

LUXURY 3 BED VILLA WITH GUEST ACCOMMODATION SET IN A BEACHFRONT DEVELOPMENT IN MALEME



**REF:
MALEME PALLAS**



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**PRICED AT:
€350,000**

HOUSE SIZE: 177m² PLOT SIZE: 340m²

Luxurious 3 bedroom villa with guest accommodation set in a stunning beachfront development in Maleme.

The development is inspired by the essence of Mediterranean living and consists of high quality apartments and homes. A gentle stream runs along the large shared swimming pool, enhanced by magnificent landscaped gardens.

THE VILLA:

This semi-detached villa includes a 20m² private garage, a guest accommodation on the lower floor, a private garden and terraces & balconies throughout.

From the main entrance a few steps up lead to the spacious living/dining area with a fully fitted kitchen equipped with stainless steel electric appliances. Massive French door lead to a covered terrace with enough space to wine and dine while overlooking the exceptional swimming pool area. A cozy private garden beside the terrace is ideal for sun lounging. There is also a WC room on this level.

Marble steps lead to the upper floor with two double bedrooms. Each bedroom has an en suite bathroom, floor to ceiling fitted wardrobes and French doors opening to a large balcony with a covered pergola where one can enjoy views over the sea, the White Mountains and the marvelous complex.

The lower floor has a small utility room where the washing machine is, a fully tiled bathroom with a wall to wall shower cabin, a spacious living room area with fitted wardrobes and a separate bedroom. A door leads to a small patio where steps bring you to

the swimming pool area. Also on this floor there is a door which opens to the garage.

The entire villa is equipped with reversible air conditioning units and aluminum frames and shutters with double glazing.

A high quality property ideal for all year round living or as a holiday home with great rental potential!

THE AREA:

There are tavernas and shops within a short walking distance while the Aegean Sea is just a breath away.

Maleme is a village lively all year round and offers all types of amenities such as super market, pharmacy, tavernas, cafes, regular bus route and many more.

The famous beach resort of Platanias is less than 10 minutes driving and has numerous shops, bars and water sports.

The historical city center of Chania is just a 20 minute drive while Chania airport is 40 minutes driving.



Features:

- Fully equipped and fully fitted kitchen
- Reversible air-conditioning throughout
- White goods
- Floor to ceiling built in wardrobes
- Private 20m² garage with electric doors
- Extra storage space
- Telephone & Internet
- White and blue aluminum windows and shutters with double glazing
- Immersion heater
- External taps
- Satellite TV
- Private garden
- Peugeot car 9 years old
- Security gates

