Άγιος Νικόλαος

Neroli

Property ID: 2039450



PURCHASE PRICE: 1.650.000 EUR • LIVING SPACE: ca. 307 m^2 • ROOMS: 5 • LAND AREA: 1500 m^2

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At a glance

Property ID	2039450	Purchase Price	1.650.000 EUR
Living Space	ca. 307 m²		
Rooms	5		
Bathrooms	3		
Year of construction	2016		

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A first impression

Wake up to breathtaking panoramic views of Mirabello Bay and end your day dining under the stars at Neroli, a stunning villa perched just above Agios Nikolaos. This exceptional residence blends sleek modern design with serene luxury, offering the perfect Mediterranean escape.

Set on a 1,500 m² hillside plot, Neroli spans 307 m² over two levels and comfortably accommodates up to 11 guests across five beautifully appointed bedrooms. The open-plan ground floor is designed for light, space, and connection—with expansive windows framing the sea, garden, and private pool. A stylish living area with a fireplace, two lounge corners, and a smart TV flows seamlessly into a contemporary kitchen and dining space, ideal for gatherings with family and friends.
Three bedrooms are located on this level: two with flexible twin/double bed configurations sharing a bathroom, and one with three single beds and a private en-suite featuring a bathtub. Upstairs, two luxurious master suites offer king-size beds, walk-in wardrobes, and en-suite bathrooms with Jacuzzi bathtubs. Each opens onto a generous sea-facing terrace with sweeping views of the bay, the port of Agios Nikolaos, and the Sitia mountains.

Outside, 270 m² of manicured gardens surround a 68 m² private heated swimming pool. Designer sunbeds invite hours of relaxation, while the outdoor wellness area—with a private sauna, built-in barbecue, and shaded dining space—sets the scene for unforgettable evenings. A discreet 56 m² auxiliary space provides valuable storage and also houses the villa's pool operation facilities, ensuring seamless comfort and functionality without disturbing the tranquility of daily life. Additional features include private parking, an elevator, and full air-conditioning throughout.
Neroli is just 500 meters from the beach, offering both tranquility and easy access to the sea, while the vibrant town center of Agios Nikolaos is only a short drive away. Designed for year-round living, this villa perfectly balances privacy, luxury, and convenience, making it an ideal retreat for discerning buyers.

Nestled between the cosmopolitan charm of Agios Nikolaos and the world-renowned enclave of Elounda, Neroli offers an enviable lifestyle of sophistication, history, and natural beauty. Agios Nikolaos, the vibrant capital of eastern Crete, is known for its tranquil port, lively waterfront, and the legendary Lake Voulismeni—steeped in myth and lined with cafés and tavernas. Just minutes north lies Elounda, a serene resort destination famed for its crystalline waters, luxury resorts, and the iconic island of Spinalonga, a fortress with a moving past. From cultural festivals and fine dining to breathtaking sea views and a peaceful pace of life, this stretch of Crete's north coast combines authenticity with refined living.

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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Contact partner

For further information, please contact your contact person:

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