

# *Villa Dionysos*

## LUXURY VILLA FOR SALE - Mochlos, Eastern Crete

Villa Dionysos is a unique property, completed to the highest standards of both construction and fittings, overlooking the harbor in Limenaria which is 500m west of the delightful village of Mochlos. This lovely spacious villa is set in a tranquil bay only 150 meters from a quiet beach with crystal clear water. Available also a beautiful marina for small boats docking.



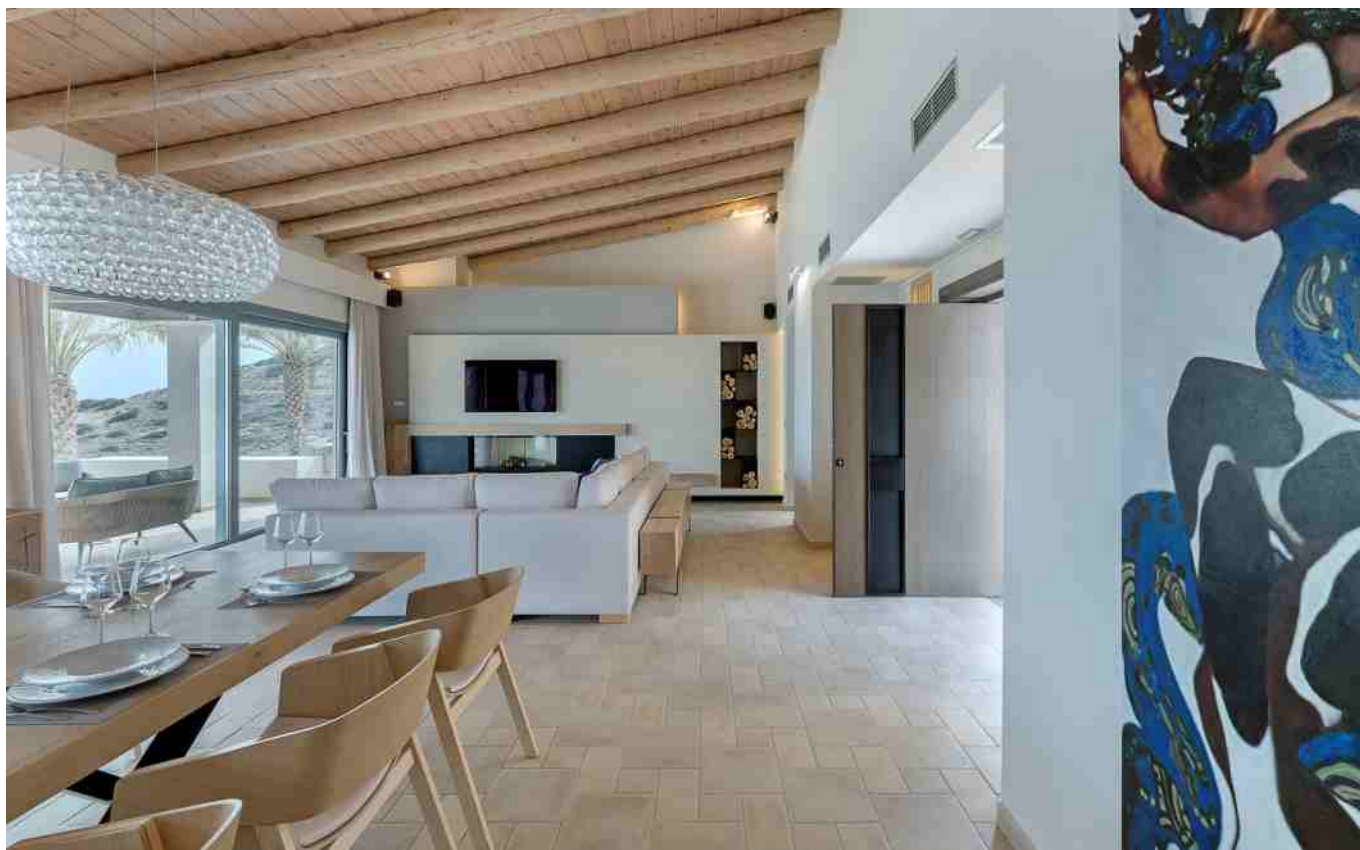
**price: € 4,200,000**

Luxury villa, on a plot of 2.780, 58sqm located directly on the sea front is an example of sophisticated and elegant design. High quality materials, unique lighting fixtures, neutral color palette as well as a variety of stone and textures are combined successfully under the philosophy of a modern way of living comfortable and relaxing like being in a luxury resort.

### INFORMATION

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[www.villadionysos.gr](http://www.villadionysos.gr)



