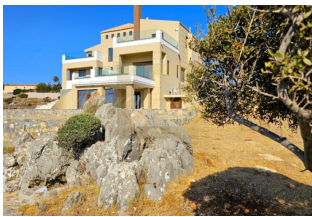


### Villa 350 m<sup>2</sup> Crete

Greece, Crete

<b>Price:</b>	<b>€ 2 200 000</b>
<b>Object type</b>	House
<b>Year built</b>	2011
<b>Bedrooms</b>	5
<b>Number of rooms</b>	7
<b>Land area</b>	4800 m <sup>2</sup>
<b>Area</b>	350 m <sup>2</sup>
<b>Category</b>	For sale



Luxurious Villa for Sale in the Countryside of Heraklion, Crete! We are pleased to present a unique opportunity to acquire a luxurious villa situated in the serene countryside of Heraklion, Crete. This exquisite property spans 350 square meters, nestled on an amphitheatrical plot of 4,800 square meters, offering unparalleled and unobstructed views of the sea, surrounding mountains, olive groves, and the city. Property Layout: Ground Floor - Includes a spacious garage and storage area. This space offers the potential for conversion into an independent apartment, providing flexibility for additional living quarters or guest accommodation. First Floor - The main living area is accompanied by a modern kitchen with a dining area, an additional dining space, and a cozy living room featuring a fireplace. This floor also houses a bedroom, a shower WC, and an additional storage room. Second Floor: - Features a luxurious master bedroom with an ensuite bathroom and a walk-in closet, leading out to an expansive private balcony. Additionally, three more well-appointed bedrooms sharing a large bathroom. Additional Features: Advanced cooling and heating pump system. Energy-efficient fireplace. High-quality aluminum windows with double glazing and electric shutters. Solar panels for hot water supply. Comprehensive security system including an alarm and surveillance cameras. Exceptional construction quality, including Corian countertops in the kitchen and bathrooms, marble staircases, premium tiling, two high-end ovens (one with steam function), LG Door-in-Door refrigerator technology, and custom-made doors, kitchen fittings, and wardrobes crafted from solid wood. Exterior Amenities: Prefabricated swimming pool. Ample parking space. Lush lawn and an extensive private garden. Distances: Sandy Beaches: 3,000 meters or a 4-minute drive. Supermarket: 1,000 meters or a 2-minute drive. Village Centre: 1,000 meters or a 2-minute drive. Local Tavernas: 2,000 meters or a 3-minute drive. Heraklion Airport: 12 km or a 15-minute drive. New Kastelli Airport: 28 km or a 36-minute drive. This villa, located in the tranquil countryside yet conveniently close to Heraklion City, epitomizes luxury living. Combining top-notch construction quality with a prime location, it is an ideal choice for those seeking a sophisticated lifestyle in Crete.

#### Contacts:

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