Γούβες

Altura

Property ID: 2160185



PURCHASE PRICE: 1.790.000 EUR • LIVING SPACE: ca. 480 m^2 • ROOMS: 6 • LAND AREA: 550 m^2

Property ID: 2160185 - 715 00 Γούβες

- At a glance
- The property
- A first impression
- Contact partner

Property ID: 2160185 - 715 00 Γούβες

At a glance

Property ID	2160185
Living Space	ca. 480 m²
Rooms	6
Bathrooms	8
Year of construction	2020

Purchase Price	1.790.000 EUR

Property ID: 2160185 - 715 00 Γούβες

The property





Property ID: 2160185 - 715 00 Γούβες

The property





Property ID: 2160185 - 715 00 Γούβες

The property





Property ID: 2160185 - 715 00 Γούβες

The property





Property ID: 2160185 - 715 00 Γούβες

The property





Property ID: 2160185 - 715 00 Γούβες

The property





Property ID: 2160185 - 715 00 Γούβες

The property





Property ID: 2160185 - 715 00 Γούβες

The property

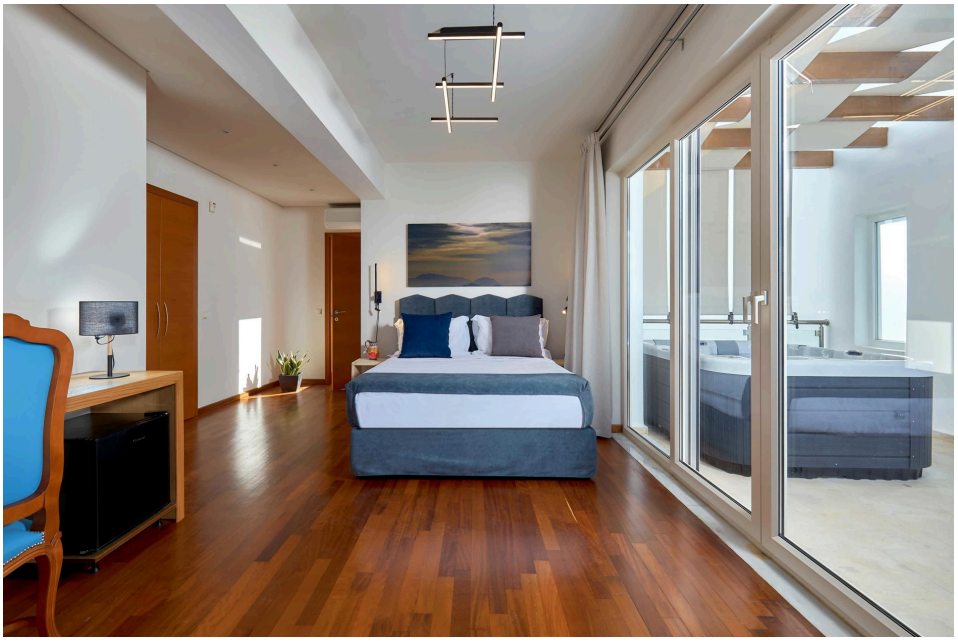




Property ID: 2160185 - 715 00 Γούβες

The property





Property ID: 2160185 - 715 00 Γούβες

The property





Property ID: 2160185 - 715 00 Γούβες

The property





Property ID: 2160185 - 715 00 Γούβες

The property





Property ID: 2160185 - 715 00 Γούβες

The property

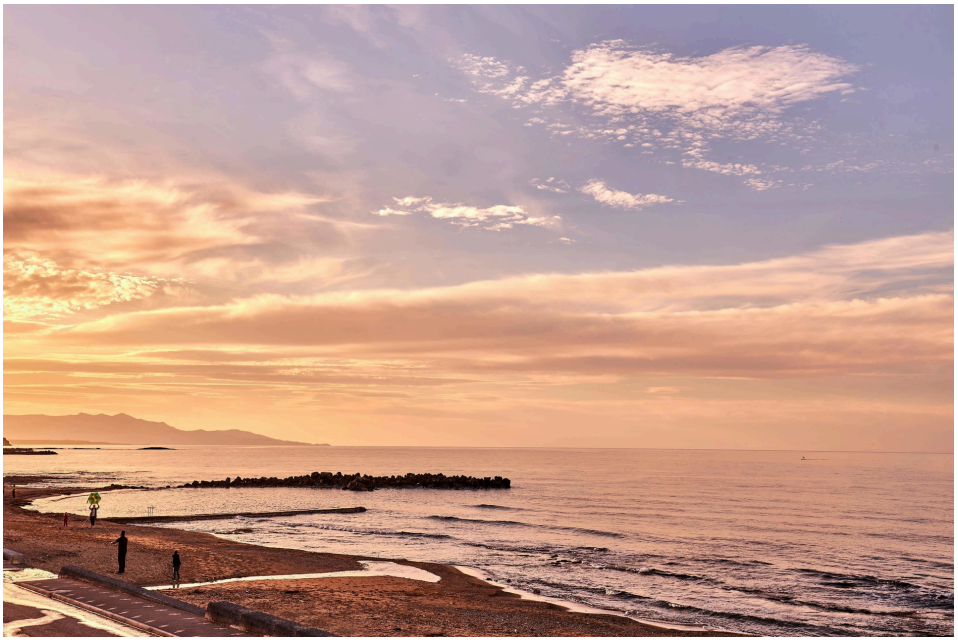




Property ID: 2160185 - 715 00 Γούβες

The property





Property ID: 2160185 - 715 00 Γούβες

The property



Property ID: 2160185 - 715 00 Γούβες

A first impression

The sea lies just ten metres from your terrace — close enough to define the atmosphere, powerful enough to command every view. Altura stands directly on the shoreline, a rare coastal estate where architecture meets the horizon without interruption.

Positioned on the front line of the Cretan coast, this six-bedroom master villa is one of the very few residences of its scale built this close to the water. Its contemporary lines, expansive glazing, and refined material palette allow the Aegean to become the dominant design element. Glass balustrades preserve panoramic views, while clean geometry and minimal detailing emphasize space, light, and perspective.
The main living area unfolds as an open, sea-facing environment where interior and exterior merge effortlessly. A sophisticated lounge with a fireplace anchors the space, while floor-to-ceiling sliding doors open fully to the pool terrace. The dining and kitchen areas are conceived for both everyday elegance and large-scale entertaining, maintaining a seamless connection to the outdoors.
Six master suites define the private quarters of the residence. Each bedroom offers en-suite facilities and generous proportions, designed to function as independent retreats. Three of the suites are enhanced by private jacuzzis positioned toward the sea, creating elevated spaces for relaxation with uninterrupted coastal views. The experience is intimate yet expansive — a rare balance of privacy and openness.

