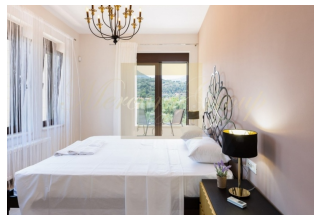




LUXURY STONE VILLA WITH 5 BEDROOMS AND POOL

Greece, Crete

Price:	€ 1 300 000
Object type	House
House type	New project
Market	New building
Year built	2017
Bedrooms	5
Land area	734 m2
Area	256 m2
Category	For sale



This ready stone villa is located in the center of the Almirida village, just 300 meters from the popular sandy beach. Beautiful village Almyrida with her two sandy beaches seats on green hills, 22 km east of Chania city. This region is known for its highly developed tourism industry, which is improved over the past years. Friendly locals are engaged in agriculture, fishing, livestock and tourism. There are supermarkets, meat and vegetable shops, bakeries, souvenir shops and much more.

The luxury two-storey stone villa Eudora was built in 2017 on the plot 734,90 sq.m., and have the building area is 256 sq.m.

On the ground floor of the villa there are a spacious open-plan living room, dining room and open-plan kitchen, guest bathroom and a storage room. Also, one bedroom with a bathroom. The living room and bedroom have access to a spacious sunny terrace. The first floor includes four bedrooms with a bathroom in each one. Every bedroom has wardrobes. Three of the bedrooms open into a balcony with the sea and mountains views.

The private swimming pool 38 sq.m. with a barbecue area, wooden pergola and oven, and a beautiful patio. All the plot is surrounded by a stone wall. The main entrance to the villa also decorated by the same style - natural stone & stainless steel.

Features

- Functional stone building with natural Cretan stone (wall thickness of 60 cm)
- Proper placement for maximum ventilation & lighting, guiding the view
- Natural materials used in construction (Stone, Glass, Wood) and the corresponding design methods
- Fortified supporting structures for maximum strength (top quality concrete & steel S 500s)
- Electric & Solar water heater for hot water



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- Built-in kitchen
- With electrical appliances (fridge, oven, stove, extractor hood and dishwasher)
- Additional water tank for greater autonomy
- Inox protective staircase glass railings
- Wardrobes in all bedrooms
- Bathroom & WC Accessories
- Italian floor tiles
- Private swimming pool
- Outdoor shower by the pool
- Aluminium windows and external doors' frames with double, heat-insulating glazing, fitted insect nets and electrically-operated rolling shutters
- Italian non-slip tiles lining in Bathroom & WC
- Alarm system & cameras
- Video surveillance from a distance
- Exterior lighting for villa, pool & plot
- Spacious veranda & big balconies
- BBQ & sink with wooden pergola
- Air conditioning in each room
- Exterior protective glass railings on the balconies and inox-based courtyard
- Electrical entrance gate
- Stamped flooring at the entrance of the house
- Interior doors from mdf & solid wood frames
- Water-sewage tank (drainage)
- Stone fence around the plot
- Fully equipped and furnished, has all the necessary accessories for a comfortable stay
- Assistance in furniture selection, ordering, and installation
- Paying bills, keeping the final balance and the provision of various services upon request
- Restaurants & cafés & mini markets nearby
- Maintenance services for the house upon request

About location

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, pâtisserie, a wine shop and newsagents. There is a windsurfing school, a scuba diving centre 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 lovely sandy beach with the trees along it, and the picturesque small harbour with the fishing boats and the other marine vessels, compose the landscape. Opposite the beach is the Karga island and beyond, looking towards the north, can be seen the coasts and the hills of Akrotiri peninsula, and to the south, stands the bulk of the mountains of western Crete, the White Mountains.

Nearest beach: 300 m (2 min)
Restaurants & Coffee shops: 300 metres
Chania city: 25 km (30 min)
Chania airport: 34 km (35 min)
Souda Sea port: 18 km (25 min)
Heraklion airport: 127 km (2 hours)

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