

HIGH QUALITY SPACIOUS 4-BED VILLA WITH PRIVATE POOL OVERLOOKING ALMERIDA BAY



**REF:
ALMERIDA NEFELI**



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**PRICED AT:
€695,000**

HOUSE SIZE: 250m² PLOT SIZE: 4,000m²

An Extremely High Quality and well maintained villa in the perfect location just a short stroll from the amenities and beaches of Almyrida.

Overlooking the resort it enjoys first class sea views across Souda Bay.

An individually designed Villa of over 250M² including separate guest accommodation.

With well landscaped gardens, large private swimming pool, outdoor kitchen, garage and extensive terraces.

The gardens are well laid out with tiered levels and lots of natural landscaping with mature trees and plants, including many olive trees.

The whole plot is fully walled and fenced and has an irrigation system.

The villa has many external terraces and balconies with shaded areas for outdoor seating. There is also a large outdoor kitchen, BBQ and dining area. The raised pool and sun terrace makes the most of the amazing sea views. The 50M² single depth pool is mosaic tiled and has Roman steps.

The villa has plenty of storage areas both internal external—with wood stores and a boiler room.

The interior of the villa is beautifully designed and spacious.

The upper floor has a vast open plan living space with dining area and an extremely spacious fitted kitchen with a centre island.

The kitchen also has a separate utility area which houses the washing machine, dryer and additional appliances.

Each end of the upper floor has a large double bedroom.

The master suite has walk in closets and an en-suite shower room. Patio doors lead to its own external terrace area.

The guest bedroom also has patio doors to the external terraces and the guest bathroom has a full bath and shower.

Also on this floor is another separate room currently used as an office area.

The lower floor is designed as guest accommodation and can be accessed both internally and from its own external entrance.

There is currently a large living space, 1 bedroom and a walk in shower room. There is plenty of room here for additional bedroom space. There are also several storage areas and internal access to the garage.

This lovely villa is an ideal holiday home for large families but would also make a great investment for holiday rental.

Some furniture may be available by separate negotiation.



Features:

- Air Conditioning and ceiling fans
- Under floor Central heating plus feature fireplace
- 50M2 fully tiled Private Pool
- High quality fitted kitchen with built in appliances
- Self contained guest accommodation
- Fitted wardrobes
- Covered Outdoor Kitchen and BBQ area
- Fully landscaped gardens with irrigation
- OTE telephone line with Wi-Fi Internet
- Alarm system and smoke detectors
- Many sun terraces / shaded sitting areas
- Large, private, gated plot with electric gates
- Garage and plenty of parking
- Solar Panel and 6000 Litre reserve water tanks
- Double Glazed Aluminium windows and doors with shutters and fly screens
- Boiler room, utility room and store rooms
- 'Back Up' Generator

