

STUNNING VILLA IN SUPERB LOCATION



**REF:
PLAKA AEGEAN**



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**PRICED AT:
€1,100,000**

HOUSE SIZE: 250m² PLOT SIZE: 5,000m²

This stunning, modern, beachfront villa near Plaka has seven bedrooms and four bathrooms, an EOT licence and a very strong holiday rental business.

The large villa is 250m² on a private plot of 5000m² and offers spectacular sea views with a private path down to a small, rocky cove.

The villa is situated in a great location and is just a short drive from the amenities of Plaka and the popular beach resort of Almerida.

INTERIOR

Entering on the ground floor, there is a spacious living area with a large balcony overlooking the sea and the pool, a modern fully-equipped kitchen, two tastefully tiled shower rooms and one single bedroom. The combination of large sliding French doors and skylights allows the light to flood through this beautiful open space.

Stairs lead down to the lower level with six further bedrooms, two bathrooms and storage areas. One bathroom is equipped with a jacuzzi bath and the other has a shower cabin and houses the washing machine. The two front bedrooms give access to the garden and the pool is just a few steps away. A large arched covered balcony offers a comfortable shaded area next to the pool.

The modern villa is light and airy with very large French doors leading to the external sitting areas and the large terraces with stunning views out to sea. It offers many opportunities for outdoor living from its balconies and terraces.

The villa was previously a meditation centre and has recently been tastefully renovated to create a spacious villa with many modern conveniences including air conditioning, central heating, solar panel and fireplace.

EXTERIOR

Set on a plot nearly touching the sea, Plaka Aegean is located in a quiet area but close to the resort villages of Plaka, Almerida and Kalyves with their beaches and tourist amenities.

The large plot is partly landscaped with stone walls and steps leading to the garden area surrounding the house. The garden is a small paradise, with paths, mature trees and bushes, bougainvillea and plenty of flowers. There is an irrigation system in place and a BBQ for those al fresco meals. The path down to the cove has been left in a natural state with wild shrubs and aromatic plants.

The plot is accessed via a concrete driveway with an electric gate to a private parking area.

A stunning villa, conveniently located, well planned and with great views.

The house is currently being rented out very successfully and is an excellent business opportunity as well as being fully equipped for year-round living or for use as a fantastic holiday home.



Features:

- EOT licence
- Air conditioning throughout
- Oil-fuelled central heating
- Solar panel
- Aluminium doors and windows with fly screens
- Double glazing
- Fully-equipped kitchen including stainless steel electrical appliances
- Satellite TV
- All furniture included
- Water tank
- External aluminium bannisters
- Mature landscaped gardens
- Irrigation system
- Electric gates
- Private parking
- Access to a rocky cove

