Property ID K4784

# Under construction: Modern villa with pool near the sea with sea views and the green surroundings of Platanias.




**73014 Chania - Platanias - Afrata**

# Unser Angebot

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| **Type of property** | House |
| **Kind of property** | Villa |
| **Postcode** | 73014 |
| **City** | Chania - Platanias - Afrata |
| **Country** | Greece |
| **Additional geographical information** | Kreta |
| **Living area** | approx. 94 $m^2$ |
| **Usable area** | approx. 94 $m^2$ |
| **Number of rooms** | 3 |
| **Number of bedrooms** | 2 |
| **Number of bathrooms** | 2 |
| **Plot size** | approx. 250 $m^2$ |
| **Purchase price** | 480.000,00 € |
| **External commission** | 3,57 % inkl. MwSt. vom Kaufpreis |
| **Condition** | New construction |
| **Combustion** | Wind / Water heat pump, Electric |
| **Heating type** | Autonomous heating |
| **Number of floors** | 1 |
| **Cable Sat TV** | Yes |
| **Terrace** | Yes |
| **Beach** | 0,60 |
| **Town** | 4 |
| **Krankenhaus** | 4 km |
| **Airport** | 28 km |

## Location

Afrata
Afrata is a traditional Cretan village located on the picturesque Rodopos peninsula in the Chania region of Crete, surrounded by beautiful olive groves and peaceful countryside.
The village is located just 3 km from Kolymvari - a place where you will find stores, restaurants, supermarkets and other daily amenities - while the city of Chania is about 28 km away.

Just 1 km from the village, the pebbly beach of Afrata offers crystal clear waters and is naturally protected from strong winds, making it a popular swimming destination for locals and visitors alike.

The village also has traditional tavernas and hosts an annual honey festival, celebrating local produce and Cretan culture.

Afrata combines tranquillity, natural beauty and close proximity to the sea, making it a wonderful place to enjoy the authentic Cretan lifestyle.

**Property description**

This property for sale is located in Afrata, Platanias (Chania), in a quiet coastal location near the village of Afrata.

It is a seafront villa currently under construction and offers a rare opportunity to acquire a modern home just 600 meters from the sea and a short 4 km drive from Kolymbari.

The residence extends over 94 $m^2$ and sits on a 250 $m^2$ plot; its design focuses on clean architectural lines and functional living.

The interior is open plan, with the kitchen, dining and living areas flowing seamlessly into one another.
This creates a bright and cozy space that is both contemporary and inviting.

Carefully planned features increase everyday comfort and efficiency - including a heat pump system, a solar water heating system and a hydromassage installation.

Outside, the private swimming pool - which can be heated for year-round use - adds a touch of luxury to the ambience and blends harmoniously into the relaxed coastal atmosphere.

**Equipment/Features**

- Private swimming pool
- Heat pump
- Solar system for water heating
- Mountain view
- Sea view
- Beach nearby
- Asphalted access road
- Heating system

**Other data**

As the property is still under construction, it also offers scope for individual design requirements and is therefore an attractive choice - both for permanent owner-occupation and for use as a vacation home.



**Your contact person**

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