Γούβες

Calista

Property ID: 2236769



PURCHASE PRICE: 2.800.000 EUR • LIVING SPACE: ca. 350 m^2 • ROOMS: 6 • LAND AREA: 11500 m^2

Property ID: 2236769 - 71500 Γούβες

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At a glance

Property ID	2236769
Living Space	ca. 350 m²
Rooms	6
Bathrooms	5
Year of construction	2018

Purchase Price	2.800.000 EUR

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The property





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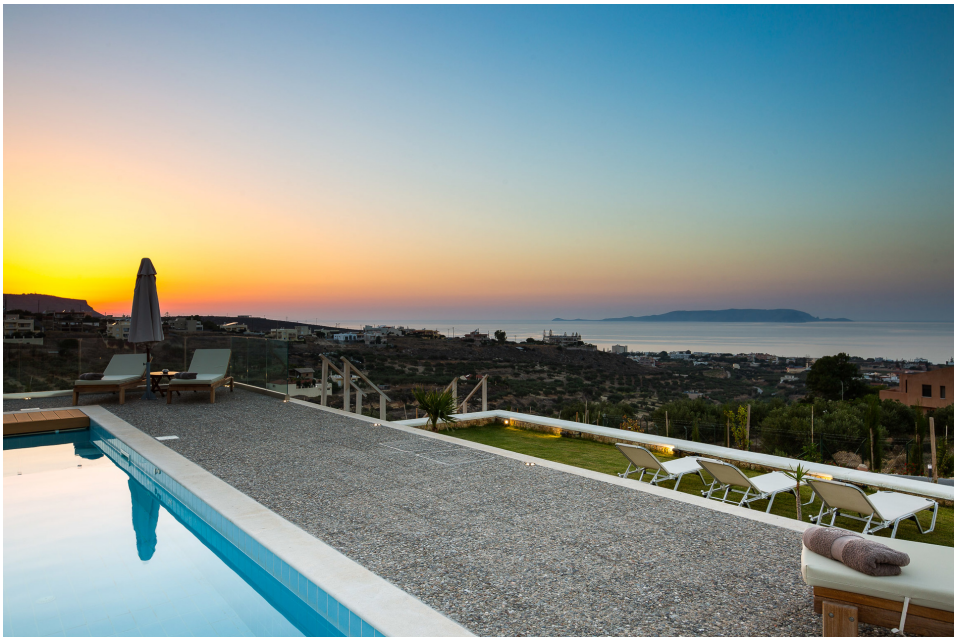
The property





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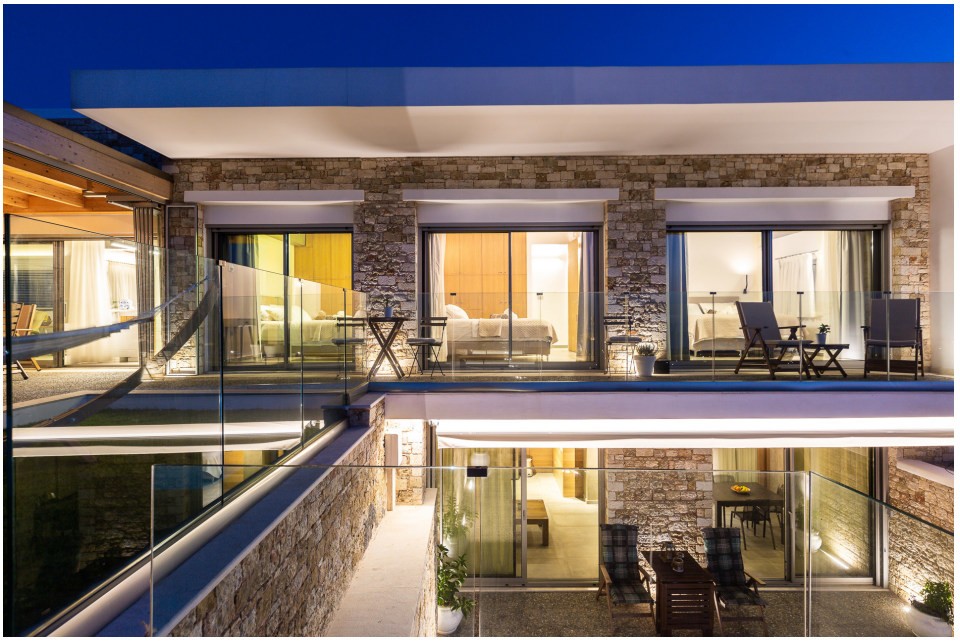




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A first impression

Sunsets over the Aegean become part of your everyday life. From the terrace, the sea unfolds in uninterrupted blue, while the heated pool mirrors the sky and the lights of Heraklion shimmer in the distance. This is a residence designed around experience — privacy, scale, and effortless indoor-outdoor living.

Set on a private 11,500 m² estate, this 350 m² villa, built in 2018, combines clean architectural lines with natural stone, exposed concrete, and warm wood finishes. The design is contemporary yet grounded, allowing the landscape and panoramic sea views to take center stage.

The main level opens into a generous open-plan living and dining area where expansive glass doors frame the horizon. A premium island kitchen with high-end appliances integrates seamlessly into the space, while the fireplace anchors the lounge area with understated sophistication. Every element is curated for comfort and functionality, with direct access to the covered veranda, outdoor dining areas, and the ecological heated swimming pool. Three bedrooms are positioned on this level, including a master suite with an en-suite bathroom and a Jacuzzi. The additional bedrooms enjoy garden and pool access, creating a fluid connection between interior and exterior living.

The lower level hosts an independent master suite with its own living area, kitchen, dining space, bedroom, and en-suite bathroom. Accessible from both inside and outside the villa, it offers complete autonomy for guests or extended family. This level also connects to the garden wellness area, where a sauna and outdoor shower enhance the sense of retreat.

The outdoor environment is expansive and fully fenced, landscaped with olive, citrus, and mature Mediterranean plantings. The 50 m² heated pool features a counter-current swimming system and hydromassage, designed for both leisure and exercise. Multiple lounge settings, shaded terraces, and a fully equipped barbecue area with wood oven create a setting tailored for hosting and long summer evenings.

Located just minutes from Kokkini Hani and approximately 13 km east of Heraklion, the property combines seclusion with accessibility. Organized sandy beaches, everyday amenities, the airport, and the city center are all within easy reach, making the villa equally suited for permanent residence or luxury holiday use. With its size, privacy, and panoramic sea views, this estate also represents a compelling investment opportunity. The Heraklion region demonstrates consistent demand for high-end villas, positioning the property for strong seasonal rental returns while maintaining long-term capital value.

A contemporary Cretan estate where architecture, landscape, and horizon align — offering space, discretion, and enduring presence.

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

For further information, please contact your contact person:

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