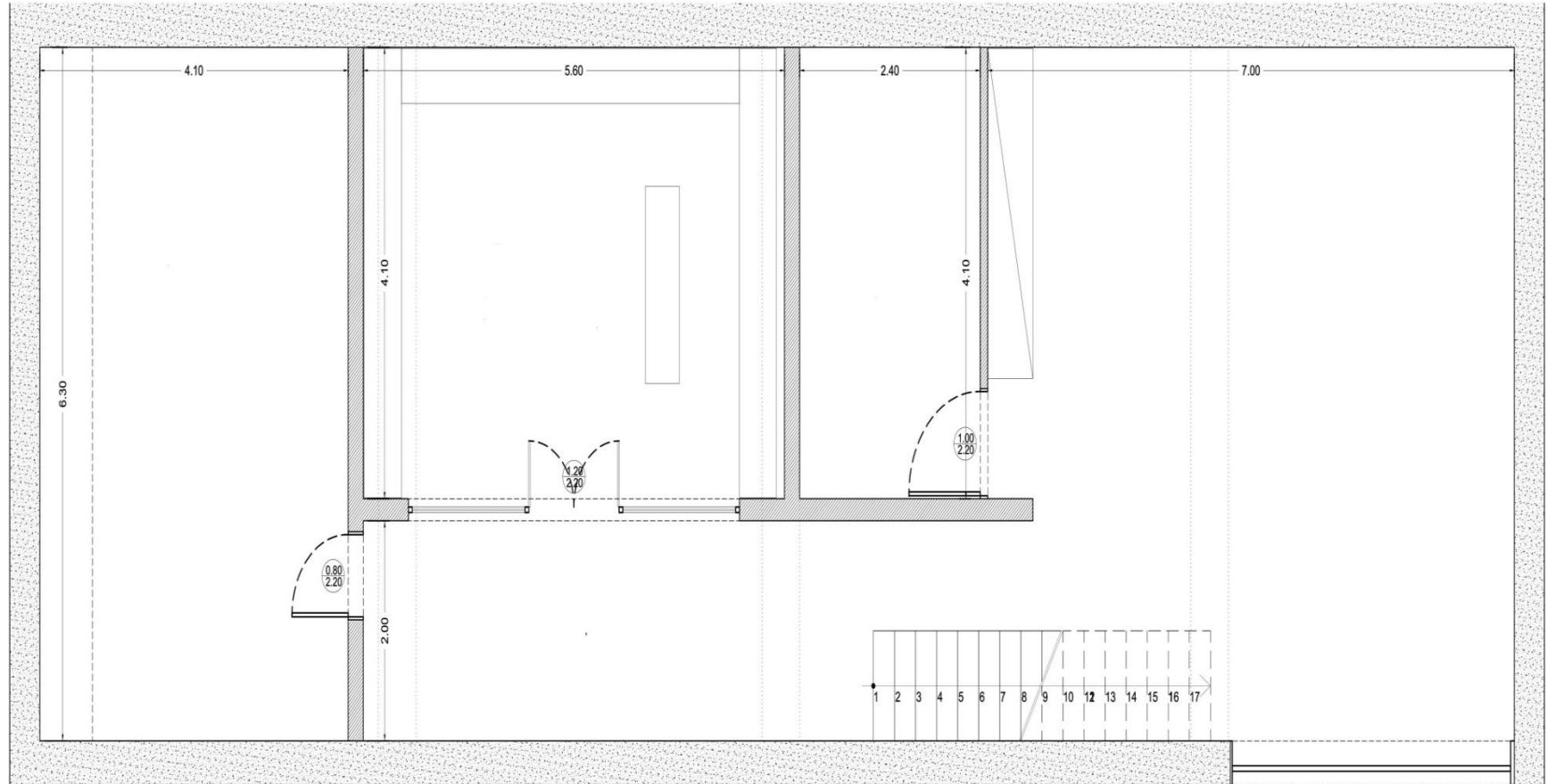
Area of the second bedroom: 18.71 m²



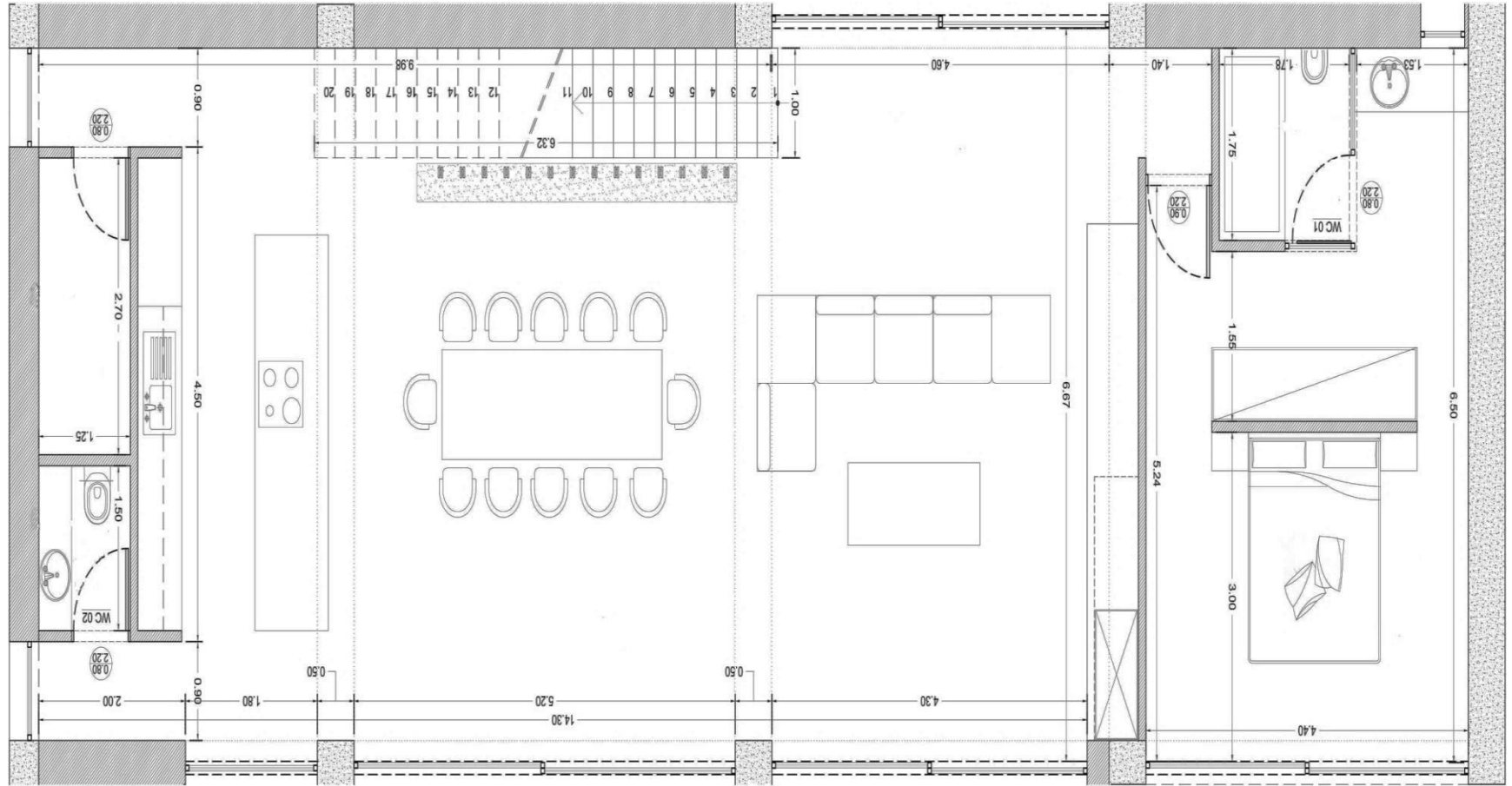




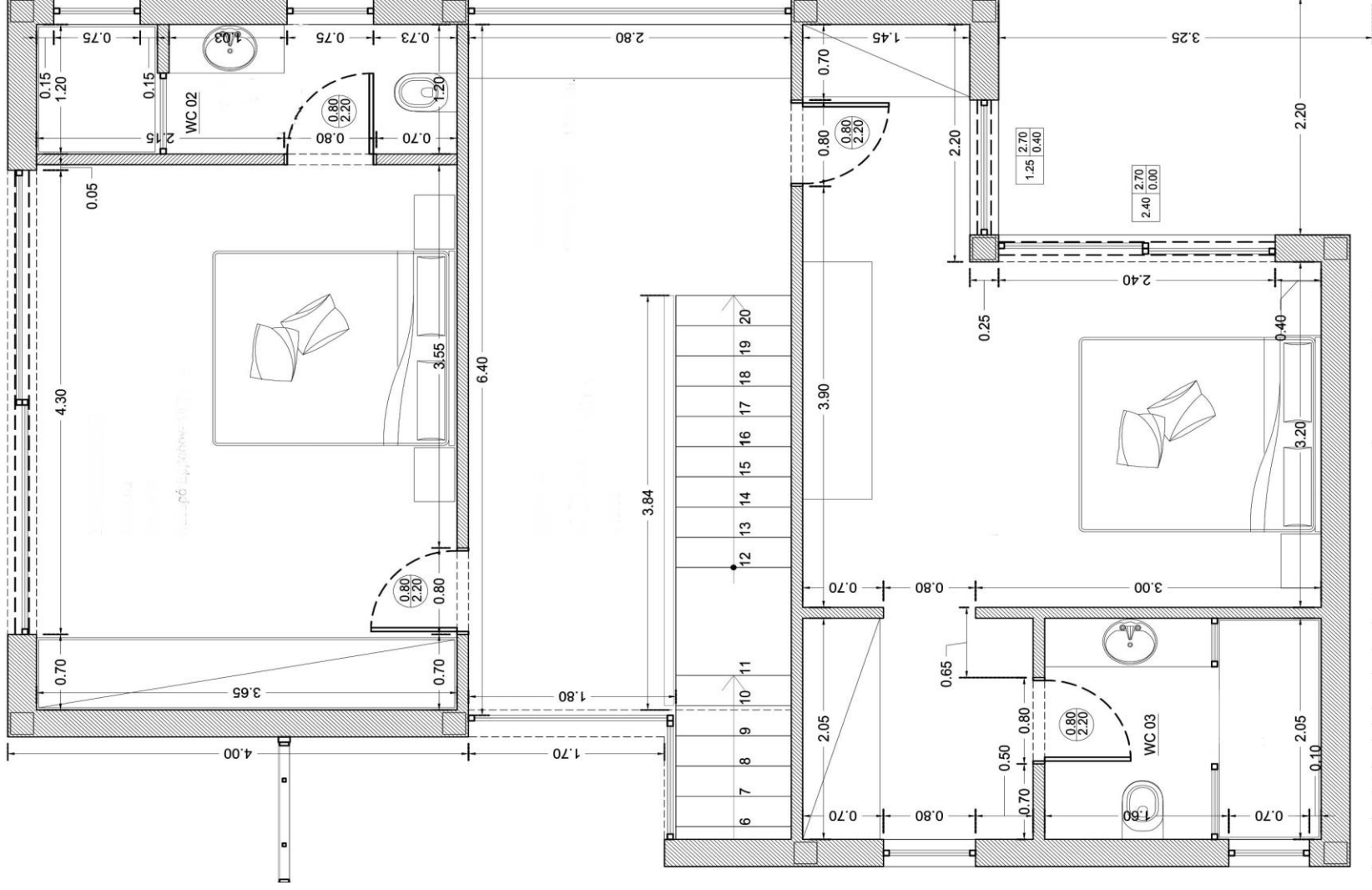
Basement



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First floor



ADDITIONAL INFORMATION

- ✓ Proper placement for maximum ventilation and lighting
- ✓ Full heat and hydro insulation, approved by Greek organization KENAK
- ✓ Fortified supporting structures for maximum strength (top quality concrete & steel S 500s)
- ✓ Autonomous diesel heating
- ✓ Electric water heater & Solar panel for hot water
