

Property ID K3499

## Unique luxury villa with private heated pool in a lush location with sea views



71201 Ligaria - Gazi - Heraklion, 13522 13522

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	71201
<b>City</b>	Ligaria - Gazi - Heraklion
<b>Country</b>	Greece
<b>Additional geographical information</b>	Kreta
<b>Living area</b>	approx. 315 m <sup>2</sup>
<b>Number of rooms</b>	9
<b>Number of bedrooms</b>	6
<b>Number of bathrooms</b>	5
<b>Plot size</b>	approx. 435 m <sup>2</sup>
<b>Number of sep. toilets</b>	3
<b>Purchase price</b>	1.400.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	2023
<b>Condition</b>	As good as new
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	1
<b>Balcony</b>	Yes
<b>Terrace</b>	Yes

### Location

This idyllic village is located in the prefecture of Heraklion.

A unique and panoramic view of the surrounding area stands out before the eyes of the beholder.

In the surrounding area there is a village where shopping markets are available.

### Property description

An interesting ensemble consisting of a villa with 200 m<sup>2</sup> of living space with another 2 living units totaling 200 m<sup>2</sup> in the basement and many functional rooms, so that the total usable area consisting of living space, usable space and basement space is approx. 800 m<sup>2</sup>. The 6508 m<sup>2</sup> plot offers the possibility to build a private pool.

The property is arranged on two upper floors plus basement, landscaped surroundings, designer wooden oak windows with double glazing, solid oak floors, terraces with unobstructed views and direct access to the huge garden.

On the first floor there is a light-flooded living and dining room with direct access to the gardens, a fully equipped designer kitchen with German appliances, including a fridge, an oven with ceramic hob, verandas with access to the immediate surroundings, a wood-burning oven and a barbecue inside and a WC.

On the second floor there are three bedrooms with spectacular views of the surroundings and the main bathroom. In the souterrain (semi-basement), totaling 200 m<sup>2</sup>, there are two traditional wine rooms with fireplace and WC,

In addition, there are 400 m<sup>2</sup> of open storage space with enclosed parking.

On the property, where the view from every point is unique to the surroundings, there is a natural stone fence with parking spaces, closed parking spaces, fruit trees, plants, flowers, water tank, olive grove, central security entrance with remote control.

In general, the paved areas of the house cover about 2,000 m<sup>2</sup> and are finished with natural stone and marble. A fountain creates a unique atmosphere.

These spaces offer the possibility of hosting any type of event if the owner so wishes and there is the possibility of accommodating up to 600 people at a seated meal.

## **Equipment/Features**

The pool has a water control system to achieve and maintain the perfect temperature all year round.

The games room is a more useful place for you to enjoy the house than for children!

Including a mini bar area and a brand new pool table specially designed for enthusiasts!

If you dream of a movie theater at home, enjoy a 98-inch monster screen with a collection of 6 ergonomic cinema chairs to immerse yourself in an unforgettable movie night, or play PlayStation with an 11.1 surround sound system

- Window screens
- Alarm system
- Floor type: ceramic tiles
- Illuminated
- Bright and airy
- garden
- Air conditioning
- Frame type: Aluminum
- Swimming pool
- Orientation: North
- Facade

- Plot area: 435 m<sup>2</sup>
- Solar water heater
- Playground
- in elevated position

## **Other data**

More than 20,000 liters of fine red wine are stored in the barrels. The estate could be turned into a wine tourism destination. We think that's exactly what it was created for.

The residence, of which we are publishing more photos, is built with excellent materials. Stone, marble and wood, in combination with the furniture, characterize the result you will see.

Such a property cannot be described here, you should visit it to get the feeling.



**Your contact person**

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