The magnificent villa consists of three levels. The ground level includes an open plan living room with a high angled ceiling, a dining area and a kitchen, a large fireplace which creates special warmth and an aura, a spacious master bedroom en suite with bathtub, a dressing room, a bio-ethanol fireplace, a guest cloakroom and a guest wc. On the same floor there is 1 bedroom/bathroom suite with shower unit and 1 bedroom/bathroom suite on the upper level. Large balconies with spectacular views of the sea and mountains. The main residence of 207,95sqm has interiors with natural light emphasizing the harmonious combinations of furnishing elements.

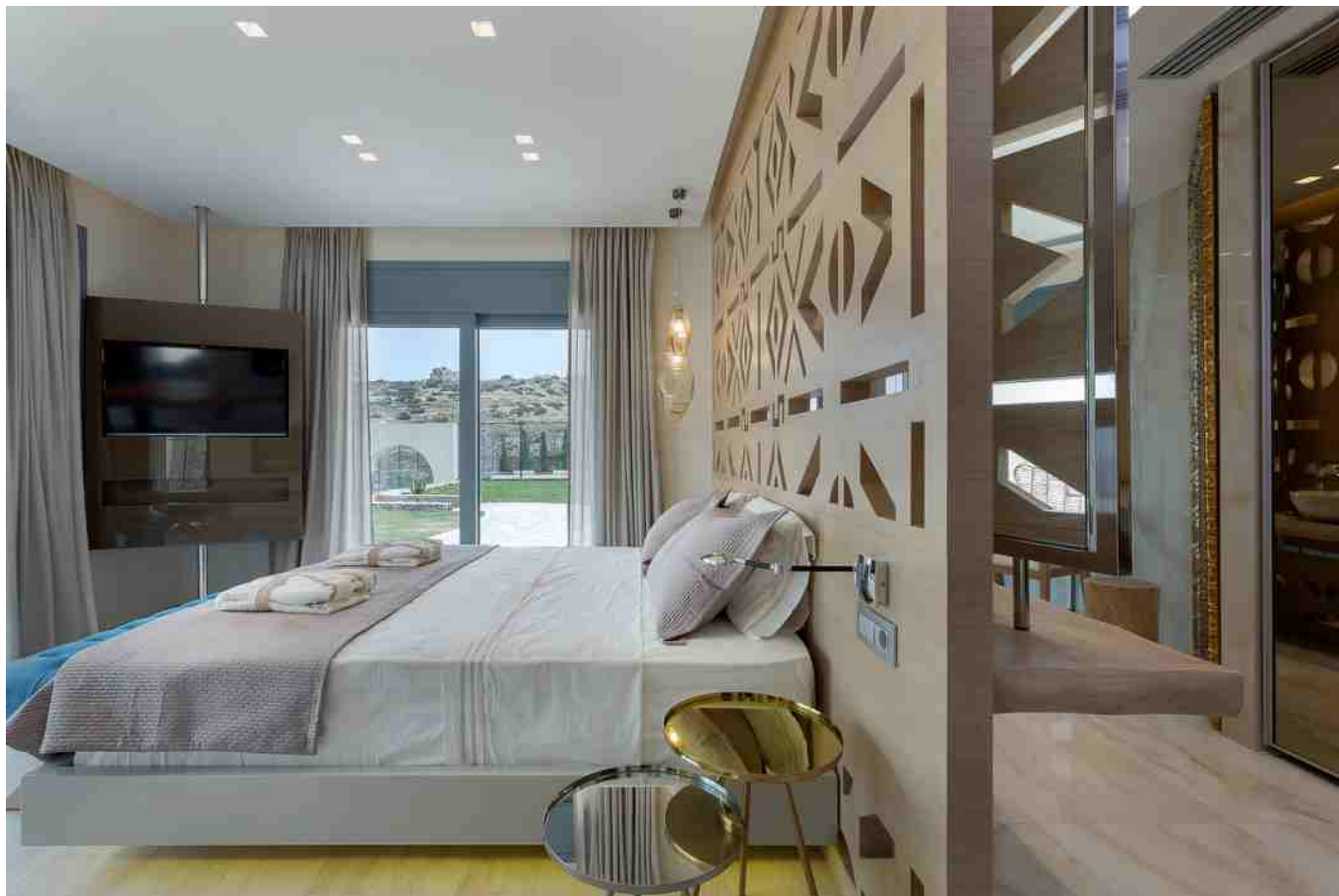
The lower level totals over 287,16 sqm consists of 2 luxury bedrooms/bathrooms suites with shower units and one of them has a kitchenette, an indoor couple Jacuzzi with a breathtaking view over the sea and a bio-ethanol fireplace, an atmospheric sauna area excellent for relaxation contains its own private shower and changing room.



