Konstantin Korakas Immobilien

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Property ID K4485

Charming villa with pool, open sea views and expansion potential in Kefalas / Apokoronas!



73008 Kefalas - Apokoronas, Chania

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	73008
City	Kefalas - Apokoronas, Chania
Country	Greece
Additional geographical information	Kreta
Living area	approx. 123 m^2
Usable area	approx. 123 m^2
Number of rooms	5
Number of bedrooms	4
Number of bathrooms	2
Plot size	approx. 1.538,61 m^2
Purchase price	720.000,00 €
External commission	3,57% (including VAT) of the purchase price
Condition	Sehr gut
Number of floors	2
Parking spaces	3 Private parking spaces
Balcony	Yes
Terrace	Yes
Beach	7
Town	35
Krankenhaus	35 km
Airport	42 km

Location

Kefalas is one of the most picturesque and peaceful villages of Apokoronas, combining authentic Cretan charm with proximity to beaches and shopping.

The villa offers complete privacy and unobstructed views of the sea and mountains.
Distances:
- Almyrida beach - 7 km
- Vrysses - 9 km
- Georgioupolis - 10 km
- Town of Chania - 35 km
- Chania International Airport - 42 km

The location offers easy access to tavernas, supermarkets, hiking trails and the beautiful beaches of the north coast.

Property description

Exceptional investment with sea views and expansion potential in Kefalas, Apokoronas, Crete
Nestled in the heart of a traditional Cretan village This stunning, two-storey detached villa in Kefalas offers a rare combination of authentic charm, modern comfort and excellent investment potential.

The property sits on a 1,538 m^2 plot within the village boundaries and features a beautifully maintained 123 m^2 residence surrounded by lush gardens, a private swimming pool and several terraces.

What really sets this property apart is the additional building license of 277 m^2, which offers the possibility to expand, build guest houses or develop a small villa complex - a remarkable advantage in one of the most sought-after areas of Apokoronas.
Thanks to its prime location, sea and mountain views and high tourist demand, this property is an ideal choice for both private living and lucrative vacation rentals.

- Living space: 123 m^2
- Plot size: 1,500 m^2 (completely within the village boundaries)
- Additional building area: 250 m^2
- Floors: 2
- Bedrooms: 4
- Bathrooms: 2
- Spacious, open living room with fireplace and fully equipped kitchen
- Large verandas and pergolas with panoramic views of the Cretan Sea and the White Mountains
- Private swimming pool with stone terrace and sunbathing area
- Outdoor barbecue area, traditional wood-burning oven and covered dining area under a flowering bougainvillea
- Private parking space for at least 3 cars, including one covered parking space
- Well-kept Mediterranean garden with palm trees, olive trees and colorful flowers

Equipment/Features

– Air conditioning
- barbecue
- Expansion potential
- fireplace
- garden
- Jacuzzi
- Mini market nearby
- Tavern nearby
- Outdoor parking space
- Panoramic view of the mountains
- Panoramic sea view

- Parking lot
- Private pool
- Sea view
- Solar system
- Market place within walking distance

Other data

- The entire site is located within the village boundaries, maximizing future development value.

- Additional building area of 277 m^2 - rare in this area.

- Ideal for expansion or for the construction of an exclusive villa complex.

- Situated in a highly sought-after tourist area with attractive yields for short-term rentals.

- The existing villa is ready for immediate occupancy or can be rented out.

A unique opportunity
This is not just a house - it is a unique opportunity for a special lifestyle and a worthwhile investment in one of the most enchanting regions of Crete.

Whether you dream of a private family retreat, a vacation rental business or a villa complex with sea views, this property offers the perfect base.



Your contact person

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