Άγιος Νικόλαος

Evandria

Property ID: 2105954



PURCHASE PRICE: 3.134.000 EUR • LIVING SPACE: ca. 193.1 m^2 • ROOMS: 3 • LAND AREA: 566 m^2

Property ID: 2105954 - 72100 Άγιος Νικόλαος

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At a glance

Property ID	2105954	Purchase Price	3.134.000 EUR
Living Space	ca. 193.1 m²		
Rooms	3		
Bathrooms	4		

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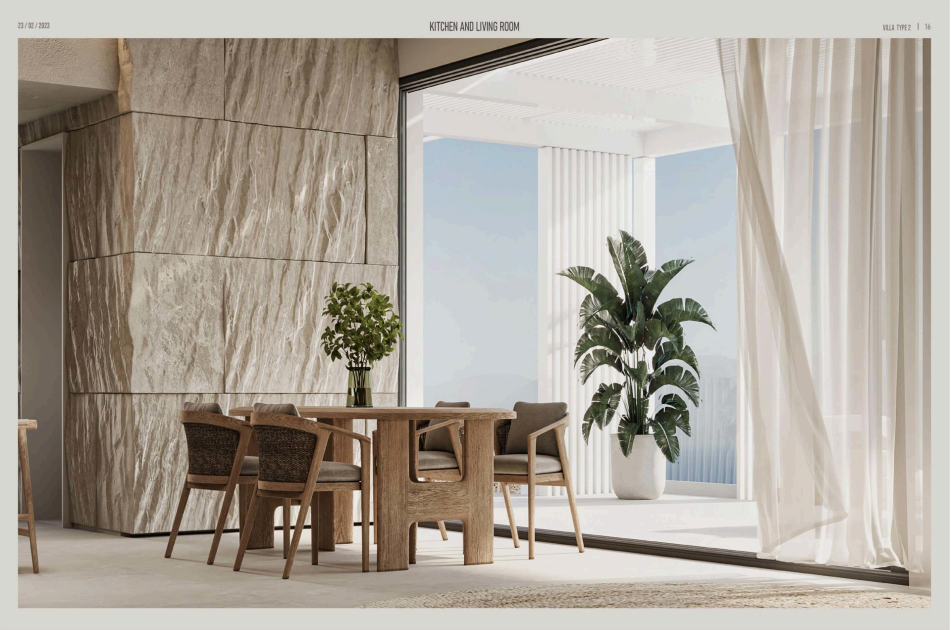
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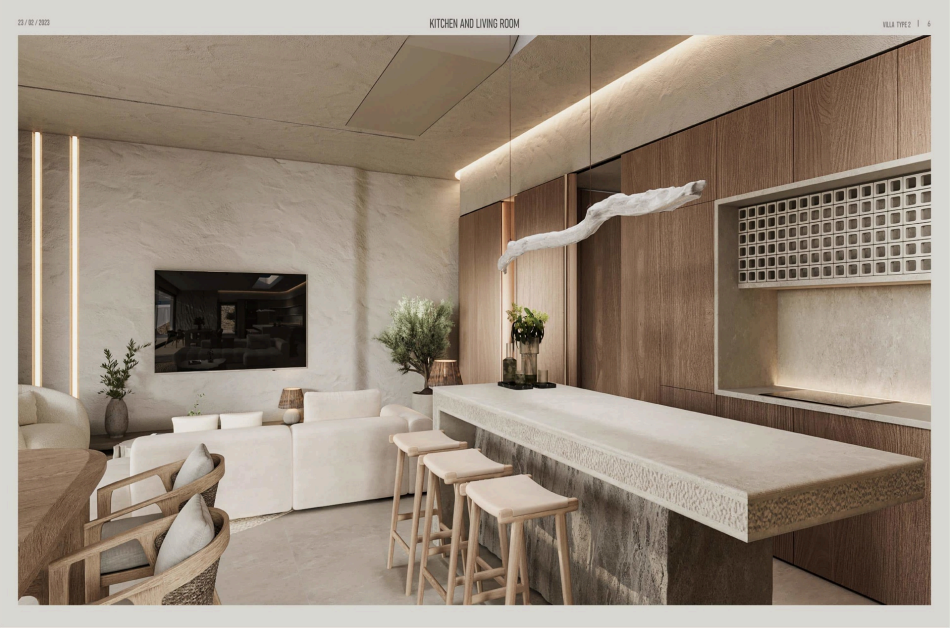




