

Property ID K2747

NEW BUILD: Luxury villa with pool, extensive facilities and wonderful sea views in Chersonisos.



70014 Chersonisos Heraklion

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	70014
City	Chersonisos Heraklion
Country	Greece
Additional geographical information	Kreta
Living area	approx. 260 m ²
Usable area	approx. 260 m ²
Number of rooms	7
Number of bedrooms	5
Number of bathrooms	6
Plot size	approx. 1.013,91 m ²
Purchase price	1.100.000,00 €
External commission	3,57% (including VAT) of the purchase price
Year of construction	2022
Condition	First occupancy
Combustion	Wind / Water heat pump
Heating type	Autonomous heating
Number of floors	1
Cable Sat TV	Yes
Parking spaces	2 Private parking spaces
Balcony	Yes
Terrace	Yes

Location

Hersonissos, the resort town

Not so long ago, Chersonisos was a small fishing village situated on a small peninsula. This is what the name "peninsula" means. Today, Hersonissos is a lively cosmopolitan resort that truly offers something for everyone.

Most of the activity is centered on this peninsula, which is now at the heart of a thriving resort with an excellent sandy beach, trendy boutiques and a wide selection of waterfront restaurants and bars.

At sunrise, life becomes quiet and relaxed again, then you can walk along the main street to find the best buys or settle down in the shade of one of the bars for a long drink.

In the hills behind Hersonissos are three small traditional villages. The pace of life is much slower there. The cobbled streets and stone houses create a calm and relaxed atmosphere.

Property description

On a plot with a total area of 1,013.91m², with a frontage length of 12.40m on the asphalted country road.

The property has an area of 260sqm, a covered outdoor area of 30sqm, a patio and a swimming pool of 104sqm.

The property has 2 living areas, five bedrooms, six bathrooms, four of which are in the bedrooms and two in the kitchen, and an entrance hallway.

The pool is set on a high wall with a glass railing, with an infinite view.

The house has been designed by experienced engineers (civil engineer, architect, mechanical engineer) and decorators and includes:

- C30/37 quality concrete, reinforced with excellent Penetron sealing material.
- Excellent thermal insulation and sealing of all external surfaces (energy class A).
- Architectural materials of excellent quality and aesthetics (granite tiles, built-in sanitary ware and batteries, etc.).
- Stone cladding on individual exterior and interior walls.
- High quality and aesthetic HPL surfaces in kitchens and cabinets, illuminated from the inside.
- High-quality insulating windows with energy-efficient glazing and electric shutters in the bedrooms.
- Heat pump and radiator heating.
- Air conditioning with split air conditioning system and suspended ceiling cassette
- Hot water for use by solar water heater, supported by heat pump.
- Independent water tanks for storage in case of interruption of supply from the public network.
- Architectural lighting with special luminaires and many hidden lights.
- Smarthome applications in the form of centralized control of lighting, blinds, etc.
- Alarm systems with magnetic contacts in window frames, motion detectors and cell phone control.
- External cameras with recorder and cell phone overview function.
- Energy-efficient air chimney.
- Electrical appliances (dishwasher, washing machine, fridge, oven, hob, extractor hood).

Equipment/Features

- Terrace
- Bright
- Satellite antenna
- Solar water heater
- View
- garden
- Air conditioning

- Frame: Aluminum
- Swimming pool
- Security door
- Orientation: East
- Access for the disabled
- Facade
- Mosquito nets
- Alarm system
- Tents
- Fireplace
- Glass types.
- Floor covering.
- Light

Other data

- Infrastructure for:
 - § Pool water heating pump.
 - § Outdoor barbecue and sink (BBQ).
- At this stage, the work has been completed in all the houses up to the plastering and plasterboard frame. The orders for tiles, sanitary ware and exterior aluminum frames have also been completed.
- Furniture (beds, bedside tables, bedside tables, sofas, recliners, tables, chairs, etc.) and televisions are not included. There is of course the possibility of delivering them and handing over the houses exactly as they are shown in the 3D drawings, with a corresponding fee, for which a market survey has not yet been carried out.
- Construction time: 6-8 months, depending on weather conditions.
- Fence walls and a railing with a total height of 2.50 m will be erected around the property. The ground will be paved with both tiles and an engineered biological system.



Your contact person

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