

# UNIQUE 4-BED APARTMENT WITH BALCONIES AND SEA VIEWS LOCATED IN THE HEART OF CHANIA



**PRICED AT:  
€255,000**

**REF:  
CHANIA MINOAS**

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**HOUSE SIZE: 150m<sup>2</sup> PLOT SIZE: SHARED m<sup>2</sup>**

**UNIQUE OPPORTUNITY!!! LOVELY 150m<sup>2</sup> FOUR-BEDROOM APARTMENT FOR SALE IN THE CENTRE OF CHANIA!!**

## **LOCATION**

The property is located near the Court House in the town of Chania, in a quiet apartment district. Set walking distance from the numerous amenities of Chania Town, bus stop, shops, tavernas etc. A small fruit market is just opposite the apartment, and a baker, pharmacy and supermarket are just a few steps away.

The entrance is on the second floor and the apartment consists of two floors and a spacious attic room with a garage and shared garden area.

## **INTERIOR**

The main entrance opens to a spacious open-plan kitchen/living/dining area. Large sliding doors allow the air to flow freely through the area making it light and bright. The red, modern, fully-equipped kitchen provides lots of storage space and is separated from the living area by a few steps. From the living room, a large sliding door opens to a spacious balcony, with space for a dining table with chairs for outside dining if desired. This balcony is protected from the wind and the sun by a transparent windscreen. This floor also features a toilet room and a fireplace in the living area.

Wooden steps lead to the top floor consisting of three bedrooms, each with a balcony, and a spacious bathroom. Each room has a built-in, floor-to-ceiling wardrobe and a private balcony. The master bedroom offers an en-suite shower room, a walk-in closet and sea view from the balcony.

The modern bathroom features a bathtub, a marble sink and a washing machine.

More wooden steps lead to the attic that has been converted to a spacious extra room complete with a sitting room, a shower room and a bedroom. A good extra room, spacious and very private.

## **GENERAL INFORMATION**

The apartment also features a garage space in the basement, and a shared garden area. The communal charges are €50 per month which includes the hot water, cleaning, exterior water and electricity, the elevator and the gardener.

There are wooden floors throughout – except the marble floor in the living room - and lots of storage spaces everywhere. Some furniture is included in the price.

The apartment is very well kept by the current owners and is fully equipped for year-round living. It is conveniently located in Chania town centre, yet the area is quiet.

## **DON'T MISS IT!!!**



## Features:

- Air conditioning units throughout (5 units)
- Fully-equipped kitchen
- White goods
- Floor-to-ceiling wardrobes
- Private parking space in the garage
- Extra storage
- White aluminium doors and windows, two electric shutters in the kitchen
- Central heating
- Fireplace
- Telephone and Internet line
- Immersion heater
- Windows with double glazing and fly screens
- External taps
- Some furniture included

