

Timpaki  
**Merelle**

**Objektnummer: 2038226**



**KAUFPREIS: 1.370.000 EUR • WOHNFLÄCHE: ca. 188 m<sup>2</sup> • ZIMMER: 4 • GRUNDSTÜCK: 7.800 m<sup>2</sup>**

**Objektnummer: 2038226 - 70 200 Timpaki**

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

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## **Auf einen Blick**

<b>Objektnummer</b>	<b>2038226</b>	<b>Kaufpreis</b>	<b>1.370.000 EUR</b>
<b>Wohnfläche</b>	<b>ca. 188 m<sup>2</sup></b>		
<b>Zimmer</b>	<b>4</b>		
<b>Badezimmer</b>	<b>3</b>		
<b>Baujahr</b>	<b>2022</b>		

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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 m<sup>2</sup> private estate above southern Heraklion. The 188 m<sup>2</sup> residence blends sleek indoor comfort with an expansive 300 m<sup>2</sup> 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:**

**VON POLL REAL ESTATE Athens**

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*Zum Impressum der von Poll Immobilien GmbH*

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