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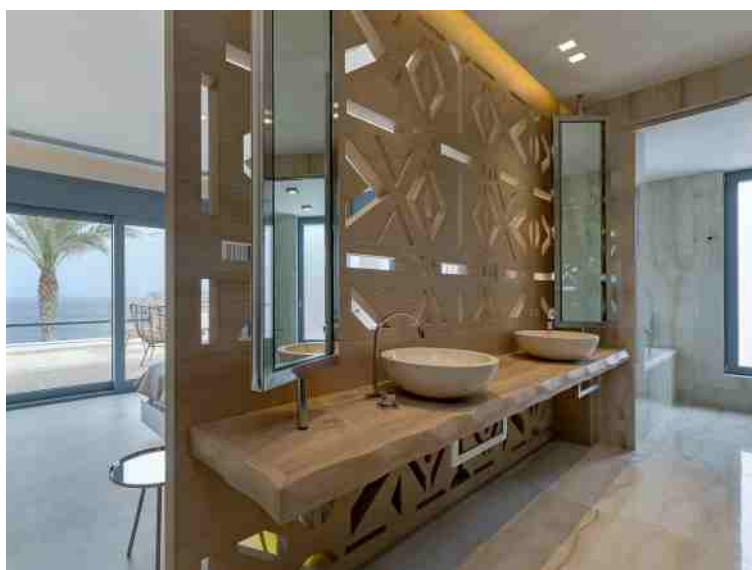
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This level also features a fully equipped gym and a playroom with billiard table, a cozy reading corner, an office with spectacular sea view and a garaging area of approx. 38,26 sqm.

An outstanding feature is the stunning enclosed tennis court (39m x 18m) which includes a 5m high hit-back wall and floodlights.

The luxury villa offers a spacious extensive terrace with swimming pool (8,75m x 4,95m x 1,65m) overlooking the azure blue sea. In all there are over 400sqm of tiled or decorative paved terrace areas including a 55sqm roof terrace accessed by a walk way.



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The entire property creates the atmosphere of peace, planted with magnificent lawn, being surrounded by private landscape gardens including a BBQ area with dining terrace.

All areas have full central heating, windows are double glazed with integral fly screens and electric roller shutters, and walls and roof is well insulated. The house is very secure and the grounds are enclosed by substantial walls and metal fencing. Further security features could be added with ease.

