

Kalyves Townhouse



This superb property was completed in 2007 and comprises a luxurious 200m² living area with 3 double bedrooms and three toilets/bathrooms, a generously proportioned living room with dining room, kitchen plus fully finished basement. The whole house benefits from very high quality finishes, & fittings and with exceptional attention to detail by a local builder.

PRICED AT JUST €289,000

**REF: KALIVES
MARKUS**



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TOTAL HOUSE SIZE: 200m² BASEMENT SIZE: 75m²
ROOF TERRACE: 70m² POOL SIZE: 75m²

SUMMARY:

At entry level is the well designed kitchen well fitted with high quality floor and wall units and equipped with built-in electric appliances. Windows above the sink and patio doors to the breakfast veranda provide streams of light and excellent views of the pool and the sea.



The lower part of the split level ground floor is the very large lounge area with impressive floor to ceiling picture windows fitted with electric security shutters. These windows provide access to the huge front veranda. A guest toilet with wash basin completes this floor.

The first floor, reached via a tasteful marble staircase, has three well proportioned bedrooms, each with fitted floor to ceiling integrated wardrobes and a family bathroom with bath & thermostatic shower. Each bedroom opens to a balcony with wonderful views.

An external spiral stairs leads from the rear bedroom veranda to an enormous tiled & insulated roof terrace with breathtaking views to the Aegean and White Mountains.



This terrace has lighting and is excellent for sunbathing and entertaining. From the living room there is internal access to the huge open-plan basement area of 75m² with full facilities including a kitchen area, separate utility/storage area and a shower room/toilet. This area it could be used as a studio, kids games room, gym or hobbies room or as extra space for guests...

The shared pool with plentiful sun terraces and private balconies with excellent views to Souda Bay and the village of Kalives.

The house is within walking distance of the centre of Kalives with excellent tavernas, varied shopping and transport links, a sandy Blue Flag beach, with facilities for sailing, windsurfing and kayaking. The beach is ideal for snorkelling & the harbour is good for fishing. Kalives is only twenty minutes drive from the historic city of Chania and thirty five minutes from the international airport.



FEATURES:

- A fully fitted open-plan kitchen
- Kitchen electric appliances
- Family bathroom with thermostatic shower.
 - Balconies and terraces all around with superb view to the villages and to the sea
- Large shared swimming pool of approximately 75m² with sun terraces and jointly maintained gardens
 - Full oil fired central heating throughout the entire house
 - Three phase electricity
 - Double solar panel
 - Air-conditioning in all bedrooms and lounge
 - Working fireplace
 - White aluminium exterior window and door frames
 - Double glazing throughout with fly-screens
 - Telephone points in all spaces including bedrooms
 - Full floor to ceiling integrated wardrobes
- Fully tiled and insulated 70sqm roof terrace with breathtaking views
 - Fully finished, 75m² basement with toilet/shower-room
 - Store and utility room
 - Excellent decorative order throughout