

# FIRST FLOOR 3-BED APARTMENT WITH THE MOST INCREDIBLE SEA VIEWS IN KALYVES



**REF:  
YHOC-173**



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**PRICE:  
€325,000**

**HOUSE SIZE: 145m<sup>2</sup>**

**LAND SIZE: 358m<sup>2</sup> shared**

**A truly stunning first floor apartment for sale in the popular sea side village of Kalyves. An amazing opportunity in a privileged location in Western Crete.**

### **INTERIOR:**

This stunning apartment was originally built in 1993 and renovated in 2012. A second renovation took place in 2021.

Tiled steps secured with an iron banister lead to the main entrance which is covered and equipped with outdoor furniture and enjoying beautiful mountain views.

The wooden, carved main entrance door opens into a spacious open living/dining area equipped with a large fire place centered in the room. The feature that strikes the most are the big glass windows and doors providing an abundance of natural light to flow in the entire living area and allowing a stunning unobstructed sea view from every angle of the living room.

To the left is the fully fitted kitchen, U shaped and provided with stainless steel electrical appliances including a dishwasher and views from every angle.

To the right, 3 steps lead to the slightly raised 3 double bedrooms, all fitted with reversible air-conditioning units, wooden floors and built in floor to ceiling wardrobes. The master bedroom is equipped with a small adjacent shower room. There is a storage unit in the hallway and both bathrooms have additional storage rooms on the top. The spacious family bathroom has a corner bath tub, a double sink, a bidet, the washing machine and a towel rail.

The price also includes a 120m<sup>2</sup> basement/garage fitting 2 cars, the boiler room, storage areas and equipped with an automatic sliding door.

### **EXTERIOR:**

Spacious balconies provide absolutely stunning unobstructed views towards the Bay of Souda and the White Mountains. The spacious west facing balcony is covered with a tiled pergola providing shade during the hot summer months. This is the perfect place for outdoor living, wining and dining and enjoying the amazing sunsets over the bay.

## THE AREA:

The apartment is located in a very tranquil location, yet at easy walking distance from the shops and the sandy beach of Kalyves.

Kalyves has a large school which caters very well for the children of the foreign nationals living in the area and there are also a number of state offices in the village. It is also a popular tourist resort that has maintained its Cretan character. The town runs alongside the sea for a couple of kilometers with the beach at the front and some low hills behind and offers plenty of amenities such as a shops, a SYNKA supermarket, a bank, a school, doctors, dentist, pharmacies, restaurants – most of them function all year round - as well as a KEP (Citizen Community Centre).

There is a tiny picturesque harbor at the East end of the town with a kantina on the beach nearby. Running alongside the golden sandy beach which starts at the side of the harbor are some really good tavernas and cafes.

**The national highway is a 5-minute drive and one can easily reach Chania town centre within 15 minutes. Chania airport is 40 minutes while Souda port is just a 10-minute drive.**

**This property is ideal for people looking for a family holiday home, or for all year living as it is fully equipped for summer and winter, perfect for spending quality time in a home away from home.**

## FEATURES:

- Petrol fueled central heating system
- Solar panels
- Fully equipped kitchen including electrical appliances
- Fitted wardrobes
- Fireplace
- Shared/walled garden
- Telephone and Internet connection
- Reserve water tank connected to a pressure pump
- Fully furnished
- Basement of 120m<sup>2</sup>/garage with electric gate
- White aluminum doors, windows and shutters
- Double glazed windows
- Connected to the main sewer system
- Triple energy boiler (solar, electric, heating)