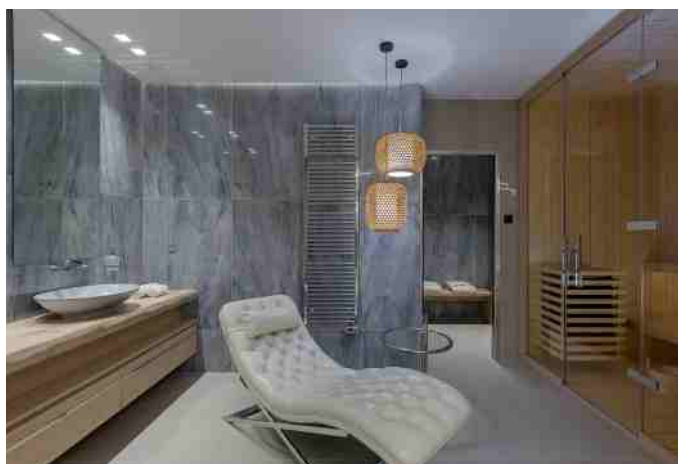
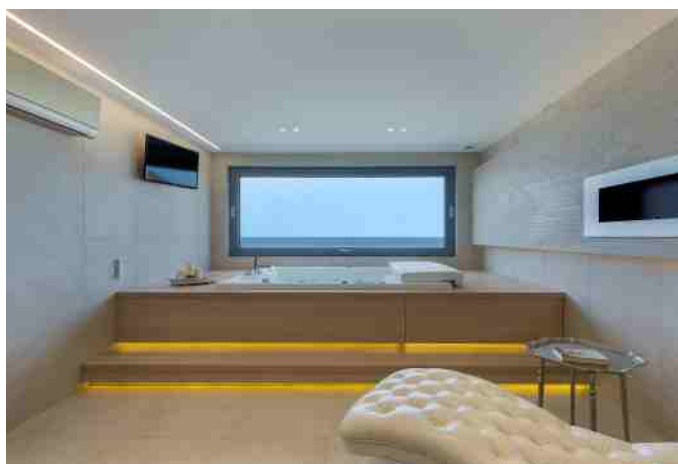
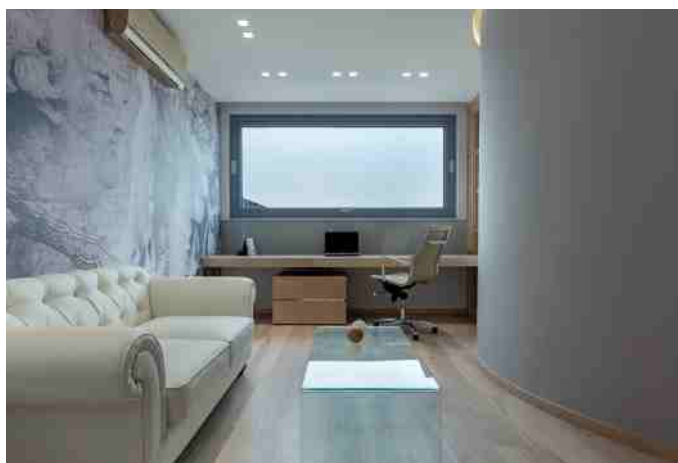
Villa Dionysos has many delightful features and its facilities and location make it a truly unique residence for year-round living.

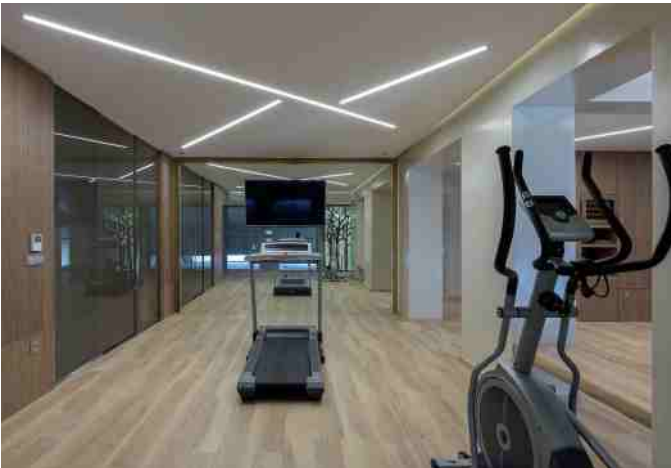


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The property has spectacular sea and mountain views and is away only 30min drive from the center of Agios Nikolaos, the province capital and 40min drive from the cosmopolitan fishing harbor of Elounda. Only 90min drive to the international airport of Heraklion.



