Φρέ

Cuir

CODE DU BIEN: 2170045



PRIX D'ACHAT: 1.500.000 EUR • SURFACE HABITABLE: ca. 245 m^2 • PIÈCES: 4 • SUPERFICIE DU TERRAIN: 4031 m^2

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En un coup d'œil

CODE DU BIEN	2170045	Prix d'achat	1.500.000 EUR
Surface habitable	ca. 245 m²		
Pièces	4		
Salles de bains	3		
Année de construction	2015		

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La propriété





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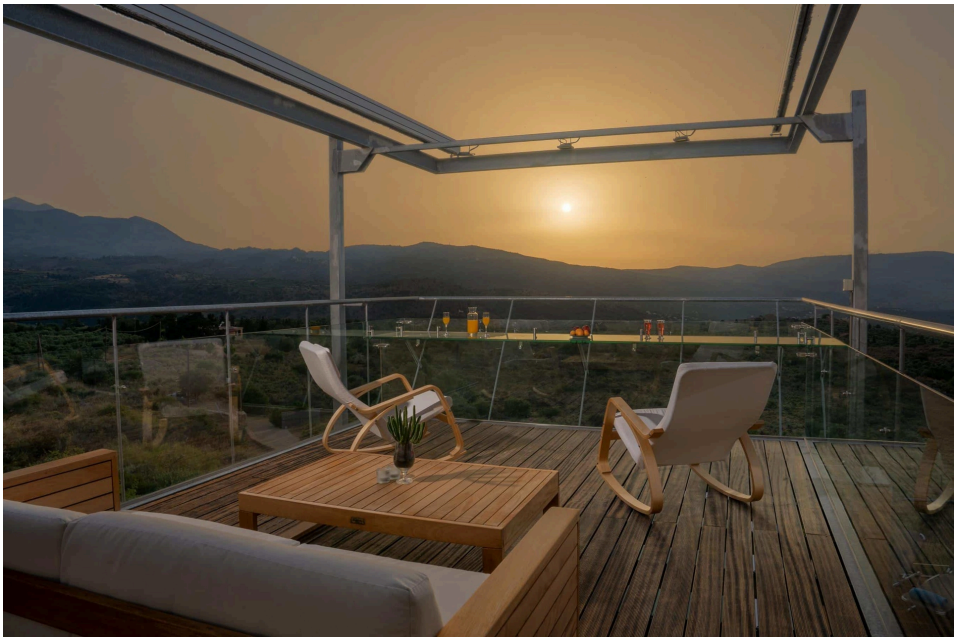




