

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



**REF:
CHANIA MELINOE**



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**PRICED AT
€800,000**

HOUSE SIZE: 444m²

PLOT SIZE: 735m²

A luxury modern villa with a “WOW” factor. This exceptional four-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, two separate seating areas, two dining areas, a kitchen, large bathroom and two double bedrooms. The lounge has three external walls giving a triple aspect with views reaching from Stavros to the harbour and the White Mountains. Large sliding doors and windows flood the room with natural light.

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

Marble stairs lead to the top floor with two more spacious bedrooms, one of which has an en-suite bathroom and a dressing room. The master bedroom also has a triple aspect. 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 bedrooms have balconies with sea views.

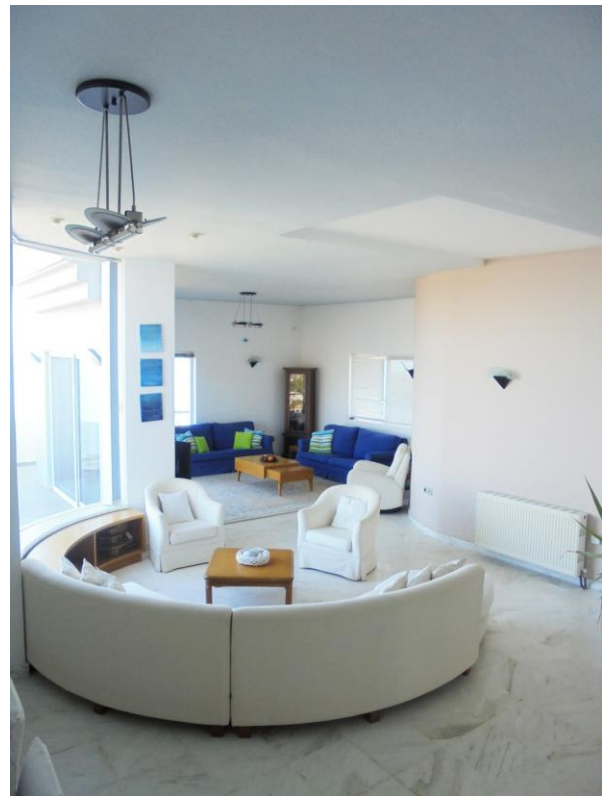
The basement consists of two very large storage/equipment rooms and a garage suitable for two cars.

The garden is completely walled and fenced and has amazing 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, giving you choices according to your mood.

The villa is conveniently located just a few kilometres from Chania. Tavernas and a supermarket are nearby and the nearest beach is just 3km away. It takes a few minutes to drive to the centre of Chania 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 two bedrooms
- Immersion heater
- White double-glazed aluminium windows with fly screens
- External taps
- Telephone and Internet connection
- Garage for two cars
- Alarm system with sensor
- Video entrance system
- Electric entrance gate
- Electric blinds in bedrooms
- Landscaped garden
- Huge roof terrace

