



Villa 450 m² Crete

Greece, Crete

Price:	€ 1 050 000
Object type	House
Year built	1995
Bedrooms	5
Number of rooms	8
Land area	3800 m ²
Area	450 m ²
Category	For sale



Luxury Villa for Sale in Heraklion, Crete, Greece This exceptional villa, nestled in the tranquil mainland of Heraklion, Crete, offers a unique opportunity to acquire a prestigious property that combines modern comfort, luxury, and stunning natural surroundings. With breathtaking views of the Aegean Sea, lush forests, and the picturesque village, this villa provides an ideal setting for luxurious living, while being just a short drive from Heraklion's city center.

Property Overview Built in 1995 and renovated in 2022, the villa spans three floors, with expansive living spaces, exquisite finishes, and state-of-the-art amenities. It sits on a large plot with rich vegetation, including 50 olive trees and various fruit trees, offering an abundance of outdoor space.

Layout

Ground Floor: The ground floor features an open layout with a spacious dining area, a sitting area with a cozy fireplace, and a separate kitchen for culinary enthusiasts. It also includes two bedrooms and a shower WC for added convenience. The ground floor has independent access but is also connected to the first floor. Additionally, there is a storage area previously used as a garage, as well as a machine room, offering ample space for practical needs.

First Floor: The open-plan first floor consists of two sitting areas, a dining area, a separate kitchen, a WC, and a spacious office ideal for work or relaxation. The first floor provides incredible views of the sea and the surrounding landscape.

Second Floor: The second floor is dedicated to the master bedroom, which features a large ensuite bathroom and a huge walk-in closet. There are also two additional bedrooms, sharing a generously sized bathroom. The panoramic views of the sea and the forested landscape from this floor are simply unparalleled.

Outdoor Features

Barbecue Area: A dedicated barbecue area with a covered dining space, perfect for outdoor meals and entertaining.

Atelier: An independent atelier, ideal for creative endeavors or a private retreat.

Rich Plantations: The plot boasts beautiful plantations, including large trees, 50 olive trees, and fruit trees such as oranges and lemons, ensuring a tranquil and private atmosphere.

Technical Specifications

Energy Efficiency: Equipped with two solar panels for hot water, solar panels for electricity, and a heating and cooling pump for year-round comfort.

Air Conditioning: Every room is fitted with A/C for optimal temperature control.

Fireplaces: The villa features three fireplaces, adding warmth and charm to the living spaces.

Insulation: The entire house is fully insulated from the outside with thermofacade, ensuring energy efficiency and comfort.

Windows: The villa is fitted with high-quality aluminium double-glazed windows, offering excellent insulation and enhanced energy efficiency.

Water Systems: The villa has two separate water lines - one for the house and one for the garden - with two water tanks: a 20 cubic



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meter tank for the garden and a 2-ton tank for the house. Furniture: The property is sold fully furnished, offering a seamless transition for its new owner. Views The villa offers far-reaching sea views from both the first and second floors, as well as unobstructed views of the forest, mountains, and surrounding village from every floor. Investment Potential This luxurious villa presents a rare opportunity to acquire a prime piece of real estate in one of Crete's most desirable areas. With its spacious interiors, superior design, and exceptional location, it is perfect for those seeking an exclusive family home or a lucrative investment opportunity. Contact us today to arrange a private viewing and explore this exceptional villa for sale in Heraklion, Crete.

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