

LUXURY VILLA KOKKINO CHORIO



Large luxury 190 M² villa with an unique infinity pool in a spectacular location overlooking Souda Bay and the Mountains.

A very high quality finish and the great location make this 'SANTORINI STYLE' villa something really special!

This very spacious light and airy house has 3 large bedrooms - all en suite - along with luxury fixtures and fittings

There is a wonderfully large outdoor living / kitchen area, full central heating and much, much more.

This villa can be used as either an all year round luxury home or as a spectacular holiday villa.



*Priced at just **E595,000***

REF: KC AIDOS



Miette Lauwers
Tel: (00 30) 6947 374 736
info@yourhomeoncrete.com
www.yourhomeoncrete.com

HOUSE SIZE: 190 m² PLOT SIZE 6470m²

SUMMARY:

This fantastic two storey villa sits on the side of a hill overlooking Souda Bay. The views are second to none—even before you climb the steps to the roof terrace!

This villa sits within a large landscaped walled/fenced and gated plot offering total seclusion and privacy. The plot has a full automatic watering systems to keep the fantastic gardens (over 300 plants/shrubs and trees) and lovely sitting areas looking great. There is plenty of guest accommodation and every possible amenity. This lovely villa really does have it all.



Arriving outside the house (via the radio controlled gates) you have a choice of strolling down to the large terraced area around the stunning pool or walking to the front door. As you walk through the front door you enter the large open plan living area — which has spectacular views to the mountains and over Souda Bay to Chania and Akrotiri. Outside the living area



there is a large covered veranda— for external dining.

There is of course plenty of space inside for a dining table— adjacent to the luxury kitchen with granite work surfaces and high quality appliances. Also on this level, there is the very spacious master bedroom—with lovely fitted wardrobes and a fantastic en-suite with large full sized bath



SUMMARY CONT:

Leaving the house via the kitchen door, there is a small area with a cloak-room / WC /utility room on the left and a large storage room on the right.

Walking outside you have a choice of walking up some steps to the roof terrace or strolling down the slope to the lower bedrooms and pool area.

On the lower floor, leading on to the very large terraced pool areas there are two spacious double bedrooms with very high quality en-suite shower rooms, fitted wardrobes etc.



In addition, there is a magnificent 'outdoor kitchen' area. Here there are kitchen units / sink / fridges etc— along with a sitting area and a dining area. This very large space faces the pool and the sea. There are also arches with views to the left to the mountains and over the bay to Chania



The transparent roller blinds can be used to keep out the breeze at the end of the day.

The sunset over Souda Bay — viewed from almost anywhere in this house — at the end of the day is beautiful



SUMMARY CONT:

At the edge of the very large terraced area at this level of the house, there is a wonderful pool. Unusually it has a long shallow, tiled beach-like area leading to the large round 32M² blue infinity pool—with views directly to the sea and Akrotiri.



Also at this level, at the rear of the house, there is a garage—fitted out with shelving etc. The heating system is also located in the garage.



The heating system is a hot water under floor system that runs on “off peak” electricity. This is far cheaper than oil based systems and because of the level of insulation in the house, the running costs are less than half the equivalent expense.

Leading from the garage an internal door leads into a large store room / workshop also situated below the house.



FEATURES:

- Luxury Fitted Kitchen with high quality appliances
 - Full Air Conditioning throughout the house
 - Under floor Central heating
 - Heated Towel rails
 - Solar panels and Immersion Heater
 - 5000 litre water storage tanks
 - Fitted wardrobes to all bedrooms
 - Remote control ceiling fans
- Fully landscaped natural and low maintenance gardens
 - Fenced / walled plot
 - Gated, Private driveway, parking and Garage
 - Electronic entry system
 - Garden irrigation system
 - Stunning Infinity Pool
 - Stone Fireplace
- Garden > 300 trees/ shrubs / plants / 10 Olive trees
- Aluminium French doors/ windows/shutters/flyscreens
 - Fitted Wardrobes
- Fantastic external area / including outdoor kitchen
 - Satellite TV system
 - Extra storage areas—internal & external
 - 3 Phase electrics installed
 - Electrics ready for a 'back-up' generator
- Many external sitting and dining areas—for outdoor living more than 8 months of the year!