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La propriété

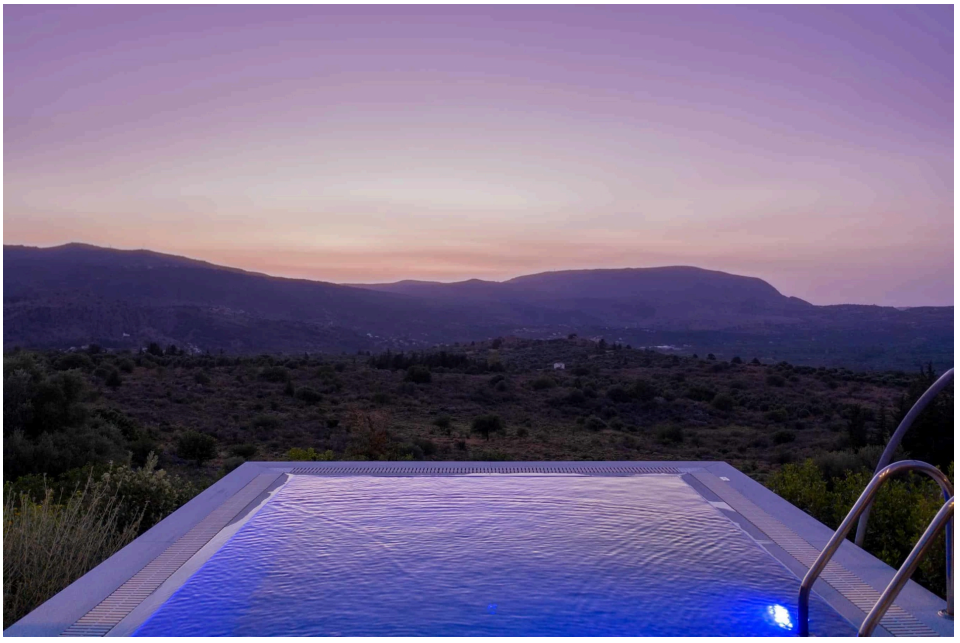




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Une première impression

Wake up suspended between two worlds: the deep blue of Souda Bay stretching endlessly to the north and the dramatic silhouette of the White Mountains rising to the south. At Cuir, every moment is framed by light, silence, and nature — a home where architecture and landscape exist in perfect dialogue.

Set on an expansive 4,031 sq.m. private plot in the heart of Apokoronas, this exceptional residence offers absolute privacy, panoramic dual-aspect views, and a sense of serenity that feels increasingly rare. The villa's refined use of stone, wood, metal, and glass echoes traditional Cretan architecture while expressing a distinctly modern identity — a balance so successful it earned international recognition when the home was featured in BEST OF HOUSES magazine.

Built in 2015 and arranged across three thoughtfully designed levels, Cuir Villa delivers both architectural presence and everyday comfort. The layout has been meticulously planned to accommodate a wide range of lifestyles, including multi-generational living and accessibility without compromise.

The mid-level serves as the home's most distinctive feature. From here, two beautifully appointed twin bedrooms open directly onto the villa's signature indoor–outdoor pool — a striking architectural statement that flows through the house and continues outdoors. Residents can step directly from their bedrooms into the water, creating an experience more reminiscent of a private boutique retreat than a traditional residence. A specially designed bathroom on this level ensures comfort and ease for elderly or mobility-impaired occupants, reinforcing the villa's inclusive design philosophy.

Descending to the lower level, two additional bedrooms with double beds and private en-suite bathrooms offer quiet seclusion. Each enjoys its own private patio with open views toward the surrounding landscape. Solid wood flooring, generous wardrobes, and natural light enhance the sense of warmth and retreat on this level. A separate 70 sq.m. basement area houses the laundry facilities, linen storage, and practical utility space, discreetly supporting daily living.
The upper level is dedicated entirely to living, entertaining, and gathering. A striking staircase of iron and wood — complemented by a discreet moving ramp for accessibility — leads to a spacious kitchen and dining area crafted floor-to-ceiling from Swedish wood. Fully equipped and designed for culinary enthusiasts, the kitchen includes premium appliances and thoughtful details such as a wine preservation system. Adjacent, a richly decorated sitting room offers a cozy yet elegant atmosphere, with large windows that flood the space with daylight and uninterrupted views of Souda Bay and the mountains beyond.

Outdoors, the villa unfolds into a landscaped sanctuary of endemic Cretan flora, stone pathways, and layered terraces. A stone walkway traces the course of the pool from the entrance of the home to the front terraces, where views open dramatically in both directions — olive groves and mountains to one side, the bay to the other. Elevated wooden decks and shaded seating areas create natural vantage points for sunrise, sunset, and long summer evenings.
The outdoor living experience is completed with a traditional wood-fired oven, BBQ, and outdoor kitchen, ideal for al fresco dining and entertaining. Large verandas, quiet corners, and generous lounging spaces invite relaxation at every hour of the day.

Cuir Villa is equipped with modern infrastructure throughout, including a heat pump, solar water heating, double-glazed aluminum windows with electric shutters and awnings, and advanced thermal insulation. Security is ensured with a reinforced entrance door, alarm system, surveillance cameras, and an electric gated entrance. Parking is available for at least four vehicles, with two covered and two uncovered spaces.

Ideally positioned between Chania and Rethymno, the villa offers effortless access to both urban centers while remaining immersed in the authenticity of the Cretan countryside. Souda Port lies just 19 km away, Chania International Airport is 33 km away, and the beaches of Kalyves are a short 8 km drive.
Cuir Villa is not simply a residence; it is a refined living experience shaped by landscape, light, and thoughtful design. Whether envisioned as a permanent home, a secluded holiday retreat, or a long-term investment, it offers a rare blend of architectural distinction, comfort, and timeless Cretan beauty.

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

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

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