



Torsten Bär
Immobilien

Villen-Häuser-Grundstücke auf Kreta



Crete, Chania, semi-detached villa Villa Thalia - Luxury villa -



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Exposé 360622 2022487-22104 | Object of purchase | 470.000 EUR



Price

purchase price	470.000 EUR
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Brokerage fee	2,5% vom Kaufpreis (inkl. MwSt.)
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Commission note	Aufgrund des Kleinunternehmerstatus nach § 19 UStG erheben wir keine Umsatzsteuer und weisen diese daher auch nicht aus.
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Location

Street	* *
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City	731 31 Ayia Chania
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Country	Greece
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Region info	Kreta Chania Kydonia
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Area	Location
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Areas

Type of room	3
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Number of bedrooms	2
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Number of bathrooms	2
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Furnishing

Kitchen	Kitchenette, Open kitchen
Bath with	Shower
Flooring	Tiles
Firing mode	Electric, Wood, Solar energy
Chimney	Yes
Orientation balcony / terrace	East, West
Garden use	Yes
Air-conditioned	Yes
Furnished	Furnished
Swimming pool	Yes

Object state

Condition	Maintained
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Infrastructure

Distances to...	Airport: ca. 25.00 km
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Additional comments

usable as a vacation property	Yes
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for commercial use	Yes
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Object identifier

System Object no.	360622
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Property description

Crete, Chania, semi-detached villa Villa Thalia - Luxury villa -

Villa Thalia is a unique semi-detached villa, marketed separately from the other semi-detached villa with which it shares the plot. Both houses are priced the same and have almost identical features and amenities, although there are design differences that give each its own distinctive character.

The property consists of two independent luxury villas, Villa Thalia and Villa Erato. They are sold separately and each has a private pool and outdoor living area, set among olive groves in a quiet, secluded area just outside the traditional village of Ayia, west of Chania. Both villas have two double bedrooms and three beautifully designed and equipped bathrooms. In addition, there is a third shared swimming pool with a large terrace and sun loungers. The property is tastefully designed to blend in with the natural beauty of the surrounding landscape. It is located on a large, lush agricultural plot and has an organic garden with fruit trees, flowers and aromatic herbs.

Interior: Both villas are spread over two floors with an open-plan living/dining room and kitchen on the ground floor. The living rooms feature sliding doors offering beautiful views of the expansive outdoor spaces. They also feature fireplaces that blend seamlessly with the modern design of the house, making these homes ideal for year-round living. The kitchens are compact and well-designed rooms, equipped with all modern conveniences, separated from the living/dining room at the end of the large open space.

The rooms are all well laid out, with high-end furnishings and sliding doors opening onto balconies or terraces on the ground floor. The en suite bathrooms are beautifully appointed with modern sinks and vanity units, as well as large walk-in rain showers.

Exterior: the villas are creatively connected at the rear and each has a large outdoor lawn with a private swimming pool and dining area. There is also a communal swimming pool with a large terrace for sun loungers and parasols. Situated on a gentle hill, the property overlooks a vast olive grove and the natural beauty of Crete. There is also a long driveway with ample parking space for several cars.



Furnishing

Bedrooms: 2

Bathrooms: 3

View: Countryside

Village: Chania

Air conditioning

Alarm system

Aluminium doors

Aluminium windows

Household appliances

Balconies

View of the countryside

Electricity connection

Location

Die Villen liegen weniger als 1 km vom Zentrum des traditionellen Dorfes Ayia entfernt, westlich der 10 km entfernten Hauptstadt Chania. Der Ayia-See, ein international geschützter ökologischer Lebensraum, ist nur 1,5 km entfernt, der Wasserpark Limnopoulos weniger als 4 km und der beliebte Golden Beach an der Nordküste 7 km, ebenso wie der wirklich spektakuläre Botanische Park von Chania. Der Hauptflughafen in Chania ist 25 km entfernt.



Other information

Important information:

Purchase price plus approx. 10.5% incidental purchase costs and 2.50% brokerage fee
Due to our small business status in accordance with § 19 UStG (German VAT Act), we do not charge VAT and therefore do not show it.

We look forward to sending you further information about this property or organising a personal viewing for you on site, in German if you wish.

