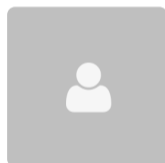




## Architectural Sea-View Villa with Sunset Infinity Pool – Roupes, 680,000€ Crete



### Contact Information



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### Description

Set in the tranquil hillside village of Roupes, in a newly constructed plot with total 3 autonomous and independent villas, just 20 minutes from Rethymno, this exceptional ground floor villa (133 m<sup>2</sup>, under construction) offers a seamless blend of minimalist architecture, privacy, and breathtaking natural surroundings. Set on an 800 m<sup>2</sup> plot, the residence commands uninterrupted panoramic views of both the sea and mountains, with spectacular sunsets that become part of the daily living experience.

The villa's architecture is defined by clean lines, earthy tones, and a refined Mediterranean aesthetic. Expansive floor-to-ceiling openings connect the interior with the outdoor living spaces, allowing natural light to flow throughout. The open-plan living area features a sophisticated kitchen, elegant lounge, and a bioethanol fireplace that adds warmth and atmosphere.

The outdoor area is designed as a private retreat, centered around a 27 m<sup>2</sup> infinity-style swimming pool overlooking the landscape. Sun loungers, landscaped gardens, and a BBQ area create an ideal setting for relaxation and entertaining.

#### Property Overview:

Detached ground-floor villa, 133 m<sup>2</sup>  
800 m<sup>2</sup> private plot  
3 bedrooms (accommodates up to 8 guests)  
4 bathrooms  
Infinity-style swimming pool (27 m<sup>2</sup>)  
BBQ area, landscaped garden & storage room  
Bioethanol fireplace

Air conditioning in all rooms  
Panoramic sea & mountain views  
Absolute privacy

Modern Comfort & Sustainability:

Provision of Installation for heat pumps (house & pool heating)  
Provision of Installation for solar panels  
Provision of Installation for electric vehicle charging  
Full electrical appliances included  
Private parking for 2 cars

Prime Location:

8 km from beaches, supermarkets, pharmacies & bakeries  
500 m from a traditional village taverna  
20 minutes from Rethymno  
1 hour from the airport  
10 minutes from Arkadi Monastery  
20 minutes from Amari Dam  
5 minutes from Eleftherias Museum

Lifestyle Statement:

This villa is more than a residence—it is a contemporary Mediterranean sanctuary designed for those who value architecture, privacy, and uninterrupted views in an authentic Cretan setting.

(Two villas are available)

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## Details

<b>Price:</b>	680,000€
<b>Property Size:</b>	133 m <sup>2</sup>
<b>Land Area:</b>	800 m <sup>2</sup>
<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	4
<b>Year Built:</b>	2026
<b>Property Type:</b>	Villa, Residential
<b>Property Status:</b>	For Sale

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## Features

- ✓ [Air Conditioning](#)
- ✓ [Barbeque](#)
- ✓ [Outdoor Shower](#)
- ✓ [Swimming Pool](#)

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## Floor Plans

