



**Spacious stone villa with a large pool and stunning views of the olive groves and the Cretan Sea**

*Greece, Crete*

<b>Price:</b>	<b>€ 1 500 000</b>
<b>Object type</b>	House
<b>House type</b>	New project
<b>Market</b>	New building
<b>Quarter of finishing:</b>	Q4
<b>Year of finishing:</b>	2023
<b>Bedrooms</b>	4
<b>Land area</b>	10907 m2
<b>Area</b>	308 m2
<b>Category</b>	For sale



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 swimming pool and beautiful views of the olive groves and the Cretan Sea.

The total area of the villa: 308.58 sq.m.

The front door will lead to a spacious hall with a wardrobe and a staircase leading to the second floor. The building itself is divided into two wings, on the left side there is: a large living room with a dining room and a comfortable open-plan kitchen, and on the right side: 3 bedrooms with their own bathrooms, an additional guest toilet and a storage room for utensils and products.

On the second floor of the villa there is a huge master bedroom with its own bathroom and dressing room. The bedroom has access to the balcony, as well as a spacious veranda with a canopy. The view from the second floor is perfect - these are evergreen olives and cypresses with a strip of blue horizon of the blue sea.

Near the villa there is a large recreation area: a sun terrace, a swimming pool with a total area of 90 sq.m. , covered gazebo for relaxation and barbecue. The landscaped plot of the villa is surrounded by a stone fence to ensure complete privacy.

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.



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#### 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 4m x 14m (56m<sup>2</sup>) swimming pool Outdoor poolside shower BBQ area under wooden canopy Independent diesel heating Aluminum windows, double glazing, insect screen and electric roller shutters dark with gray color Bathrooms and toilets are lined with high-quality (non-slip) tiles Alarm & CCTV cameras Video surveillance at a distance through a special application Exterior lighting of the house, pool and yard Large terraces and balconies External protective glass railings on balconies and near the pool with inox base Central gate with remote control management Decorative stamped floor at the entrance to the house Parking for a car with a wooden shed Large storage room - technical room Interroom frosted doors made of mdf, door frames made of solid wood Water sewerage system (septic tank) Fencing of private property made of stone Landscaped garden around the villa with plants and flowers front of the house, citrus and olive trees have been planted Restaurants, cafes and super markets are located near the villa Maintenance and service of the house on request

#### Location:

Gavalochori (Gavalochorion) is a small cozy village located in the southwest of Crete. Gavalochori on the island of Crete is located just 26 kilometers from the city of Chania. According to the 2011 census, 513 people live here. The unique area is located in a valley where a large number of olive trees and vineyards grow. The history of the name of the village is quite interesting. It was named after the family of the Byzantine general Gavalas, who received these possessions at the end of the twelfth century.

Most of the locals were engaged in agriculture and were quite prosperous. The area in the Venetian era became the socio-economic center of the region, many buildings from the period of the fifteenth - sixteenth centuries remain intact.

The fact that the village is very old is evidenced by a number of facts. From ancient times, amazing Byzantine wells have been preserved in Gavalochori, and the museum exhibits several amazing exhibits made by craftsmen more than a thousand years ago. At the moment, local residents continue to actively engage in agriculture. Also, many produce trinkets and small souvenirs, and then sell them to vacationers. Silk fabric can be purchased here at a relatively low price.

The remote location of the village (it is located quite far from the sea coast) is the reason why crowds of tourists are not often found in the village. This is a great place to feel the quiet and measured life of the Cretan hinterland as much as possible. Travelers will be able to walk along the picturesque narrow streets and old quarters. Traditional architecture, authentic arches and houses have preserved the aesthetics of past times.

Authentic wells that appeared in this area several centuries ago are very popular among tourists. There should be 24 of them in total, but not all of them have been preserved in good condition. Some of the wells have amazing arched roofs. If you look closely, you can even see dark water inside. In the immediate vicinity are drinking bowls for livestock made of stone. There is no exact information about when exactly these wells were built (they are about 800 or 1000 years old).

Tourists call them "Venetian" and "Byzantine". In ancient times, this was the main source of drinking water for the entire large village. Today, this place has exclusively historical and cultural significance. Wells have not been used for a long time, many of them are even covered with hatches. Not far from the wells, a small stream flows, and there is also a stone bridge.

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