

# LUXURY VILLA IN DRAPANOS



Built in 2005, this spacious and outstanding modern villa has been recently updated to a high standard. The large terrace with a 50 M<sup>2</sup> pool has amazing sea and mountain views. The villa sits on a large 3,446 M<sup>2</sup> plot with expertly landscaped gardens.

With accurate and traditional Mediterranean taste, the garden is full of plants tolerant to Crete's hot and dry climate. This beautiful and unrivalled garden perfectly complements the villa.

**Priced at €735,000**

**DREAMCATCHERS**

REF:DC-822



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**HOUSE SIZE: 200 M<sup>2</sup>      PLOT SIZE: 3,446 M<sup>2</sup>**

**BASEMENT SIZE: 60 M<sup>2</sup>      POOL SIZE: 50 M<sup>2</sup>**

## **SUMMARY:**

This is a superb, well designed and well-appointed 200 M<sup>2</sup> - villa on two levels with a swimming pool. The villa comprises 3 Double bedrooms and 2 Bathrooms, along with an additional 60 M<sup>2</sup> basement.

"Pontikorma" Villa can be reached by a country road from the small Cretan village of Drapanos, with tavernas and shop, and is situated in North West Crete.

The property is walled and gated, giving privacy and security.

From the sweeping driveway, you approach the main entrance to the villa through the pretty courtyard — which has been beautifully constructed with stone arches.



Walking through the arches, you come to a fish pond with aquatic plants. The nearby main sun terrace and the pool area both have spectacular sea and mountain views.

The private pool has a good-sized terrace and can be accessed from both floors. The health enhancing salt water swimming pool is 50 M<sup>2</sup> in size, has a heat-pump and a thermal cover - to boost and retain the heat during cooler days and nights, allowing for all year round use.

The expertly designed and now lush, mature garden was carefully planted by the enthusiastic owners in keeping with the landscape. Using drought tolerant and local plant species, they have created a true Mediterranean garden. The garden has been planted with thought and so now requires the minimum of water during the hottest months. The owners have created a garden 'oasis' - from a previously barren and rocky landscape.

Tucked away in this rural environment, with magnificent views of the mountains and sea, the property must be seen to be fully appreciated.

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**BASEMENT SIZE: 60 M<sup>2</sup>**

**POOL SIZE: 50 M<sup>2</sup>**

## **SUMMARY:**

The main entrance to the house is through an antique wood door — with a brass door knocker and handle. The small hallway contains large storage cupboards. On the first level, there is a lovely tiled bathroom with shower, WC, and sink. The double bedroom on the ground floor has bespoke floor to ceiling wardrobes of high quality wood. The bedroom has lovely mountain views through the large window and the glass doors leading out to the terrace.

The spacious lounge has a wooden beamed ceiling and a stone-built arch — along with a modern wood burning stove for those cosy winter nights. There are also large windows looking out to the Mediterranean Sea.



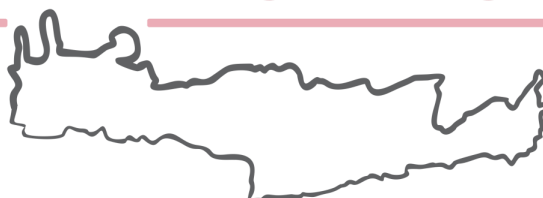
The open plan, fully fitted, hand-made kitchen includes a Bosch Electric fan assisted oven, a Bosch dishwasher, an integrated fridge along with a 4 ring gas hob. Adjacent to the kitchen, there is a dining area that leads into a spacious and very pleasant conservatory. There are floor to ceiling windows on three sides — all with access to the external areas.

From the main entrance, there are steps leading down to the lower ground level — where there are two double bedrooms. The main bedroom has large patio doors that open onto external terraces. The master bedroom has an adjoining office that could easily be made into an en-suite bathroom. The third bedroom is currently being used as a study.

The large family bathroom has a five-piece suite consisting of a bathtub, a walk-in shower, WC, bidet and wash basin. A separate door in the spacious lower hallway leads out to the lower garden area. The house is fully tiled throughout - with underfloor heating, except in the basement.

The basement has been fitted with a fire-door, and consists of a dressing room with large wooden wardrobes, a utility room and a small gym. In addition, there is a further spacious machine room with additional storeroom and a boiler for oil central heating, 5x1000 litres water tanks to service the house and garden irrigation system.

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## FEATURES:

- Phone line, Satellite TV and Internet.
  - Three Phase Electricity.
- Solar panel water heating and immersion heater
- Well maintained and serviced oil fired heating system for underfloor heating and hot water.
  - Modern living room a wood burning stove.
- Aluminium double glazed patio windows and doors, fly screens and
  - External shutters throughout the property.
- 50 M<sup>2</sup> heated saltwater pool, with a 'roll back' Solar cover.
  - 5 x 1000 litre water storage tanks.
  - Two outdoor showers.
  - Water irrigation system.
- Huge rooftop sun terrace with 360° views.
  - Wooden pergolas
- An expertly landscaped and planted garden with a small gorge and a meadow.
  - Completely walled and gated property for security and privacy.
    - Stone courtyard with two arches.
  - Pleasant and comfortable conservatory garden room.
  - Unique garden sculpture and garden waterfall features.
- Basement with dressing / utility room, a small gym and a machinery room
  - Carport parking and a paved driveway



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