

# UNIQUE LUXURY VILLA in VAMOS



Located in a secluded spot which is close to all amenities. This lovely villa is perfect for 1st class holidays or permanent living.

**PRICED AT**  
**€975,000**

This amazing property stands on a plot of over 4000 M<sup>2</sup> with panoramic views across the countryside to the Sea at Souda Bay and the beautiful White Mountains.

With 200M<sup>2</sup> of living space in the main villa and a further 180M<sup>2</sup> on the lower level this is an extensive and fabulous 3 bedroom property in a great location.

Externally there is a stunning and very large private pool along with spacious and cleverly designed outdoor areas.



DREAMCATCHERS

Independent Estate Agent  
The Bridge, Almyrida, Crete.

TEL: +30 28250 32625 or 6944 843564

[www.dreamcatchers-crete.com](http://www.dreamcatchers-crete.com)

[info@dreamcatchers-crete.com](mailto:info@dreamcatchers-crete.com)

REF: DC-431

**Total Living Area: 268 M<sup>2</sup>**

**Plot Size: 4076 M<sup>2</sup>**

**Total Basement Area: (inc garage & storage): 112 M<sup>2</sup>**

**POOL: 75M<sup>2</sup>**

### **EXTERIOR AREA:**

This stunning luxury villa enjoys amazing views sitting high above the popular village of Gavalohori. It is just a short drive to the local amenities in Vamos and central for all the local beaches and resorts

The outside areas are extremely well designed with plenty of terraces, secluded areas and courtyards for relaxing, dining and for soaking up the sun. The gardens include a large stone built BBQ area which can be covered and used as a summer kitchen or even extra bedroom space. There is also a beautiful fountain!

There are over 30 young olive trees plus an organic orchard, vegetable garden and a wide variety of plants, flowers and fruit trees.

There is a garage plus a large covered car port and driveway with parking space for several cars.



DREAMCATCHERS

*Simply the only option!*

**REF: DC-431**

## INTERIOR AREAS :

The ground floor has a very large open plan living space with several stunning wooden double doorways. Sliding patio doors open fully to lead onto the vast front terrace with a sweeping staircase down through the gardens and to the pool.

A hallway leads to 2 double bedrooms, each with their own private terraces, courtyards and private pathways to the pool and gardens. There is also a beautiful shower room with a walk in rainfall shower.

Leading off from the living space, the high quality fitted kitchen has its own pantry and utility room plus a side door leading to the kitchen courtyard and external dining area.



The wide, marble staircase leads to the upper floor which has the spacious master bedroom. Large windows and terraces on 3 sides of the room make the most of the stunning views.



This bedroom has a vaulted wooden ceiling and a fabulously designed en suite bathroom where you can lay back in the full sized tub and gaze out to sea. There is a separate walk-in double shower and a built in dressing table.

The basement area is currently used as a gym and storage area with a separate boiler room and garage. There is also a lovely light filled room used as a study/library. This is a fantastic winter hideaway to sit and read in front of the roaring open fire.

In addition, there is a good sized shower room on this level. All of the property is fully legalized as living space so this area could be easily adapted into a one or even 2 bed guest apartment — with its own private entrance and courtyard.



**REF: DC-431**

## FEATURES:

- Fully fitted kitchens with quality BOSCH appliances
  - Underfloor heating system to all areas
    - Fireplace and chimney
    - Vaulted wood ceilings
  - Indoor lift shaft and wiring\*
    - Intercom system
  - OTE landline phone and WiFi internet
    - Courtyards with built in seating
      - Garage and car port
      - BBQ area and fountain
        - 2 satellite dishes
        - External lighting
    - Organic orchard and fully irrigated gardens
      - Pool room with concrete access stairs
  - Triple solar panel and 7500L back up water supply
  - Fully legalised—all paperwork in place for sale

\*All 3 floors are connected by a full size lift shaft. The 'electrics' and doors are installed—the cage just needs fitting.

The owners of this fabulous property were on site daily during the build process and offer full details and photographs of all aspects of the construction



DREAMCATCHERS

**REF DC-431**