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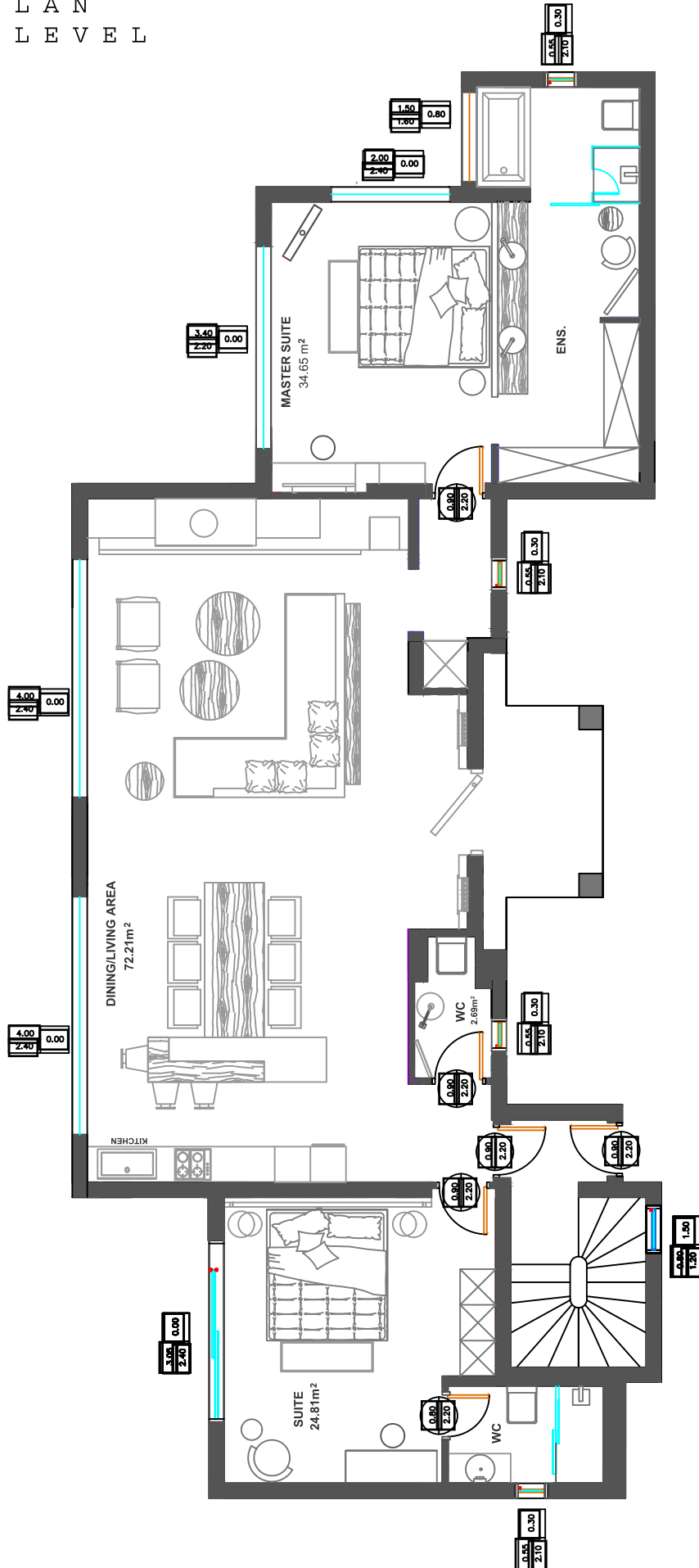
