

UNIQUE 6-BED VILLA CONSISTING OF 3 APARTMENTS WITH BREATHTAKING VIEWS IN ALMYRIDA



**REF:
YHOC-178**



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**PRICE:
€580,000**

HOUSE SIZE: 195m²

LAND SIZE: 320m²

A truly stunning and unique property for sale located in the heart of the village of Almyrida.

Set proudly on a hill overlooking the sea, the property is literally only a few minutes' walking from the beach and the shops and enjoys panoramic views of the sea, the mountains and the countryside!

The house is a total of 195m² and consists of 3 independent apartments with a total of 6 bedrooms and 3 bathrooms, making this property ideal as a business investment as it has great rental potential, or even a holiday home/permanent residence.

INTERIOR:

The property is spread over 3 floors each consisting of an autonomous apartment. An arched and covered access leads to the middle level as well as the tiled staircase bringing to the lower and upper level.

LOWER FLOOR:

The staircase leads down into a spacious hall where one door opens into the technical room, one door opens into a tool room and a main door opens into the lower apartment.

A hallway gives access to two double bedrooms on the left hand side, while on the right hand side is a very spacious bathroom and a kitchen. The bathroom is equipped with a large Jacuzzi tub, an integrated sink and a built shower with a glass door, while the kitchen has plenty of cupboards, a sink, a fridge and a breakfast bar.

At the end of the hallway, a door opens directly to the exterior of the house, giving the lower floor a private access.

MIDDLE FLOOR:

The main door opens into an open plan kitchen/living/dining room. The "U" shaped kitchen comes fully equipped and there is a fire place in the living area. From the dining area, a patio door opens onto a covered balcony with exterior furniture for outdoor living. This balcony enjoys great mountain views as well as a pinch of sea views.

To the left is the main bedroom with a small south facing balcony. In between the bedrooms is a fully tiled blue & white bathroom, complete

with an integrated sink and a glass brick shower with a glass door.

Another 2 connecting bedrooms are on this floor; this would be perfect for parents/kids.

TOP FLOOR:

This is the main house and is almost a mirror of the middle floor. There is a "U" shaped fully equipped kitchen, the master bedroom on the right hand side, and then a dining area with patio doors, a living room with a fireplace and an extra space which is currently used as a TV room/office. This area also has patio doors opening onto a cozy balcony facing the south and enjoying full views of the White Mountains.

The main patio doors open onto another spacious balcony which has absolutely stunning views of Souda Bay and the White Mountains!

Throughout the property, lots of windows and doors provide an abundance of natural light flooding in, while overlooking the surrounding hills and mountains. Plenty of patio doors give access to the tiled exterior areas.

EXTERIOR:

The house is located on a small hill, bordering an asphalted but peaceful road. The plot is terraced and landscaped and mostly tiled for low maintenance.

Two gates give access; there is an arched pedestrian gate with a beautiful bougainvillea at one side of the house, and an electric sliding gate for the car, leading to the covered car port.

There is a stone built BBQ on the side of the house, and an exterior shower at the opposite side of the house.

The large roof terrace offers breathtaking views over the sea and the mountains, and a sky bar has been installed, along with a dining table and chairs. This is definitely the place to be to enjoy the stunning sunset views over Souda Bay.

The solar panel installation has also been installed on this terrace.

THE AREA:

Almerida is a small and lively seaside resort offering plenty of taverns,

restaurants, small shops, baker, pharmacy etc. The bay is known for its crystal clear waters and is safe for children.

Located at a distance of 25 km from Chania towards Rethymnon, tourism has been developing by leaps and bounds in this area, but the virgin nature and beauty of this place remain untouched. The hills drowning in olive trees drop all the way down to the coast, while the mountainous landscape of the White Mountains in the south, provides this area with a cool and temperate climate.

In the local taverns, you can have some fresh fish or seafood from the daily catch of the local fishermen or enjoy the famous Cretan cuisine. Every year the organized sandy beaches of Almyrida receive the Blue Flag for their crystal clear waters.

This villa is ideal for summer vacations with friends and family but would also make a great investment for holiday rental!!

FEATURES:

- Solar panel
- Two fire places
- Three fully equipped kitchens including electrical appliances
- Fitted wardrobes
- Central heating system (heat pump) with under floor heating
- Photovoltaic system
- Telephone and Internet connection
- Reserve water tank of 500lt
- Fully furnished
- Extra storage space in basement
- Ceiling fans
- Internet connection
- Satellite TV
- Brown aluminum doors, windows and shutters
- Double glazed windows with fly screens in the bedrooms
- Jacuzzi tub in bathroom on basement level
- Tiled roof terrace
- Built BBQ
- Back-up generator of 7500 KW
- Fenced, walled and gated plot
- Watering system
- Private carport
- Landscaped gardens

