

Gazi

# Grande Radiant

**Codice oggetto: 2171202**



**PREZZO D'ACQUISTO: 5.000.000 EUR • SUPERFICIE NETTA: ca. 449 m<sup>2</sup> • VANI: 6 • SUPERFICIE DEL TERRENO: 4.048 m<sup>2</sup>**

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## A colpo d'occhio

<b>Codice oggetto</b>	<b>2171202</b>	<b>Prezzo d'acquisto</b>	<b>5.000.000 EUR</b>
<b>Superficie netta</b>	<b>ca. 449 m<sup>2</sup></b>		
<b>Vani</b>	<b>6</b>		
<b>Bagni</b>	<b>6</b>		
<b>Anno di costruzione</b>	<b>2025</b>		

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## La proprietà



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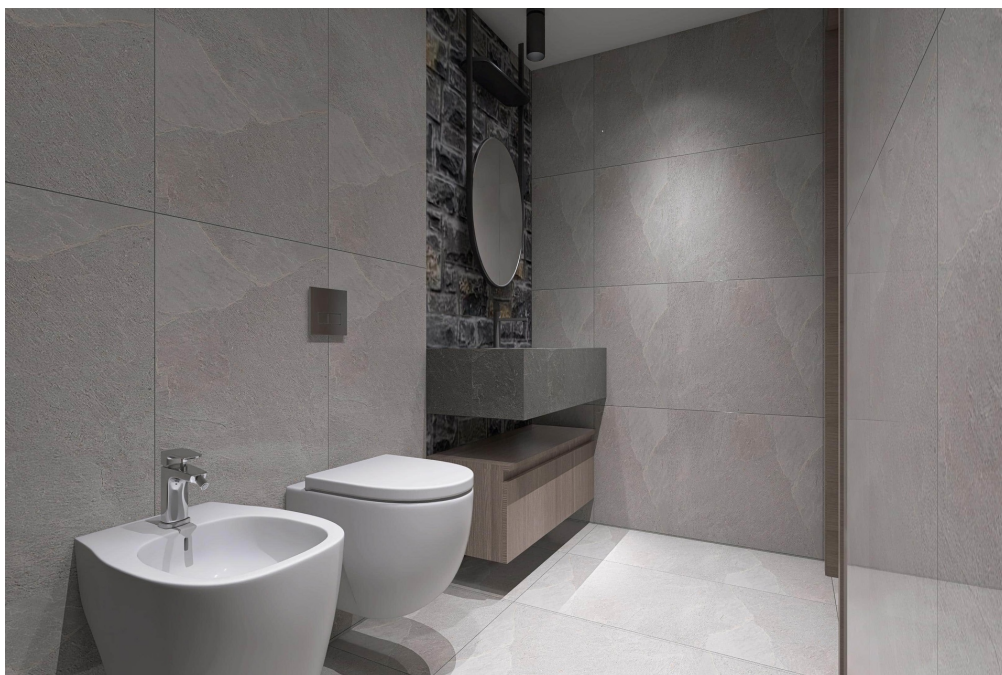
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## Una prima impressione

Wake up to sweeping sea views, spend your afternoons floating in an infinity pool, and end the day unwinding in your private spa carved into the hillside. This exclusive dual-villa estate offers not just homes, but a complete lifestyle — refined, private, and designed for both pleasure and performance.

Set on a secluded, elevated plot of over 4,000 m<sup>2</sup> above Agia Pelagia, this rare complex comprises two identical contemporary villas, perfectly mirrored in design, layout, and amenities. Together, they create a powerful opportunity for private use, multi-family living, or a high-yield luxury rental investment in one of Crete's most desirable coastal regions.

Each villa spans approximately 212 m<sup>2</sup> of built space, thoughtfully arranged across three levels to maximize comfort, privacy, and views. The architecture blends bold modern lines with the natural Cretan landscape, using stone, earth tones, and clean geometry to achieve a timeless, design-forward result.

The main living level of each residence is conceived as an open, light-filled environment where lounge, dining, and a sleek contemporary kitchen flow seamlessly together. A secondary preparation kitchen, laundry room, and guest WC add practicality without interrupting the space's elegance. Large openings connect the interior to shaded outdoor living areas, creating a natural rhythm between inside and out. Each villa features three spacious en-suite bedrooms, all with private bathrooms and dressing rooms. Two bedrooms are discreetly positioned on the semi-subterranean level, offering tranquility and thermal comfort, while the master suite occupies the upper floor, enjoying elevated views and a sense of retreat.

Beneath each infinity pool lies a private wellness zone of approximately 92 m<sup>2</sup>, housing a gym, sauna, and relaxation area — a standout feature that elevates these residences into the category of true luxury retreats. Whether for personal use or discerning guests, this spa-level amenity significantly enhances rental appeal and year-round usability.

Outdoors, each villa enjoys its own 67 m<sup>2</sup> infinity pool with separate adult and children's sections, expansive shaded canopies, pergola-covered lounge areas, and a private basketball court. Landscaped terraces, native plantings, and dry-stone walls integrate the architecture harmoniously into its natural surroundings. Covered parking and a discreet central access point ensure privacy, security, and ease of arrival.

As an investment, this dual-villa estate stands out for its flexibility and income potential. The villas can be operated independently or together, appealing to high-end travelers, wellness

retreats, or large family groups. The identical layouts simplify management, while the combination of spa facilities, pools, privacy, and proximity to the coast positions the property strongly in the premium rental market, with attractive ROI prospects in a region with consistently growing demand.

This is a rare opportunity to acquire two fully equipped, design-led villas in a single transaction — offering lifestyle excellence, architectural distinction, and a strategic investment profile. Whether envisioned as a private compound, a luxury hospitality concept, or a diversified real estate asset, this estate delivers on every level.

Agia Pelagia is a charming seaside resort on Crete's northern coast, 23 km west of Heraklion. Known for its amphitheatrical bay and beautiful beaches, including Psaromoura and Lygaria, and calm, clear waters, the area offers organized beaches, water sports, and easy access to natural and archaeological attractions.

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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## **Partner di contatto**

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

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