

Property ID K3466

Very well maintained villa with first floor apartment,  
panoramic sea view and impressive pool area.



73100 Suda / Chania

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	73100
<b>City</b>	Suda / Chania
<b>Country</b>	Greece
<b>Additional geographical information</b>	Kreta
<b>Living area</b>	approx. 232 m <sup>2</sup>
<b>Number of rooms</b>	5
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	3
<b>Plot size</b>	approx. 900 m <sup>2</sup>
<b>Purchase price</b>	675.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	2006
<b>Condition</b>	As good as new
<b>Combustion</b>	Wind / Water heat pump
<b>Heating type</b>	Underfloor heating
<b>Number of floors</b>	3
<b>Cable Sat TV</b>	Yes
<b>Parking spaces</b>	2 Private parking spaces
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	2,90
<b>Village</b>	6,50
<b>Town</b>	13,50
<b>Airport</b>	21 km

### Location

In Aptera there is a mini market and some taverns.

The national road is at a distance of 500 m, the beach of Kalami at 2.9 km and Kalyves at 6.5 km.

Chania is 13.5 km away and Souda 6.5 km.

The airport is 21 km away.

### Property description

A wonderful 3-storey detached house of 231.73 m<sup>2</sup>, built on a plot of 900 m<sup>2</sup> in 2006. The property is fully fenced and is located in the area of Souda in the prefecture of Chania near Aptera and Kalami.



It offers breathtaking, unobstructed views of the bay of Souda and the mountains. The house consists of 2 kitchens, 2 living rooms, 4 bedrooms, 3 bathrooms and terraces.

The layout is as follows:

**First floor**

It has an area of 75.44 m<sup>2</sup> and has a very spacious living/dining room, a fully equipped kitchen, 1 WC and a very large terrace with stunning sea views.

**Second floor**

This level has an area of 54.59 m<sup>2</sup> and consists of a master bedroom with en-suite bathroom with shower, the second bedroom, the main bathroom with jacuzzi and an enclosed terrace with panoramic sea views.

**Garden level**

This lower level is connected to the main house by a convenient internal staircase, but also has an independent entrance from the pool side.

It consists of an independent apartment with an area of 101.70 m<sup>2</sup>.

The apartment has a very large open space with a living room with fireplace, a kitchen, a large bedroom and 1 bathroom with shower.

From this apartment there is direct access to the green garden of the villa, the barbecue area and of course the private 58 m<sup>2</sup> seawater pool.

The residence has air conditioning in every room, a solar water heater, double insulating glazing with aluminum shutters and fly screens, autonomous underfloor heating with heat pump and a photovoltaic system with a decent annual yield.

## **Equipment/Features**

- Access via asphalt
- Air conditioning
- balconies
- barbecue
- Built-in appliances
- Double insulated glazing
- Guest studio
- Insect screen
- Landscaped garden
- Beach nearby
- Tavern nearby
- Outdoor parking lot
- Panoramic view of the sea
- Private pool
- Solar collector
- storage
- Three floors
- Tiled floors



- W-lan
- Shutters



**Your contact person**

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