

Gouves  
**Calista**

**CODE DU BIEN: 2236769**



**PRIX D'ACHAT: 2.800.000 EUR • SURFACE HABITABLE: ca. 450 m<sup>2</sup> • PIÈCES: 6 • SUPERFICIE DU TERRAIN : 11.500 m<sup>2</sup>**

**CODE DU BIEN: 2236769 - 71500 Gouves**

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## En un coup d'œil

<b>CODE DU BIEN</b>	<b>2236769</b>	<b>Prix d'achat</b>	<b>2.800.000 EUR</b>
<b>Surface habitable</b>	<b>ca. 450 m<sup>2</sup></b>		
<b>Pièces</b>	<b>6</b>		
<b>Salles de bains</b>	<b>5</b>		
<b>Année de construction</b>	<b>2018</b>		

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## La propriété



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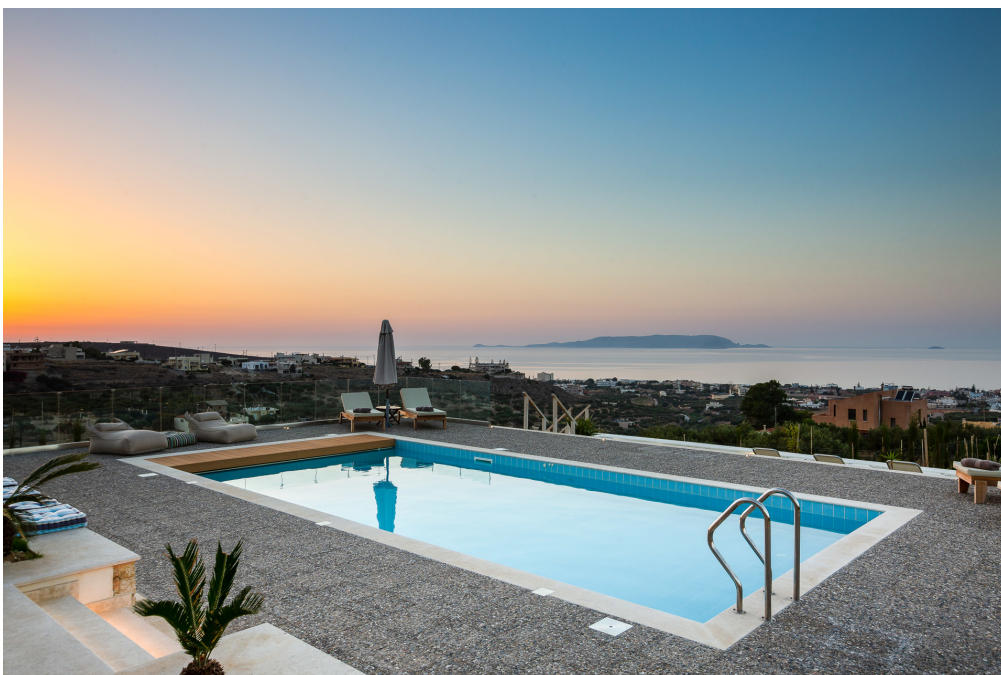
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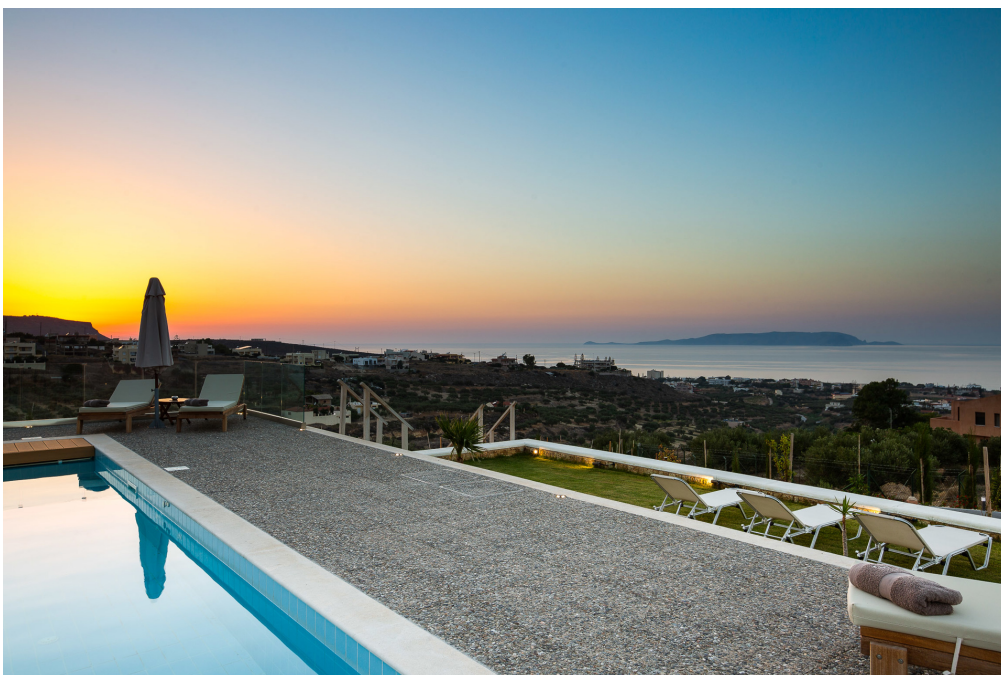
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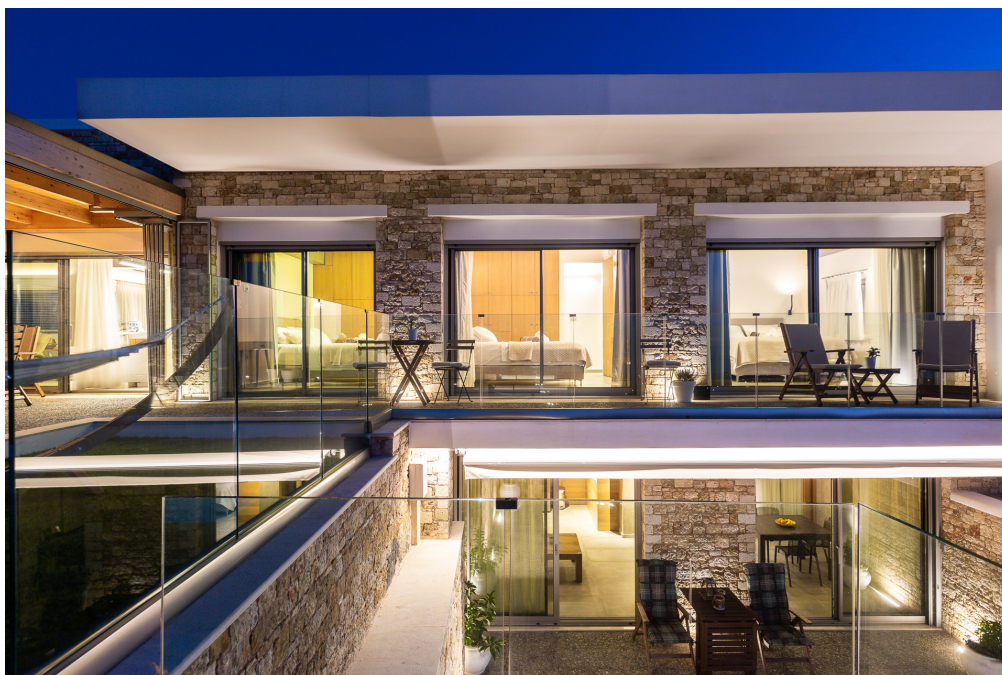
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## Une première impression

