

LUXURY STONE VILLA—KALYVES



This is a stunning 4 bedroom stone built villa - sat on a private and tranquil plot with amazing sea views, yet just a short stroll from the Beach, Tavernas, Shops and Amenities of the popular resort of Kalyves

The villa has been built to an extremely high standard throughout and features a large private pool, outdoor kitchen/BBQ area, a large basement/storage area along with plenty of parking.

This is a great investment, either as a luxury family holiday retreat or for the booming Cretan Rental Market.

Priced at €1,250,000

DREAMCATCHERS

REF:DC—948



**The Bridge, Almyrida, Crete.
TEL: +30 28250 32625 or 6944
843564
www.dreamcatchers-crete.com**

TOTAL HOUSE SIZE: 200 M²
PLOT SIZE: 8,900 M²
POOL SIZE: 40 M²

SUMMARY:

Completed in 2016, this villa truly has a luxury finish along with all the facilities needed for both holidays and for full time living - such as a central heating & air conditioning, Internet, large outdoor terraces, private pool and outdoor Kitchen.



The villa has stunning views to both Souda Bay and the White Mountain range.

The property sits on a large, private, low maintenance plot with hundreds of Olive trees — plus a variety of Citrus and Fruit trees.

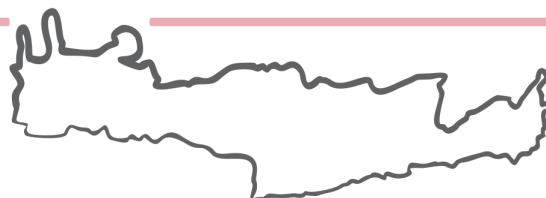
Entering through electric gates, there is ample parking for several cars.

The large pool is surrounded by spacious terraces for enjoying the sunshine. There are also covered areas — providing cool shady seating and dining areas.

The outdoor kitchen area has a built in sink, oven, grill and a separate bar area.



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SUMMARY (continued):

With all the main accommodation on one floor, the property has an excellent layout — with a vast central living and dining area, a stunning whitewashed wooden vaulted ceiling. Triple bifold doors open onto a deep covered terrace overlooking the pool with wonderful views to the sea.

The fully fitted, open plan kitchen has a central island and hob, along with granite worktops and all built-in appliances. There is also a separate pantry area for storage.



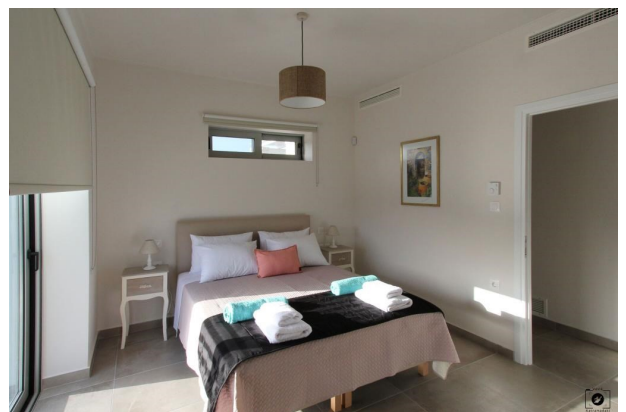
The bedrooms are laid out in 2 wings — on either side of the living space.

On one side, there are two good sized double bedrooms - both with 'en-suite' bathrooms, one with a walk-in shower and one with a full bath and vanity units.

On the other side, there are 2 further double bedrooms — both with 'en-suite' shower rooms plus a further guest WC.

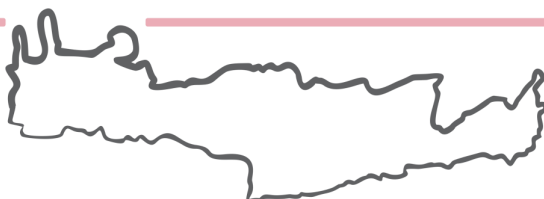
On the lower floor, there is an additional shower room plus a utility area with sink and washing machine.

There are also 2 spacious storage rooms—one which could be utilised as an office, a gym or as an additional bedroom. External stairs give access back up to the pool and the outdoor kitchen area.



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FEATURES:

- All main furniture items and equipment included
- Central air conditioning & heating system—via heat pump
- Fully fitted kitchen with white goods including an eye level oven, a fridge freezer, an induction hob with extractor, Microwave and Dishwasher
 - Additional pantry area for storage
 - Separate utility area
 - 2 large store rooms
 - Granite tiling throughout
 - Fitted wardrobes
- Cosmote Telephone and Internet
 - Alarm and CCTV system
- Solar panel and 30M³ water reserve tank
- A large irrigated plot with 100's of Olive trees
 - Outdoor kitchen, BBQ and bar area



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