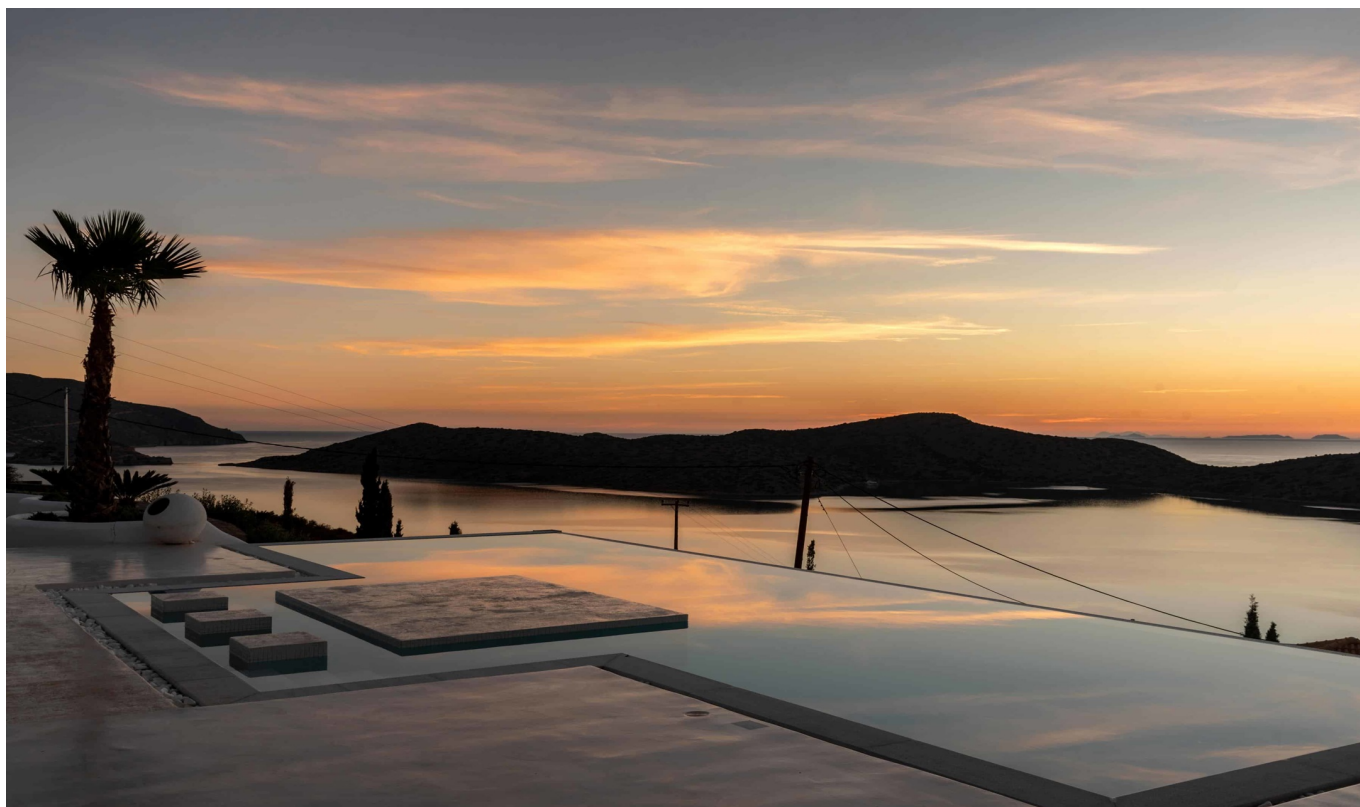


Agios Nikolaos

Aethra

Property ID: 2332796



PURCHASE PRICE: 5.000.000 EUR • LIVING SPACE: ca. 420 m² • ROOMS: 5 • LAND AREA: 4.000 m²

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- **At a glance**
- **The property**
- **A first impression**
- **Contact partner**

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At a glance

Property ID	2332796	Purchase Price	5.000.000 EUR
Living Space	ca. 420 m ²		
Rooms	5		
Bathrooms	5		

