

# BRAND NEW LUXURY VILLA IN LITSARDA



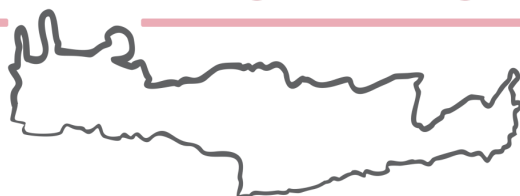
**This is a stunning newly built 3 bedroom, 2 bathroom villa situated in the peaceful village of Litsarda — just a short distance from the larger village of Vamos and several local beach resorts.**

**The villa has a private plot, a private pool, an outdoor kitchen area, roof terrace, car parking , basement and much more - all built and furnished with the highest quality fixtures and fittings. This lovely property should be viewed to fully appreciate its design and quality.**

**Priced at €695,000**

**DREAMCATCHERS**

**REF:DC—2006**



**The Bridge, Almyrida, Crete.  
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**HOUSE SIZE: 120 M<sup>2</sup>**

**PLOT SIZE: 1707 M<sup>2</sup>**

**POOL SIZE: 32 M<sup>2</sup>**

## **SUMMARY:**

Completed in the summer of 2025, this luxury villa is finished to the highest standard — sold fully furnished, equipped and ready to walk into and enjoy.

Sit on its own gated plot with ample parking, the villa has a large private pool surrounded by spacious terraces and gardens. There is a built-in outdoor kitchen area - with units and storage and an outdoor shower.

The gardens have pathways and flower beds throughout — ready for further landscaping whilst retaining the original olive trees.

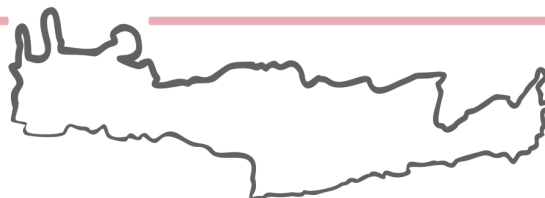


The property has a useful basement area for storage/tanks and also a roof terrace which makes the most of the lovely views to Souda Bay and the White mountains.



The villa has high quality triple glazed aluminium doors and windows throughout and its modern finish is complimented nicely by attractive local stone detailing.

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### **SUMMARY:**

The interior of the villa is stunningly finished and well furnished. Entering into the open plan living, dining and kitchen area which has wide patio doors leading straight out to the outdoor terraces and pool area.

The high quality kitchen is fully fitted with all appliances plus a waterfall sink. It has a central cooking island — with a pop-up extractor and breakfast bar seating.



Also on this level are 2 double bedrooms - both with fitted wardrobes and patio doors to external terraces and a beautifully tiled bathroom with a walk-in rainfall shower and double free standing sinks and vanity units.



Open stairs lead to the upper floor with the master bedroom which has built in wardrobes and an ensuite shower room with a rainfall shower. Patio doors lead from here to the spacious roof terrace with 360 degree panoramic views.

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## FEATURES:

- Air conditioning throughout
- Fully fitted kitchen with appliances
- Breakfast bar with hob and pop-up extractor
  - Fitted wardrobes
  - Inset lighting and LED strips
- Aluminium triple-glazed doors, windows and shutters
  - High quality bathrooms with rainfall showers
  - Stone external feature walls.
- Solar panel, water tank and immersion heater
  - Basement for storage/tanks
- Private pool with an outdoor shower
  - Large terraces and balconies
- Outdoor covered dining area and kitchen area
  - External lighting and plumbing



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