Ηράκλειο Κρήτης

Anise

CODE DU BIEN: 2041767



PRIX D'ACHAT: 1.800.000 EUR • SURFACE HABITABLE: ca. 687 m^2 • PIÈCES: 7 • SUPERFICIE DU TERRAIN: 4186 m^2

CODE DU BIEN: 2041767 - 71500 Ηράκλειο Κρήτης

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En un coup d'œil

CODE DU BIEN	2041767
Surface habitable	ca. 687 m²
Pièces	7
Salles de bains	5
Année de construction	2016

Prix d'achat	1.800.000 EUR

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La propriété





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Une première impression

Wake up to golden sunrises casting light across the Aegean Sea, and end your day watching the stars over Dia Island from your private veranda. This is more than a home—it's a tranquil Mediterranean sanctuary crafted for those who value space, comfort, and connection to nature.

Anise is nestled on a privileged hillside just outside Heraklion, offering unobstructed panoramic views that stretch from Mount Psiloritis to the sparkling sea. Set within a fully gated 4,186 sqm plot, the residence offers total privacy, high-end finishes, and a thoughtfully designed layout that balances entertainment, relaxation, and function across five split levels—all connected by an internal elevator and grand marble staircase. The ground floor features a fully equipped, modern kitchen, an elegant dining area, and two beautifully furnished living rooms—one featuring a fireplace, the other designed for leisure with billiards, ping-pong, and expansive seating. Floor-to-ceiling windows invite in natural light and open directly to the vast veranda overlooking the sea. Upstairs, three luxurious bedrooms provide peaceful retreats, including a master suite with a jacuzzi, en-suite bathroom, and private sea-view veranda. A children's bedroom is located on a mezzanine level, while the attic floor features a private studio with its own en-suite, lounge, and office area—ideal for guests or quiet work-from-home days. The lower level features a self-contained 90 sqm apartment with two bedrooms, three bathrooms (including an en-suite), a fully equipped kitchen, and a spacious living room. This level also houses a climate-controlled wine cellar, laundry room, wardrobe storage, and two large utility rooms. A secure 140 sqm garage completes this level with ample space for multiple vehicles.

Outdoors, the villa continues to impress: a 77.5 sqm swimming pool (fully renovated in 2023), an outdoor gym, a traditional BBQ area with a wood-fired oven, and a beautifully landscaped garden filled with Mediterranean flora. Additional features include an outdoor shower, an entertainment projector, stone pathways, and sun-soaked patios perfect for relaxation or entertaining guests. This fully furnished and equipped home features every modern convenience: double-glazed thermal windows, full air conditioning, solar water system, alarm and CCTV security, satellite TV, and high-speed internet. Regular maintenance, new roof insulation (2023), and legal clarity ensure a move-in-ready experience.

Located in a serene setting with proximity to Heraklion's amenities, the villa is just 7 km from the beach, 8.8 km from the town center, and 10 km from the airport. Eligible for Greece's Golden Visa Program, this extraordinary villa is ideal as a primary residence, vacation escape, or luxury rental investment.

Perched on a tranquil hillside just outside Heraklion, this privileged location offers

sweeping views of Mount Psiloritis, the Aegean Sea, and the island of Dia. It combines the calm of nature with the sophistication of a private estate, creating an ideal setting for luxurious, secluded living. Despite the peaceful surroundings, the vibrant center of Heraklion is just minutes away. From world-class dining and shopping to historic landmarks and cultural experiences, everything is within easy reach — including the international airport, only 15 minutes from the property. It's the perfect balance of privacy and connection, ideal for both permanent living and refined getaways.

Von Poll Greece offers a full spectrum of services to support clients throughout the property purchase process in Greece. Beyond our core real estate expertise, we collaborate with a trusted network of professionals—including 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 through the entire process of acquiring property in Greece, from the initial search and due diligence to contract signing, taxation matters, and final handover. Our goal is to provide a transparent, efficient, and fully supported experience for both international and local clients.

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Contact

Pour de plus amples informations, veuillez contacter votre personne de contact :

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