

# 3 BED VILLA—KERA



Beautiful, modern 3 bedroom villa with a private Infinity pool and lovely outdoor terraces, gardens and seating areas.

With breathtaking views across Kera and the Sea towards Chania and Souda Bay.

This lovely villa is an ideal luxury holiday home AND a fantastic business for holiday rental. Just a short walk from the beach at Kera and the bustling holiday resort of Almyrida.

**REDUCED TO €295,000**

**DREAMCATCHERS**

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Independent Estate  
Agent  
The Bridge, Almyrida,



**REF:DC-349**

**HOUSE SIZE: 80M<sup>2</sup>**

**PLOT SIZE: 500M<sup>2</sup>**

**Pool 30M<sup>2</sup>**

### **SUMMARY:**

This beautiful house completed in 2005 is set in lovely grounds overlooking the beautiful bay of Kera, on a walled and gated plot with ample parking, landscaped gardens and superb pool patio area, summer kitchen and terraces surrounding the private Infinity pool. This modern villa is finished to a very high standard throughout.

The ground floor has an open plan living area with a modern, fitted kitchen. This floor also has a double bedroom and a nicely tiled shower room.

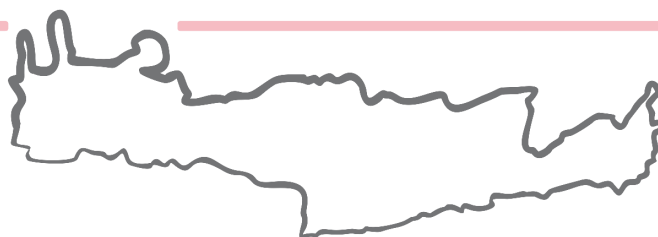
The upper floor has a further two double bedrooms both leading onto the extensive front terrace and a good sized family bathroom with full bath.

The external areas are truly beautiful with plenty of space for sunbathing and dining. The summer kitchen area is fully covered and is fully equipped with BBQ, bar, sinks and fridges. The solar heated, infinity pool looks out to the most amazing views which can never be spoilt.

This lovely villa holds a full EOT licence for holiday rental and is currently an extremely successful business. Further details are available on request.



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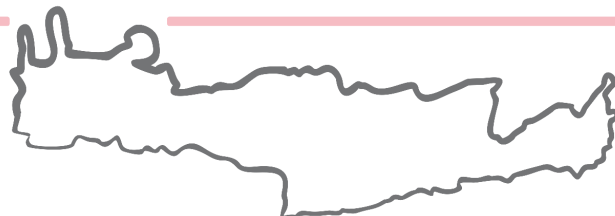
## FEATURES:

- Mosaic tiled Infinity pool
- Fully furnished and equipped
  - Air conditioning
  - Pipes for central heating
  - Solar heated swimming pool
- 20m2 outdoor Summer kitchen with roller blinds
  - Granite tiling throughout
- Fully integrated electrical appliances inc. Dishwasher
  - Private parking area
  - Washing machine
  - Solar panels and water tank
  - External storage/boiler room
  - Fitted wardrobes
- Low maintenance mature gardens
  - Satellite connection

**FULL EOT LICENCE — for HOLIDAY Rental —  
An established and successful business**



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