Πλατανιάς

# Elara

*CODE DU BIEN: 1886746*



PRIX D'ACHAT: 505.000 EUR • SURFACE HABITABLE: ca. 95.13 $m^2$ • PIÈCES: 2 • SUPERFICIE DU TERRAIN: 1500 $m^2$

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# En un coup d'œil

| | |
|---|---|
| CODE DU BIEN | 1886746 |
| Surface habitable | ca. 95.13 m² |
| Pièces | 2 |
| Chambres à coucher | 2 |
| Salles de bains | 2 |

| | |
|---|---|
| Prix d'achat | 505.000 EUR |

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# La propriété





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# Une première impression

There is a quiet confidence in a home that knows exactly what it is. Elara is designed for those who value simplicity, proportion, and the privilege of living moments from the sea.

Set within a newly built architectural complex just minutes from the beach, this first-floor duplex residence unfolds across 95.13 m², with 59.15 m² on the lower level and 35.98 m² on the upper level, complemented by 62.07 m² of outdoor living space. The layout is fluid, balanced, and designed for both seasonal escapes and refined everyday living.

The main level welcomes you with a bright open-plan living area where the contemporary kitchen and lounge blend effortlessly. Clean architectural lines, soft natural tones, and the combination of wood and marble create an atmosphere of understated elegance. Expansive openings lead to generous terraces overlooking the sea and surrounding olive groves — spaces designed for long breakfasts, sunset dinners, and quiet evenings under the Cretan sky.
Upstairs, two spacious prime bedrooms each feature en-suite bathrooms, ensuring privacy and comfort for residents and guests alike. Large openings frame sea views and fill the interiors with natural light, reinforcing the home's connection to its landscape.
The residence is part of a thoughtfully designed development that offers a striking communal swimming pool, landscaped outdoor areas, and contemporary Mediterranean architecture that blends seamlessly with its coastal setting. Private parking and modern construction standards further enhance comfort and practicality.

Whether envisioned as a refined holiday retreat, a permanent residence by the sea, or a high-performing rental asset in one of Crete's most desirable coastal zones, Elara delivers lifestyle and long-term value in equal measure. A home where architecture, location, and atmosphere come together with quiet precision.

Maleme is a serene coastal village just 16 km west of Chania, offering a balanced blend of seaside tranquility and everyday convenience. Its long shoreline of clear waters and relaxed ambiance provides an authentic alternative to the busier beaches near the city, while traditional tavernas, local amenities, and outdoor activities remain close at hand. Peaceful yet well-connected, the area presents a compelling setting for a holiday retreat, permanent residence, or investment in a steadily growing coastal destination with strong rental appeal.

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 :

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