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Stunning stone villa with sea view

Greece, Crete

Price:	€ 900 000
Object type	House
House type	New project
Market	New building
Quarter of finishing:	Q1
Year of finishing:	2023
Bedrooms	4
Land area	2412 m2
Area	279 m2
Category	For sale



Stay in touch with nature, plunge into a friendly and welcoming environment, enjoy breathtaking views and complete privacy!

The villa will be built on an impressive plot of 24 acres and has amazing views of the village of Almyrida and the sea, and the site is located just a few minutes drive from the tourist area of Almyrida and the traditional village of Gavalochori.

The villa is ideal for family holidays, outdoor activities and tranquility away from everything, but at the same time, close to the village and the sandy beach of Almyrida.

Discover the absolute carelessness and relaxation you desire in this spacious stone villa with a large pool and beautiful sea views.

The total area of the villa: 279.76 sq.m.

The front door will lead into a spacious hall with a wardrobe closet. The building itself is divided into two wings, on the right side there is: a large living room with a dining room and a comfortable open plan kitchen, and on the right side: 2 bedrooms with their own bathrooms, an additional guest toilet and a landing leading to the second floor.

On the second floor of the villa there are two other bedrooms with their own bathrooms. Both bedrooms have access to a balcony overlooking the sea.



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Near the villa there is a large recreation area: a sun terrace, a swimming pool with a total area of 53 sq.m. , covered gazebo for relaxation and barbecue. The landscaped plot of the villa is surrounded by a stone fence to ensure complete privacy.

Quiet and green area, fresh air, intoxicating atmosphere, crystal clear sea, proximity to the village and all amenities make this place ideal for living and relaxing at any time of the year. The house of Cretan traditional stone with elements of concrete and iron canopies is made in a modern style creating an intoxicating atmosphere, an extraordinary aura of comfort and coziness.

Characteristics:

Functional stone building made of natural Cretan stone (wall thickness 60 cm) Proper placement of the villa for maximum ventilation and lighting, considering the sea view Use of natural materials in construction such as: stone, glass and wood Reinforced support structures for maximum strength (high quality concrete and steel S 500) Solar panel system and electric water heating Kitchen design, built-in kitchen furniture made of mdf and bakelite Electrical appliances (refrigerator, oven, stove, extractor, Franke dishwasher) Additional water tank for more autonomy Internal glass railing with base inox Wardrobes in all bedrooms Bathroom and toilet accessories Italian floor tiles Private pool Outdoor poolside shower BBQ area under wooden canopy Diesel independent heating Aluminum windows, double glazing, insect screen and dark gray electric roller shutters Bathrooms and toilets are lined with high-quality (non-slip) tiles Alarms & CCTV cameras Video surveillance from a distance through a special application Exterior lighting of the house, pool and yard Large terrace and balconies External protective glass railings on balconies and near the pool with inox base Central gate with remote control Decorative stamped floor at entrance to the house Parking for a car with a wooden canopy Interior frosted doors made of mdf, door frames made of solid wood Sewerage system (septic tank) Fencing of private property made of stone Landscaped garden around the villa with plants and flowers Citrus and olive trees were planted on the front plot of the house Restaurants , cafes and super markets are located near the villa Maintenance and housekeeping services on request

Location:

The village of Almyrida is 23 km away. east of Chania, on the southern shores of Souda Bay and 1 km. west of the village of Plaka. It is a quiet resort, with the necessary facilities and excellent sea. The unspoilt, countryside and lush olive groves around Almyrida are ideal for a stroll.

Almyrida was first settled by the Phoenicians, many centuries ago, and traces of their settlements can be seen on the slope of Mavroharakas. Until recently, it was just a fishing village, with about 50-100 inhabitants. Thanks to its wonderful Mediterranean climate, these two clean, sandy beaches and beautiful nature, the village has recently turned into a tourist resort. Almyrida is now famous for its fresh fish taverns and local delicacies, as well as the quality of its nightlife. The natural surroundings and neighboring villages offer endless hours of hiking and exploring, although there is always one or the other traditional feast or festival with national food, music and dance.

The most important archaeological site of the ruins at Almyrida are the Basilicas of the early Christian era (sixth century AD), with fine mosaic floors that have been preserved. On the hill of Finikias, above the site of the basilica, you can see the ruins of a Greco-Roman city. Greco-Roman ruins have also been found on the islet of Karga, not far from Almyrida.

Nearest beach: 2 km (5 min) Restaurants and cafes: 2 km (5 min) Chania city: 25 km (30 min) Chania airport: 35 km (35 min) Souda sea port: 19 km (25 min) Heraklion airport: 125 km (2 hours)

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