Konstantin Korakas Immobilien

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Property ID K5123

Exceptional property surrounded by olive trees near Xyrosterni / Chania.



73007 xirosterni, 6712

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Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	73007
City	xirosterni
Country	Greece
Additional geographical information	Kreta
Living area	approx. 191 m^2
Usable area	approx. 225 m^2
Number of rooms	6
Number of bedrooms	5
Number of bathrooms	3
Plot size	approx. 7.492 m^2
Number of sep. toilets	1
Purchase price	850.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2008
Condition	Sehr gut
Combustion	Electric
Heating type	Electric heating
Number of floors	2
Cable Sat TV	Yes
Parking spaces	2 Private parking spaces
Balcony	Yes
Terrace	Yes

Location

The property is located between the sought-after villages of Vamos and Xirosterni in Apokoronas, Chania.

Property description

Nestled between the sought-after villages of Vamos and Xirosterni, this exceptional rural estate offers the perfect combination of privacy, breathtaking scenery, and an authentic Cretan lifestyle. Set on a spacious 7,492 m^2 lot, the property offers unobstructed panoramic ocean views from every level, complemented by impressive mountain vistas that create a truly spectacular backdrop.

The villa offers 191 m^2 of high-quality living space, complemented by a 34 m^2 utility room with a workshop, which provides ample space for storage, hobbies, or future expansions.

One of the property's standout features is its extremely flexible floor plan, which can be easily adapted to different lifestyles and investment strategies. At the new owner's request, the villa can be converted into three independent apartments. This makes it ideal for vacation rentals, multigenerational living, or a combination of a private residence and guest quarters.

Surrounded by nature, the property is a true Mediterranean retreat. Approximately 30 mature olive trees allow for the annual production of the property's own olive oil. In addition, various fruit trees and a private vineyard provide fresh seasonal produce and even the opportunity to make your own wine.

Whether you're relaxing on the spacious terraces, entertaining family and friends, or simply enjoying the breathtaking views of the sea and mountainsthis property offers an exceptional lifestyle in one of the most sought-after regions of Apokoronas.

Equipment/Features

• Air conditioning
• Balconies
• Fully furnished villa
• Garage
• Parking space
• Ocean view
• Storage room
• Swimming pool

• Villa with 191 m^2 of living space
• 34 m^2 storage room and workshop
• Private lot of 7,492 m^2
• Panoramic ocean views from every level
• Breathtaking mountain views
• Flexible floor plan with the potential to create three independent apartments
• Approximately 30 high-yielding olive trees
• Private vineyard
• Various mature fruit trees
• Excellent opportunity as a permanent residence, vacation home, or investment property for rental
• Quiet location between Vamos and Xirosterni, just a few minutes from beaches and everyday amenities

Other data

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A rare opportunity to acquire a unique Cretan estate where privacy, breathtaking views, and the authentic Cretan lifestyle come together in perfect harmony.



Your contact person

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