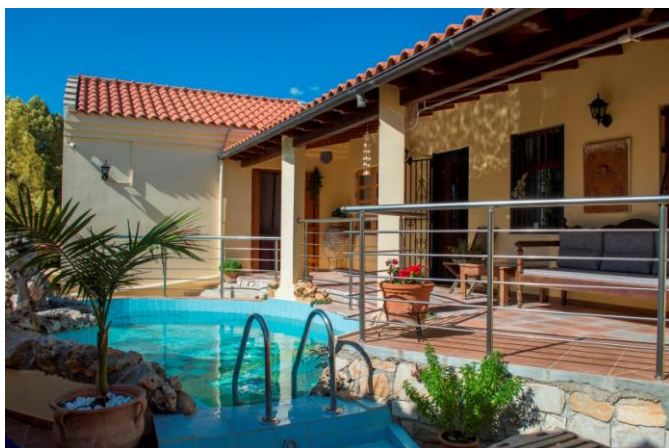


PROPERTY WITH 4 RENTAL VILLAS, SWIMMING POOL, LANDSCAPED GARDENS & MOUNTAIN VIEWS IN KALAMI



**PRICED AT:
€600,000**

**REF:
YHOC-009**



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PROPERTY SIZE: 240m²

LAND SIZE: 2,800m²

Four fully-equipped rental villas set on a large landscaped plot just 15 minutes walking from the sandy beach of Kalami and with beautiful views over the White Mountains.

The property consists of one large villa with a basement, which is currently used as an owner's accommodation, and three smaller villas which are being rented out. All villas provide privacy and are in a very peaceful location.

THE HOUSES

The main house consists of a living room with high beamed ceilings, a fully-equipped kitchen/dining room, a full bathroom, a WC room and a spacious bedroom. Internal steps lead to the basement which contains several rooms used for storage and utility, as well as a small studio accommodation with a bedroom and a shower room.

Two of the rental villas have two bedrooms on the upper floor and a kitchen, living room and bathroom on the lower floor.

The smallest villa has one bedroom which is on the top floor and the lower floor consists of an open-plan kitchen/living room.

The interiors are all very light and airy and are very tastefully decorated by the current owners.

All villas provide covered exterior spaces and are surrounded by flowers and shrubs.

EXTERIOR

The 2,800m² of land is entirely landscaped and planted with flowers, shrubs and several types of trees. There are many sitting

areas with chairs, swings, gazebos and more, all surrounded by stone-paved paths leading from the parking area to the villas.

There is a small 15m² pool in front of the main house which can be used by the guests but there is plenty of space to build a large swimming pool if wanted.

The land is planted with many trees including olive, orange, lemon, plum, pomegranate, Mirabelles, mandarin, grapefruit and walnuts.

One can easily "get lost" walking around the beautiful gardens admiring the types of flowers against the backdrop of the White Mountains.

THE AREA

The villas are built in a very tranquil location just 15 minutes walking from the sandy beach of Kalamí. The larger village of Kalyves with its numerous amenities is just 1km away and is open all year round. There are supermarkets, a bakery, bank, restaurants, bars and many more.

There are a taverna and cantinas on the beach nearby which are within easy walking distance.

The national highway is a 5-minute drive and one can easily reach Chania town centre within 15 minutes. Chania airport is 30 minutes while Souda port is just a 10-minute drive.

The villas could provide a very good rental income to the feature owners.

ADDITIONAL INFORMATION ABOUT THE HOUSE SIZES:

MAIN BUILDING, in the south-eastern part of the plot, ground floor with a basement, which has an area of 111.44 m² on the ground floor and an area of 110,16 m² in the basement and consists in the basement of individual storage and service spaces and on the ground floor of open plan living area - dining area - kitchen, one (1) bedroom, two (2) baths, indoor stairs of communication with the basement and smaller individual service spaces. The ground floor also includes three (3) individual semi-open spaces with a total area of 68.32 m².

HELIOS, in the south-eastern part of the plot and in a short distance from the main building, ground floor with a loft, which has an area of 16.79 m² on the ground floor and the loft 9.62 square meters, giving a total area of 26.41 m² and consists on the ground floor of an open plan living area - a kitchen, a bathroom and a staircase communicating with the loft and the loft consists of one 1 bedroom. The ground floor also includes a semi-covered area of 6.66 m². In the east of the main building and in a short distance from it there is a gazebo (Semi terrace Area) with an area of 18.40 m².

ATHENA, in the north-western part of the plot, ground floor with a loft, which has an area of 41,87 m² on the ground floor and 25,84m² on the loft, giving a total area of 67,71 m² and comprises on the ground floor an open plan living area - dining area - a kitchen, a bedroom, a bathroom and a staircase communicating with the loft and on the loft one bedroom and one bath. The ground floor also includes a semi-covered area 10,75 m².

IRIS, in the south-western part of the plot, ground floor with a loft, which has an area of 29,84 m² on the ground floor and on the loft 19.64 m², giving a total area of 49.48 m² and comprises

on the ground floor an open plan a kitchen - living area - dining area, a bathroom and a staircase communicating with the loft of 2 bedrooms. The ground floor also includes a semi-covered area of 7.68 m².

Finally, in the open space of the plot, between the main building and "Helios" there is a swimming pool with a water surface of 15,80m²

A truly unique business opportunity, ready to be taken over!

FEATURES:

- Solar panels
- Air conditioning all over
- Fully-equipped kitchens
- White goods
- Wardrobes
- 2 x reserve water tanks plus a well
- Extra storage space
- Basement
- Wood burners in 3 of the 4 houses
- BBQ
- Telephone & Internet connection
- Wooden frames, doors & shutters
- Double-glazed windows with fly screens
- Beamed ceilings
- Immersion heaters
- Parking space for 5 cars
- Walled property
- Landscaped gardens with watering system
- Swimming pool of 15m²
- Electric gate
- Security cameras
- 6 x bicycles
- Large gazebo with fly screens



- Electric keys for each house
- Safe boxes in all villas
- Fully furnished

