

# OFF-PLAN DEVELOPMENT IN A THREE-VILLA COMPLEX WITH PRIVATE POOL AND WALKING DISTANCES TO THE BEACH IN MALEME



**REF:  
CEG-026**



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**PRICE:  
€398,000**

**HOUSE SIZE: 84m<sup>2</sup>**

**LAND SIZE: 700m<sup>2</sup>**

**This off-plan development for sale is located in Maleme, Platanias, Chania.**

Set in a peaceful olive grove, the villa occupies the central position in a small three-villa complex, offering 84 sqm of living space on a private 700 sqm plot.

Ideal as a year-round residence, holiday home, or rental property, the villa also includes private parking for at least two cars. With easy road access and bright, airy interiors, this home is truly inviting.

## **INTERIOR**

The property is spread over two floors and features three bedrooms and two bathrooms. The ground floor includes an open-plan living area with a fully equipped kitchen, one bedroom, and a bathroom. Upstairs, there are two additional bedrooms and another bathroom with an indoor storage room adding extra convenience.

## **EXTERIOR**

Outdoors, a private swimming pool and a spacious garden surrounded by olive trees create a serene retreat. Two large balconies offer stunning sea views, where you can enjoy both sunrise and sunset.

The sea is just a 15-minute walk away, with frequent bus connections to Chania and the surrounding villages. Within a short walk, you'll find supermarkets, a bakery, pharmacy, excellent restaurants, bars, and a well-kept beach promenade. The lively resorts of Platanias and Agia Marina are only a 5-minute drive away.

## **THE AREA**

Maleme is a quiet seaside historical village 17km west from

Chania, just off the old road to Kastelli and it belongs to the municipality of Platanias.

It combines traditional way of Cretan living with modern lifestyle as there are many hotels, restaurants, bars and shops including super markets, bakery and grocery shops. It has got a long beach of crystal clear waters and therefore it has become a popular touristic destination for quiet and "family" type vacations. The "Airport of Maleme" is also located there, where the most fearsome and important battle in the history of "Battle of Crete", during the Second World War, took place on.

**Maleme is just 37 km away from Chania International Airport and 24 km from Souda Port.**

## **FEATURES**

- Private pool
- Garden
- Stone boundaries walls
- Olive trees
- Public transport service
- Indoor storage room
- Fully equipped kitchen
- Pergola
- Private parking