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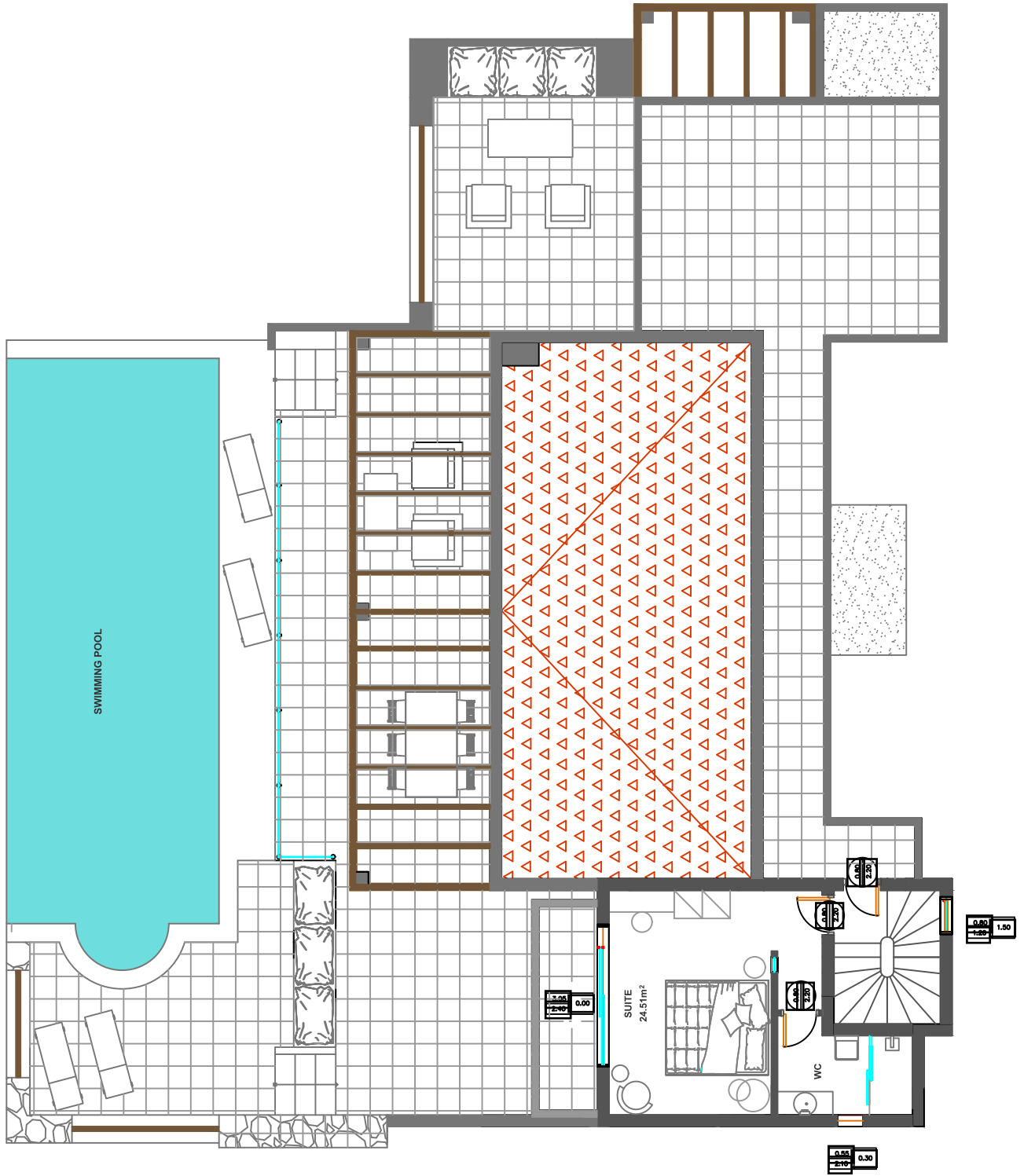
FLOOR PLAN  
GROUND LEVEL



