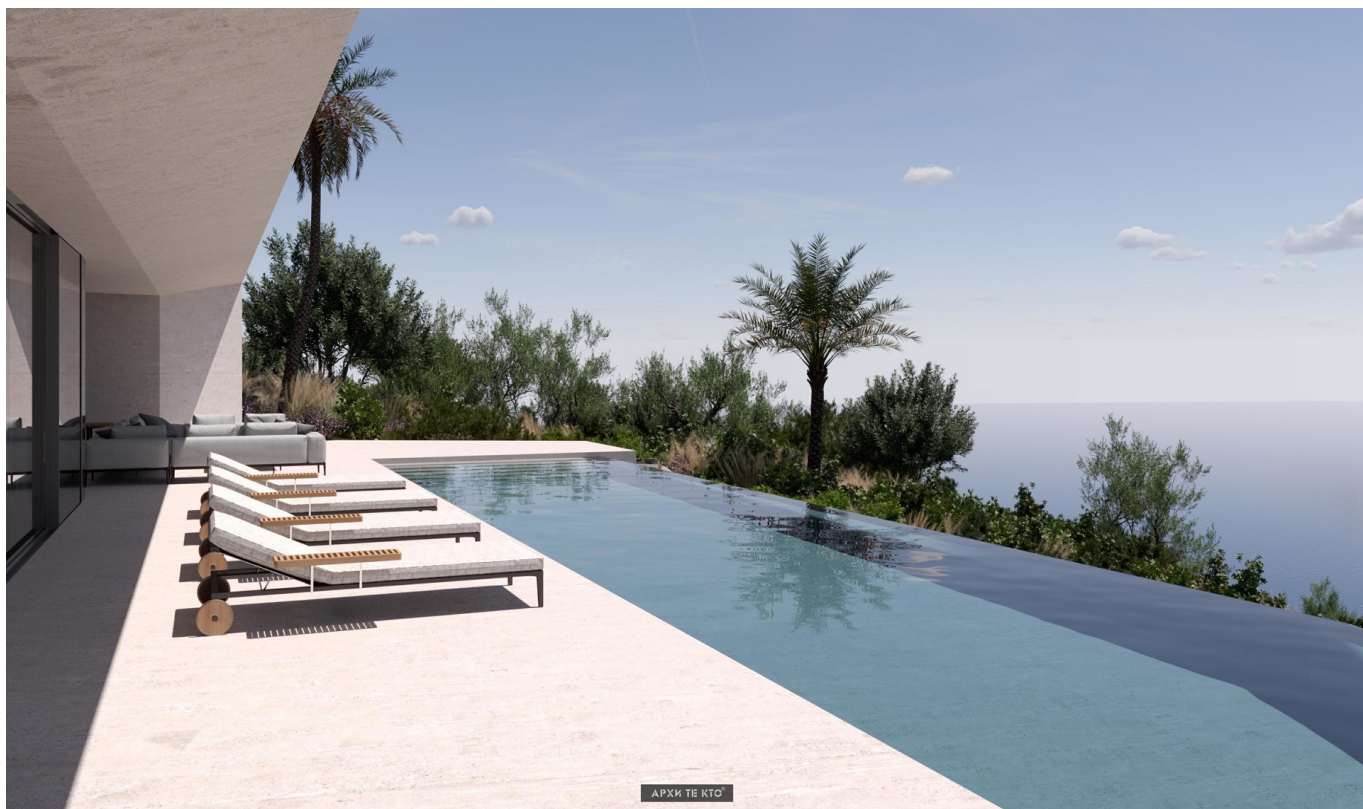


**Agios Nikolaos**

# **Elowen**

**Codice oggetto: 2059661**



**PREZZO D'ACQUISTO: 6.127.000 EUR • SUPERFICIE NETTA: ca. 512 m<sup>2</sup> • VANI: 4 • SUPERFICIE DEL TERRENO: 1.520 m<sup>2</sup>**

**Codice oggetto: 2059661 - 721 00 Agios Nikolaos**

- **A colpo d'occhio**
- **La proprietà**
- **Una prima impressione**
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**Codice oggetto: 2059661 - 721 00 Agios Nikolaos**

## **A colpo d'occhio**

<b>Codice oggetto</b>	<b>2059661</b>	<b>Prezzo d'acquisto</b>	<b>6.127.000 EUR</b>
<b>Superficie netta</b>	<b>ca. 512 m<sup>2</sup></b>		
<b>Vani</b>	<b>4</b>		
<b>Bagni</b>	<b>5</b>		

Codice oggetto: 2059661 - 721 00 Agios Nikolaos

## La proprietà



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## Una prima impressione

There are moments on the Mediterranean when the world seems to pause, leaving only shimmering light, the hush of the sea, and a profound sense of ease. Villa Elowen captures that feeling effortlessly, offering a privileged vantage point over Mirabello Bay, where every sunrise and sunset becomes a private, unforgettable experience.

Perched within a natural amphitheatrical landscape, this four-bedroom villa spans 308 m<sup>2</sup> of refined living space, extending seamlessly across multiple levels with floor-to-ceiling windows that frame the ever-changing hues of the Aegean. Contemporary elegance meets Cretan authenticity in a home shaped by natural materials, soft earthy tones, and a fluid indoor-outdoor design. Expansive living areas, a modern kitchen, generous dining spaces, and serene lounges create a heart for both intimate reflection and social gatherings, while each of the four bedroom suites, complete with en-suite bathrooms, offers privacy and direct access to terraces that celebrate sunrise and dusk.

Outdoors, the villa opens onto 475 m<sup>2</sup> of terraces, set within a 1,520 m<sup>2</sup> landscaped plot. A central infinity pool appears to merge with the sea, while sun-drenched decks, shaded dining areas, and sculpted Mediterranean gardens provide spaces for relaxed living. Sustainability is woven into every detail, with biophilic design principles and smart-home systems ensuring comfort and harmony with the natural surroundings. Additional features—including private covered parking with an EV charging point, a staff room, pantry, and laundry—support effortless, modern living.

Situated between the cosmopolitan town of Agios Nikolaos and the picturesque village of Plaka, Villa Elowen combines privacy with accessibility. Heraklion International Airport is just 45 minutes away, with the upcoming Kastelli International Airport enhancing connectivity for private jets, positioning this coastline among the Eastern Mediterranean's most desirable locations.

Von Poll Greece offers full support throughout the property purchase process, guiding clients with trusted legal advisors, notaries, tax consultants, and architects to ensure a smooth and secure transaction. From the initial search to final handover, Von Poll Greece provides a transparent, efficient, and fully supported experience, allowing buyers to focus on enjoying the exceptional lifestyle offered by Villa Elowen.

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## **Partner di contatto**

**Per ulteriori informazioni, si prega di contattare la persona di riferimento:**

**VON POLL REAL ESTATE Athens**

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*Alla clausola di esclusione di responsabilità di von Poll Immobilien GmbH*

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