

ELEGANT 3-BED VILLA WITH PRIVATE POOL AND MINUTES AWAY FROM THE BEACH IN KAMISIANA



**REF:
CKE-001**



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**PRICE:
€450,000**

HOUSE SIZE: 100m²

LAND SIZE: 623m²

Located in the peaceful area of Kamisiana in Chania, this elegant 100m² villa offers modern comfort, privacy and beautiful surroundings.

Built in 2022 on a generous plot of 623m², it presents a stylish blend of contemporary architecture and traditional stone elements, creating an inviting home ideal for both holiday escapes and year-round living.

INTERIOR

The ground floor features a bright open-plan living and kitchen area, designed with soft tones and large openings that allow the natural light to enhance the space. This level also includes two comfortable bedrooms and two modern bathrooms, ensuring convenience for family members and guests. A fireplace in the living room adds warmth and atmosphere, making the villa equally enjoyable during the winter months.

The upper level is dedicated to a spacious master bedroom with its own bathroom. From here, you have direct access to the expansive rooftop terrace, where the panoramic sea views create the perfect setting for relaxing moments, sunbathing or evening gatherings under the Cretan sky.

EXTERIOR

Outdoors, the villa offers a beautifully arranged environment. The private 31m² swimming pool becomes the heart of the exterior area, surrounded by generous terraces that provide ample space for sun loungers and outdoor living. A fully equipped BBQ area and a charming garden with mature trees make the outdoor space ideal for hosting friends and enjoying

the amazing sea views. The property also includes private parking.

The villa is equipped with an autonomous heating system with a heat pump, air-conditioning throughout and is offered fully furnished, making it ready for immediate use without any further investment needed.

THE AREA

Its location is truly privileged; the beach is just 1,5km away, offering quick access to the sea while maintaining a quiet residential atmosphere.

Chania city is 26km from the property, and Chania International Airport lies 40,5km away, providing excellent connectivity.

This property represents a wonderful opportunity to acquire a beautifully designed, modern villa in one of the most attractive regions of Crete, ideal for personal use or as a high-value investment in the Cretan holiday home market.

FEATURES

- Fireplace
- Air conditioning
- Private parking
- Garden
- BBQ
- Private pool
- Autonomous central heating
- Solar system
- Fully furnished
- Expansive roof terrace
- Walled property