

# STUNNING 5-BED VILLA WITH PANORAMIC VIEWS AND PRIVATE POOL IN CHANIA/SODY



**REF:  
CEG-005**



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**PRICE:  
€4,500,000**

**HOUSE SIZE: 750m<sup>2</sup>**

**LAND SIZE: 4,300m<sup>2</sup>**

**This is a luxury villa for sale in Chania Crete, located near Venizelos Park on the peninsular of Akrotiri.**

It has been built on a private plot of land of 4,300m<sup>2</sup> with a total living space of 750m<sup>2</sup> arranged over 3 levels.

This area is of unique natural beauty and due to its elevated position it offers panoramic views towards the sea and the city and it is considered one of the most privileged regions of Chania.

## **INTERIOR**

The first level of the villa consists of a living, a dining area, a kitchen and one guestroom with its own living, dining and kitchen area as well.

This level hosts the gym, the sauna, the Hammam, the laundry, a storage room and a machinery room.

Two more double bedrooms with en-suite bathrooms can also be found here.

The second level of the property, accessed by an internal staircase, offers a large sitting and dining area, a kitchen and another guest apartment comprising of a living, a dining room, a kitchen and an en-suite bedroom.

From this floor of the property there is direct access to the large private heated swimming pool of 75m<sup>2</sup> and to all external areas of this villa such as the extended sundecks, the outdoor sitting and dining areas as well as the BBQ and the bar.

There is also a playground for the younger visitors.

The upper level includes 2 more bedrooms with en-suite bathrooms and their own sitting areas.

The villa has a garage which can accommodate 4 cars. Ultimate luxury, exclusive style and outstanding views are the key features of this villa, which is currently on the holiday rental market, but its perfectly suitable for all year round living.

## **THE AREA**

If you are searching for a property for sale in Crete, Profitis Ilias is an exclusive residential area in the Akrotiri peninsular, situated on an elevated spot with panoramic views towards the town and the Venition harbor of Chania.

It is set next to the Park of Venizelos, just 4 km from downtown Chania and 500m from the Park of Flora and Fauna of the Technical University of Crete.

## **Akrotiri**

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 bird watching, 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.**

## FEATURES

- Fitted wardrobes
- Fully landscaped gardens
- Garage
- Garden irrigation system
- Solar panel
- Walled plot
- Air-Con
- Private parking area
- Private swimming pool
- Sun terrace
- Pergolas
- Multi-gym
- Electric shutters
- Stone driveway
- Storage Room
- Electric gates
- Wooden floors
- Double glazed windows and balcony doors
- Electrical appliances
- Fly screens throughout
- Outdoor BBQ
- Guttering and exterior water drainage
- Pergola covered outdoor dining area
- Under floor heating

