Konstantin Korakas Immobilien

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Property ID K4149

# Villa in elevated position and magnificent panoramic sea/town/mountain views, close to Agios Nikolaos.




**72100 Agios Nikolaos, 5047 5047**

# Unser Angebot

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|---|---|
| **Type of property** | House |
| **Kind of property** | Villa |
| **Postcode** | 72100 |
| **City** | Agios Nikolaos |
| **Country** | Greece |
| **Additional geographical information** | Kreta |
| **Living area** | approx. 380 $m^2$ |
| **Usable area** | approx. 380 $m^2$ |
| **Number of rooms** | 7 |
| **Number of bedrooms** | 5 |
| **Number of bathrooms** | 4 |
| **Plot size** | approx. 4.200 $m^2$ |
| **Number of sep. toilets** | 1 |
| **Purchase price** | 860.000,00 € |
| **External commission** | 3,57% (including VAT) of the purchase price |
| **Year of construction** | 2003 |
| **Condition** | Sehr gut |
| **Heating type** | Central heating system |
| **Number of floors** | 3 |
| **Cable Sat TV** | Yes |
| **Parking spaces** | 1 Garage |
| **Balcony** | Yes |
| **Terrace** | Yes |
| **Town** | 3 |
| **Krankenhaus** | 3 km |
| **Airport** | 68 km |

## Location

The property is located just a few minutes from Agios Nikolaos in eastern Crete. 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.

Distances
Agios Nikolaos is 3 km away.
Airport (km): 68

**Property description**

For sale is a detached house with a total area of 380 $m^2$, built in 2003 on a plot of 4200 $m^2$.
This modern 5 bedroom villa is situated in an elevated position and offers magnificent panoramic views of the sea, the town and the mountains.
The house has 5 bedrooms and 4 bathrooms.
The distribution is as follows:
First floor
The front door opens into a spacious hallway with a large built-in wardrobe to the left. To the right is the fully equipped kitchen in a separate room. It offers fridge/freezer, oven, hob, dishwasher and an adjoining spacious pantry.
A folding door leads into the dining room, which is part of a large room divided into a dining area and a living room with a beautiful fireplace. Both areas are also accessible from the hallway.
The total area of the first floor is 176 $m^2$. All windows offer views and the glass doors lead out onto the large terrace.
The terrace by the house is covered by a tiled pergola. A staircase leads to an 89 $m^2$ pool, which has not yet been finished.
There is floodlighting and a well-kept garden area. One of the spacious, covered dining areas is accessible through a separate door from the living room.
Upper floor
A marble staircase leads from the hallway to the 89 $m^2$, two-storey second floor.
There is a spacious bedroom with en-suite bathroom with bath and shower. There is a walk-in closet and a door to the terrace balcony.
The next floor leads to a double bedroom with en-suite bathroom, oval bath and shower attachment, wash basin and WC. A door leads to the balcony terrace.

A single room has its own balcony terrace and a side balcony terrace. Two steps up you reach another single room with its own balcony. These two bedrooms share a bathroom with bathtub, washbasin and WC.

**Equipment/Features**

Further features include: double-glazed windows with insect screens and shutters (some electric), air conditioning in the bedrooms, telephone connection, solar system and a large water tank.

- Asphalted driveway
- Air conditioning
- balconies
- barbecue
- Built-in appliances
- Central heating
- Views of the countryside
- Double glazing

- Electric boiler
- Fireplace
- Landscaped garden
- Mountain views
- Hospital nearby
- Mini market nearby
- Pharmacy nearby
- Public transportation nearby
- School nearby
- Supermarket nearby
- Tavern nearby
- Olive trees
- Panoramic view of the mountains
- Panoramic view of the sea
- Parking lot
- Private pool
- Solar panels
- Stone wall
- Storage room
- Three storey
- Tiled floors
- Shutters

**Other data**

Basement
From the hallway, a marble staircase leads down to two basement floors on two levels. The total area is 176 $m^2$. The first has a guest WC (washbasin and toilet) and connects the living and kitchen areas. There is a large double bedroom with floor-to-ceiling closets and en-suite bathroom with shower, sink and toilet.

In the lower basement there is a large tiled storage room and a utility room with two washing machines, a double sink and shelving. The oil tanks for the central heating system, boiler, etc. are located in the utility room.

The oil tanks are filled via an external supply line. There are two further rooms, one for storage and a fitness room. An adjoining bathroom with washbasin and toilet is not yet fully finished, and a planned sauna has not yet been installed.

Outside area
Outside, on the entrance side of the house, there is an enclosed dining area at the rear with a built-in barbecue. There is also a covered parking space.
The entire house has central heating. The bathrooms are equipped with heated towel rails.

The furniture is not included in the price.

The property is also offered for sale with adjoining land for EUR 1,000,000. The total plot area is then 26,000 $m^2$ and includes around 200 productive olive trees.



**Your contact person**

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