

## Villa in Crete

Ref: 012662

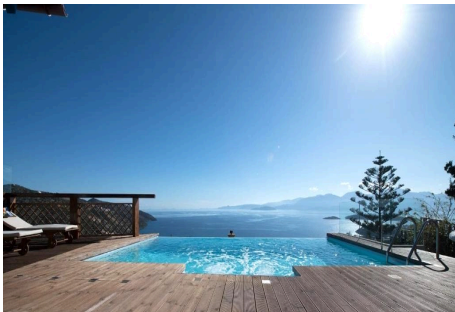


Beds: 7

Baths: 5

Built M2: 518 m<sup>2</sup>

Plot M2: 1250 m<sup>2</sup>



The information given here is subject to errors and do not form a part of any contract. The offer can be changed or withdrawn without notice. Price does not include purchase costs.

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## Description

Perched on the elevated village of Katsikia, just outside Agios Nikolaos, this high-end traditional estate seamlessly blends refined elegance, modern comfort, and timeless Cretan character. Facing east, the property is bathed in natural sunlight and enjoys captivating panoramic views of the rolling countryside, the shimmering Aegean Sea, and the dramatic Sitia mountains. Set on a 1,250 sq.m. landscaped plot, the estate spans a total of 518 sq.m., consisting of three independent residences — the main villa and two guest houses — offering exceptional flexibility for family living or hosting guests in privacy and comfort. Main Villa: 380 sq.m. spread across three levels, featuring spacious living areas, elegant finishes, and traditional architectural elements that harmonize beautifully with the natural surroundings. It offers: 5 bedrooms , 3 Bathrooms, 2 living rooms (one with a fireplace), 30 m<sup>2</sup> mezzanine with a sloped wooden ceiling, 2 fully equipped kitchens Additional Rooms: Dressing room, utility room, and attic space Guest House 1: 53 sq.m., fully self-contained, ideal for visitors or staff accommodation. It consists of 1 bedroom, one bathroom, living room and kitchen. Guest House 2: 85 sq.m. on two levels, comprising a welcoming living room, a modern kitchen, one bedroom, and one bathroom — perfect for extended stays or independent use. The estate also offers the possibility to build an additional 150 sq.m., enhancing its investment potential or allowing for further customization to meet the owner's vision. With its privileged location, exqu

## Features

Air conditioning, attic, Barbeque Area, Cable Satellite, City views, Close to beach, double glazing, Doublepane Windows, fireplace, garden, gated entry, Jacuzzi, mountain views, Panoramic sea views, parking spaces, patio, pool views, Porch, Private Patio, private swimming pool, window coverings

**Price: €2,350,000**

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