- ✓ Fitted kitchen with built-in electrical appliances (fridge, stove, oven, extractor hood, dishwasher)
- ✓ Separate water tank for greater autonomy
- ✓ Fitted wardrobes from natural wood in all bedrooms
- ✓ Bathrooms and WC accessories of the most famous brands
- ✓ The interior design of the villa has been specifically designed by our experienced designers
- ✓ Private infinity swimming pool 116 sq.m.
- ✓ Water-sewerage system
- ✓ German aluminum windows and external doors' frames with double, heat-insulating glazing, fitted insect nets and electrically-operated rolling shutters
- ✓ Bathrooms and toilets tiled with top quality tiles
- ✓ Video surveillance from a distance
- ✓ Exterior building lighting & land & pool
- ✓ Alarm system & cameras
- ✓ Spacious verandas & big balconies
- ✓ All necessary home accessories for a comfortable stay (linen, kitchen equipment, lighting etc.)
- ✓ Italian floor tiles with non-slip tiles & marble a top quality
- ✓ Parking area & Landscaped garden with a barbecue, oven and sink
- ✓ Stone fence around the plot
- ✓ Interior doors made from natural wood
- ✓ Restaurants & Coffee places nearby
- ✓ Maintenance services for the house upon request



Price plot with house: 3.500.000 euro