

# STUNNING 4-BED UNIQUE VILLA WITH LARGE POOL AND AMAZING VIEWS IN CHILIOMODOU



**REF:  
CHILIOMODOU  
ZEUS**



**PRICED AT:  
€890,000**

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**HOUSE SIZE: 341m<sup>2</sup> + 40m<sup>2</sup> STORAGE**  
**PLOT SIZE: 2,671m<sup>2</sup>**

**Built in 2011, this stunning 4 bed, 4 bath villa is perched on top of a hill like an eagle's nest in unspoilt Cretan landscape. Stylish and elegant, it offers 380m<sup>2</sup> of comfortable living space and a big pool amidst extensive landscaped Mediterranean gardens with spectacular panoramic views.**

**Its commanding presence on a foothill of the White Mountains, this unique property's architecture, the 12 meter long pool, the old ruin and the natural gardens blend in perfectly with its environment and flora.**

Surrounded by two gorges this property offers complete privacy and the rare advantage of views that cannot be obstructed. Yet it is only 45 minutes from Chania airport and 35 min from Chania.

**INTERIOR:**

Built to the highest standards and with care by John and Yasmin, the current owners, this unique luxurious property offers a variety of living areas. Built on 3 levels each is capable of being a self-contained apartment.

Entering the arched blue main entrance door, an open staircase with a mosaic tiled fountain leads to the 2 upper floors. This space was originally designed to enable a lift to be installed.

The lower level brings one closer to nature and leads to beautiful gardens with a variety of flowers, shrubs, bushes and trees, all beautifully laid out around the 60m<sup>2</sup> pool. On this floor is a self-contained apartment with a fully equipped kitchen, currently also used as a wine cellar; a bedroom with access to a pleasantly cool north terrace in the garden; and a shower room. There is also a reception/recreation room with large concertina doors to the upper pool terrace. This room was designed to also be used as a meeting room for workshops – it is equipped with projection facilities, a sound system, and floor sockets for participants' laptops. At the other side is a garage (currently used as a workshop and tool room).

The main living space is on the middle floor - a very spacious open plan area. There is a sitting area with fireplace, equipped with a hifi 7 speaker home theatre installation which also provides hifi sound throughout this floor. Opening thru full width concertina doors is a large south facing balcony with stunning views of the Apokoronas region. In view is Mt Psiloritis, at 2458m, the highest point on the island, flanked by the entire range of the White Mountains. There is a further sitting area, with views of the mountains, and an adjoining library with space for 1000 books. Dimmable wall lights, table lamps and illuminated niches give all the comfort and coziness of a home from home.

A charming spacious dining area enclosed by four wide Kamara stone arches - 2 opening out onto terraces in the garden - offers views of the White Mountains and the gardens. On the west is an intimate square bounded by the ruined village house and with concealed fountain as a centerpiece.

During the summer when the double arched doors are wide open, it gives you the feeling of an outdoor area - what better place to enjoy your meals?

Thru a third arch, an enormous kitchen, with central aisle and all facilities, is linked to a fully equipped utility room (washer and dryer). From here is step free access to the parking area and driveway. In the kitchen is a stainless steel side by side fridge freezer, a dishwasher, microwave and an oven with a separate warming drawer. Ceiling spots, wall up lighters, island lighting and worktop lighting make a perfect environment for cooking and food preparation.

The huge master bedroom is provided with concertina doors to the east and large windows to the north thus allowing a constant flow of light and views in the room. There is a walk in wardrobe with mirrored doors and a fully lit full-length mirror.

The tastefully decorated main bathroom offers ample space, featuring a 2 person rainhead glazed shower with step free access, a luxury double bath and paired his/her sinks.

Every room and area on this floor benefits from far stretching panoramic views.

On the rooftop is another fully self-contained apartment (57 m<sup>2</sup>) with two rooms, each with a spacious adjacent shower room. One bedroom can be used as a living room and is equipped with a modern design swiveling wood burner. An archway gives access to a charming kitchen.

There are lights for every situation, dimmable wall lights for atmosphere, ceiling spotlights and floor sockets. The high sloped timber beamed ceilings give an extra spaciousness and character to the rooms.

The huge roof terrace has a remote controlled retractable roof. There is a further west facing covered terrace off the kitchen, fine for watching the sun set, or enjoying shade from the morning heat. The apartment has spectacular and uninterrupted 360 degrees views.

All the tiled areas around the house are lit by path lights, and there are floodlights to illuminate the grounds from every face of the building, all switched from exits within the house.

There is 240m<sup>2</sup> building permission for a separate construction, and a picturesque ruined old village house which could be developed into further characterful accommodation.

John and Yasmin designed this villa drawing on concepts from the Minoan palaces of 4000 years ago: "inside out/outside in". Like the Minoans this enables you to see the wonderful views from inside, say from your bedside, or sitting at the dining table, or to eat and drink on the many terraces and balcony outside right in the midst of the stunning scenery or under the stars.

There are terraces facing each of the compass points so you can always find sunshine, shade or shelter, and there are wall mounted heaters for cool winter evenings. In the summer time, its hilltop location creates mountain breezes that keep it cool, but there is air conditioning throughout, just in case.

