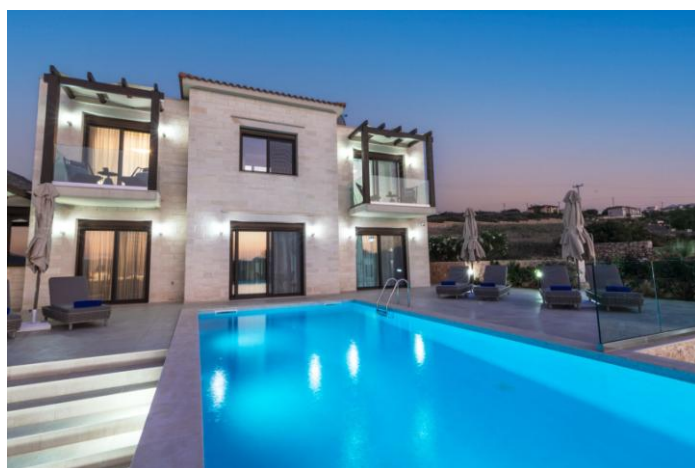


LUXURIOUS 3-BED VILLA WITH PRIVATE POOL AND AMAZING VIEWS IN PLAKA



**REF:
YHOC-141**



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**PRICE:
€930,000**

HOUSE SIZE: 203m²

LAND SIZE: 3,800m²

Modern, new, stone built villa for sale in the popular village of Plaka, enjoying wonderful views over the sea and the mountains and located at walking distance from the shops and taverns.

INTERIOR

The villa impresses by its location, layout and looks. A beautiful stone villa built from superior building materials, fully furnished and very well equipped. A perfect marriage between traditional Cretan stone building and modern amenities.

You enter into a spacious, open living/dining area with a modern kitchen stretching over the entire wall on the right hand side. The white/grey kitchen includes a dishwasher and built in electrical appliances.

A big dining table fits 10 people and a built in fire place keeps the house warm and cozy during the winter months.

Plenty of doors and windows as well as the light colored interior decoration make the house light and bright, allowing a constant flow of light in every room.

The living room has a particularly high ceiling and there is a separate and useful storage space on this floor. One spacious bedroom and a shower room with a wall to wall walk-in shower are also available on the same floor.

Marble stairs with glass banisters lead to the top floor comprising of 2 spacious bedrooms each with an adjacent bathroom.

The top floor is divided in 2 parts connected by a "bridge" with a glass banister, making the ground floor visible from the first floor and allowing a high ceiling in the living area.

One bedroom is equipped with a floor to ceiling wardrobe and a walk in wall-to-wall shower.

The master bedroom is provided with a walk-in closet with a 6 doors wardrobe. Both bedrooms come with a large balcony with a glass banister and stunning views to the sea and the Bay of Souda.

A garage with automatic gates and glazed windows adjoins the house, which allows storing garden upholstered furniture in the garage in winter.

Throughout the villa, including the pool and barbecue area, a stable and high-quality Wi-Fi signal is provided.

EXTERIOR

The villa is located on a plot of 3,800 m² accessed by an electric gate, a large shared driveway in stamped concrete and colorful flower beds.

The entire plot is walled and landscaped on different levels. Basically the bottom part of the plot has been planted with 40 olive trees and a lawn, the middle part is the pool area and the top part has spacious tiled terraces with a BBQ, high quality outdoor furniture, covered pergola, sun beds and big umbrellas.

Although the house is connected to the neighbors, a stone wall with a banister on top secures full privacy.

All plants are connected to an automatic watering system connected to agriculture water.

Behind the villa, an area of 1.500m² of land belongs to the same owners and would be ideal for p.e building a tennis court, a playground for children, a petanque etc.

A beautiful stone fence was erected around the perimeter of the entire land plot.

The swimming pool with an area of 52.50 m² overlooks the sea and the mountains. In the evening, the pool lighting looks beautiful. A modern water purification system has been installed. There is also an outdoor shower near the pool.

Lighting has also been installed throughout the yard.

THE AREA

Located at walking distance from the shops and taverns in Plaka, this stunning villa is ready to move into, either for permanent living or as an investment for rental purposes.

It is a short walk to the village square and its taverns, cafes and shops and a very short drive to the famous Blue Flag Almyrida beach with a variety of amenities to offer as well as numerous restaurants, bars and water sports.

Ideal for those who are looking for a peaceful environment, yet close to the hustle and bustle of the nearby tourist resorts of Almerida and Kalyves

FEATURES

- Solar panels
- Air conditioning throughout
- Fully equipped kitchen including electrical appliances
- Fitted wardrobes
- Central heating system (each floor has a separate thermostat)
- Telephone and Internet connection
- Satellite TV
- Reserve water tank
- Fully furnished
- Extra storage
- Energy fire place
- Grey aluminum doors, windows and shutters
- Double glazed windows with fly screens and electric blinds

- Stone built BBQ
- Private parking for 4 cars
- Alarm system
- CCTV cameras, which can be checked remotely via an app
- Electric gate at entrance
- 26m2 private pool
- Fenced, walled and gated plot
- Watering system
- Private garage with electric gate
- Landscaped gardens

