

A LUXURY 4 BEDROOM MODERN VILLA WITH SPECTACULAR VIEWS IN CHANIA/SODI



**REF:
CHANIA MELINOE**



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**PRICED AT
€850,000**

HOUSE SIZE: 444m² **PLOT SIZE: 735m²**
POOL: 50m² included in price, not built yet

A luxury modern villa with a "WOW" factor.

This exceptional 4 bedroom home set on a hillside overlooking Chania enjoys truly spectacular sea and mountain views.

An outstanding property in a stunning location!

Entering into the lavish lounge and sitting area, this villa is special from the moment you step inside.

The ground floor consists of an open plan lounge, 2 separate seating areas, 2 dining areas, a kitchen, a large bathroom and 2 double bedrooms. The lounge has 3 external walls so it has triple aspect with views reaching from Stavros all the way round to the harbour and the White Mountains. Big sliding doors and windows flood the room with natural light.

A white curved sofa was built specifically for house as well as the unit under huge lounge bay window. Both were hand made for the house.

Marble stairs lead to the top floor with 2 more spacious bedrooms, one of which has an en-suite bathroom and a dressing room. The master bedroom also has triple aspect reaching all the way round. Also on this floor there is an additional bathroom with a shower cubicle, a small kitchen and another lounge which opens out on to a very large terrace. Stairs give access to the huge roof terrace.

All the bedrooms have sea views and balconies..

The basement consists of two very large storage/equipment rooms and a garage suitable for 2 cars.

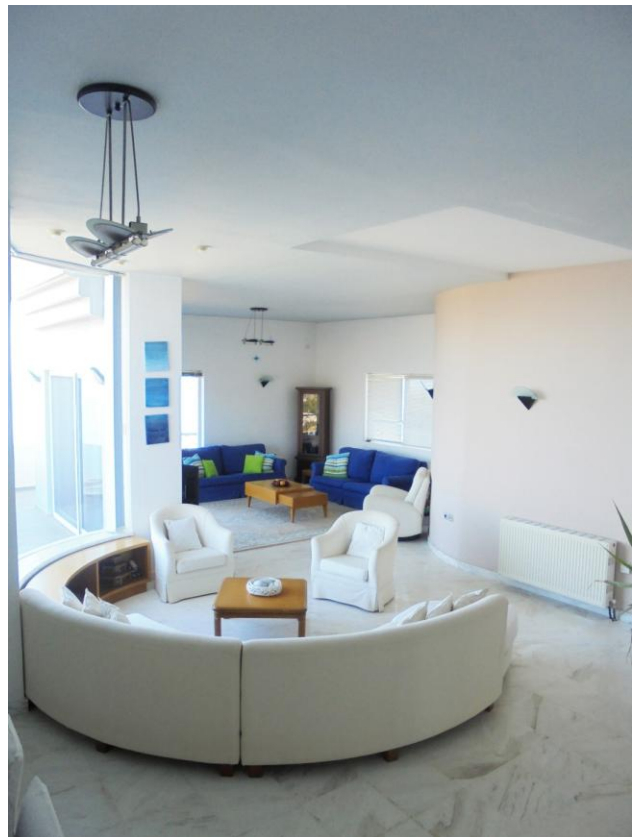
The garden is all walled and fenced and with great sea and mountain views.

The area around and to the rear of the house is terraced with large areas for sunbathing/dining and the whole plot is landscaped and levelled. There are seating areas everywhere; some shaded some exposed to the sun, depending on your mood and whether you wish the sun or not.

The owners have included in the sales price a private 50m² pool which can be built to the buyer's specifications.

The villa is conveniently located just a few km from Hania, taverns and a supermarket are near by and the nearest beach is just 3 km away. It takes a few minutes to drive to the centre of Hania, yet the environment is quiet and peaceful.

This is a wonderful designer property in a stunning location offering the perfect home or first class holiday retreat.



FEATURES:

- Fully equipped kitchen
- Central heating
- Floor to ceiling/wall to wall wardrobes
- Solar panels
- Air conditioning in 2 bedrooms
- Immersion heater
- White double glazed aluminum windows with fly screens
- External taps
- Telephone and Internet connection
- Garage for 2 cars
- Alarm system with sensor
- Video entrance system
- Electric entrance gate
- Electric blinds in bedrooms
- Landscaped garden
- Huge roof terrace
- 50m2 pool

