Χερσόνησος

Orlena

CODE DU BIEN: 2161250

PRIX D'ACHAT: 3.950.000 EUR • SURFACE HABITABLE: ca. 379.24 m^2 • PIÈCES: 5 • SUPERFICIE DU TERRAIN: 2582 m^2

CODE DU BIEN: 2161250 - 700 14 Χερσόνησος

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En un coup d'œil

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Surface habitable	ca. 379.24 m²
Pièces	5
Salles de bains	5
Année de construction	2025

Prix d'achat	3.950.000 EUR

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La propriété

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Une première impression

Wake each morning to the soft shimmer of the Aegean just meters from your door. Orlena is a newly constructed seafront villa that redefines Mediterranean luxury, nestled on a rare waterfront plot in one of Heraklion's most exclusive coastal enclaves. Just a short walk from the refined social energy of Hersonissos—with its upscale restaurants, boutique shops, and cosmopolitan nightlife—this residence offers both a private sanctuary and a high-performing investment.

Spanning 380 square meters across three levels, the villa blends architectural elegance with ultimate comfort and functionality. The main floor flows seamlessly between the open-plan living and dining space, a high-spec Italian kitchen, and a guest suite—all extending onto expansive sea-view terraces. Wall-to-wall openings frame uninterrupted views of the water and fill the interiors with natural light.

On the upper level, the master suite becomes your private retreat, with a walk-in closet, spa-inspired bathroom, and a 56 m² private terrace to enjoy the sunrise. A second en-suite bedroom on this level also offers panoramic views. All floors are accessible via a discreet elevator, adding ease to daily living.
The lower level invites wellness and entertainment, featuring two additional bedrooms with en-suite bathrooms, a second living room, a fully equipped gym, a traditional hammam, a guest WC, and ample storage. Whether for relaxation or hosting guests, this level adapts effortlessly to a refined lifestyle.
Outdoors, a 53 m² heated pool with integrated lighting sits just steps from the sea, bordered by pergola-shaded lounges and an outdoor kitchen ideal for al fresco dining. Every corner of the outdoor space is crafted to enhance sea-facing living—whether basking in the Cretan sun, enjoying a sunset cocktail, or entertaining under the stars.

Technologically advanced and designed with sustainability in mind, the villa features underfloor heating, energy-efficient cooling and heating systems, high-performance aluminum frames, and smart home functions—all managed remotely. Top-tier furnishings and finishes throughout the home reflect a curated approach to modern coastal luxury.
This is more than a home—it is a rare opportunity to own a piece of the Cretan coastline with enduring lifestyle and investment appeal.

Elevating the standard of Mediterranean living, Hersonissos stands as a crown jewel of the Cretan coastline, where cosmopolitan energy meets the serene elegance of "quiet luxury."
From the vibrant waterfront to the cobblestone charm of historic hillside villages, the region offers a diverse landscape of sophisticated experiences. Here, architectural excellence blends

seamlessly with the natural beauty of the Aegean, providing a sanctuary for those who value privacy, prestige, and proximity to elite amenities. Investing in Hersonissos is more than a property acquisition; it is a commitment to an inspired lifestyle defined by sun-drenched panoramas, eco-conscious design, and the enduring allure of a maturing global destination.

Von Poll Greece provides full support throughout the property purchase process. Beyond real estate expertise, we work with a trusted network of legal advisors, notaries, tax consultants, and architects, guiding buyers step-by-step from initial search to final handover, ensuring a smooth and secure experience.

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Contact

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