

DETACHED 2-BED PROPERTY WITH BUILDING CAPACITY IDEALLY LOCATED IN KALATHAS



**REF:
CBS-008**



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**PRICE:
€575,000**

HOUSE SIZE: 200m²

LAND SIZE: 600m²

This exceptional detached house, with a total area of 200m², is located in the idyllic area of Kalathas, just 300m from the golden sandy beach, a popular destination for residents and visitors alike.

Situated on a plot with the potential to build an additional 200m², the residence combines luxury, functionality, and proximity to nature, making it an ideal choice for permanent residence or investment purposes.

INTERIOR

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.

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.

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 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.

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.

Chania City Center is only 10km, facilitating access to city amenities, such as shops, restaurants, and services.

THE AREA

Kalathas, on the peninsula of Akrotiri, is a fairly new, quiet settlement, mainly for people who wanted to move out of Chania city center. It has seen a lot of building activity in recent years as more and more Cretans are moving out of town.

FEATURES

- Aluminum frames
- Autonomous heat system
- Electric boiler
- Extra building capacity
- Internet
- BBQ
- Alarm system
- Electric gate
- Pergolas
- Parking space
- Photovoltaic panels
- Private garden

