

Property ID K3905

New construction! Spectacular luxury villa with heated saltwater pool and deep panoramic sea views!



74150 Gerani- Rethymno, RH066 RH066

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	74150
City	Gerani- Rethymno
Country	Greece
Additional geographical information	Kreta
Living area	approx. 200 m ²
Usable area	approx. 200 m ²
Number of rooms	8
Number of bedrooms	4
Number of bathrooms	2
Plot size	approx. 4.000 m ²
Number of sep. toilets	2
Purchase price	2.500.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2025
Condition	New construction
Combustion	Wind / Water heat pump
Heating type	Underfloor heating, Heat pump
Number of floors	2
Cable Sat TV	Yes
Parking spaces	2 Private parking spaces
Terrace	Yes
Town	5
Krankenhaus	5 km

Location

The nearest sandy beach offers a very relaxing and tranquil landscape and is a 3-minute walk away. You can enjoy fresh fish from the nearby taverna, while amenities such as a market and other tavernas can be found in the village.

The property has been built to the highest standards and quality and is ideal for year-round living while offering excellent rental opportunities. Accessibility is very easy and the center of the beautiful town of Rethymno is only a short drive away.

Gerani:

Gerani is a small traditional village 5 kilometers west of Rethymnon and has developed into a popular residential suburb.

There are several tavernas, cafes and mini markets and thanks to its elevated position it offers views of the sea.

Property description

This luxurious, modern villa for sale in Rethimno, Gerani, Crete, is located on a beautiful hillside on the edge of the village and always offers deep panoramic sea and sunset views.

The villa is newly built and has a total living area of 200 m² and sits on a private plot of 4000 m².

It has been carefully developed on one floor plus basement and has 4 bedrooms and 3 bathrooms as well as a guest toilet on the first floor.

All areas of the main floor are very bright and airy with large windows for natural sunlight and direct access to the outdoor pool and terraces.

A fully equipped kitchen with a fantastic design is connected to the living area, which has an electric fireplace and a dining area for 6-8 people. In addition, 3 of the 4 bedrooms have en-suite bathrooms.

On the same level, there are two separate rooms used as a pantry and laundry room with additional storage space for added convenience.

Access to the first floor is either via an internal staircase or directly from the lower garden level where there is the remaining double bedroom for guests and two very spacious rooms that can be converted into a gym, games room or home theater.

The residence is surrounded by large garden areas, large covered terraces with stunning sea views and direct access to the heated saltwater pool.

Upon entering this fully fenced property you will see a covered parking area with 2 parking spaces and a beautiful small garden ideal for growing local vegetables and experiencing the taste of Cretan products.

Equipment/Features

- Infinity pool
- Sunbathing lawn
- barbecue
- Outdoor dining area
- Balcony with sea views
- Fully landscaped gardens
- Garden irrigation system
- Photovoltaic panels
- Electronic entrance gates
- Garage
- Solar water heater
- Underfloor heating
- Fireplace
- Air conditioning



- storeroom
- Furnished
- Double glazed windows
- Satellite TV
- Sea view
- Beach nearby
- School nearby
- Shopping facilities nearby
- Asphalt road
- Own pool

Other data

A remarkable feature of this villa is that next to it is a 30 m² stone-built wine cellar with a unique design and taste, housed in an underground cave.

Outside, the large infinity saltwater pool with sun loungers and parasols provides the perfect place to relax while enjoying the spectacular and uninterrupted views of the sea.

Optionally, it can also be used outside the summer season, as its heat pump system makes it ideal for winter.

Of course, the barbecue area with a large dining table and kitchen as well as the fully landscaped garden also add to its appeal. Finally, photovoltaic and solar panels make the house self-sufficient in terms of electricity and hot water.

The nearest sandy beach offers a very relaxing and peaceful landscape and is a 3-minute walk away. You can enjoy fresh fish from the nearby taverna, while amenities such as a market and other tavernas can be found in the village.

The property has been built to the highest standards and quality and is ideal for year-round living while offering excellent rental opportunities.

Accessibility is very easy and the center of the beautiful town of Rethymno is only a short drive away.



Your contact person

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