Konstantin Korakas Immobilien

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Property ID K4167

Elegant villa with pool and panoramic views of the sea and mountains, close to the sandy beach of Stavros



73100 Stavros Akrotiriou - Chania, BV685 BV685

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	73100
City	Stavros Akrotiriou - Chania
Country	Greece
Additional geographical information	Kreta
Living area	approx. 157 m^2
Usable area	approx. 157 m^2
Number of rooms	5
Number of bedrooms	4
Number of bathrooms	3
Plot size	approx. 4.150 m^2
Purchase price	690.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2004
Condition	Sehr gut
Heating type	Central heating system
Number of floors	2
Cable Sat TV	Yes
Parking spaces	1 Private parking space
Balcony	Yes
Terrace	Yes
Beach	0,97
Town	13,90
Krankenhaus	18,20 km
Airport	8,70 km
Available from (text)	immediately

Location

Location: Stavros
Places of interest
Chania: 13.9 km
Chania airport: 8.7 km
Port of Souda (Chania): 16.7 km
Chania Hospital: 18.2 km
Venetian harbor: 14.4 km

Settlements
Stavros: 972 m
Chorafakia: 2.6 km
Kalathas: 5.0 km

Kathiana 6.8 km
Kounoupidiana 7.4 km

Beaches
Stavros 1.2 km
Tersanas 3.3 km
Kalathas 3.9 km
Agios Onoufrios 9.0 km
Koum Kapi 13.1 km

Property description

Elegant villa for sale in Stavros, Akrotiri.
The villa is located less than 1 km from the famous sandy beach of Stavros.
The property was built in 2004 on a plot of 4,150 m^2 and has a living area of 157 m^2.
It is spread over two floors and has a basement of 55 m^2.

First floor
The first floor features an open-plan living area with a cozy seating area with fireplace and a raised kitchen-dining area.
The spacious kitchen has plenty of cupboards and built-in appliances. From the kitchen there is access to a covered north-facing terrace. There is a bathroom and a bedroom on this level, which is currently used as a workspace.

Upper floor
There are three further bedrooms on the upper floor, two of which face north with sea views and one facing south with wonderful views of the White Mountains.
All bedrooms have floor-to-ceiling fitted wardrobes and access to balconies. The spacious master bedroom has an en-suite bathroom.
The family bathroom with bathtub is also located on this floor. The staircase leads up to the villa's roof terrace, which is ideal as an additional seating area and offers unobstructed panoramic views of the sea and mountains.

Outdoor area
One of the biggest advantages of this property is the outdoor area, which offers many possibilities. The dominant 40 m^2 pool is surrounded by beautiful gardens with palm trees and fruit trees (apricots, pears, figs, etc.).
Depending on the time of day, there are numerous places to enjoy the sun or shade.
In addition, there is a part of the plot that can be used in many ways depending on the needs and preferences of the new owner, e.g. for planting olive trees, building a tennis court or a playground.

Equipment/Features

Equipment:
- Furnished household appliances
- furniture
- storeroom
- cellar

Equipment:
- Fitted kitchen
- built-in cupboards
- Telephone connection
- Internet access
- Security fence
- Lockable gate
- Heating/cooling:
- Central heating
- Fireplace
- Air conditioning
- Ceiling fans
- Energy efficiency class: E
- Solar water heater
- Insulation
- Double glazing
- boiler

Exterior:
- Parking lot
- Automatic irrigation
- Water storage tank
- Landscaped gardens
- Private pool
- Pergolas

- Sea view
- Mountain view

Other data

Investment character
The villa is not currently used as a rental/holiday home. Due to its location and special features, we believe it could develop into a promising rental project with high annual income.

In addition, Stavros is a very popular vacation destination and the demand for accommodation is constantly increasing.



Your contact person

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