

Magnificent Villa

Ammoudara, Agios Nikolaos, Crete

FOR SALE



This magnificent villa is situated atop a hill on a sprawling plot spanning approximately 5000m². Located just 3km from Agios Nikolaos, this grand residence offers commanding views of the breathtaking Mirabello bay and is a mere 200 meters away from a pristine beach.

With two floors of luxurious and modern living space and a spacious ground floor awaiting renovation, this property presents endless possibilities for the discerning new owner.

Currently encompassing a total area of 248m², the ground floor comprises four generously sized rooms suitable for laundry, machinery, or storage purposes. Additionally, it features two wine cellars, a sizable toilet with a shower, a sauna, and a large open-plan living room. This versatile space provides ample opportunities for creating additional living areas, a separate guest house, or even a lucrative holiday rental. Furthermore, earthwork has already been prepared for an indoor pool, which can be finished upon request.

The expansive plot can also accommodate two outdoor pools, both of which can be completed according to the buyer's preferences.

The top two floors have recently undergone renovations in 2023, ensuring a modern and stylish living experience. The first floor, measuring 122m², comprises a large well-equipped kitchen and dining area offering both functionality and style, as well as a comfortable living room complete with a fireplace that provides a cozy retreat. Additionally, a study area caters to those seeking a quiet space for work or hobbies. A modern WC is also conveniently located on this floor, ideal for accommodating guests.

One of the villa's most captivating features can be found on this floor: a semi-open terrace with breathtaking sea views, currently under development. Encompassing a generous 65m², this thoughtfully designed living space boasts an automated pergola, elegant stone walls, and vast glass doors that unveil the breathtaking sea vistas, allowing for seamless movement between the kitchen and the living areas.

The second floor, also measuring 122m², houses a luxurious master bedroom with an open plan ensuite bathroom, a separate toilet, and a Hammam for ultimate relaxation. Two additional double rooms on this floor share a generously sized bathroom equipped with a shower, toilet, bathtub, and sink. Each bedroom features wall-to-wall cupboards, and all have access to large balconies that showcase mesmerizing views.

This villa boasts a central heating/cooling system with the aid of thermal heat pumps. The double-glazed windows and automated shutters ensure optimal comfort and convenience. The property is equipped with a smart home system for the effortless control of the external gate, shutters, and lighting.

Two driveways provide convenient access, with one leading to the back service entrance on the first floor and the other leading to the ground floor. Covered parking is available for two cars.

The meticulously landscaped garden features a variety of indigenous Cretan trees and plants, complemented by a charming bridge, stone walls, well-designed pathways, and atmospheric lighting, creating a serene outdoor oasis.

Don't miss this extraordinary opportunity to own a remarkable villa that offers luxurious living spaces, mesmerizing views, and a wealth of potential. Contact us today to schedule a viewing or for further information.

SUMMARY

1st Floor

- Kitchen/Dining room
- Living room
- Study
- Semi-open terrace
- WC

2nd Floor

- Master bedroom with ensuite bathroom and Hammam
- Two double bedrooms
- Large bathroom with tub and shower

Ground floor

- 1 living room
- 4 rooms
- 2 wine cellars
- Bathroom with shower
- Sauna

FEATURES

- Central heating and cooling system
- Two wine cellars
- Hammam
- Sauna
- Smart home system
- Automated shutters
- Gated entry with automated gate
- Two driveways and covered parking for two cars

















35°09'27.8"N 25°42'56.6"E
35.157725, 25.715712

<https://goo.gl/maps/1zNeoG7PyZ9n72jH6>



PRICE ON REQUEST