

Type 2 ( 88m<sup>2</sup> interior/ 680,000 Euro)



## Type#2 Villa (Sternes Akrotiri)

DESCRIPTION: Type#2 Villa (88m<sup>2</sup> interior + 38 m<sup>2</sup> exterior area) Distinguishing main feature: Bright and white airy lounge with panoramic sea views

Perfectly placed above the Cretan Sea. A vantage point of beauty, calm and endless blue -

Just a 15 minute drive from the center of Chania, Sternes invites you to a space where you can breathe, dream, and live life to the fullest.

This Double-Level Villa is situated on a 520 m<sup>2</sup> plot and features an open-plan living area, a modern kitchen with a fully equipped island, a dining area, two bedrooms, and two bathrooms, along with a guest toilet.

Large, modern, furnished terrace offers a shaded and private area for outdoor relaxation. With balcony access from the second-floor bedrooms, you can enjoy the outdoors from all of the living spaces. The varying elevations ensure privacy and offer panoramic sea views, and the crowning feature is a large swimming pool.

Every detail is carefully considered for your comfort and privacy, creating a high-quality retreat that offers a unique combination of exceptional quality and outstanding value. Sternes wraps you in authenticity, simplicity, and unexpected comfort.

You're close to everything, yet somehow far from it all. The showpiece Villa will be ready for private viewings in March 2026 .

Included in the price: custom furniture and distinctive interiors, designed and curated by our international design team at H2o Living.

Features:

- 1. Price € 680 ,000
- 2. Price per sqm. € 7,727 (only interior)
- 3. Interior - 88m<sup>2</sup>
- 4. Terrace - 38 m<sup>2</sup>
- 5. Pool area - 29 m<sup>2</sup>
- 6. Plot Surface - 520 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 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:

Panoramic sea view  
Secluded location just outside of Chania with all amenities, schools and medical center.  
Nearest Chania Airport (CHQ) - 10 min

<div><div>Interior:</div><div><div>§ Furnished</div><div>§ Air conditioning</div><div>§ All kitchen appliances</div><div>§ (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>§ _____</div><div>§ Elevator</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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