Άγιος Νικόλαος

Celestine

Property ID: 2472651



PURCHASE PRICE: 2.971.000 EUR • LIVING SPACE: ca. 234 m^2 • ROOMS: 3

Property ID: 2472651 - 72100 Άγιος Νικόλαος

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At a glance

Property ID	2472651	Purchase Price	2.971.000 EUR
Living Space	ca. 234 m²		
Rooms	3		
Bathrooms	3		

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The property





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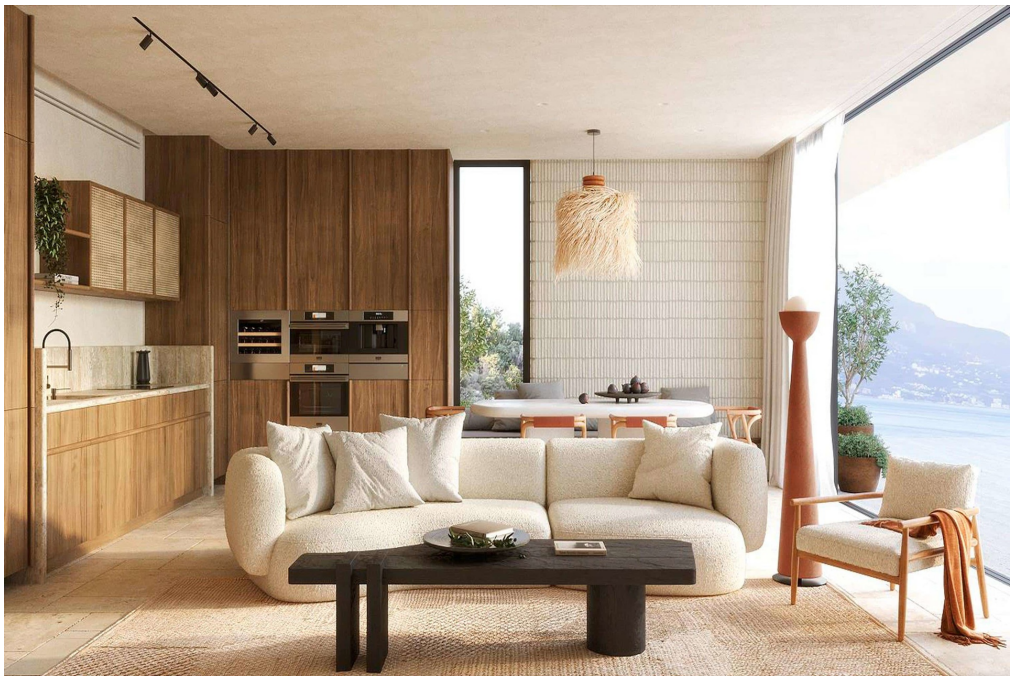
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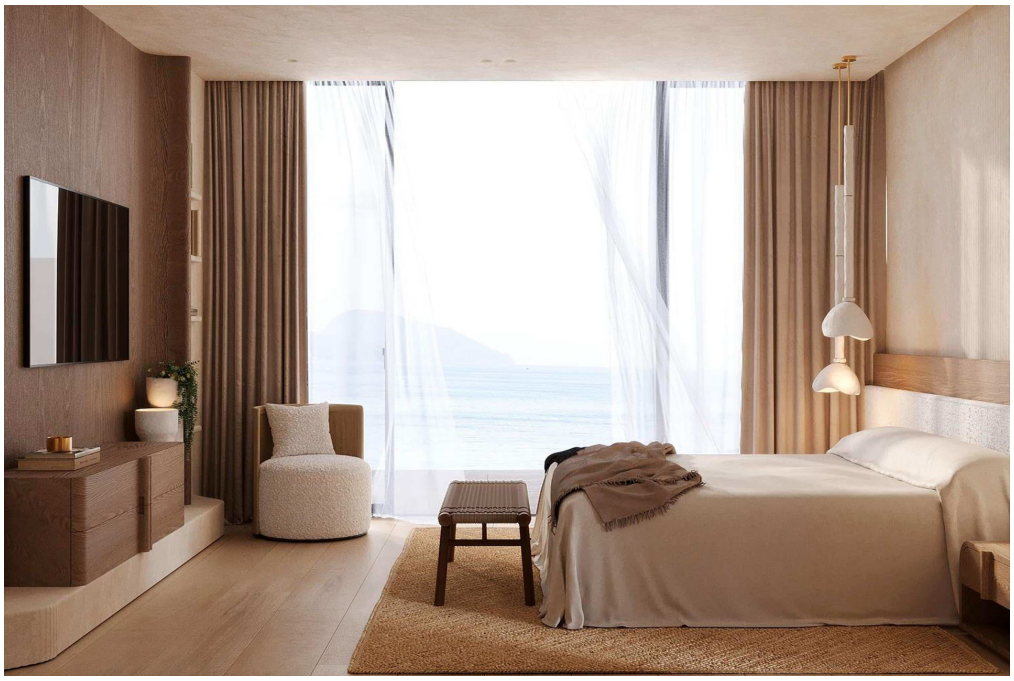
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A first impression

