

Timpaki
Merelle

Objektnummer: 2038226



KAUFPREIS: 1.370.000 EUR • WOHNFLÄCHE: ca. 188 m² • ZIMMER: 4 • GRUNDSTÜCK: 7.800 m²

Objektnummer: 2038226 - 70 200 Timpaki

- **Auf einen Blick**
- **Die Immobilie**
- **Ein erster Eindruck**
- **Ansprechpartner**

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Auf einen Blick

Objektnummer	2038226	Kaufpreis	1.370.000 EUR
Wohnfläche	ca. 188 m²		
Zimmer	4		
Badezimmer	3		
Baujahr	2022		

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Die Immobilie



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Ein erster Eindruck

Merelle, the view is yours, guaranteed.

This newly completed, contemporary villa is a study in Mediterranean minimalism, poised on an expansive 7,300 m² private estate above southern Heraklion. The 188 m² residence blends sleek indoor comfort with an expansive 300 m² of seamless outdoor living, ensuring open sea and sunset views from every angle. At its heart lies a heated, automated 4x7 m saltwater pool, bordered by generous pergolas and a full covered outdoor kitchen. Built in 2025 with year-round living in mind, the villa features high-end finishes, thermal insulation, and readiness for a heat pump system, providing a secure, energy-efficient, and elegant sanctuary.

Set near the charming village of Pitsidia and just an hour from Heraklion, this villa offers a captivating blend of heritage and warmth. The area provides an authentic Cretan pace, surrounded by natural beauty and olive-dotted hills. A short drive reveals the ancient soul of Matala, famed for its dramatic cliffs and Homeric legend. This location guarantees more than beauty; it offers a peaceful lifestyle rooted in simplicity and joy, where you can slow down, connect deeply with nature, and feel completely at home.

Von Poll Greece offers a full spectrum of services to guarantee a transparent, secure, and efficient acquisition process. Beyond our core real estate expertise, we guide buyers step-by-step through the entire journey—from initial search and due diligence to contract signing and final handover. We collaborate with a trusted network of seasoned professionals, including legal advisors, notaries, tax consultants, and architects, ensuring every financial and regulatory stage of acquiring your refined residence in Greece is handled with confidence.

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Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

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Zum Impressum der von Poll Immobilien GmbH

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