

5-BED STUNNING PROPERTY WITH LARGE POOL, LANDSCAPED GARDENS AND UNOBSTRUCTED SEA & MOUNTAIN VIEWS IN MARATHOKEFALAS



**REF:
MARATHOKEFALAS
ANDROMEDA**



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**PRICED AT:
€695,000**

HOUSE SIZE: 382m² PLOT SIZE: 2,008m²

A truly stunning property for sale near the village of Marathokefala. This unique property's architecture, pool, pool house and surroundings are in perfect harmony with its environment.

Set on a hill among the olive groves, with easy access, completely fenced and private, the property enjoys unobstructed sea and mountain views, yet is only a few minutes' drive from the sea.

Built to the highest standards and with care by the current owners, it offers lots of living areas and is built on 3 levels. The second and third floors have breathtaking views stretching over the Bay of Kolimbari, Chania to the east and the majestic White Mountains to the south. The lower level brings one closer to nature and leads to beautiful gardens, an oasis of flowers, shrubs, bushes and trees, all beautifully laid out and accessible by stone paths.

The pool and the pool house built in 2009 brought this property to another level and have great potential for entertainment and outdoor living.

THE HOUSE

A large iron-work gate opens to a large cemented driveway bordered with a spice garden and a variety of shrubs and flowers leading to the entrance of the villa shaded by a big cumquat tree with a water feature. The door opens to a hallway and a large marble staircase with an iron banister. To the right a door leads to the 51m² garage used as a utility room by the current owners. It houses a living space, a shower room, the boiler, and the washing and drying machines.

To the left, a door leads to the living area consisting of a spacious living/dining room with kitchenette, a master bedroom and a bathroom. The living area is light and airy with a large sliding door giving access to a 36m² covered veranda with

brehtaking views and lots of space for outdoor living. The living room is equipped with a marble covered fire place; the kitchen corner is fully equipped. The large bathroom (about 12m²) is equipped with a corner bathtub/shower, WC, bidet and sink.

A beautiful and large interior iron work marble staircase leads to the first level quarters, consisting of a fully equipped kitchen with adjoining dining and living room, 2 bedrooms and a washroom. The living room is equipped with a marble covered fire place and 2 large sliding doors to the huge covered veranda (36m²) and covered balcony (12m²) ideal for outdoor dining while enjoying panoramic views. The kitchen is nicely separated from the living room with a bar, is fully equipped including a dish washer, has lots of storage in the white and brown cupboards and has a beige tiled worktop. A small hallway leads to the 2 double bedrooms and the shower room in the middle. Each bedroom has its own balcony with amazing views, air-conditioning, and a 4 door floor to ceiling closet. The large bathroom has a round corner shower with a glass cubicle, a bidet, a WC and a sink.

More marble steps with beamed ceilings lead to the second level consisting of a huge tiled wrap around balcony which houses the solar panels, the water tank and the satellite dish, as well as an additional bedroom with a large floor to ceiling closet, book shelves and washroom facilities (15m²), currently used as storage room. The 145m² terrace has been secured with a built banister all around, the perfect place to soak up the sun while enjoying the breathtaking views all around.

THE POOL AND POOL HOUSE

A stone tiled pathway lined by a variety of fruit trees, flowers and olive trees leads to the pool area and pool house. The 81m² tiled rectangular pool has roman steps, is surrounded by a tiled terrace (150m²) and secured with a combined stainless steel and stoned fence. A majestic old olive tree situated next to the pool surrounded by the tiled terrace provides natural shade during the hot summer days, and the unobstructed view across the sea, the mountains and the countryside is simply spectacular.

The covered, luxurious pool house built in 2009 is built on 2 levels. It is equipped with automatic electric roller shutters which permit occupancy for most of the year and a separate solar system and water line. It offers complete facilities including a stone bar with shelves and mirrors, high beamed ceiling, a wooden loft, a fully equipped kitchen with integrated BBQ installation and spacious cupboard space, and a comfortable sitting area equipped with music, stereo and walled flat screen TV connections. Beside with a door leading directly to the pool is a full bathroom with a wall to wall walk-in shower, bidet, vanity unit and WC.

The lower level of the pool house can be accessed through a stairway with a trap door from the upper level and also has a private entrance from the garden. It is a self sufficient studio including a kitchen corner, room for 2 single beds or one large bed, a small living area, a shower room with a glass corner cubicle, sink and WC and a large walking closet with washing machine installation. This studio is ideal for a workshop or separate living quarters in total privacy with its own yard where one can find a small garden planted with an impressive 1000 years old olive tree right at its entrance.

THE EXTERIOR

This garden is a little Eden on earth. The large plot is entirely fenced by a 2 meters high iron fence covered with ivy and other climbing plants, securing full privacy. Stone bordered pathways wind through a beautiful Mediterranean landscape with fruit trees, mature olive trees and citrus trees. The layout of the flowers, plants and shrubs make a natural garden and create an atmosphere of harmony with nature. The paths lined with stone walls and a variety of trees are illuminated at night with lamps and spot lights, adding to the magic of the place.

The property has a garden house very useful for storing garden supplies and equipments. There are 26 olives trees providing their own high quality olive oil, 19 citrus trees and a great variety of Mediterranean flowers and herbs.

THE AREA

Marathokefala sits on a hillside overlooking the bay of Kolimbari. The village is known for its famous historical cave of St John the Hermit. The nearest town of Kolimbari is just a couple of minutes away by car and provides all the services needed, like shops, supermarket, good taverns, doctor, pharmacy, gas stations etc. A pebbled beach and a sea with crystal clear waters await you. The waterfront and the jetty of the new harbor, that encloses the old harbor with the fishing boats, is ideal for a stroll in the afternoon or a good meal in one of its taverns overlooking the blue of the sea, the hills and the mountains rising majestically in the background. Every Friday there is a "laiki", an open vegetable and fruit market where one can buy fresh locally grown products.

This property will appeal to those wishing a quiet and peaceful environment while being close to facilities. It has easy access to the highway (1 km) leading to Chania and the airport.

It is ideal for those seeking a business opportunity with a substantial income, an existing clientele and an excellent return on investment or, for those looking for a high quality luxurious home for all year living, with plenty of space to receive and entertain friends and family.

With well landscaped gardens, large private swimming pool, luxurious pool house, garage and extensive terraces, this property has it all.

A truly unique property which "ticks all the boxes"!!!



Features:

- Solar panel
- Air conditioning units in all bedrooms and in the pool house.
- 4 fully equipped kitchens
- Satellite TV x 3
- High quality white goods
- Floor to ceiling built in wardrobes
- Reserve water tank
- Garage
- Fuel powered central heating system
- Double glazed windows with fly screens
- Immersion heater
- Fireplace x 2
- Telephone, Internet connection + WIFI throughout property
- Alarm system
- Some furniture included
- Mature garden and outdoor lights all over
- Walled and fenced property
- Landscaped gardens with watering system
- Large private swimming pool with unique pool house
- Spacious verandas and balconies surrounding the house
- Extensive tiled terraces.

