

LUXURIOUS 7-BED VILLA WITH STUNNING SEA VIEWS IN PLAKA



**REF:
YHOC-025**



**PRICED AT:
€1,200,000**

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HOUSE SIZE: 250m² PLOT SIZE: 5,000m²

Luxurious modern villa for sale in Plaka, tastefully renovated with the highest quality materials and with stunning views towards the sea and Akrotiri peninsular.

Set on a 5.000m² plot nearly touching the sea, Plaka Aegean was built in 1998 and used to be a meditation centre consisting of 2 semi detached houses which have been renovated into one spacious large villa with 7 bedrooms and 4 bathrooms including extended living areas.

This modern villa has a full EOT rental license and is currently being successfully rented out during the tourist season providing a consistent rental income for the owners.

A stunning villa, conveniently located, well planned and with great views.

INTERIOR:

You enter the villa from the upper level. To the left is a fully equipped and modern kitchen, followed by a large dining area connected to a light and airy spacious living area with a fireplace. French doors open onto a large balcony overlooking the swimming pool area, offering stunning views over Souda Bay and the surrounding olive groves.

There are also two fully tiled bathrooms as well as an office room/small bedroom on this floor.

Two sets of stairs take you down to the lower level where the bedrooms and bathrooms are located. There are 6 double bedrooms on this floor, 2 of which equipped with walk-in closets, and one of which also includes an en-suite bathroom.

There are also 2 family bathrooms on this floor, one of which includes a laundry room.

French doors open onto the arched, covered veranda and further more onto the fully tiled swimming pool area.

The villa comes with tasteful furnishings and interior design full of blue and white colours which are the traditional Greek standard colours.

EXTERIOR:

With plenty of large verandas and covered sitting areas, this villa offers wonderful opportunities for 'outdoor living' during many months of the year.

A large drive with ample parking space is found at the south of the property at the main entrance.

The large landscaped garden is a small paradise, with paths, mature trees and bushes, bougainvillea and plenty of flowers. Five large arches cover the lower veranda offering plenty of space for dining and outdoor living, overlooking the magnificent sea views as well as the pool area and beyond.

This ecological swimming pool is 36m² with a slope until 1.60m and also includes a heating system. Tiled paths surround the pool and provide space for sun bathing.

A small path leads to the edge of the plot and a small gate; from there you can walk about 100 meters to the sea. But be careful, the coast is rocky and rough, and you can only swim in the sea if the sea is calm.



THE AREA:

This unique villa is situated at the outskirts of Plaka village in a very quiet and peaceful location providing extreme privacy and yet is just a short drive or walk from the everyday amenities and restaurants of the picturesque village of Plaka.

The famous beach resort of Almerida is just 1.5km away or a 5 minute drive and offers numerous shops, bars, restaurants, pharmacy, bakery, hotels and much more.

FEATURES:

- Solar panels
- Fire place
- Central heating/boiler room
- Aluminium exterior banisters
- Fully equipped kitchen
- High quality furnishing
- Built in wardrobes
- Air conditioning throughout
- Grey aluminum double glazed windows
- White goods
- Internet connection
- Satellite TV
- BBQ
- Extra storage space
- Immersion heater
- Fly screens
- Reserve water tank
- Mature landscaped garden
- Automatic watering system
- Electric entrance gate and concrete driveway
- Alarm system
- Ample parking
- Private heated swimming pool

