Άγιος Νικόλαος

Vespera

CODE DU BIEN: 2081658



PRIX D'ACHAT: 4.400.000 EUR • SURFACE HABITABLE: ca. 642 m^2 • PIÈCES: 6 • SUPERFICIE DU TERRAIN: 4014 m^2

CODE DU BIEN: 2081658 - 72053 Άγιος Νικόλαος

- En un coup d'œil
- La propriété
- Une première impression
- Contact

CODE DU BIEN: 2081658 - 72053 Άγιος Νικόλαος

En un coup d'œil

CODE DU BIEN	2081658
Surface habitable	ca. 642 m²
Pièces	6
Salles de bains	7
Année de construction	2018

Prix d'achat	4.400.000 EUR

CODE DU BIEN: 2081658 - 72053 Άγιος Νικόλαος

La propriété





CODE DU BIEN: 2081658 - 72053 Άγιος Νικόλαος

La propriété





CODE DU BIEN: 2081658 - 72053 Άγιος Νικόλαος

La propriété





CODE DU BIEN: 2081658 - 72053 Άγιος Νικόλαος

La propriété





CODE DU BIEN: 2081658 - 72053 Άγιος Νικόλαος

La propriété





CODE DU BIEN: 2081658 - 72053 Άγιος Νικόλαος

La propriété





CODE DU BIEN: 2081658 - 72053 Άγιος Νικόλαος

La propriété





CODE DU BIEN: 2081658 - 72053 Άγιος Νικόλαος

La propriété





CODE DU BIEN: 2081658 - 72053 Άγιος Νικόλαος

La propriété





CODE DU BIEN: 2081658 - 72053 Άγιος Νικόλαος

La propriété





CODE DU BIEN: 2081658 - 72053 Άγιος Νικόλαος

La propriété





CODE DU BIEN: 2081658 - 72053 Άγιος Νικόλαος

La propriété





CODE DU BIEN: 2081658 - 72053 Άγιος Νικόλαος

La propriété





CODE DU BIEN: 2081658 - 72053 Άγιος Νικόλαος

La propriété





CODE DU BIEN: 2081658 - 72053 Άγιος Νικόλαος

La propriété



CODE DU BIEN: 2081658 - 72053 Άγιος Νικόλαος

Une première impression

The sea lies so close that its scent and sound reach you before you even step outside, wrapping Vespera in an atmosphere that feels both intimate and endlessly open.

At just a few steps from the shoreline, this residence offers the rare sensation of living not beside the Mediterranean, but within its light, its rhythm, and its tranquillity. A privileged position seventy meters above a calm, crystalline bay allows Villa Vespera to command uninterrupted views of the Aegean and the storied island of Spinalonga. Set on a generous 4,014 sqm private plot, the residence unfolds across 642 sqm of finely crafted living space over three levels, blending effortlessly with gardens and natural landscape. The architecture combines soft earthy tones, natural stone, and Mediterranean curves, echoing the refined aesthetic seen throughout the villa brochure imagery.

Inside, Villa Vespera offers expansive living areas shaped for comfort and sophistication. The main living room, anchored by a contemporary fireplace, feels inviting during warm summer days or cooler evenings. Large openings draw sunlight deep into the interior, connecting seamlessly to terraces and vibrant gardens. A fully equipped kitchen fitted with branded appliances completes the main level, designed for practicality and understated luxury. Six serene bedroom suites extend across the villa, each with a private bathroom. Their generous proportions, soft materials, and outdoor access create peaceful sanctuaries framing sea views and garden moments. An additional bathroom enhances convenience, and a private gym provides a dedicated wellness space. A self-contained guest house, with its own kitchen and bathroom, offers privacy for visitors.
The exterior elevates Mediterranean living: large verandas stretch toward the water, with open-air lounges, shaded dining areas, and unforgettable views over the sea and Spinalonga. A heated 54 sqm pool appears to merge into the horizon, while an outdoor jacuzzi offers a quiet retreat. Landscaped gardens with trees, flowering plants, and manicured lawn add movement, fragrance, and texture. A dining pergola accommodates summer gatherings, and a spacious parking area with gated access ensures security. Immediate beach access further enhances the villa's exceptional lifestyle appeal.

Located in one of Crete's most sought-after destinations, Villa Vespera combines privacy with immediate access to the island's natural beauty, cultural richness, and celebrated gastronomy. This setting is renowned for its calm waters, refined ambiance, and proximity to iconic landmarks, a lifestyle beautifully supported by the regional infrastructure described in the villa brochure, including private beach access, curated services, recreational facilities, and wellness amenities. Whether envisioned as a permanent residence or as a high-performing investment, Villa Vespera represents an

exceptional expression of Mediterranean luxury. It offers space, seclusion, and architectural elegance while being intimately connected to the sea. Every detail — from the landscaped gardens to the thoughtful interior design — contributes to a home that embodies authenticity, refinement, and the timeless allure of the Cretan coast.

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 international and local clients alike.

CODE DU BIEN: 2081658 - 72053 Άγιος Νικόλαος

Contact

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

VON POLL REAL ESTATE Athens

Patriarchou Ioakim 19, 10675 Athína
Tel.: +30 21 06 14 87 77
E-Mail: salesgreece@von-poll.com

Vers la clause de non-responsabilité de von Poll Immobilien GmbH

www.von-poll.com