

Property ID K4782

Modern, spacious luxury villa with 2 swimming pools and unobstructed views of Mirabello Bay!



72100 Agios Nikolaos - Mirampelos

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	72100
City	Agios Nikolaos - Mirampelos
Country	Greece
Additional geographical information	Kreta
Living area	approx. 300 m ²
Usable area	approx. 711 m ²
Number of rooms	10
Number of bedrooms	8
Number of bathrooms	8
Plot size	approx. 2.472 m ²
Number of sep. toilets	1
Purchase price	2.500.000,00 €
External commission	3,57% (including VAT) of the purchase price
Condition	As good as new
Heating type	Central heating system
Number of floors	3
Cable Sat TV	Yes
Balcony	Yes
Terrace	Yes
Beach	1
Town	3
Airport	68 km

Location

The location is excellent as you have a beautiful view of the sea and the surrounding area.

Distances to:

Town (km): 3

Sea (km): 1

Airport (km): 68

Property description

This modern luxury villa with a living area of 445 m² on a plot of 2,472 m² is located on the outskirts of Agios Nikolaos and offers a magnificent view of Mirabello Bay.



The nearest beach is only 1 km away. The property has been designed and built to the highest standards; it has central heating, air conditioning and a solar system.

The main villa is distributed over three levels. The first floor (140.85 m²) opens onto an open plan living area with fireplace, dining area and a large, fully equipped kitchen with large windows offering fantastic views of the sea.

There is also a guest WC. A staircase leads to the second floor, where there are four bedrooms, each with its own bathroom.

The second floor (143.71 m²) houses the master bedroom (master suite), which has a fireplace, an en-suite bathroom, an office, a hydromassage area and a dressing room. There are also two apartments on the first floor - guest accommodation with separate entrances: a two-bedroom unit with 94.11 m² of living space and a one-bedroom unit with 74 m². Each of these units has an open-plan living/kitchen area and a bathroom.

Outside, you will find a private entrance, a garden with a variety of plants and trees, parking for four vehicles and a wonderful, round living pavilion that invites you to relax.

There is also a comfortable covered area with a pergola, which includes a dining area with barbecue facilities and a small fitness room.

Two swimming pools - one for adults and one for children - are framed by a spacious marble terrace offering unobstructed views of Mirabello Bay.

Equipment/Features

-Additional features:

- Panoramic sea view
- 1000 m from the sea
- security door
- storeroom
- Fireplace (2)
- Jacuzzi
- Internet connection
- Interior staircase
- Double glazing
- fly screens
- Balcony awnings
- Balconies
- Barbecue area
- Luxurious
- Airy
- Bright
- Air conditioning
- Solar system for hot water



- Hot water tank
- Automatic irrigation
- Tree population
- Swimming pool
- garden
- Completely renovated

Other data

The property is undoubtedly a worthwhile investment - whether as a permanent residence, as a vacation home or for tourist rental.

A promising villa in a prime location that combines comfort, privacy and luxury.



Your contact person

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