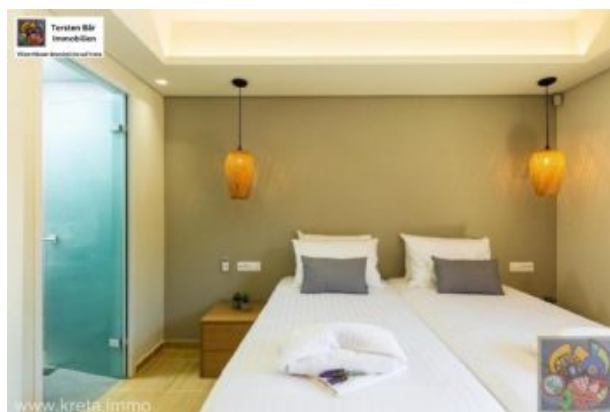
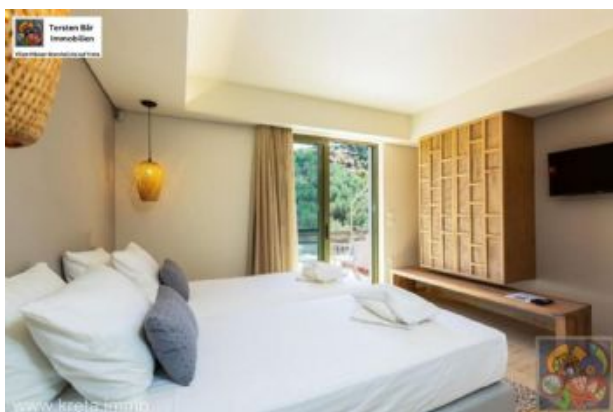
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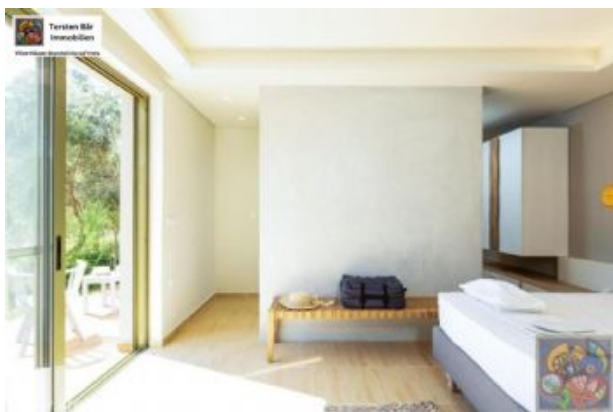
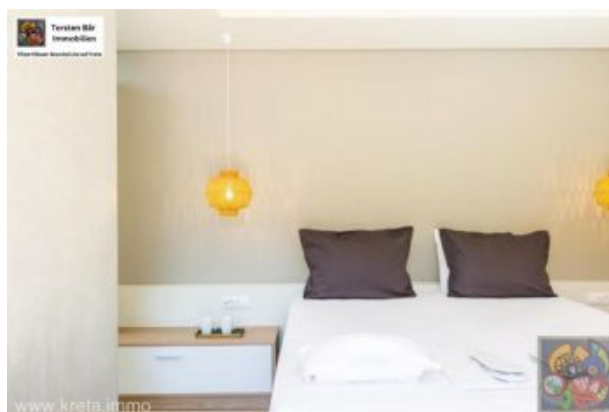
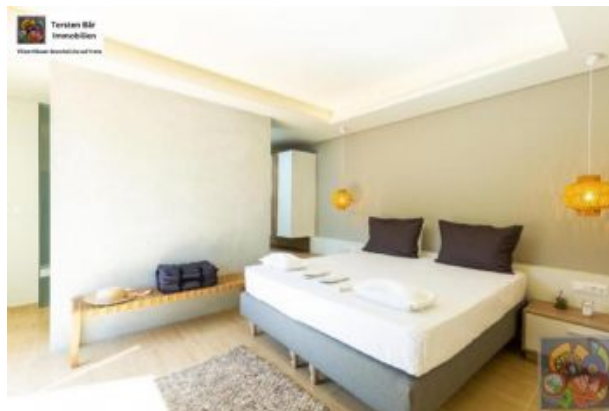
The specified living space may differ significantly from German specifications (calculation, living space regulations, DIN standards) – it is essential to check during the viewing whether this is the actual living space or whether usable space has been included in the calculation (basement, utility room, balcony, terrace, etc.). In Germany, rooms are measured from interior wall to interior wall. In Greece, rooms are often measured from exterior wall to exterior wall – i.e. the walls are included in the measurement.