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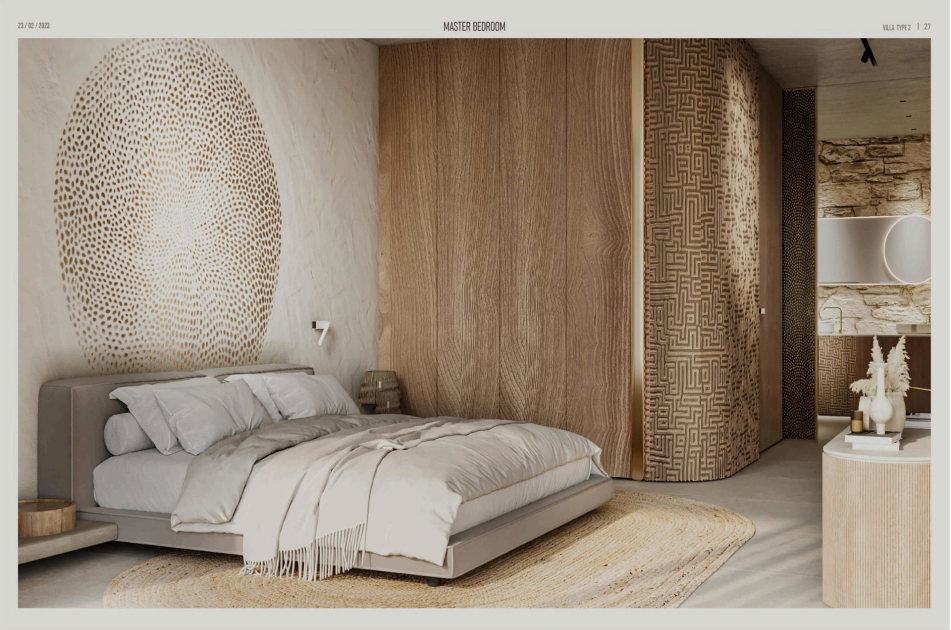
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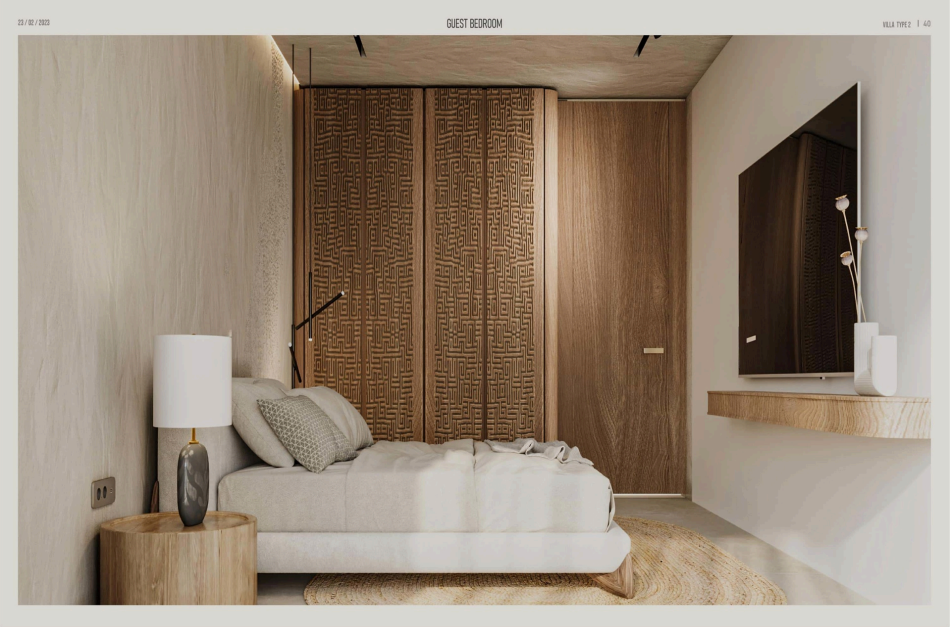




