

STUNNING 4 BED LUXURIOUS VILLA WITH PRIVATE POOL AND AMAZING VIEWS IN KALYVES



**REF:
YHOC-152**



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**PRICE:
€1,250,000**

HOUSE SIZE: 200m²

LAND SIZE: 8,900 m²

A truly stunning property for sale near the popular village of Kalyves. An amazing opportunity to buy a luxury villa in a private location in Western Crete.

Set proudly among the olive groves, this elegantly designed property enjoys complete privacy, yet is only a few minutes' drive from the supermarket and the beach.

Built to the highest standards, no effort or expense has been spared when this sumptuous house was conceived. It is well thought out, functional and is extremely well maintained. Its architecture and elegant ambience blend perfectly with the surrounding olive groves.

INTERIOR

This stunning villa was built in 2016 and features a large private pool, outdoor kitchen/BBQ area, a large basement/storage area along with plenty of parking.

This one-storey villa has been cleverly laid out; in the middle is the main part which is the heart of the property housing the comfortable living quarters and the kitchen, while the bedrooms are set at the 2 outer wings of the property, thus offering full privacy.

The main entrance door opens into a spacious open plan kitchen/living/dining area with high vaulted whitewashed ceilings opening on both sides to the outdoors.

The entire north facing façade (towards the sea and Souda Bay) is equipped with bi-fold doors, providing an abundance of natural light flooding in and thus extending the living area towards the exterior. Plenty of patio doors give access to the tiled exterior areas and the swimming pool with unobstructed views.

The fully fitted open kitchen consists of an island bench (with barstools) with a built-in hob and extractor fan, a double sink, a white granite worktop and all the built-in appliances. Hidden drawers and cupboards have been cleverly incorporated in the island and there is a pantry for food storage.

Four spacious bedrooms, each with a modern adjacent bathroom, are built in the east and west wing of the building, two on each side. 3 rooms have a shower and one a full length bathtub. All rooms include a heating/cooling system with an independent thermostat and a patio door leading to a private balcony - two rooms have been provided with a safety deposit box.

Next to the living room, a common WC is available for everyone's use. All rooms are on one single level except the laundry room and storage areas.

The lower floor consists of 4 rooms:

- A laundry room with the washing machine, a sink, and the linen cupboards
- A full bathroom with a wall to wall shower protected by a glass screen + WC
- 2 rooms for storage

There is access to the lower floor and the bathroom from the exterior area and the BBQ area. A useful thought for the people looking to take a shower after using the pool.

The property is entirely stone built, with massive 70cm large solid walls, earthquake resistant and energy sufficient.

EXTERIOR:

The property sits on a large, private, low maintenance plot with about one hundred olive trees plus a variety of Citrus and Fruit trees.

Entering through electric gates (a side gate is also provided for the pedestrians), there is ample parking for several cars. A tiled path surrounded by a lawn and plenty of hedges forming natural fences, leads to the main entrance of the house and wraps around the entire property for easy access to all areas.

The plot is mainly planted with olive trees, is fully landscaped and irrigated with a watering system. It is flat, easy to handle and very well maintained.

The covered front terrace is the ultimate living space, equipped with exterior furniture and enjoying the stunning unobstructed view towards the sea and Souda Bay.

The large pool – which is a few steps down from the terrace - is surrounded by spacious open and covered areas — providing cool shady seating and dining areas. It is secured with aluminum railing and is 10 meters long.

The outdoor kitchen consists of a stone built BBQ, a stone bar with 6 stools, a built in sink, a pizza oven and a grill.

THE AREA:

The villa is located in a very tranquil location, just 10 minutes walking down the hill to the sandy beach of Kalyves.

Kalyves has a large school which caters very well for the children of the foreign nationals living in the area and there are also a number of state offices in the village. It is also a popular tourist resort that has maintained its Cretan character. The town runs alongside the sea for a couple of kilometers with the beach at the front and some low hills behind and offers plenty of shops,

There is a tiny picturesque harbor at the East end of the town with a kantina on the beach nearby. Running alongside the

golden sandy beach which starts at the side of the harbor are some really good tavernas and cafes.

The national highway is a 5-minute drive and one can easily reach Chania town centre within 15 minutes. Chania airport is 30 minutes while Souda port is just a 10-minute drive.

This property is ideal for people looking for an established and lucrative rental business providing a substantial rental income, or to use as a family holiday home, or for all year living as it is fully equipped for summer and winter, perfect for spending quality time in a home away from home.



FEATURES:

- Heating and cooling system via a heat pump
- Solar panels
- Fully equipped kitchen including electrical appliances
- Fitted wardrobes
- Telephone and Internet connection
- Whitewashed beamed ceilings
- Reserve water tank of 30m³
- Fully furnished
- Basement consisting of 4 separate rooms
- Grey bi-fold aluminum doors, windows and shutters
- Double glazed windows with fly screens in the bedrooms
- 40m² private pool
- Fenced, walled and gated plot
- Watering system
- Exterior stone built BBQ area
- Alarm system
- Private garage
- Landscaped gardens
- Parking for 6 cars

