



### Villa 140 m<sup>2</sup> Crete

Greece, Crete

<b>Price:</b>	<b>€ 480 000</b>
<b>Object type</b>	House
<b>Year built</b>	2024
<b>Bedrooms</b>	3
<b>Number of rooms</b>	4
<b>Area</b>	140 m <sup>2</sup>
<b>Category</b>	For sale



For sale under construction 2-storey villa of 140 sq.meters in Crete. Ground floor consists of one bedroom, living room with kitchen, one shower WC, one WC. 1st floor consists of 2 bedrooms, 2 shower WC. A magnificent view of the mountain, the forest opens up from the windows. There are: solar panels for water heating, air conditioning, heating. There is an alarm system installed. Extras included with the property: parking space, garden. The property boasts a swimming pool of private use. For Sale - New Project: Your Serene Retreat in Chersonissos, Crete, Greece We are pleased to present our latest project, a unique opportunity to own a luxurious retreat in a prime location on the island of Crete. Property Availability: Villa A1 - 140m<sup>2</sup>, featuring ThermoFacade Exterior Insulation - €450,000 Villa A2- 140m<sup>2</sup>, featuring ThermoFacade Exterior Insulation -€465,000 Villa A3- 140m<sup>2</sup>, featuring ThermoFacade Exterior Insulation -€480,000 Location Highlights: Nestled in a quiet village near Chersonissos, this project combines serene surroundings with close proximity to local conveniences. Located just 400 meters from three popular local tavernas, under five minutes from beautiful sandy beaches, and only 15 km from Heraklion International Airport. Even more, it's just 16 km from the upcoming New International Airport of Kastelli, making it an ideal blend of peace and accessibility. Property Features and Facilities: Each villa is crafted with privacy, luxury, and comfort in mind, featuring: 3 bedrooms, 3.5 bathrooms Spacious kitchen and living area Private swimming pool and poolside lounge Outdoor dining and relaxation areas Private parking for two vehicles Storage and laundry facilities Energy-efficient design with an Energy Performance Certificate A+ rating for low operating costs High-Quality Equipment: Efficient heating pump for cooling and heating in each room Aluminium, double-glazed, thermally insulated windows Solar panels for hot water Optional Add-Ons (Available Upon Request): BBQ facilities Swimming pool water jets Electricity-generating solar panels Security cameras Salt chlorination pool system Completion Timeline: Each property will be completed within 6 to 8 months from the agreement date. Flexible Payment Plan: Our payment structure is aligned with construction milestones for client convenience and transparency: 10%- Reservation Deposit 10%- Upon Contract Signing 25%- Upon Completion of Concrete Frame 25%- At Tiles and Window Installation Stage 20%- Upon the Installation of Kitchen, Wardrobes, Sanitary Ware 10%- Final Payment upon Key Handover Rental Investment Opportunity: For investors, we offer a comprehensive post-purchase management plan, enabling seamless integration into the rental market. With this plan, you can maximize returns on your investment with minimal management on your part. Make this serene retreat yours and experience the best of Cretan living, with luxury,



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tranquility, and convenience all in one.

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