

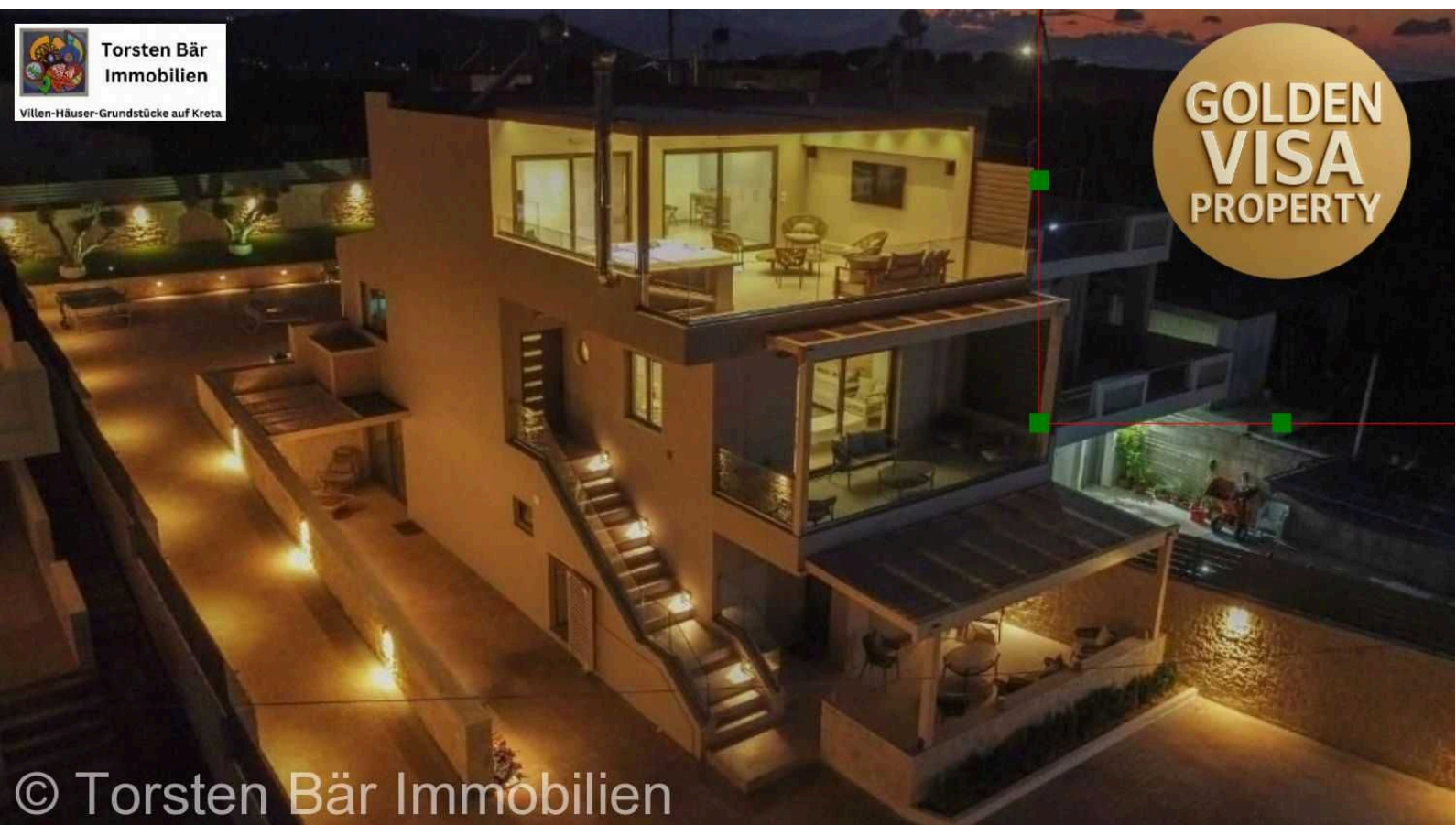


Torsten Bär
Immobilien

Villen-Häuser-Grundstücke auf Kreta



Crete, Elia Exclusive luxury property with rental licence and breathtaking sea views



Exposé 377027 2025012-111 | Object of purchase | 1.400.000 EUR



Price

purchase price	1.400.000 EUR
Brokerage fee	2,5% vom Kaufpreis (inkl. MwSt.)
Commission note	Aufgrund des Kleinunternehmerstatus gem. § 19 UStG erheben wir keine Umsatzsteuer und weisen diese auch nicht aus.