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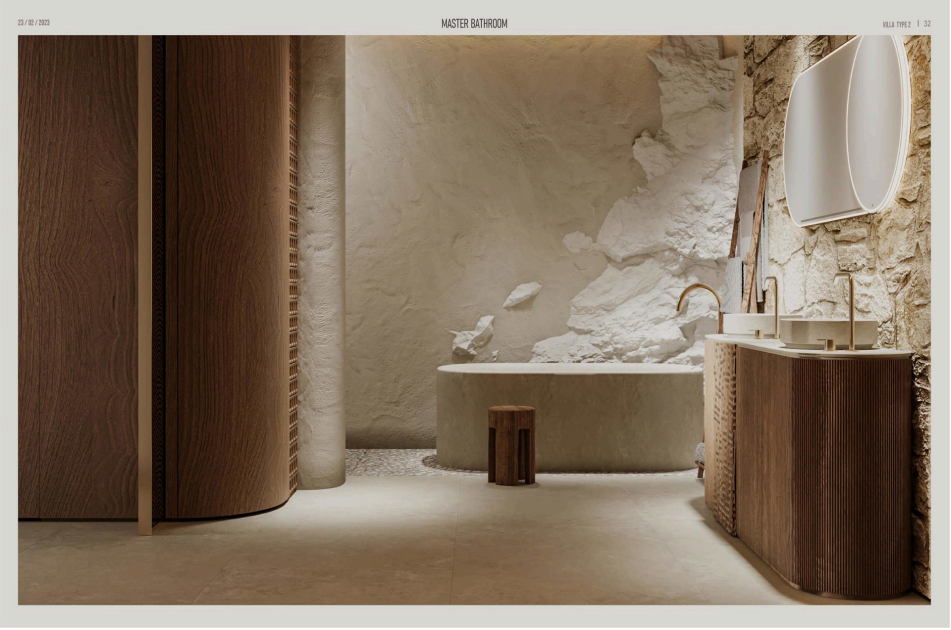




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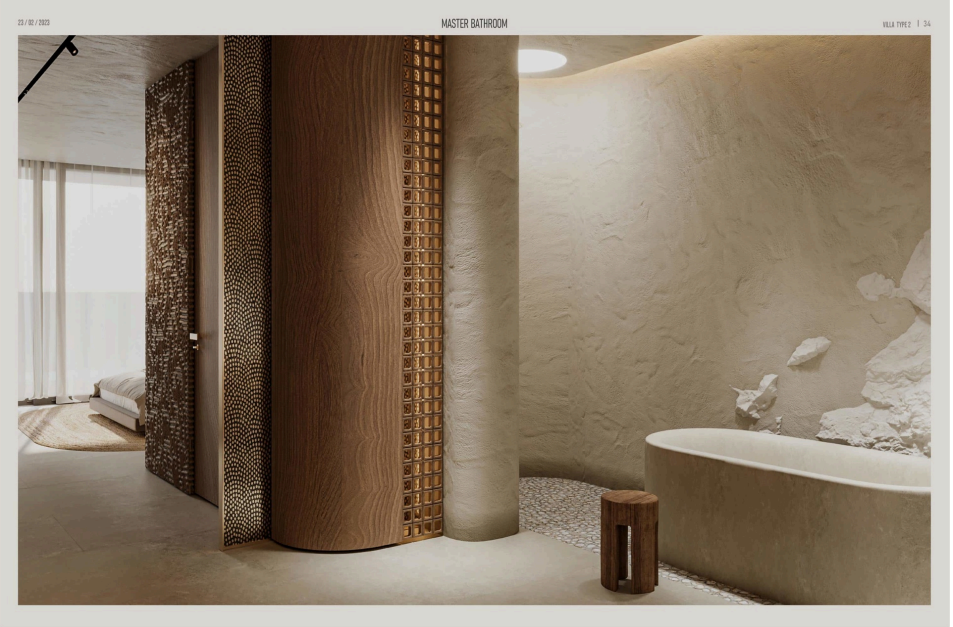




