

# Incredible 3 Bedroom Villa

**€850,000**

**N. Chania, Crete**

**Ref: GR.CR.3BV**

Newly built luxury stone villa with 2 private pools in Gerani, on a fenced plot of 2,170sq.m.-With an amazing sea view, the villa was built in 2020, is 3 levels and is only 120 meters from the beach. The ground floor of 186sqm consists of two wings, on the left wing has a large comfortable space for living-dining room with large panoramic windows - doors and energy fireplace, 1 w.c., storage room and kitchen with built-in electrical appliances, such as refrigerator, oven, hood, microwave and dishwasher. On the right wing of the ground floor is a bedroom with wooden built-in wardrobes and a private bathroom. The 76sq.m floor consists of 2 comfortable bedrooms, separated by an open hallway with glass railings and equipped with built-in natural wood wardrobes and private comfortable bathrooms...

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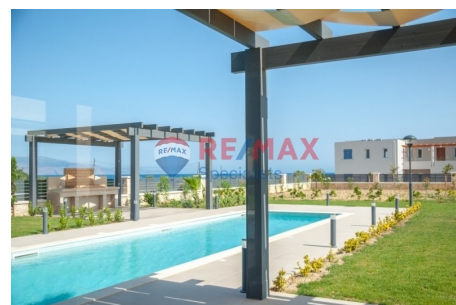
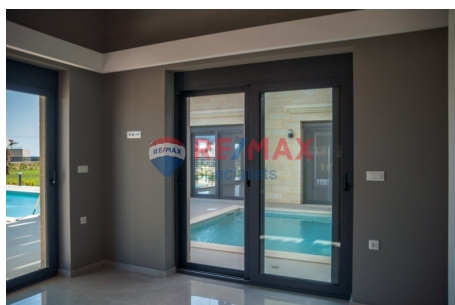
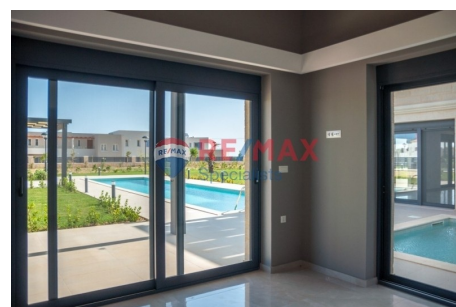
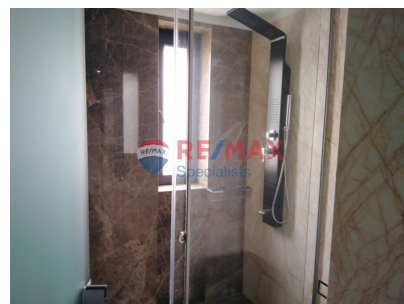
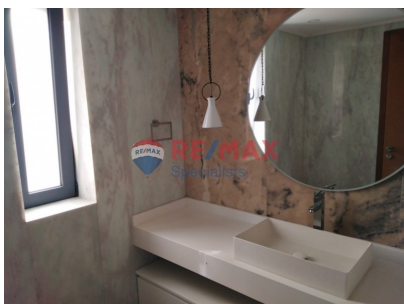
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# Gallery



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# Property Description

**Location:** Gerani, N. Chania, Crete, greece

**Newly built luxury stone villa with 2 private pools in Gerani, on a fenced plot of 2,170sq.m.**

-With an amazing sea view, the villa was built in 2020, is 3 levels and is only 120 meters from the beach. The ground floor of 186sqm consists of two wings, on the left wing has a large comfortable space for living-dining room with large panoramic windows - doors and energy fireplace, 1 w.c., storage room and kitchen with built-in electrical appliances, such as refrigerator, oven, hood, microwave and dishwasher. On the right wing of the ground floor is a bedroom with wooden built-in wardrobes and a private bathroom. The 76sq.m floor consists of 2 comfortable bedrooms, separated by an open hallway with glass railings and equipped with built-in natural wood wardrobes and private comfortable bathrooms with marble walls. On this level there is a large terrace, which has a wooden pergola and glass railings and the bedrooms have access to it. Every area of the house has amazing sea views. Also the house has a functional basement of 36sq.m. The villa has autonomous heating oil, A/C in each room, solar and electric water heater, two private pools, one for adults 51.4sq.m. and one for children 17.9sq.m, landscaped garden with lawn, barbecue and parking. In addition it is equipped with security cameras, alarm, aluminum doors and windows with double thermal insulation windows and electric shutters, complete thermal insulation and wet insulation, approved by the Greek organization KENAK, armored front door, separate water tank for greater autonomy and stone fence with gate that opens with remote control. At the entrance of the villa is a swimming pool, which has glass railings with special lighting and parking. All the glass railings of the house have special lighting, which creates a very beautiful atmosphere in the evening. In the construction of the house have been used materials of excellent quality (natural Cretan stone, glass, wood, marbles, non-slip Italian floor tiles). The RIP is under issue. The property provides complete privacy and is ideal for either owner-occupied or investment. The seaside Gerani belongs to the municipality of Platanias and is 2km from the large holiday center of Platanias, 13km from the city of Chania, 30km from the airport "Ioannis Daskalogiannis" and 21km from the port of Souda.

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# Additional Info

For Sale	Beds: 3	Baths: 4
Type: Villa	Area: 262 sq m	2 Private Pools
Beautiful View	Perfect Location	Fireplace
Terrace	Barbecue	Parking