Sunsets over the Aegean become part of your everyday life. From the terrace, the sea unfolds in uninterrupted blue, while the heated pool mirrors the sky and the lights of Heraklion shimmer in the distance. This is a residence designed around experience — privacy, scale, and effortless indoor-outdoor living.

Set on a private 4,500 m<sup>2</sup> estate, this 350 m<sup>2</sup> villa, built in 2018, combines clean architectural lines with natural stone, exposed concrete, and warm wood finishes. The design is contemporary yet grounded, allowing the landscape and panoramic sea views to take center stage.

The main level opens into a generous open-plan living and dining area where expansive glass doors frame the horizon. A premium island kitchen with high-end appliances integrates seamlessly into the space, while the fireplace anchors the lounge area with understated sophistication. Every element is curated for comfort and functionality, with direct access to the covered veranda, outdoor dining areas, and the ecological heated swimming pool. Three bedrooms are positioned on this level, including a master suite with an en-suite bathroom and a Jacuzzi. The additional bedrooms enjoy garden and pool access, creating a fluid connection between interior and exterior living.

The lower level hosts an independent master suite with its own living area, kitchen, dining space, bedroom, and en-suite bathroom. Accessible from both inside and outside the villa, it offers complete autonomy for guests or extended family. This level also connects to the garden wellness area, where a sauna and outdoor shower enhance the sense of retreat.

The outdoor environment is expansive and fully fenced, landscaped with olive, citrus, and mature Mediterranean plantings. The 50 m<sup>2</sup> heated pool features a counter-current swimming system and hydromassage, designed for both leisure and exercise. Multiple lounge settings, shaded terraces, and a fully equipped barbecue area with wood oven create a setting tailored for hosting and long summer evenings.

Located just minutes from Kokkini Hani and approximately 13 km east of Heraklion, the property combines seclusion with accessibility. Organized sandy beaches, everyday amenities, the airport, and the city center are all within easy reach, making the villa equally suited for permanent residence or luxury holiday use. With its size, privacy, and panoramic sea views, this estate also represents a compelling investment opportunity. The Heraklion region demonstrates consistent demand for high-end villas, positioning the property for strong seasonal rental returns while maintaining long-term capital value.

**A contemporary Cretan estate where architecture, landscape, and horizon align — offering space, discretion, and enduring presence.**

**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

**Pour de plus amples informations, veuillez contacter votre personne de contact :**

**VON POLL REAL ESTATE Athens**

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*Vers la clause de non-responsabilité de von Poll Immobilien GmbH*

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