Three bedrooms overlooking the harbor—Seraphine offers the rare combination of apartment sophistication and villa-scale accommodation. This 234 m² residence commands views across the marina and Mirabello Bay, with a heated swimming pool anchoring the outdoor experience.

Offered as an off-plan residence, Seraphine allows the future owner to personalize key interior elements and select finishes, creating a home tailored to individual preferences. The apartment spans 234 m² across a single flowing level, combining thoughtfully designed living with contemporary refinement. Award-winning architects have shaped the design around biophilic principles—bringing nature into everyday spaces to reduce stress and enhance wellbeing.

The entry establishes an open-plan approach, with a bright reception area flowing seamlessly into a contemporary kitchen and expansive dining zone, each lined with floor-to-ceiling windows. The principal bedroom suite anchors the residence, featuring an en-suite bathroom and direct terrace access overlooking the pool and marina. Two generous guest bedrooms, each with en-suite bathrooms, provide flexibility for family or guests. Service areas and additional facilities complete the layout.

The residence comes fully equipped with premium appliances, super-fast Wi-Fi, and state-of-the-art AV infrastructure. All interiors are completed to the highest quality standards. A carefully curated selection of furnishings and fittings—hand-picked by interior designers—is available for purchase, allowing owners to tailor the aesthetic to their vision.

The property centers around generous outdoor living spaces designed for year-round Mediterranean enjoyment. A heated swimming pool sits as the centerpiece of the lower terrace, complemented by professionally landscaped gardens with reclaimed local stone elements. Multiple terraces provide intimate dining areas and lounge spaces, with total outdoor coverage up to 2,000 m². The setting prioritizes privacy while maintaining connection to the resort's waterfront promenade and marina access.

Seraphine sits within a coastal development in Agios Nikolaos, 25 minutes from Heraklion International Airport. The setting opens to a curated Mediterranean lifestyle: direct access to the marina managed by Camper & Nicholsons, two private beach clubs with dining, wellness facilities, fine dining across multiple venues, and recreational facilities including tennis, water sports, and fitness. The nearby town of Elounda offers local restaurants and daily amenities. With 300 days of annual sunshine, the location balances retreat with

accessibility.

Each residence benefits from dedicated electric vehicle charging stations and secure parking. The property operates under BREEAM and LEED sustainability standards, incorporating efficient heating and cooling systems designed for year-round comfort.

Properties within this collection represent a rare convergence of location scarcity, lifestyle appeal, and strategic positioning. The Greek residency-by-investment program offers residence through real estate purchases starting from €800,000, providing visa-free travel within the Schengen Area. The professional management combined with 24-hour concierge services and property management options creates a residential investment suitable for both personal use and managed rental participation. The brand positioning and resort infrastructure support sustained demand from discerning buyers seeking Cretan authenticity with contemporary luxury.

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

For further information, please contact your contact person:

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