Paxoi

# Crystal Waters

***??????? ????????: 1568614***



**???? ??????:** 2.000.000 EUR • **?????????:** ca. 185 $m^2$ • **???????:** 4 • **?????? ???:** 1.162 $m^2$

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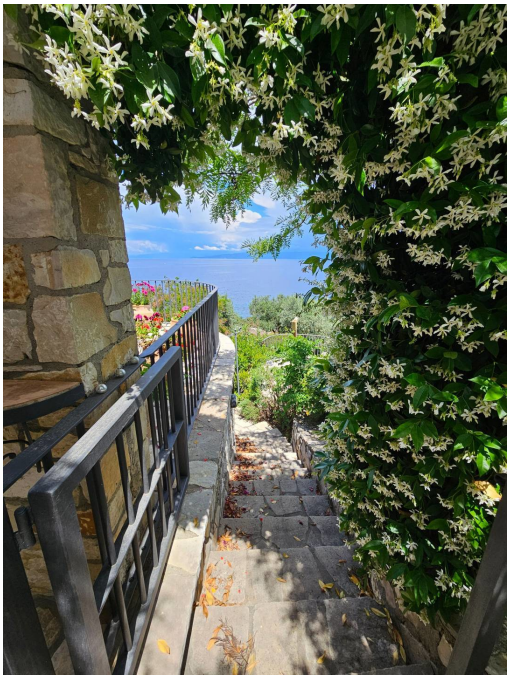




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Villa Crystal Waters is a true coastal sanctuary! So grab your towel and go down the path to your beach! What a retreat and what a true paradise! This charming stone residence feels as though it has been gently kissed by the sea itself. Nestled on the shimmering shoreline of Paxos, just a short drive from the lively heart of Gaios, this idyllic retreat offers a perfect harmony of Mediterranean charm, comfort, and breathtaking natural beauty.

Imagine waking each morning to the soothing sound of waves lapping against the rocks, with the salty breeze gently stirring the air. From your doorstep, crystal-clear waters invite you for a refreshing swim, while spectacular sea views stretch endlessly across the Ionian, with glimpses of Corfu and the Greek mainland shimmering on the horizon.

Set within a generous private plot of 1,162m²—one of three elegant villas in a gated estate—Villa Crystal Waters promises tranquility and seclusion, yet it's just moments from vibrant village life. The land slopes gracefully to the water's edge, creating a natural amphitheater of peace and privacy, perfect for a pool or outdoor lounging area to soak up the sun and gaze over the endless blue.

The house, spread over three levels totaling 185m², is a masterpiece of thoughtful design and Mediterranean elegance. On the first floor, two spacious double bedrooms and two bathrooms offer restful retreats, with windows framing sea and landscape views.

The ground floor features a welcoming kitchen and living room, along with an additional double bedroom and bathroom—spaces that open seamlessly onto large covered verandas. One veranda is perfect for alfresco dining, enjoying fresh seafood under the stars, while the other invites you to unwind, read, or simply breathe in the beauty surrounding you.

Descending to the lower level, an independent studio with its own veranda provides privacy and flexibility—ideal for guests or rental. Nearby, a laundry and storage room offers practicality, with potential to convert into extra living quarters if desired.

From every terrace and garden corner, spectacular views unfold—vast horizons of azure sea, dotted with islands and backed by the distant outlines of Corfu and the Greek mainland. The beautifully landscaped gardens, bursting with vibrant plants and colors, create a lush, inviting environment complementing the natural beauty of the coastline.

In the communal area, a pathway leads down to the water's edge, where terraced sunbathing spots, a shower, and gentle rocks dipping into the sea create an idyllic setting for bathing, relaxing, and soaking up the sun. The waters here are perfect for swimming—calm, clear, and inviting.

Designed by Italian architects and meticulously maintained since 2004, Villa Crystal Waters is a rare find—a seafront haven ready to welcome you home immediately. Whether you seek a peaceful retreat, an investment opportunity, or a vibrant holiday residence, this property offers endless potential to create your personal paradise in one of Paxos's most coveted locations.

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VON POLL REAL ESTATE Athens

Kifisias Avenue 227, 14561 Kifisia
Tel.: +30 21 06 14 87 77
E-Mail: salesgreece@von-poll.com

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www.von-poll.com