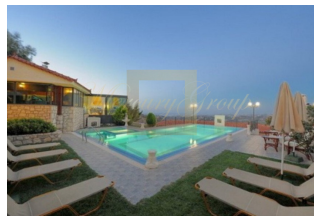




Villa 582 m² Crete

Greece, Crete

Price:	€ 2 000 000
Object type	House
Year built	2004
Bedrooms	1
Number of rooms	1
Land area	3543 m ²
Area	582 m ²
Category	For sale



Exclusive Estate for Sale in Northern Crete, Greece
 Location: Agios Myronas, Municipality of Heraklion
 Property Overview
 Nestled on a picturesque hillside in Northern Crete, this exquisite estate offers a rare blend of luxury and natural beauty. Situated just 15 km south of Heraklion, the island's capital, and 11 km from the University General Hospital of Heraklion, the estate boasts sweeping views of the Cretan Sea, the island of Dia, Mount Yuchtas, and the lush landscapes of vineyards and olive groves surrounding the village of Agios Myronas. This property is a perfect choice for those seeking a private family retreat, a luxury hospitality venture, or an investment in one of Crete's most idyllic locations.

Key Features:
 Total Plot Area: 3,534.45 m²
 Main Building: 582.77 m² + 60.28 m² semi-outdoor areas
 Spa/Pool House: 159.40 m²
 Restaurant: 125.28 m²
 Swimming Pools: Main Pool: 60.00 m² Kids' Pool: 8.00 m²
 Private Parking: 5 covered spaces
 Landscaped Gardens featuring a variety of fruit and nut trees, herbs, and an outdoor barbecue area.

Main Building - Luxury Living
 Constructed in 2004 and completed in 2006, the main building spans three levels and is designed to offer either a unified luxury residence or five independent, fully functional suites. Each suite is luxuriously appointed, with the finest materials and attention to detail, including:

- 6 Bedrooms
- 5 Bathrooms & 2 Showers
- 5 Living Rooms & 5 Fully Equipped Kitchens
- 5 Fireplaces (operable with wood or natural gas)
- Wine Cellar
- Spacious Verandas and Balconies with panoramic views
- Double-Glazed Windows and Doors

The building is sold fully furnished, ensuring an effortless transition for the new owners.

Spa/Pool House & Outdoor Living
 The estate also includes a Spa/Pool House, which can double as a guesthouse, complete with a bedroom, kitchen, and bathroom. Enjoy the outdoors with a temperature-controlled swimming pool featuring a hydro massage system, complemented by a connected child swimming pool.

Dining & Entertaining
 The estate's Glass Lounge Restaurant, located adjacent to the pool, is perfect for hosting private receptions and dinner parties. This space is equipped with a professional kitchen and offers breathtaking views, providing a dining experience unlike any other.

Comfort & Sustainability
Heating Options: Independent heating (natural gas, petrol, or pellet) or air conditioning units.
Cooling: Air conditioning throughout.
Hot Water: Solar panels and central heating systems ensure year-round comfort.
Security: A state-of-the-art CCTV system is installed for peace of mind.

Gardens & Olive Groves
 The estate's lush gardens are filled with almond, walnut, pomegranate, peach, nectarine, pear, lemon, and eucalyptus trees. A wide variety of herbs, such as rosemary, oregano, lavender, and roses, thrive in the beautifully maintained grounds. Additionally, the property includes 32 olive trees, offering the potential for



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personal olive oil production. This extraordinary estate in Northern Crete is an unparalleled opportunity for discerning buyers seeking privacy, luxury, and the unique charm of Crete's natural beauty. Whether you envision a private haven or a high-end hospitality venture, this estate offers limitless potential. For more details or to schedule a private viewing, please contact us.

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