

# Exclusive Villa



This wonderfully designed four bedroom villa is set in large private gardens between the popular villages of Plaka and Kokkino Horio

With stunning, uninterrupted views stretching across the Sea and Mountains, large private pool, stunning feature fireplace and landscaped gardens this lovely property is the perfect full time home or luxury family holiday destination.

**AT THE GREAT PRICE OF JUST  
€475,000**

**REF: PLAKA  
CARYA**



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**HOUSE SIZE: 197m<sup>2</sup> BASEMENT: 50m<sup>2</sup>**  
**PLOT SIZE: 4000m<sup>2</sup>+ with large private 40m<sup>2</sup> pool**

**SUMMARY:**

This 4 bedroom luxury villa was completed in 2006 by a high quality builder and is set in large beautifully landscaped grounds. On a walled and fenced plot with driveway and parking this villa has breathtaking views across the sea at Souda Bay. Just a couple of minutes from the popular all year round villages of Plaka and Kokkino Horio and a short drive to the golden beaches of Almyrida.



The plot surrounding the villa has been beautifully landscaped yet is easy maintenance with a wide variety of mature trees, flowers and plants. The extensive plot falling away towards the sea mean that the stunning view is protected forever.

The villa has a large private pool with easy access to pump room and plenty of terraces for soaking up the sun. There is also a large basement/garage with electric doors currently used as a workshop. There are a wide selection of seating areas all making the most of the great views



## SUMMARY CONT:

Inside the villa the high standard continues with a beautiful finish throughout. Large open spaces and a unique feature fireplace blend with modern fittings and all amenities such as central heating and air conditioning.

The very spacious living area and dining area flows out through patio doors to the large covered terraces.

There is very high quality built in kitchen with all appliances and also a fully equipped private bar!

Also on this ground level is a double en-suite bedroom, a further WC and plenty of extra storage space.

A beautiful open staircase leads to the upper floor. The large master bed has a en-suite shower room, vast walk in closet and separate sitting area currently used as an office. Patio doors again lead to terraces overlooking the pool.

The third and fourth bedrooms also have private terraces and the large family bathroom has a huge corner bath and separate glass shower enclosure.



## WHAT'S INCLUDED:

- Air conditioning
- All fixtures and fittings
- Central heating and feature fireplace
- Fully equipped bar
- Fully fitted kitchen with all appliances
- Fitted wardrobes

Private parking and garage/basement with electric doors

- Car port

Aluminium doors and windows with fly screens

- Water softening system

Mature gardens with watering system

- Off peak electric system

Fully walled, fenced and gated plot

- Solar panel and 7000L water tank

