

Property ID K3837

## 2 luxury villas 450 m<sup>2</sup>, fully furnished and equipped, pool and magnificent views of the mountains



**71500 Agios Vlasios-Heraklion, P-780 P-780**

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	71500
<b>City</b>	Agios Vlasios-Heraklion
<b>Country</b>	Greece
<b>Additional geographical information</b>	Kreta
<b>Living area</b>	approx. 450 m <sup>2</sup>
<b>Usable area</b>	approx. 450 m <sup>2</sup>
<b>Number of rooms</b>	8
<b>Number of bedrooms</b>	6
<b>Number of bathrooms</b>	3
<b>Plot size</b>	approx. 1.800 m <sup>2</sup>
<b>Number of sep. toilets</b>	2
<b>Purchase price</b>	1.200.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Year of construction</b>	2010
<b>Condition</b>	Sehr gut
<b>Combustion</b>	Gas
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	2
<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>	7
<b>Town</b>	12
<b>Krankenhaus</b>	12 km
<b>Pets</b>	Yes

### Location

The villas are in an excellent location surrounded by nature and 15 minutes from Heraklion and the nearby beaches.

### Property description

2 luxury villas with 450 m<sup>2</sup> each are on offer here:  
 -the 1st villa with 200 m<sup>2</sup>. and the 2nd villa 250 m<sup>2</sup>, on a plot of 1,800 square meters.

The villas were built in 2010, are fully furnished and equipped and are situated in a quiet and peaceful location with magnificent views of the mountains.



The 1st villa with 200 sqm. It consists of 3 bedrooms, a living room/kitchen and a bathroom, a toilet, a storage room, a terrace, an outdoor area with garden, a parking lot and a private swimming pool.

The 2nd villa with 250 sqm. It consists of 3 bedrooms, a master bedroom, an eat-in kitchen, 2 bathrooms, a toilet, a storage room, a terrace, an outdoor area with garden, a parking space and a private swimming pool.

Energy status A, independent heating with LPG, air conditioning, solar water heater, fireplace, aluminum frames of quality A, airy, front facing, bright.

There is the possibility of selling the villas separately, the 1st villa at a price of 450,000 euros and the 2nd villa at a price of 750,000 euros.

There is also the possibility of selling two neighboring buildable plots of 400 m<sup>2</sup> each. From the same owner at a price of 200,000 euros each.

## **Equipment/Features**

Situation: Painted, Furnished

Use: Vacation home, Investment, Suitable for professional use, Tourist rental

Additional: Luxurious

Characteristics:

- Distance from the sea (m): 7000
- Playroom
- Camp
- veranda
- Corner
- Bright
- Satellite dish
- Plot area: 1800 m<sup>2</sup>
- Interior staircase
- Solar water heater
- Pets allowed
- private garden
- air conditioning
- Frame: Aluminum
- swimming pool
- Security door
- Orientation: Southwest
- Access from: Asphalt
- Facade
- Screens
- alarm
- Chimney

- Glazing types: Double glazing
- Flooring: Marble tiles
- Bright

## **Other data**

They are offered as permanent or vacation homes, but also as investment properties for tourist rental.

Complete on-site support.



**Your contact person**

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