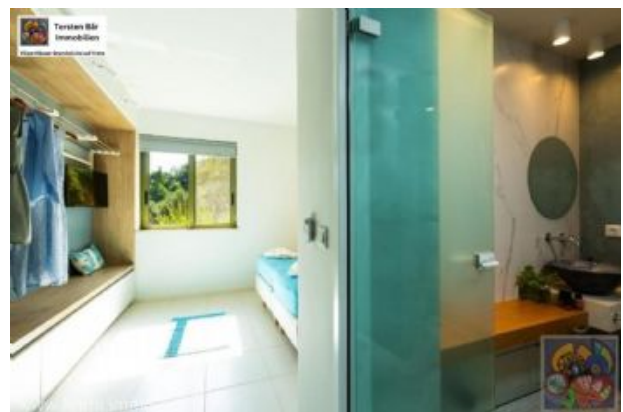
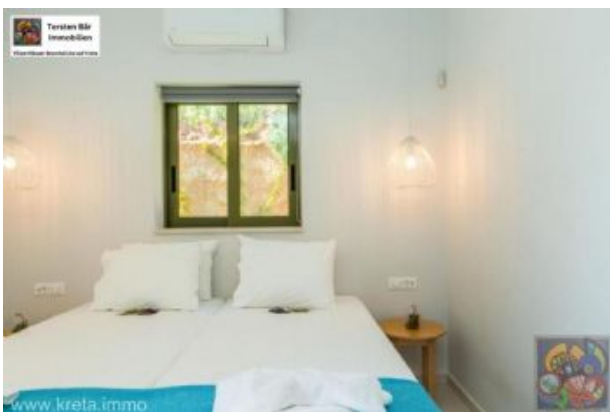
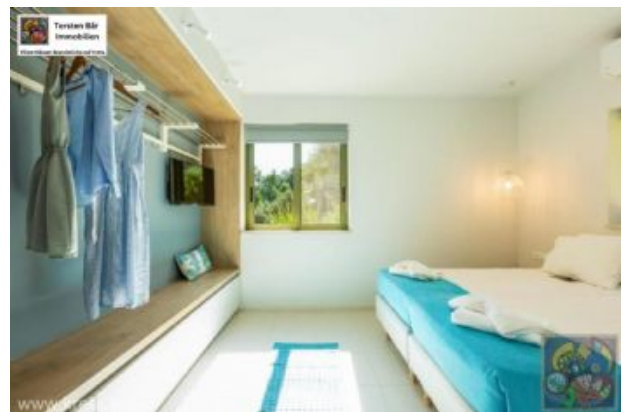
The property listings have been carefully checked and translated. However, we cannot accept any liability. All information has been provided by the client. Our client/seller expressly reserves the right to sell or rent the property at any time.

The general terms and conditions and cancellation policy of Immobilien Torsten Bär apply, which can be viewed at:

[General Terms and Conditions Torsten Bär Real Estate](#)

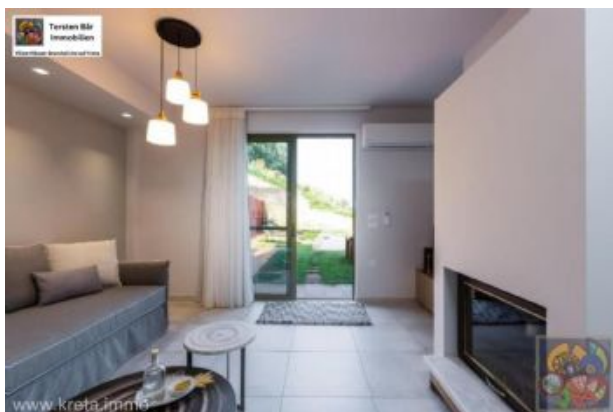
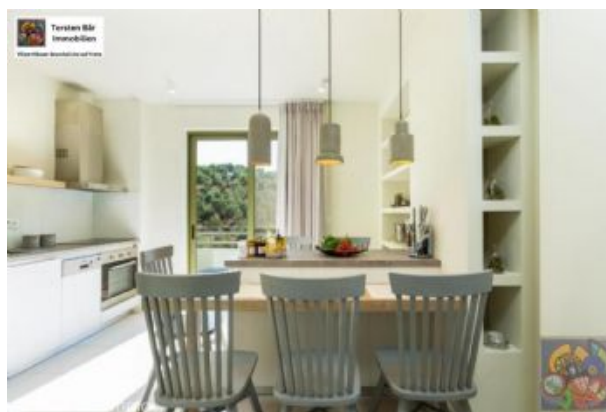