The property is currently a thriving exclusive bed and breakfast business fully fitted out to tourist rental license (EOT) specifications.

## **EXTERIOR:**

The big fully fenced plot offers extensive terraces for sunbathing, shady hidden spots for contemplation and relaxation, and gardens to stroll in. Bounded on two sides by perpendicular gorges, it is totally landscaped and very well maintained by the current owners. Remote control gated entry with ample parking space on a spacious gravelled area allow easy access and turning on the plot.

In addition to the garage, there are 3 exterior storage rooms: one storing 2000 litres of domestic water with a pressure pump and the boiler/heating oil storage for the central heating. This room has an automatic fire extinguisher sprinkler system. The second one stores the robotic pool cleaner, pillows, sunbeds, sprinklers, and ladders. The third room is humidity regulated for the storage of linen/towels/sheets etc.

There is a storage space on the roof terrace. Above on the rear of the roof is a "utilities space" hiding exterior air-conditioning units, the lightning conductor, the TV aerial, the satellite and the Internet installation. This can be accessed from the rooftop kitchen. Electrical power is provided by a pergola mounted 24 photovoltaic panel array, which generates the equivalent of the annual electricity consumption.

The picturesque old ruined house in the garden is currently used as storage, nursery for the plants, storage of building material and compost, wine, oil etc. This has a beautiful aspect west to the mountains and could be developed into further characterful accommodation.

The large 12 x 5 m swimming pool set in extensive Mediterranean gardens offers privacy and views of the mountains. It overlooks the Athimolakos gorge with wrought iron railings all around for security of children. There is a covered area at the edge of the pool overlooking the gorge, the place to relax on sun beds with a glass of wine, shaded from the sun, the whole setting surrounded by colorful flowers and shrubs.

There are plenty of shaded sitting areas to enjoy the views, the peace and tranquility of the unspoilt nature and Cretan rural environment. Extensive automated watering systems look after the plants in the garden without wasting water and there are raised "no dig" beds for the cultivation of vegetables.

There is also an ancient paved "aloni" originally used for threshing corn now forming another covered sitting area.

The plot is criss crossed with graveled paths, there are sitting areas, solar lights, benches, a herb garden, a variety of fruit trees. Not to forget Fanourios - a sculpted Carob shrub topiary shaped like a rooster - greeting you.

### **THE AREA:**

Chiliomoudou is a characteristic rural community of shepherds with a bell maker, located in the foothills of the White Mountains in the Apokoronas region. The area is full of rustic charm, with all the romantic elements of the Cretan countryside – wild nature, isolated country dwellings and picturesque churches abound.

The 2600 m2 plot covers much of the top of the hill and is bounded on two sides by gorges, with sheer drops of over one hundred metres. From the plot is visible the famous Byzantine church of Agios Nikolaos with renowned frescos at the bottom of the gorge. On the other side is the cave church of Agia Mama carved out of the rock face.

The nearest shops are 15 min away in Stylos and Neo Chorio, and a supermarket and the beaches are a 25 minute drive away from the village. There is a taverna, the Lemonia, in the village, and another (Aetofolia) open all year in the neighboring village of Samonas. Kafenion and cafés are in Ramni in the other direction.

Although away from it all and very much off the beaten track, the villa is only 7 km from the nearest shops, and 25 mins from beaches and the coast. In 45 min you can be sitting out around the iconic harbour in Chania or 55 min exploring the Venetian Fortezza in Rethymnon. Getting to the villa from Chania airport takes just 47 min, and Heraklion airport is less than 2h away.

The seaside town of Kalyves with sandy beaches, a variety of shops, bars and tavernas is only 12 km away.

**Oozing quality and refinement, this luxury villa built to a superior standard with the best modern materials and latest techniques is truly one of a kind.**

### **FEATURES:**

- Blue/white aluminum doors and windows with thermal break double glazing and electric blinds, fully opening floor to ceiling
- Fully adjustable sliding "LUNA" fly screens
- 6cm insulation to all walls, and all ceilings, floors and roofs insulated
- 3 fully equipped kitchens with stainless steel electrical appliances
- Walk in wardrobe in master bedroom; Wardrobes in all bedrooms
- TV/DVD/Internet facilities in all bedrooms
- Luxury his n hers bathroom
- Inverter energy efficient air conditioning units
- Photovoltaic solar system providing electricity
- Satellite TV
- Fire place and wood burner
- Home cinema and sound system
- Zonally controlled central heating system
- Mood and atmospheric lighting systems on all floors
- Retractable awnings on balcony, kitchen terrace and pool terrace; remote controlled retractable roof on roof terrace
- Reserve water tanks
- Private 60m<sup>2</sup> pool
- Private driveway and big parking
- Garage
- Extra storage spaces
- Walled and fenced plot
- Professionally landscaped gardens with automatic watering system

- Telephone/high speed Internet provision
- Additional building permission
- 200 year old ruined traditional village house (could be redeveloped)
- Currently thriving exclusive bed and breakfast business fully fitted out to tourist rental license (EOT) specifications.
- Furniture and white goods (freezers, fridges, wine fridge) negotiable

