

Property ID K3481

## Magnificent three-storey villa with open sea views and large plot in Ammoudara, Lasithi



72100 Agios Nikolaos

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	72100
<b>City</b>	Agios Nikolaos
<b>Country</b>	Greece
<b>Additional geographical information</b>	Kreta
<b>Living area</b>	approx. 230 m <sup>2</sup>
<b>Usable area</b>	approx. 230 m <sup>2</sup>
<b>Number of rooms</b>	5
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	3
<b>Plot size</b>	approx. 5.000 m <sup>2</sup>
<b>Number of sep. toilets</b>	1
<b>Purchase price</b>	980.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Condition</b>	Sehr gut
<b>Combustion</b>	Gas
<b>Heating type</b>	Central heating system
<b>Number of floors</b>	3
<b>Parking spaces</b>	3 Garages
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes

### Location

The location is excellent, as you have a beautiful view of the sea and the surrounding area. Beautiful villas are built in the surrounding area. The area has all kinds of stores for daily use.

Located near the beach of Ammoudara, this charming villa offers not only luxurious living spaces but also easy access to the stunning coastal scenery.

### Property description

For sale is a beautiful villa near the beach of Ammoudara, located in the picturesque region of Agios Nikolaos of Lasithi.

This three-storey villa of 230 m<sup>2</sup> offers a harmonious blend of elegance and functionality.

As you enter through the main door, you are welcomed into a spacious living room and dining area with natural light.

The room features an eco-friendly fireplace, perfect for cozy gatherings. Adjacent to this is a modern open kitchen with elegant finishes and plenty of space for culinary creations.

In addition, this level includes a work area and a practical WC for added convenience and practicality.

The marble staircase leads to the top floor. There you will find the master bedroom with en-suite bathroom and a generous walk-in closet. In addition, two well-appointed bedrooms and a stylish shared bathroom provide ample space for family or guests.

With foresight for comfort, the villa offers the possibility of installing an elevator, with the necessary space already prepared to ensure easy access to all levels for residents and visitors alike.

The basement, with an area of around 200 m<sup>2</sup>, serves as a multi-purpose room. It has a garage for the secure storage of vehicles and offers ample storage space. In addition, this level houses the machinery for the gas heating and the RAC for the internet connection, optimizing the operation and maintenance of important utilities. The large external gas tank provides a practical and secure energy solution.

## **Equipment/Features**

Equipment:

- Gas-fired central heating and hot water
- Solar panels for hot water
- Ecological fireplace with boiler
- AC inverters in the bedrooms
- Water purification and softening systems
- Environmentally friendly gray water treatment system for irrigation
- 2 large water tanks - one for irrigation, one for use in the villa
- Thermal insulation from Deutsche ETON
- Voltage fluctuation controller
- Double glazing and aluminum windows, doors and shutters
- RAC for internet and wireless systems
  
- Access via asphalt
- Air conditioning
- balconies
- Double glazing
- fireplace
- garden
- Insect screens
- Mountain view
- Cash machine nearby
- Bakery nearby
- Bank nearby



- Beach nearby
- Gym nearby
- Hospital nearby
- Mini market nearby
- Pharmacy nearby
- Playground nearby
- Public transportation nearby
- School nearby
- Supermarket nearby
- Tavern nearby
- Parking lot nearby
- Space for pool
- Solar panel
- Three floors
- Tiled floors
- Shutters



**Your contact person**

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