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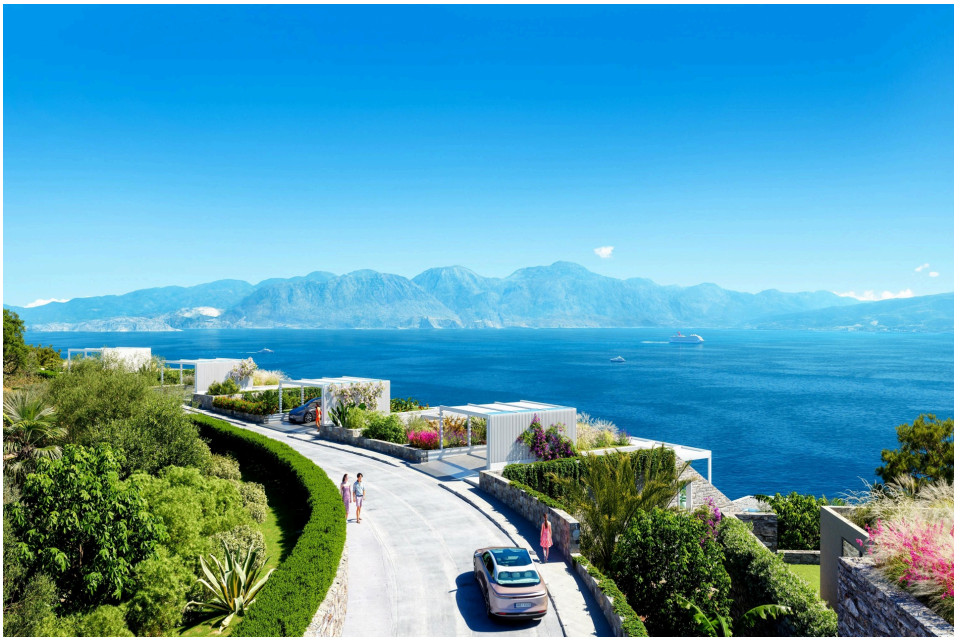




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A first impression

The horizon opens wide the moment you step onto the terrace, where the sea stretches endlessly below, and the light moves gently across the bay from morning to evening. Evandria is designed to make that view an integral part of everyday life, offering a sense of calm, privacy, and elevation that feels both grounding and luxuriously serene.

Perched above the shimmering waters of Agios Nikolaos, this beautifully crafted three-bedroom residence combines contemporary Mediterranean architecture with an authentic connection to its natural surroundings. Set on a private 566 sqm plot, the villa unfolds across multiple levels and offers approximately 193 sqm of refined net interior space, thoughtfully designed to maximise light, views, and indoor-outdoor living. Clean architectural lines are softened by natural stone, warm wood finishes, and textured surfaces that echo the landscape, allowing the home to sit seamlessly within its hillside setting.

Inside, the atmosphere is serene and understated. Floor-to-ceiling glazing frames panoramic sea views and fills the interiors with natural light throughout the day. The open-plan living and dining area flows effortlessly into a modern, fully equipped kitchen, where bespoke cabinetry, premium appliances, and sculpted stone surfaces create a space that is both elegant and highly functional. High ceilings enhance the sense of openness, while carefully selected materials and neutral tones create a calm, tactile environment that feels refined yet welcoming.
The villa features three generously proportioned bedrooms, each designed as a private retreat. Two of the bedrooms enjoy en-suite bathrooms, while the third is served by an equally refined bathroom, all finished with natural textures, sculptural basins, and soft lighting that evokes a spa-like atmosphere. The master suite opens onto its own terrace, offering a quiet moment of privacy with uninterrupted views across the sea and surrounding hills. A guest cloakroom adds convenience, while integrated smart-home technology, climate control, and high-speed connectivity ensure comfort and ease throughout the year.

Outdoor living is central to the experience. Expansive terraces extend the living spaces outward, creating areas for dining, lounging, and quiet contemplation. A private swimming pool reflects the changing colours of the sky and sea, while the landscaped Mediterranean garden introduces greenery, texture, and seasonal fragrance. Pergola-covered seating areas provide shade during the warmer hours, allowing life to unfold outdoors from early morning to sunset.
The villa also benefits from private parking with an electric vehicle charging point, discreet security, and full management services, making ownership effortless whether the home is used year-round or as a holiday retreat. Residents enjoy access to a

carefully curated collection of resort amenities that elevate daily life, including private beach clubs with sheltered waters, a holistic wellness spa set among olive and tamarisk trees, a vibrant piazza with dining, boutiques, and essential services, sports and fitness facilities, and one of the Mediterranean's most significant marinas, managed to international standards.

Equally suited as a permanent residence or a high-quality investment, the villa meets the criteria for Greece's Golden Visa program and offers strong appeal for both personal enjoyment and rental potential. It is a home defined by light, proportion, and connection to the sea, offering a lifestyle that feels effortless, considered, and deeply rooted in the beauty of Crete.

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.

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Contact partner

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