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The property



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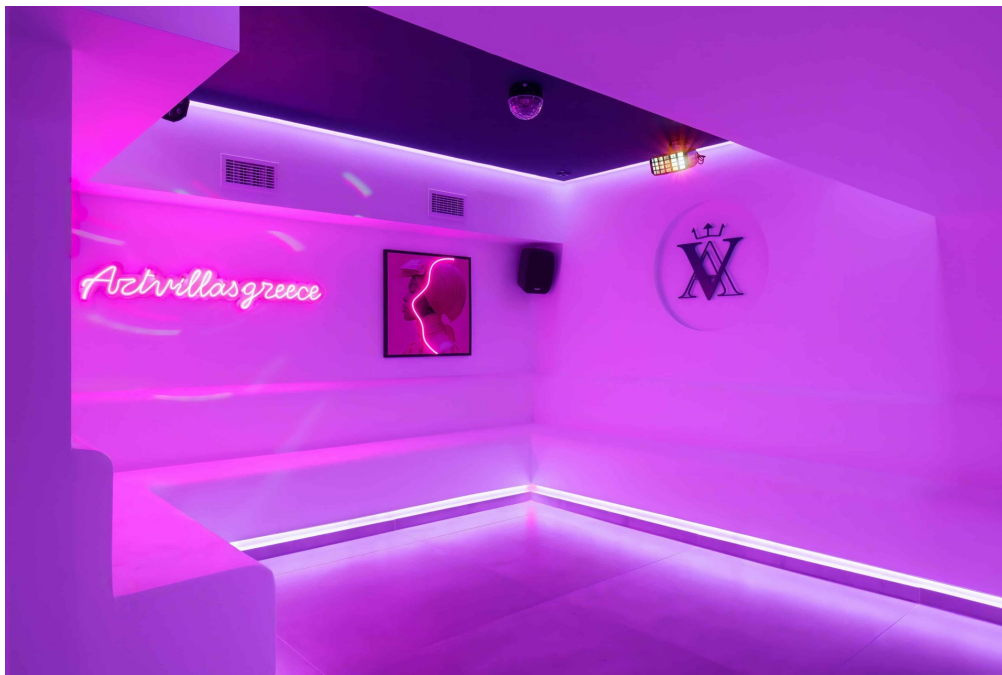
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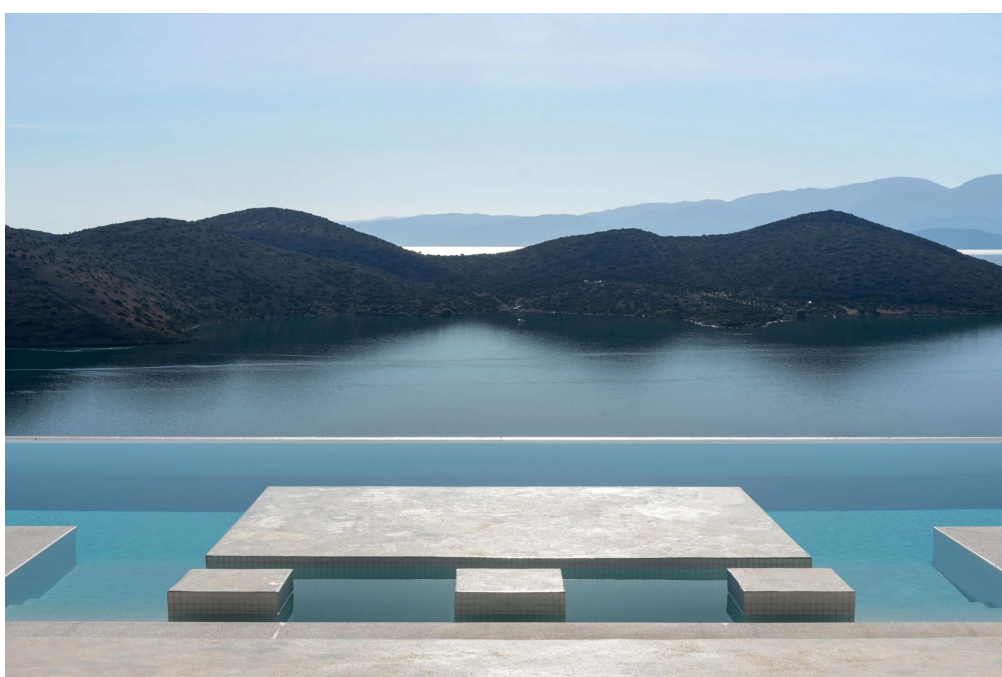
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A first impression

Aethra frames everyday life against the open water of Elounda Bay, with views reaching across Spinalonga to the mountains beyond. This newly built hilltop villa above the traditional hamlet of Mavrikiano offers 420 m² of living space on a private, gated plot of 4,000 m², combining Cycladic architecture with terraced Cretan stonework.

The main level anchors the residence with an open-plan living and dining space flowing around a contemporary kitchen with a central island. Floor-to-ceiling glazing dissolves the boundary between interior and terrace, while handmade Indonesian furniture and décor lend warmth and texture throughout. Five spacious double bedrooms, including walk-in closet storage, complete the accommodation — each positioned to capture the sea panorama.

The 210 m² lower level adds a dimension rarely found in private villas: a conference room, a cellar, a private disco and ample storage. The outdoor areas are shaped for relaxed Mediterranean living. An infinity-edge swimming pool with a swim-up table commands the bay view, complemented by a sunken lounge, a curved outdoor bar and kitchen with built-in BBQ, and a jacuzzi. Pergola-shaded dining and lounge zones, landscaped gardens with mature palms and cypress, private parking and terraced stone walls complete the grounds while preserving complete privacy.

Aethra sits above Mavrikiano, the historic village adjoining Elounda in the Lasithi region, minutes from Elounda's beaches, waterfront restaurants and marina, and around an hour from Heraklion International Airport. The area combines authentic village character with some of the most sought-after resort infrastructure in Greece, enjoying 300 days of annual sunshine.

The property represents a compelling opportunity within Elounda's tightly supplied luxury market, where demand from international buyers consistently exceeds availability.

Von Poll Greece offers a full spectrum of services to support clients throughout the property purchase process in Greece. Beyond our core real estate expertise, we collaborate with a trusted network of professionals—including legal advisors, notaries, tax consultants, and architects—to ensure every stage of the transaction is handled smoothly and securely. We guide buyers step-by-step through the entire process of acquiring property in Greece, from the initial search and due diligence to contract signing, taxation matters, and final handover. Our goal is to provide a transparent, efficient, and fully supported experience for international and local clients alike.

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Contact partner

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