

SPACIOUS 4-BED VILLA WITH SEA VIEWS, ROOM FOR POOL AND MINUTES AWAY FROM THE BEACH IN KALYVES



**REF:
CCA-008**



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**PRICE:
€699,000**

HOUSE SIZE: 364,68m²
LAND SIZE: 600,52m²

INTERIOR

This 364,68m² multi-unit property on a 600,52m² plot includes two one-bedroom apartments, a two-bedroom main residence with sea views, and a large basement garage with conversion potential.

With landscaped outdoor space and room to add a pool, it offers flexible living or rental options—ideal for investors or families seeking a base in Crete.

Set on a generous 600,52m² plot, this multi-unit property combines functionality with excellent potential for residential use or income generation. The total built area spans 364,68m² across three levels, offering a variety of living configurations that can accommodate different lifestyle or investment goals.

The ground floor features two well-planned, symmetrical apartments of approximately 53,47m² and 54,16m².

Each unit includes one bedroom, a living space, kitchen, and bathroom, ideal for long- or short-term rental use or separate family accommodation.

On the first floor, a larger 110,77m² apartment offers two bedrooms, a spacious living area, and multiple balconies with expansive views of the sea. This unit provides a more generous layout, suited for year-round living or premium rental use.

The basement level includes a 117,89m² underground garage with two dedicated storage rooms. This area could be reconfigured into additional living spaces or guest accommodation, adding value and flexibility to the property.

EXTERIOR

The exterior includes a landscaped garden with space for outdoor seating or further development. Although a swimming pool is not currently installed, the available land would support its addition, allowing for a future upgrade tailored to lifestyle or rental appeal.

Well-positioned for both residential comfort and investment, this property presents a rare combination of existing amenities and development potential. It offers immediate usability alongside options for long-term enhancement, making it suitable for families, investors, or those looking to establish a base in a popular area of Crete.

THE AREA

Kalyves is a beautiful, seaside village in Apokoronas, 19km east of Chania and is connected to the highway which links all four prefectures of Crete. Kalyves, Almyrida, and Plaka consist of the most popular resorts on Cape Drapanos, very well known for their sandy beaches.

Kalyves is located 27km from Chania airport and 123km from Heraklion airport.

FEATURES

- Double glazed
- Internet
- Aluminum frames
- Solar water system
- Fly screens
- Room for pool
- Autonomous heating
- Storage room
- Basement
- Parking
- Landscaped garden

