

Villa #1 (88 m<sup>2</sup> interior) / 740,000 Euro



## Villa#1 (Sternes Akrotiri)

DESCRIPTION: Villa # 1 (88m<sup>2</sup> interior + 60 m<sup>2</sup> exterior area) Main special feature: excellent location of the villa with separate open panoramic views

H20 Sternes offers panoramic views of the Cretan Sea in a perfect place for sunsets and serenity. Behind the vast sea lies the mountain that rises like a painting—steady and serene. This villa is designed to be open, bright, and full of quiet beauty, where every detail is meticulously crafted for your comfort. The open-plan ground floor features a lounge, dining area, and a guest toilet. The design incorporates floor-to-ceiling sliding doors that create a seamless transition between the villa's indoor and outdoor spaces with panoramic view.

Upstairs, two bedrooms each have an en-suite bathroom and a private balcony, offering a personal retreat. Private, furnished terrace, complete with a barbecue area and a magnificent swimming pool.

Custom-made furniture and unique design elements, all curated by our international design team and crafted specially for you. Enjoy the convenience of being just 10-15 minutes from all necessary amenities, while living in a place where ancient legacies meet contemporary comfort. This makes Sternes an attractive option for both living and investment.

You're close to everything, yet somehow far from it all.

The showpiece Villa #1 will be ready for private viewings .....

## Features:

1. Price € 740,000
2. Price per 8,409 sqm. € ( only interior )
3. Interior 88 m<sup>2</sup>
4. Terrace - 60 m<sup>2</sup>
5. Pool area - 29 m<sup>2</sup>
6. Plot Surface - 560 m<sup>2</sup>
7. Balcony - 19 m<sup>2</sup>
8. Levels 2
9. Kitchen 1
10. Bedrooms 2
11. Bathrooms 2
12. Guest toilet 1
13. Spacious and comfortable staircase
14. Panoramic glazing with a unique corner slide-away design
15. Environmentally pristine location
16. Distance From Sea - 1,150 m
17. Listing Code
18. Available now
19. First Published
20. Last Update \_\_\_\_\_

## Property Highlights :

1. Two en-suite Bedrooms +Guest WC
2. Open plan living area, modern kitchen with island (equipped with all household fixtures), dining area
3. The interior is decorated in a contemporary style
3. Fully furnished with indoor and outdoor furniture
4. All appliances and sanitary ware
5. Energy-efficient home features triple-glazed windows
6. Energy Class A+
7. Glass sliding doors with screens to all outdoor area
8. Large format tiles with high anti-slip properties
9. Outdoor kitchen with BBQ area

## Location Highlights:

Connection with artifacts related to the history of the island.

Panoramic sea view

Secluded location just outside of Chania with all amenities, schools and medical center - 15-20 min.

Nearest Chania Airport (CHQ) - 10 min

<div><div>Interior:</div><div><div>§ Furnished</div><div>§ Air conditioning</div><div>§ All kitchen appliances</div><div>§ Flooring type- tiles with a high anti-slip (R-10)</div><div>§ Security door</div><div>§ Frames: Aluminum</div><div>§ Triple glazing</div><div>§ Luxurious</div><div>§ Bright</div><div>§ Painted</div><div>§ Staircase</div><div>§ Fireplace</div><div>§ Underfloor heating</div><div>§ Solar water heater</div><div>§ Playroom</div><div>§ Satellite antenna</div><div>§ Alarms</div><div>§ Screens</div><div>§ Reception with concierge</div><div>§ Electric car charging facilities</div></div></div>	<div><div>Exterior:</div><div><div>§ Furnished</div><div>§ Large Pool</div><div>§ Equipped terrace</div><div>§ Outdoor kitchen</div><div>§ Flooring type- tiles with a highest anti-slip (R-11)</div><div>§ Goddess</div><div>§ Residential zone</div><div>§ Awnings</div><div>§ Parking space</div></div></div>	<div><div>Construction:</div><div><div>§ Apartment</div><div>§ Villa</div><div>§ New build</div><div>§ Renovated</div><div>§ Needs renovation</div><div>§ Neoclassical</div><div>§ Penthouse</div><div>§ Preserved</div><div>§ Unfinished</div><div>§ Cave</div></div><div><div>Suitable for:</div><div><div>§ Cottage</div><div>§ Investment</div><div>§ Student</div><div>§ Professional use</div></div></div></div>
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