

Luxury Villa near Almyrida Beach

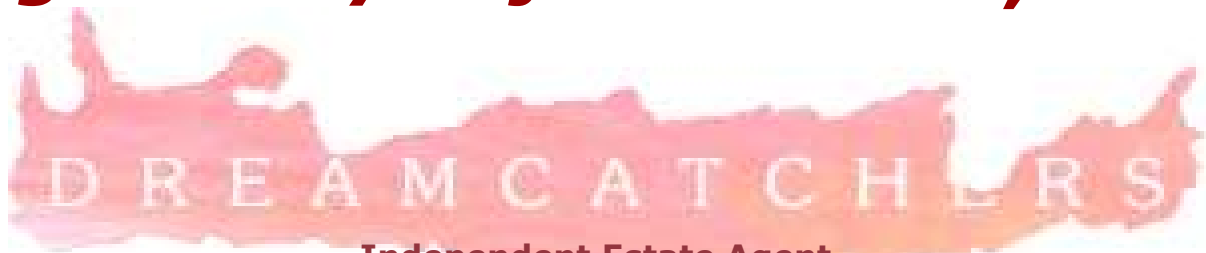


An Extremely High Quality and well maintained villa in the perfect location just a short stroll from the amenities and beaches of Almyrida.

Overlooking the resort it enjoys first class sea views across Souda Bay.

An individually designed Villa of over 250M² including separate guest accommodation. With well landscaped gardens, large private swimming pool, outdoor kitchen, garage and extensive terraces

A great buy at just €695,000



**Independent Estate Agent
The Bridge, Almyrida, Crete.**

TEL: +30 28250 32625 or 6944 843564

**www.dreamcatchers-crete.com
info@dreamcatchers-crete.com**

REF: DC-490

HOUSE SIZE: 256 M²

PLOT SIZE: 4000 M²

BEDROOMS: 3/4

BATHROOMS: 3

SUMMARY:

This lovely, modern villa was built in 2008 to a very high standard. The current owners use it as a permanent home.

The private entrance with electric gates and driveway leads from the main route from Almyrida to the popular village of Plaka. There is a garage and spacious parking areas.

The gardens are well laid out with tiered levels and lots of natural landscaping with mature trees and plants, including many olive trees.



The whole plot is fully walled and fenced and has an irrigation system

The villa has many external terraces and balconies with shaded areas for outdoor seating. There is also a large outdoor kitchen, BBQ and dining area. The raised pool and sun terrace makes the most of the amazing sea views. The 50M² single depth pool is mosaic tiled and has Roman steps.



The villa has plenty of storage areas both internal & external—with wood stores and a boiler room.



Simply the only option!

REF: DC-490

HOUSE SIZE: 256M²

PLOT SIZE: 4000M²

BEDROOMS: 3/4

BATHROOMS: 3

SUMMARY (cont.):

The interior of the villa is beautifully designed and laid out. The upper floor has a vast open plan living space with dining area and an extremely spacious fitted kitchen with a centre island.

The kitchen also has a separate utility area which houses the washing machine, dryer and additional appliances.

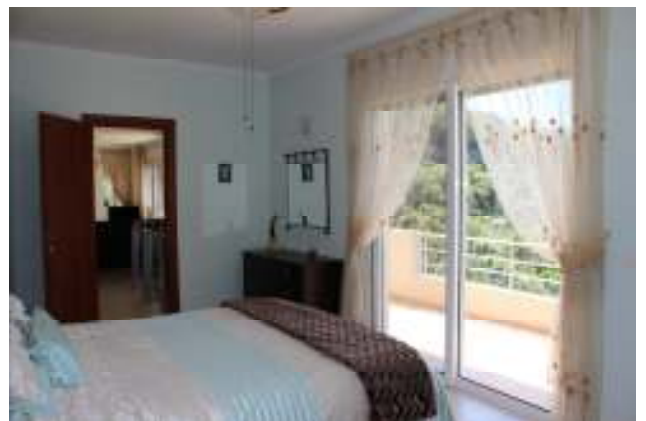
Each end of the upper floor has a large double bedroom.

The master suite has walk in closets and an en-suite shower room. Patio doors lead to its own external terrace area.

The guest bedroom also has patio doors to the external terraces and the guest bathroom has a full bath and shower.

Also on this floor is another separate room currently used as an office area.

The lower floor is designed as guest accommodation and can be accessed both internally and from its own external entrance. There is currently a large living space, 1 bedroom and a walk in shower room. There is plenty of room here for additional bedroom space. There are also several storage areas and internal access to the garage.



DREAMCATCHERS

REF: DC-490

FEATURES:

- Air Conditioning and ceiling fans
- Underfloor Central heating plus feature fireplace
 - 50M² fully tiled Private Pool
- High quality fitted kitchen with built in appliances
 - Self contained guest accommodation
 - Fitted wardrobes
 - Covered Outdoor Kitchen and BBQ area
 - Fully landscaped gardens with irrigation
 - OTE telephone line with Wi-Fi Internet
 - Alarm system and smoke detectors
 - Many sun terraces / shaded sitting areas
- Large, private, gated plot with electric gates
 - Garage and plenty of parking
- Solar Panel and 6000 Litre reserve water tanks
- Double Glazed Aluminium windows and doors with shutters and fly screens
 - Boiler room, utility room and store rooms
 - 'Back Up' Generator

This lovely villa is an ideal holiday home for large families but would also make a great investment for holiday rental.

Some furniture may be available by separate negotiation



REF DC-490