

Property ID K3306

Luxury stone villa with breathtaking sea views and traditional charm!



70200 Pitsidia, Timpaki



Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	70200
City	Pitsidia, Timpaki
Country	Greece
Additional geographical information	Kreta
Living area	approx. 280 m ²
Usable area	approx. 20 m ²
Number of rooms	3
Number of bedrooms	2
Number of bathrooms	2
Plot size	approx. 1.166 m ²
Number of sep. toilets	1
Purchase price	700.000,00 €
External commission	3,57 % vom Kaufpreis inkl. MwSt.
Year of construction	2022
Condition	As good as new
Combustion	Electric, Solar
Heating type	Underfloor heating
Number of floors	1
Cable Sat TV	Yes
Parking spaces	1 Carport 1 Private parking space
Terrace	Yes
Beach	3
Town	11
Airport	60 km
Available from (text)	By arrangement
Commercial use	Yes

Location

This beautiful stone villa is located in a privileged position on the hill of the beautiful village of Pitsidia. From here you can enjoy a breathtaking panoramic view of the Libyan Sea, the majestic mountain panorama with Psiloritis, the highest mountain in Crete, as well as the vast plain of Messara. This unique location allows you to experience both the sunrise and the sunset over the sea in summer.

The village square, mini market, pharmacy and traditional taverns are only 200 meters away. The beaches of Komos, Matala and Kalamaki are between 3 and 6 km away. Heraklion International Airport is 60 km away, while the nearest town, Moires, with doctors and other amenities, is only 11 km away.

— Distances —

Beach (Komo Beach): 3 km

Village center (Pitsidia): 200 m

Shopping facilities (supermarket in Pitsidia): 200 m - 1 km

Gastronomy (restaurants and cafés in Pitsidia): 200 m - 1 km

Town (Moires): 11 km

Airport (Heraklion): 60 km

Airport (Chania): 114 km

Property description

Welcome to this new, spacious natural stone luxury villa, which blends harmoniously into the sun-drenched landscape of Crete. Here you can expect not only breathtaking sunsets and an enchanting sea view, but also a spectacular mountain panorama and the expanse of the Messara plain. This spacious oasis of well-being invites you to relax and offers space for hours together as well as private moments.

The light-flooded living-kitchen area with its aesthetics, clever design and breathtaking sea views forms the heart of the villa. Two spacious bedrooms with king-size beds not only offer plenty of room, but also a fantastic sea view and direct access to the spacious terrace with an inviting infinity saltwater pool and fascinating views.

The barrier-free en-suite bathrooms with level-access showers and a door width of 85 cm offer maximum comfort. The entire living concept is designed for space and freedom of movement, allowing people with limited mobility to enjoy the villa without obstacles. State-of-the-art equipment such as air conditioning and underfloor heating in the living/kitchen area provide additional comfort.

Every detail has been designed with love and consideration, from the specially designed and handcrafted furniture to small conveniences such as the power sockets in the concrete benches on the terrace. Here you will find space for social gatherings as well as individual moments of retreat.

The highlight of this luxurious stone villa is undoubtedly the wonderful view, which can be enjoyed not only from the interior rooms, but also from the terrace and pool area. Welcome to your new home, where luxury, comfort and the beauty of Greece become one.

Are you intrigued by this luxurious stone villa?

Contact us today to find out more and realize your dream of exquisite living!

Equipment/Features

Welcome to your dream home with all the amenities and a breathtaking view! Below you will find a breakdown of the specific features and fittings that make this home a unique gem:

- Views -

Impressive mountain views, distant views over the surrounding area and breathtaking sea views

- Terrace and garden

Spacious terrace with 300 m² for outdoor enjoyment, plus a well-tended garden

- Parking spaces -

Two parking spaces available, including a carport and an outdoor parking space

- Bathrooms -

Two modern daylight en-suite shower rooms with bidet and a guest WC

- Kitchen

Fitted kitchen available, open plan for a communicative living experience

- Floors -

High-quality tiled and stone floors for a stylish ambience

- Windows -

Double-glazed aluminum windows with mosquito nets ensure durability and aesthetics

- Further rooms -

A storage room and a separate laundry/drying room for added convenience

- Accessibility -

The house is barrier-free, ideal for seniors and people with mobility impairments

- Suitability -

Perfect as a vacation home or for a shared apartment

- Air conditioning -

Fully air-conditioned for pleasant temperatures all year round

- Equipment -

The property will be delivered furnished

- Swimming pool -

Enjoy refreshing moments in your own infinity pool



- Solid construction -

Solid solid house for stability and longevity

- Energy supply -

Electricity, solar and underfloor heating for an efficient and sustainable energy supply

- Supply -

Connection to municipal water supply and power supply

- Miscellaneous -

The property will soon be available, ideal for immediate occupancy

Other data

A special feature of this property is the terrace with the garden. This outdoor area offers you the opportunity to enjoy the fresh air and admire the panoramic views. With plenty of space for outdoor furniture and plants, the terrace creates an inviting and relaxed atmosphere for social gatherings or quiet moments of relaxation. Whether you want to enjoy your breakfast al fresco, watch the dusk fall or simply soak up the sun, this veranda is a real added value to this property.

This property has been designed with a particular focus on versatility, not only to be suitable for tourist rentals but also to provide comfortable permanent living. It was particularly important that people with reduced mobility could find their way around easily, thanks to a stepless house, spacious rooms and wide doors. The terrace also offers stunning views, as confirmed by many guests who are amazed by its beauty.

This property offers a wide range of possible uses - whether as a luxurious permanent residence, an exclusive vacation home or a profitable property for tourist purposes. No matter what type of use you decide on, the choice is entirely yours. This versatility allows you to design your residential or investment project according to your individual wishes and enjoy life to the full.



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.