

Property ID K5121

Stunning villa overlooking the surrounding olive groves and the sea in Kryonerida.



73007 Georgioupoli / , 3155

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	73007
City	Georgioupoli /
Country	Greece
Additional geographical information	Kreta
Living area	approx. 148 m ²
Number of rooms	4
Number of bedrooms	3
Number of bathrooms	3
Plot size	approx. 940 m ²
Number of sep. toilets	1
Purchase price	700.000,00 €
External commission	3,57% (including VAT) of the purchase price
Condition	Sehr gut
Combustion	Electric
Heating type	Electric heating
Number of floors	3
Cable Sat TV	Yes
Parking spaces	2 Private parking spaces
Balcony	Yes
Terrace	Yes

Location

The villa is located in Filippou, surrounded by peaceful hills, olive groves, and typical Cretan vegetation.

Vryses is just 3 km away and offers all the essential amenities for daily life, including mini-markets, a bakery, a pastry shop, traditional cafés, and taverns. The village is known for the small river that flows through it year-round, as well as for the picturesque restaurants along its banks.

Georgioupolis, with its long sandy beach and a wide selection of shops, cafés, and restaurants, is about a 15-minute drive away.

- Vryses: 3 km
- Georgioupolis and the beach: about 15 minutes by car
- Everyday amenities and shops: a short drive away

The spacious floor plan, three bedrooms, the attic, the private swimming pool, and the beautifully designed outdoor areas make this villa an excellent choice both as a permanent residence and as a vacation home. The quiet location and easy access to Georgioupolis also offer attractive opportunities for tourist vacation rentals.

Property description

Situated on a green hill in an exceptionally peaceful setting in Filippou, Apokoronas, this impressive villa, with 148 m² of living space, offers a beautiful view of the surrounding olive groves, the Cretan countryside, and the sea.

The property combines privacy and tranquility with the security of a small, sparsely developed neighborhood. On the expansive hillside, there are only a few carefully positioned villas, built far enough apart to preserve the privacy and peaceful atmosphere of each individual property.

The villa spans three levels and features three bedrooms, three bathrooms, spacious living areas, and air conditioning in every room.

The ground floor features a bright and spacious open-concept area with a living room and fireplace, a dining area, and a kitchen. There is also a bathroom on this level. Large double patio doors create a direct connection between the interior and the covered patio, the swimming pool, and the garden. Under the pergola, there is a ping-pong table and comfortable seating, offering an ideal shaded area for relaxation and outdoor living.

The first floor features three bedrooms. Two of them have double beds and private bathrooms with showers, while the third is furnished with a single bed.

Two of the bedrooms open onto a large shared terrace with a beautiful ocean view. The third bedroom has a private balcony overlooking the green countryside. The upper level includes an attic that provides additional storage space or can be converted into a home office, a creative workspace, or an artist's studio.

The centerpiece of the outdoor area is the private swimming pool, which covers an area of 35.70 m² and measures 8.60 x 4.15 m.

Equipment/Features

- Living room and kitchen
- Window frames: Aluminum
- Floors: Tile
- Door: Single
- Closet: Built-in closet
- Garden: Private
- Pool: Private
- Parking: Open
- Number of parking spaces: 2
- Air conditioning
- Furnished
- Appliances
- Open-concept

- Bright
 - Double-glazed windows
 - Screen doors
 - Interior staircase
 - Awnings
 - Solar panels
 - Painted
 - Entrance step
 - Residential property
 - Grill
 - Attic
 - Panoramic view
 - Vacation home
 - Tiled roof
 - View: unobstructed
 - Driveway: Asphalt
-
- Versatile attic space
 - Open-concept living, dining, and kitchen area
 - Fireplace
 - Air conditioning in all rooms
 - Private swimming pool (35.70 m²)
 - Covered pergola terrace
 - Large terrace with ocean view
 - Landscaped garden
 - Grilling area with sink
 - Outdoor shower
 - Table tennis
 - Ample parking
 - Panoramic view of the ocean, olive groves, and countryside

Other data

The garden features lawns, landscaped flower beds, and olive trees. Stone steps connect the property's entrance to the pool area, following the natural slope of the lot.

The garden also features a private barbecue area with a sink and water connection, providing an excellent setting for meals and social gatherings outdoors. Ample parking is available next to the villa, right near the entrance.



Your contact person

Herr Dipl.-Ing. Konstantin Korakas
immotip24.de - hellasproperty.com

Hans-Sachs-Str. 18

82194 Gröbenzell

Phone: +49 8142/4401880

Homepage: www.hellasproperty.com

Email: info@hellasproperty.com

We cannot take any guarantee for the property details as they are not provided by us. This expose is strictly for your personal use. Passing it on to a third party is expressly subject to our agreement and does not affect our right to commission on the closure of any contract. All discussions and correspondence must be carried out via our offices. In cases of violation of this we reserve the right to claim damages to the value of our right to commission. A pre-sale is not excluded.