



### Villa 550 m<sup>2</sup> Crete

Greece, Crete

<b>Price:</b>	<b>€ 3 500 000</b>
<b>Object type</b>	House
<b>Bedrooms</b>	5
<b>Number of rooms</b>	6
<b>Land area</b>	2780 m <sup>2</sup>
<b>Area</b>	550 m <sup>2</sup>
<b>Category</b>	For sale



This villa is a unique property, completed to the highest standards of both construction and fittings, overlooking the harbor which is 500 m from the delightful village of Mochlos. Luxury villa serves as an example of sophisticated and elegant design. High quality materials, unique lighting fixtures, neutral color palette as well as a variety of stone and textures are combined successfully under the philosophy of a modern way of living comfortable and relaxing like being in a luxury resort. The magnificent villa consists of three levels: The lower level totals over 287 sq.m. consists of 2 luxury master bedroom suites and one of them has a kitchenette, an indoor couple Jacuzzi with a breathtaking sea view and a bio-ethanol fireplace, an atmospheric sauna area excellent for relaxation contains its own private shower and changing room. This level also features a fully equipped gym and a playroom with table tennis, cozy reading corner, office with spectacular sea view and garaging area of approximately 38,26 sq.m. The ground level includes an open plan living room with a high angled ceiling, dining area and a kitchen, large fireplace, spacious 2 master bedrooms en suite with Jacuzzi bathtub, dressing room, bio-ethanol fireplace, guest cloakroom and guest WC. On the first floor, there is 1 master bedroom suite. Large balconies with spectacular views of the sea and mountains. The main residence (ground floor) with a first floor of 207,95 sq.m. An outstanding feature is the stunning enclosed tennis court (39m x 18m) which includes a 5m high hit-back wall and floodlights. The luxury villa offers a spacious extensive terrace with swimming pool (8,75m x 4,95m x 1,65m) and an outdoor spa Jacuzzi overlooking the azure blue sea. There are over 400 sq.m of tiled or decorative paved terrace areas including a 55 sq.m roof terrace accessed by a walk way. The entire property creates the atmosphere of peace, planted with magnificent lawn, being surrounded by private landscape gardens including BBQ area with dining terrace. All areas have full central heating, windows are double glazed with integral fly screens and electric roller shutters, and walls and roof are well insulated. The house is very secure and the grounds are enclosed by substantial walls and metal fencing. Further security features could be added easily. Villa Dionysos has many delightful features and its facilities and location make it a truly unique residence for year-round living. The property has a spectacular sea and mountain views and is away only 30 min drive from the center of Agios Nikolaos, the province capital and 40 min drive from the cosmopolitan fishing harbor of Elounda, 90 min drive to the international airport of Heraklion.



ID: GR-35-83728  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+37129128323

**Contacts:**

**Julia Barsukova**

**GSM:** +37129128323

(Viber, WhatsApp)

**E-mail:** julia@mgroup.lv