

Akrotiri

Emberis

Codice oggetto: 2340104



PREZZO D'ACQUISTO: 1.650.000 EUR • SUPERFICIE NETTA: ca. 395 m² • VANI: 6 • SUPERFICIE DEL TERRENO: 3.000 m²

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- **A colpo d'occhio**
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A colpo d'occhio

Codice oggetto	2340104	Prezzo d'acquisto	1.650.000 EUR
Superficie netta	ca. 395 m²		
Vani	6		
Bagni	6		

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La proprietà



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Una prima impressione

Set on an expansive 3,000 sq.m. plot in the highly sought-after enclave of Kalathas, Emberis unfolds across 395 sq.m. of refined living space, capturing uninterrupted sea views and mesmerizing sunsets. The architecture is distinctly modern, defined by clean geometric lines, natural stone elements, and floor-to-ceiling glazing that dissolves the boundary between interior and exterior living.

Designed to fully embrace its elevated position, the residence offers generous open-plan living and dining areas, seamlessly connected to vast terraces and shaded outdoor lounges. The bespoke kitchen, with its minimalist aesthetic and high-end finishes, integrates effortlessly into the main living space, creating a sophisticated yet welcoming environment for both everyday living and entertaining.

The villa comprises six spacious bedrooms, each thoughtfully positioned to ensure privacy and natural light, along with six elegantly appointed bathrooms. Two of the bedrooms are located on the lower level, ideal for guests or staff accommodation. Throughout the interiors, a refined palette of materials—natural wood, stone textures, and soft neutral tones—creates a calm, contemporary atmosphere.

The outdoor areas are a defining feature of the property. A striking 170 sq.m. swimming pool anchors the landscape, complemented by integrated sunbathing platforms and multiple lounging areas. Covered pergolas, an outdoor kitchen, and dining spaces elevate the experience, offering a true resort-style setting just five minutes from the beach.

This property is offered as a project, providing the buyer with the rare opportunity to tailor significant elements of the interior layout, finishes, and detailing according to personal preferences. It is not presented as a ready-to-move-in residence, allowing for a fully customized result aligned with individual lifestyle needs.

Available with two purchase options: €1,650,000 with an unfinished basement, or €1,800,000 fully completed, including the basement and elevator.

An outstanding opportunity to acquire a contemporary coastal villa with scale, privacy, and design flexibility in one of Chania's most desirable locations—ideal for private use or as a high-performing luxury rental investment.

Von Poll Greece offers a full spectrum of services to support clients throughout the property purchase process. Beyond real estate expertise, we collaborate with a trusted network of legal advisors, notaries, tax consultants, and architects to ensure every stage of the transaction is handled smoothly and securely. We guide buyers step-by-step—from the

initial search and due diligence to contract signing, taxation matters, and final handover—providing a transparent, efficient, and fully supported experience for both international and local clients.

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Partner di contatto

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

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Alla clausola di esclusione di responsabilità di von Poll Immobilien GmbH

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