Outdoors, the infinity pool is aligned directly with the shoreline, visually dissolving into the horizon. Surrounding terraces provide layered lounging areas, from sun-drenched poolside seating to shaded retreats beneath architectural pergolas. The rooftop entertainment level introduces an additional dimension, featuring a fully equipped barbecue area and elevated dining space overlooking the coastline — ideal for sunset gatherings or private evenings under the stars.
A distinctive privilege of Altura is its dedicated private beachfront section. Approximately seventy square metres of sandy shoreline are reserved exclusively for the property, arranged with private sunbed sets — an exceptional feature rarely available in seafront villas of this size.

The lower level transforms the residence into a complete wellness retreat. A fully equipped gym, traditional hammam, and leisure areas including billiards and table football extend the living experience beyond the conventional, offering year-round usability and lifestyle depth.

Architecturally strong, technically refined, and irreplaceably positioned, Altura represents more than a luxury villa — it is a coastal asset. Seafront construction of this proximity is no longer easily permitted, reinforcing both scarcity and long-term value.

Whether envisioned as a private flagship residence or a high-performing luxury rental investment, the combination of scale, beachfront access, wellness amenities, and location ensures sustained demand and premium return potential. Altura is defined by proximity, presence, and permanence — a front-line estate where the sea is not admired from afar, but lived every day.

Villa is located in Kokkini Chani, a vibrant yet relaxed coastal enclave just minutes from Heraklion, favored by both locals and long-time admirers of Crete for its authentic seaside atmosphere. The villa is positioned in a discreet and quiet corner of the resort town, only steps from the sandy beach and within walking distance of lively cafés, traditional tavernas, boutique shops, and everyday conveniences. Its strategic location offers immediate access to supermarkets, wellness services, and dining, while remaining only a short drive from Heraklion city, the island's key cultural landmarks, and the new international airport — combining effortless connectivity with the charm of a true Mediterranean beachfront setting.

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.

Property ID: 2160185 - 715 00 Γούβες

Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Athens

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

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com