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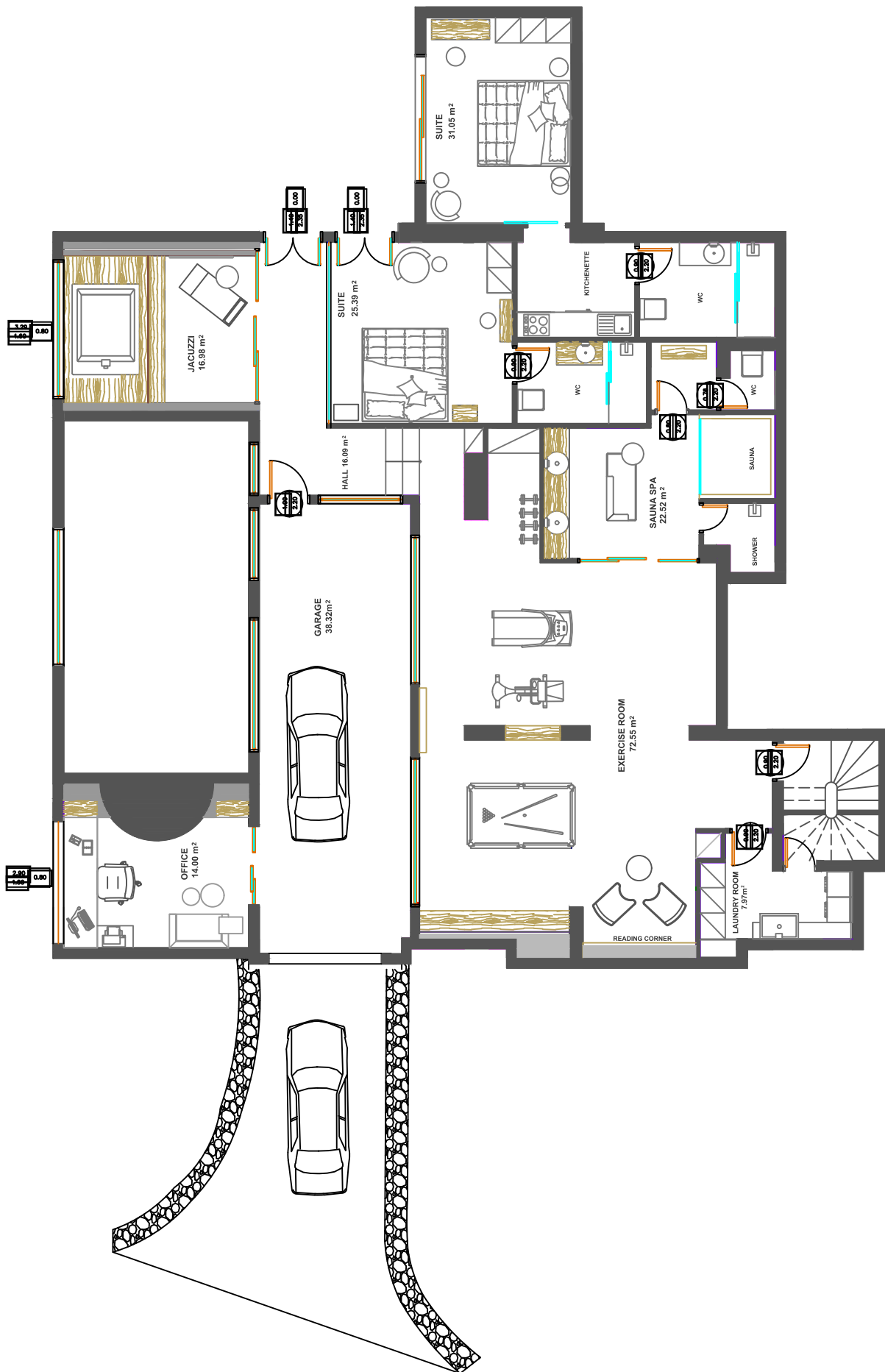


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