Location

Street	* *
City	700 08 Elia Kreta
Country	Greece
Region info	Kreta Heraklion Heraklion
Area	Outskirts



Areas

Living area	approx. 259 m ²
Type of room	8
Number of bedrooms	4
Number of bathrooms	4
Plot area	approx. 1000 m ²
Granny flat	Yes



Furnishing

UMTS reception	Yes
Kitchen	Kitchenette
Storeroom	Yes
Bath with	Shower, Window(s)
Flooring	Tiles
Type of heating	Central heating
Chimney	Yes
Orientation balcony / terrace	South, North-East, North-West
Washing / drying room	Yes
Type of parking space	Free space
Garden use	Yes
Winter garden	Yes
Air-conditioned	Yes
Furnished	Furnished
Cable / SAT connection	Yes
Swimming pool	Yes
Roller shutter	Yes



Infrastructure

Distances to...

Airport: ca. 5 km

Center: ca. 8 km

Distances sport and leisure

Ocean: ca. 4 km

Beach: ca. 5 km

Outlook

On sea

Additional comments

usable as a vacation property

Yes

for commercial use

Yes

Object identifier

System Object no.

377027



Property description

Exclusive luxury property with breathtaking sea views in Elia

This exceptional luxury villa in Elia, just 3 km from the picturesque Karteros beach, combines the highest level of comfort with exquisite design and offers a unique living experience for both exclusive rentals and private use. (with rental licence)

Outside

The villa sits on a 1000 square metre plot, completely surrounded by walls, which guarantees maximum privacy⁵. An electric, remote-controlled entrance gate and a separate personal entrance ensure convenient and secure access. The paved parking area offers space for 6 vehicles, and there is also a car park with **charging facilities for electric cars**.

The pool garden: an oasis of relaxation

The low-maintenance garden is home to a private pool, surrounded by a spacious terrace with high-quality outdoor furniture. Three outdoor showers and an outdoor bathroom perfectly complement the pool area. Artfully pruned olive trees surround the pool and emphasise the Mediterranean atmosphere. A 30,000-litre water reservoir ensures there is always enough water for the pool and garden.

Outdoor kitchen and conservatory

A fully equipped outdoor kitchen invites you to enjoy culinary delights in the open air. The adjoining conservatory, which is directly accessible from the indoor kitchen, creates a seamless transition between indoors and outdoors.

Interior: luxury on three floors

The villa extends over 259 square metres of living space, spread over three floors, and offers a harmonious interplay of elegance and functionality.

Living area

The spacious living area impresses with its open-plan design and high-quality furnishings. A fireplace creates a cosy atmosphere on cooler evenings. Windows and room dividers with pleated blinds in the glazing allow flexible lighting control. The living area is fitted with special tiles and underfloor heating

Bedrooms and bathrooms

The villa has 4 luxurious bedrooms and 4 bathrooms, including the pool bathroom. Each bathroom is fitted with exquisite tiles and offers the highest level of comfort.



Kitchens

A total of 4 kitchens are available, including two state-of-the-art fitted kitchens in the main area, a smaller kitchen in the upper flat and the aforementioned outdoor kitchen. All kitchens are equipped with a gas hob, fridge, dishwasher and other high-quality appliances.

Terraces with sea views

Three exclusive terraces, two of which offer breathtaking sea views, invite you to linger. A special highlight is the terrace with jacuzzi, sea view and TV system - the perfect place for relaxing evenings under the stars.

