



Stone villa nestled among olive groves

Greece, Crete

Price:	€ 750 000
Object type	House
House type	New project
Market	New building
Quarter of finishing:	Q1
Year of finishing:	2023
Bedrooms	3
Land area	3162 m2
Area	233 m2
Category	For sale



The unique stone villa is located in an ideal location, among olive groves, in close proximity to the resort village of Almyrida (West Crete) with all amenities and only half a kilometer from the sea coast.

The villa is under construction. Delivering date - the first quarter of 2023.

It will be built on a hillside in the center of a large piece of land according to the original layout. Visually, these are 2 separate buildings, passing from one level to another, between which there is a swimming pool and a comfortable seating area with a decorative garden fireplace and furniture.

However, they are interconnected by an internal staircase for convenience and full functionality.

The upper level building includes a spacious living room, open plan kitchen-dining room, guest bathroom and storage room. From the kitchen-dining room there is access to a covered gazebo, and the large windows of the living room and dining room open onto a sunny terrace with a swimming pool.

The lower level building consists of three bedrooms, each with its own bathroom. The master bedroom will also have a dressing room, while the other two will have built-in wardrobes.

Features:

- Functional stone building with natural Cretan stone (wall thickness of 60 cm)
- Proper placement for maximum ventilation and lightning



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- Natural materials used in construction (Stone, Glass, Wood) and the corresponding design methods
- Railings stair made from stainless steel (inox)
- Fortified supporting structures for maximum strength (top quality concrete & steel S 500s)
- Electric water heater. Solar panel for hot water
- SAT TV, Alarm system & cameras
- Exterior building & land lighting
- Swimming pool & Seating area & Decorative fireplace
- Covered tent area for relaxing next to the house on the first level
- Central gate with remote control
- Stone fence around the plot
- Full heat and hydro insulation, approved by Greek organization KENAK
- Separate water tank for greater autonomy
- Built-in kitchen electrical appliances (fridge, stove, oven, extractor hood, dishwasher)
- German aluminum window and external door frames with double, heat-insulating Glazing, fitted insect nets and electrically-operated rolling shutters
- High quality non-slip tiles & marble
- Bathrooms and WC accessories the most famous brands
- Parking area & Landscaped garden
- The interior design of the villa has been specifically designed by our experienced designers
- Water-sewerage system
- Maintenance services for the house on request
- Mountains view

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, patisserie, a wine shop and newsagents. There is a windsurfing school, a scuba diving center 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: 450 m (3 min)
- Restaurants & Coffee shops: 570 metres
- Chania city: 25 km (30 min)
- Chania airport: 35 km (40 min)
- Souda Sea port: 17 km (25 min)
- Heraklion airport: 129 km (2 hours)

Contacts:

Julia Barsukova

GSM: +37129128323

(Viber, WatsApp)

E-mail: julia@mgroup.lv