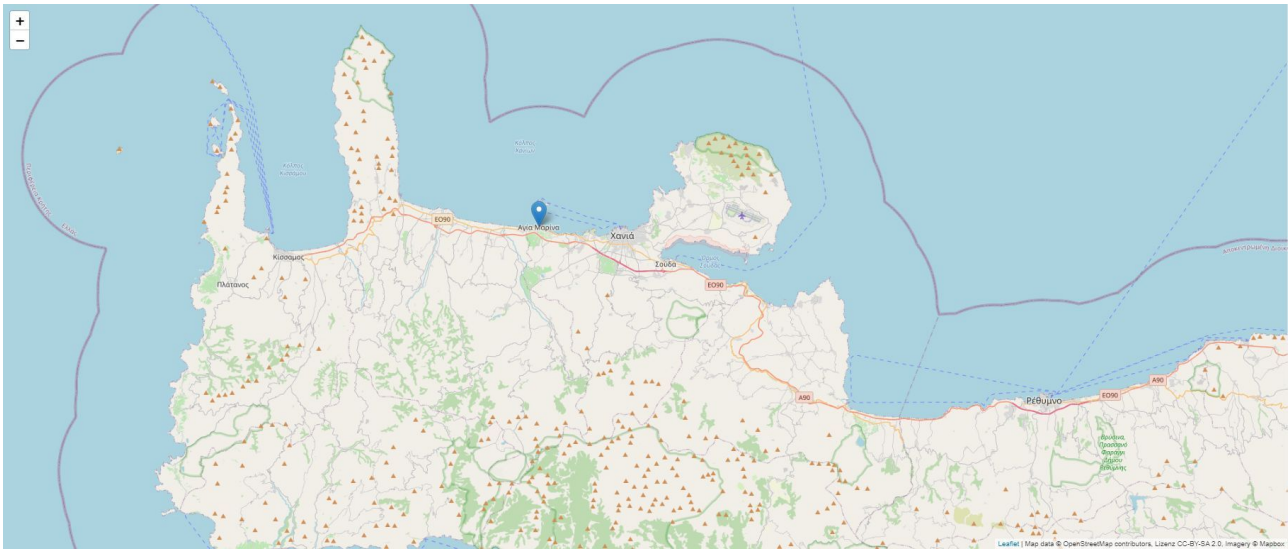




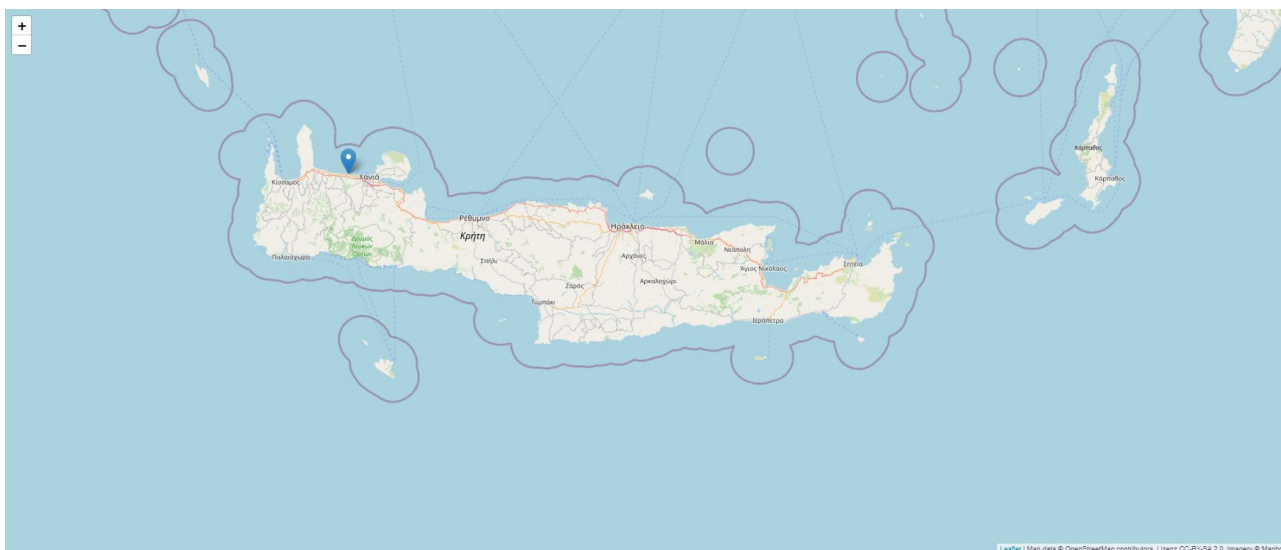








Lageplan



Lageplan