

# STUNNING 3-BED VILLA WITH PRIVATE POOL IN AGIO ONOUFRIO/CHANIA



**REF:  
CEG-002**



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**PRICE  
€1,000,000**

**HOUSE SIZE: 429m<sup>2</sup>**

**LAND SIZE: 5,410m<sup>2</sup>**

**This stunning villa in Chania Crete for sale was built in 2009 on a large private plot of land of 5410m<sup>2</sup> with a private swimming pool.**

It has a total surface of 429m<sup>2</sup> arranged over **3 levels**.

It is located in the village of Agios Onoufrios, a pretty residential area, on the peninsular of Akrotiri with gorgeous sea, sunset and mountain views.

The villa consists of three bedrooms with built-in wardrobes, (two of them are very spacious), four bathrooms, an office, a large separate kitchen with built-in electrical appliances, a living room, a spacious dining room with a unique dining table, a playroom with a large bookcase, a laundry room, various storage spaces, and an independent guest house of 32m<sup>2</sup> with its own yard, and its separate entrance.

The villa has under floor heating, for heating and cooling, a heat pump for hot water and a fireplace. It has got heat & sound insulation and it has also been waterproofed from the roof to the foundations. The windows and doors are made of German aluminum frames (Schuco) with electrical shutters and triplex security glass.

The main entrance of the villa is an armored door and all internal doors are wooden handmade. The villa is surrounded by covered verandas and it is equipped with an elevator, a garage for two cars with an access through a remote controlled door, an external and internal alarm system. The fittings and fixtures are of high quality such as granite tiles, marble stairs.

## **EXTERIOR**

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## **THE AREA**

If you are looking for property for sale in Akrotiri, Crete, the peninsula features some of the most beautiful and cleanest sandy beaches of Chania. Numerous beaches include, well-known Stavros beach, where Zorbas the Greek was filmed, Kalathas and Tersanas.

Kalathas beach is a beautiful sandy beach lined with pine trees in the south and a small islet at swimming distance and features cafes and traditional tavernas. Tersanas, Crete is another fine sandy beach with shallow waters suitable for children. A variety of wild birds and turtles find haven in this peaceful area which is so diverse, offering endless possibilities to the visitor, from birdwatching, horse-riding, hiking or simply relaxing and enjoying the scenery.

There are also several churches and historically significant monasteries in the area such as the impressive Agia Triada and Moni Gouvernetou built in the 16th century, a visit to which is highly recommended.

### **Agios Onoufrios**

If you are searching for property for sale in Agios Onoufrios and Kounoupidiana, they are located on the peninsular of Akrotiri, Crete just 7-10 km northeast of the historic centre of Chania city.

They are much sought after areas especially by the locals who wish to live outside the city but still be close to all amenities. Agios Onoufrios is closer to the coastline and also enjoys the crystal clear waters of a sandy beach with special facilities for disabled people.

Kounoupidiana is fast expanding and now offers a wide variety of shopping facilities and amenities such as large supermarkets, banks, travel agency, restaurants, fast food outlets and stores.

The Technical University of Crete is also located here, as are primary and secondary schools.

**Both areas are quiet and are only a short drive away from the beautiful sandy beaches of Kalathas and Stavros.**

## FEATURES

- Garage
- Garden irrigation system
- Solar panel
- Air-Con
- Private swimming pool
- Electric under floor heating
- Fireplace
- Covered Parking
- Electric window shutters
- Storage Room
- Lift/Elevator
- Electronic entrance gates
- Built-in kitchen electrical appliances
- Fitted designer kitchen
- Fitted wardrobes in all bedrooms
- Fly screen in every room
- Guttering and exterior water drainage
- Full damp-proof course
- Under floor hot water heating
- Full insulation in walls floor ceiling

