

**VILLA FOR SALE**

**Agios Nikolaos, Crete**

**Greece**

**Asking Price**

**€2,950,000**

Bedrooms	5	Year Built	
Bathrooms	5	Date Listed	04/08/2023
Size	583 Sq M	Listing ID	GL-1586372486
Listed by: Listanza Services Group			

For more information, visit:

<https://www.globallistings.com/4932934>

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**Overview**

Located in Agios Nikolaos.

On the shore of the calm Gulf of Mirabello near Elounda you will find Crete's premier elite residential community. The residential complex consists of fifteen villas whose splendor sets them apart even from magnificent Elounda.

The project was developed by world-famous architects and designers, using innovative construction technologies.

An ideal choice for those who want proximity to the facilities of the five-star hotel, but also want to maintain a high level of privacy. The villa is newly built, realized in the typical style of the Mediterranean coast and develops on 3 levels. The property is composed by entrance hall, four bedrooms with en-suite bathrooms, large living room, indoor and outdoor dining areas, kitchen. It features a beautiful swimming pool, surrounded by comfortable and spacious sunbathing areas. Verandas and outdoor lounge areas which offer breathtaking views of the islands and marvelous crystal clear sea. The guest house disposes of a living room, kitchen and one bedroom with bathroom. Direct access to private sandy beach.

The price does not include the finishing of the house interior.

This beautiful Villa features:

Dining hall

Kitchen

4 bedrooms with en-suite bathrooms and dressing rooms

Drawing room

Guest house (47 m2)

Total living space (villa + guest house: 583 m2)

Covered verandas (163 m2)

Open verandas (527 m2)

Heated swimming pool (15 x 6 m)

Covered parking (25 m2)

This villa has the potential to yield a high rental income.

Here are some examples of similar villas in the area of Agios Nikolaos / Elounda to get an idea of its rental value:

1) [https:// ... /vacation-rentals/greece/crete/elounda/elounda-villa-107416](https://.../vacation-rentals/greece/crete/elounda/elounda-villa-107416)

2) [https:// ... /vacation-rentals/greece/crete/elounda/royal-spa-pool-villa-107419](https://.../vacation-rentals/greece/crete/elounda/royal-spa-pool-villa-107419)

3) [https:// ... /vacation-rentals/greece/crete/elounda/grape-villa-115136](https://.../vacation-rentals/greece/crete/elounda/grape-villa-115136)

For its plots along the coastline offering an exclusive view over the Mirabello Bay, the project developer has chosen the expertise of the internationally renowned architect, to envision seafront ultra-luxury villas that would fit perfectly in this idyllic location of the Mediterranean coast. The architect has design 10 unique seafront properties inspired by the local lifestyle as well as by nature environment of each site so to provide the most outstanding panorama.

These fairytale villas with their open terraces, panoramic windows with views of the sea, mountains, and Spinalonga island, gardens overflowing with exotic flowers and pools with crystal clear water - were created by Frances best architects for connoisseurs of comfort. The villa complex features a private sand beach with an outdoor cafe, a yacht dock, large swimming pool, and a children's playground. The complex also has its own tennis court.

Residents of these villas will receive first-class service from the staff of a luxury hotel located next to the complex. Villa owners and guests will be able to use their own reserved entrance to the hotel. There you can the on-site cafe, restaurants and spa, or pick out an excursion, hire a personal driver or a nanny for the children, as well as order lunch or dinner to be promptly delivered to the villa.

This project represents the new dawn in elite residential construction. Each villa's architectural and technological sophistication, consummate comfort and ambience are also complemented by breathtaking views of the sky-blue sea and the enchanting landscape of the Gulf of Mirabello.

The cosmopolitan seaside town of Agios Nikolaos is 10 kilometers south.

The luxury resort of Elounda is 2 km away and the international airport of Heraklion "Nikos Kazantakis" is about an hours drive from here.

Agios Nikolaos is the capital of the county Lasithi and is located at the Mirabello Bay, north-east Crete, only 45 mins away from the international airport of Heraklion.

Geographically the town is well protected from strong winds allowing sea sports and swimming nearly all year round.

Although Agios Nikolaos has a population of less than 20,000 it has a several banks, supermarkets, shops of every kind, doctors, a modern hospital of high standard, public swimming pool and tennis courts, yacht marina, harbour, cinema, theatre, gyms, a 9-hole golf course, schools ranging from nurseries to 6-level high school and generally all the amenities you would expect to find in a modern European town.

The microclimate is one of the best in Greece and the moderate temperatures rarely exceed 30c in summer or fall below 15c in wintertime. This wonderful dry climate together with the natural beauty of the area has attracted most of the high class hotels of Greece to operate here.

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