Technical features

Air conditioning and VanCoil heating for pleasant temperatures at any time of year

Underfloor heating for cosy warmth

Bluetooth locking system for maximum security

Wi-Fi in all areas

State-of-the-art household appliances such as washing machine, tumble dryer and dishwasher

Additional amenities

Disabled parking spaces

DVD player and radios in the living areas

Power sockets near the bed for maximum comfort

Private entrance to the flat on the upper level

This exclusive villa combines state-of-the-art technology with timeless luxury and offers an unrivalled retreat with breathtaking sea views, perfect for discerning guests seeking the extraordinary



Furnishing

Außenanlage

- elektrisches - Eingangstor Ferngesteuert
- 1000 qm mit Mauern eingefriedets Grundstück
- separater Personen-Eingang
- 6 gepflasterte Parkplätze
- 1 Parkplatz mit Lademöglichkeit für Elektroautos
- Grundstück ist mit Mauern umgeben
- Durchgang zum pflegeleichten Garten mit Pool

Der Pool Garten:

- Pool mit Terrasse und Außenbadezimmer
- - Terrasse mit hochwertigen Terrassen und Poolmöbeln
- 2 Außenduschen
- Wasserreservoir 30.000l
- Pool umrandet mit kunstvoll geschnittenen Olivenbäumen
- Privatsphäre Grundstück ist nicht einsehbar
- Außenküche, Wintergarten von der Innenküche begehbar

Innen:

- 259qm Wohnfläche auf 3 Etagen
- 4 Schlafzimmer
- 4 Badezimmer (incl. Poolbad)
- 4 Küchen (incl. Außenküche)
- 3 Terrassen
- 2 mit Meerblick



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- 1 Terrasse mit Jacuzzi Meerblick und TV
 - Fenster und Raumteiler mit Plisses in der Verglasung
 - Kamin
 - hochwertigste Fliesen
 - Klimaanlage
 - Fußbodenheizung
 - Gasherd
 - Bluetooth Schließanlage

Weitere Bilder sind vorhanden und können bei Interesse angefordert werden.



Location

Entfernungen

- Ag.Nikolaos-Platz (zentral) 8 km
- Cretaquarium Thalassocosmos 9 km
- Eleftherias Square 10 km
- Rocca a Mare Fortress 10 km
- Loggia 10 km
- Archäologisches Museum Heraklion 10 km
- Agios-Dimitrios-Platz Heraklion 10 km
- Morosini Fountain 10 km
- Historical Museum of Crete 11 km
- Palast von Knossos 11 km
- Restaurants & Cafés
- Café/Bar Cicada Suites Elegant Beach Living 2,8 km
- Café/Bar Coffee Berry Irakleio Kritis - L. Ikarou 6 km
- Café/Bar The Whisky Bar 7 km

Top-Attraktionen

- Venezianische Festungsmauern 11 km
- Natural History Museum of Crete 11 km
- Nikos Kazantzakis Museum 11 km

Strände in der Umgebung

- Strand Amnisos 2,8 km
- Strand Karteros 2,9 km
- Strand Tobrouk 5 km



- Strand von Vathianos Kampos 6 km
- Strand Thalassa Konaki 6 km

Nächstgelegene Flughafen
Flughafen Iraklio 4,4 km

Other information

Important information:

Purchase price plus approx. 10.5% ancillary purchase costs and 2.50% commission
Due to the small business status according to § 19 UStG we do not charge sales tax
and therefore do not show it.

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

Please note:

The living space stated may differ greatly from German specifications (calculation,
living space ordinance, DIN standards) - it is essential to check during the viewing
whether this is the actual living space or whether usable space has been included
(cellar, utility room, balcony, terrace, etc.). In Germany, a room is measured from
inside wall to inside wall. In Greece, the measurement is often from outer wall to
outer wall - so the walls are included in the calculation.

The property offers have been carefully checked and translated. However, we cannot
accept any liability. We have received all information from the client. Our client /
seller expressly reserves the right to let / sell the property at any time.

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