

LUXURIOUS 3-BED VILLA WITH PRIVATE POOL AND BREATHTAKING SEA & MOUNTAIN VIEWS IN KOLYMBARI



**REF:
YHOC-017**



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**PRICED AT:
€650,000**

HOUSE SIZE: 157m²

PLOT SIZE: 1,563m²

Stunning luxury eco build villa for sale, finished in 2019, and located 500m from the beach and harbour in Kolymbari. High tech, top specification build and energy efficient eco build of the highest quality.

This unique villa is ahead of its time in terms of specification.

Designed by a top local design company by 2 designers, one Italian and one Greek, it is a lovely example of a luxury individually designed contemporary villa.

This is a stunning villa, enjoying a prime location, well planned, with spectacular sea and mountain views and designed for full privacy, whilst being close to the heart of delightful Kolymbari with all of its year round facilities, upmarket harbour, beautiful beach and seafront tavernas and restaurants, it really is the perfect location.

INTERIOR:

You enter the villa into a light and bright open space. The whole front façade being glass, the views are amazing from every corner of this area. An energy sufficient fireplace (electronically controlled, takes hot air through the house via the vents) and the built-in heating system keep the house warm in cold winter days. This system also includes the cooling and dehumidifying of the house during hot summer days.

The upper level consists of the living/dining area, the kitchen, the master bedroom with an en-suite bathroom, a separate toilet and a small laundry room with storage and washer/dryer etc. The U-shaped kitchen is fully equipped with all the required appliances including a dishwasher.

Big sliding patio doors open onto a large balcony overlooking the swimming pool area, offering stunning views over the sea, the mountains, and towards the nearby historical city of Chania.

The master bedroom is equipped with a modern en-suite bathroom

with shower and separate toilet. The view from the bed is spectacular and a glass patio door opens to a large terrace with sun loungers to relax on after enjoying the glorious sunrise with your morning coffee!.

Stone (illuminated) steps lead to 2 more very spacious bedrooms, each with an en-suite luxury bathroom equipped with a bathtub, floor to ceiling fitted wardrobes and a terrace with outdoor furniture overlooking the sea and beyond. There is also a storage / laundry room with washer dryer on this floor.

The lounge and all 3 bedrooms are all equipped with their own individual flat screen smart TVs

The villa comes with tasteful furnishings and interior design, ready to move in to.

EXTERIOR:

With plenty of large terraces and covered sitting areas, this villa offers wonderful opportunities for 'outdoor living' during many months of the year.

An electric gate and sweeping drive leads to the villa positioned perfectly to make the best of a glorious outlook and views. The entire plot is walled and landscaped, terraced with beautiful, individually cut stone walls, planted with a variety of bushes, flowers and fruit trees, large parking area where 4 cars can comfortably be parked. The drive continues to the huge garage with electric door which is even equipped with a small gym to get your daily workout in if needed without leaving home!.

Stone steps lead to the villa, complete with luxury infinity pool where you can drift around soaking up a view that is unrivalled by anything else in the area. All rooms look out to the sea and have large terraces outside with glass banisters for individual or alfresco dining options. The BBQ area is covered, supported by stone columns and offers full privacy. This is the place to be, to receive visitors and to enjoy a good meal with friends. It is equipped with a stone sink and cupboards, a pizza oven and full bbq with electric spit roast and grill.

The pool is equipped with both chlorine and salt water systems; the owner has it set to salt water system currently because of the health benefits of this type of water management. It's equipped with a pool nano computer system to control and regulate, keeping the water at optimum quality, the pool even has its own robot which cleans the pool for you!

The lighting is another feature; the pool has multiple options and looks spectacular at night with a variety of colour options and even strobe light effect for those party nights!

This is a great home to receive visitors and guests. It totals a generous 157sq metres living space and 130sq metres terraces in this fabulous plot of 1500m² overlooking the Mediterranean. With incredible views yet with the convenience of the prime spot in Kolymbari, it is unique and villas of this quality with these views are scarce and rarely come to market.

THE AREA:

This unique villa is situated in the village of Kolymbari with its remodelled and beautiful harbour, lovely beach and tavernas, cafes, doctors, dentist, supermarkets and all required amenities, a nice friendly but upmarket small town in this lovely part of Crete with a short regular bus service or 25 minute drive into the stunning city of Chania. It is literally a 5 minute walk to the the seafront and supermarket, butchers, bakers, all you could need and is a village that is open all year around.

Kolymbari's long and beautiful beach is ideal if you're looking for a relaxed spot to sunbathe - it's not too touristy, so there's plenty of space to spread out. The crystal clear water is perfect for swimming and ideal for all and the beach front tavernas are friendly and offer stunning options for lunch or dinner out next to the gentle waves lapping almost to your feet!.

Every Friday there is a "laiki", an open vegetable and fruit market in kolymbari and a short walk, where one can buy fresh locally grown products, fish, locally made cheeses, honey and enjoy the amazing produce that is abundant locally.

FEATURES:

- Solar panels
- Fire place
- Built in intelligent multi function heating and cooling system
- Fully equipped kitchen with quality appliances (neff double oven, dishwasher, fridge freezer etc)
- High quality furnishings
- Built in large double and triple wardrobes in every bedroom
- Contemporary high quality secure grey coated aluminum double glazed windows and doors with additional fly screens
- Electrical appliances
- Internet connection
- Satellite TV
- BBQ
- Garage, Gym and extra storage space
- Immersion heater
- Mature landscaped garden
- Automatic timer controlled garden watering system
- Electric entrance gate and concrete driveway
- Alarm system
- Ample parking
- Private infinity swimming pool
- Pool robot to clean the pool

