Ρέθυμνο

Avelis

CODE DU BIEN: 2173195



PRIX D'ACHAT: 1.800.000 EUR • SURFACE HABITABLE: ca. 400 m^2 • PIÈCES: 7 • SUPERFICIE DU TERRAIN: 4520 m^2

CODE DU BIEN: 2173195 - 741 50 Ρέθυμνο

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En un coup d'œil

CODE DU BIEN	2173195
Surface habitable	ca. 400 m²
Pièces	7
Salles de bains	4
Année de construction	2008

Prix d'achat	1.800.000 EUR
Modernisation / Rénovation	2019

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La propriété





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Une première impression

Wake up to sunlight over the garden, step outside onto the terrace, and walk across the lawn toward the pool. The morning is quiet, the air smells of olive trees, and the mountains rise gently in the distance. Just a few minutes from the city of Rethymno, Avelis offers a calm, spacious way of life, surrounded by nature yet close to everything you need.

Avelis is a private villa of approximately 400 square meters, built on a large 4,500 square meter plot filled with greenery, trees, and open outdoor spaces. The house is designed across three levels and includes seven bedrooms, four bathrooms, and one guest WC, offering generous space for family living, hosting guests, or creating a successful holiday rental property.
The architecture is modern and practical, with large windows that bring natural light into the interior and open views toward the surrounding landscape.

The ground floor forms the social heart of the home. A bright living room welcomes you with comfortable seating, a modern energy fireplace, and large windows that look directly toward the garden and pool. The dining area sits nearby and connects naturally with the fully equipped kitchen, creating an easy flow for everyday life or entertaining guests. From here, doors open to the large outdoor terrace, allowing indoor and outdoor living to blend together. This level also includes a bedroom with a balcony, a bathroom, and a separate office space for those who need a quiet area to work.
The upper floor is dedicated to rest and privacy. Four bedrooms are located here, each with wardrobes, air conditioning, and private balconies that allow residents to enjoy the fresh air and open views. Two bathrooms serve this level, including one with a large spa-style bathtub, creating a comfortable environment for family members or guests.
The lower level adds additional flexibility to the property. Two more bedrooms are located here, along with a bathroom, a gym area, and utility spaces including laundry facilities. This level works well as a guest area, a private retreat for visitors, or even accommodation for extended family.

Outdoor living is where Avelis truly shines. The property sits within a beautifully landscaped garden that creates privacy and space rarely found so close to the city. At the center of the outdoor area is a 55-square-meter swimming pool with a jacuzzi, surrounded by sunbeds and relaxation areas for long summer days.
A shaded outdoor dining area with BBQ facilities provides the perfect setting for meals with family and friends, while a playground offers a dedicated space for children to enjoy the outdoors. With parking space for more than five cars, the property is also well-suited for hosting guests or large gatherings.

Despite its peaceful setting, Avelis is located only four kilometers from the historic city of Rethymno, giving residents quick access to beaches, restaurants, shops, and everyday amenities. The surrounding area also offers beautiful nature, walking paths, and easy connections to both Chania and Heraklion.

From an investment perspective, Avelis presents a strong opportunity. Villas with seven bedrooms, large gardens, and private pools close to Rethymno are highly attractive for the luxury holiday rental market. The layout allows accommodation for large groups, making the property ideal for weekly villa rentals that generate consistent seasonal income. At the same time, its size, location, and land value provide long-term security and appreciation potential.

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.

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Contact

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

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