



## listing



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 575,000

#### Location

Pays:	Grèce
Soumis:	25/12/2024

#### Description:

This exceptional detached house, built in 2003, with a total area of 200 m<sup>2</sup>, is located in the idyllic area of Kalathas, just 300 meters from the golden sandy beach, a popular destination for residents and visitors alike. Situated on a plot with the potential to build an additional 200 m<sup>2</sup>, the residence combines luxury, functionality, and proximity to nature, making it an ideal choice for permanent residence or investment purposes.

The architecture is characterized by spacious, bright interiors with large glass panels that allow natural light to flood every corner, creating a warm and welcoming atmosphere. The elegantly landscaped garden, complete with a barbecue area, offers the perfect setting for relaxation and social gatherings.

#### Layout and Interior Features



The residence includes two bedrooms:

- \* The master bedroom, featuring a private en-suite bathroom and a separate dressing room area.
- \* One additional spacious and comfortable bedroom, perfect for guests or family members.

Other spaces include:

- \* A fully equipped bathroom.
- \* A separate kitchen, ensuring convenience and flexibility.
- \* An indoor garage with an electric door.
- \* A study and storage area, ideal for organization and extra functionality.
- \* Heating and Cooling: Equipped with air conditioning units in all rooms and an oil-powered radiator heating system.

### Location and Accessibility

This property enjoys a prime location:

- \* Distance from Kalathas Beach: Just 300 meters, offering easy access for daily swims and relaxation.
- \* Chania International Airport: Approximately 8 kilometers or a 10-15 minute drive, making it ideal for tourist exploitation.
- \* Port of Souda: Around 12 kilometers, providing seamless connections to other regions and mainland Greece.
- \* Chania City Center: Only 10 kilometers, facilitating access to city amenities, such as shops, restaurants, and services.

### Investment Opportunity

This property represents an outstanding investment option with multiple possibilities:

#### 1. Long-Term Rental:

Perfect for families or professionals seeking a permanent residence in a peaceful and beautiful area.

#### 2. Short-Term Rental (e.g., Airbnb):

Its proximity to Kalathas Beach and the short distance from the airport make it highly attractive to tourists.

#### 3. Permanent Residence:

The layout, tranquility of the area, and the plot's potential (additional floor construction) enhance its viability as a functional family home.

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The unique location of this detached house, combined with its features and investment potential, makes it an exceptional purchase opportunity. The possibility of constructing an additional floor further increases its value, especially for those considering tourism-oriented utilization. With its proximity to key points of



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interest (beach, airport, port), and its comprehensive heating and cooling systems, it is sure to attract buyers or tenants who value quality of life and accessibility to all amenities.

- \* Access from asphalt
- \* Air-Conditioning
- \* Alarm system
- \* Aluminium window shutters
- \* Autonomous heat system
- \* Balconies
  
- \* BBQ
- \* City view
- \* Cosmote Phone Line
- \* Countryside view
- \* Electric boiler
- \* Electric gate
- \* Equipped garage
- \* Extra building capacity
- \* Garage
- \* Garden
- \* Internet Connection
- \* Nearby ATM
- \* Nearby bakery
- \* Nearby bank
- \* Nearby beach
- \* Nearby gym
- \* Nearby hospital
- \* Nearby minimarket
- \* Nearby pharmacy
- \* Nearby playground
- \* Nearby public transport
- \* Nearby school
- \* Nearby supermarket
- \* Nearby taverna
- \* Outdoor parking space
- \* Parking space
- \* Pergolas
- \* Phone line
- \* Photovoltaic panels
- \* Walking distance to amenities
- \* Walking distance to the square

## **Commun**

Chambres:	2
Salle de bains:	2



Pied carré fini: 200 m<sup>2</sup>  
Dimensions du lot: 600 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: 18373-BS6364

