Λάμπη

Elyon

Property ID: 2336940



PURCHASE PRICE: 1.955.000 EUR • LIVING SPACE: ca. 230 m^2 • ROOMS: 4 • LAND AREA: 4100 m^2

Property ID: 2336940 - 740 53 Λάμπη

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At a glance

Property ID	2336940	Purchase Price	1.955.000 EUR
Living Space	ca. 230 m²		
Rooms	4		
Bathrooms	4		

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The property





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A first impression

Elyon is not defined by walls. It is defined by the way it opens toward the horizon. The residence stands as an architectural response to the dramatic landscape and light of South Crete. It sits upon a privileged hillside overlooking the Libyan Sea. From this elevated position, the eye moves uninterrupted across open water toward the Paximadia Islands. The house remains deeply grounded in its setting through the use of natural Cretan stone. This creates a sophisticated dialogue between contemporary form and traditional materiality.

Elyon is situated on a mountain slope in the Saktouria region of South Rethymnon, Crete, offering unobstructed 180-degree views of the Libyan Sea and the Paximadia Islands. This area is highly regarded for its raw, dramatic landscape and low-density development, making it an appealing destination for international travelers seeking privacy and authenticity. The location is steeped in history, featuring a former Minoan refuge settlement and a Second World War bunker, yet the plot has been officially cleared for construction by archaeological authorities. Additionally, the property provides convenient access to some of the island's most iconic and unspoiled beaches, including Prasonisi, Agios Pavlos, and Triopetra.

This is a fully designed and permitted luxury villa project. It is ready for immediate execution. The natural and regulatory boundaries of the plot uniquely shape the geometry of the residence. Instead of imposing a predefined form, the architecture emerges organically from the land. This gives the project a strong architectural identity while preserving a sense of harmony with the hillside. It offers a rare opportunity to step into a resolved concept at the ideal stage.

The residence is organized across two levels with a clear distinction between social living and private retreat. The upper level serves as the communal heart of the home. Here, the main living and entertainment spaces unfold toward the sea in a sequence of open zones. A defining architectural gesture of this floor is the integrated olive tree in the foyer. This signature element acts as a rooted Mediterranean presence within the core of the house.

The upper level is designed for serious hosting and connection. A spacious open-plan living area is complemented by a separate hotel-grade kitchen. This space is built for private chefs and seamless service. Large floor-to-ceiling openings allow the interior to flow naturally onto the infinity pool terrace. The outdoor areas are integral to the house, forming a choreographed sequence of open-air environments. At this main level, the pool bar and BBQ area create an elevated setting for long afternoons and sunset gatherings. The terraced layout unfolds into pergola-covered spaces and a dedicated platform for yoga or small gatherings, extending the living environment into

the landscape.

The lower level is dedicated to absolute privacy. Four independent guest suites are arranged as individual retreats. Each suite has direct access to its own outdoor zone. The design allows for an optional linear pool canal with separated plunge pools for these suites. This creates a distinctive layer of calm and a boutique-hospitality character. These private sanctuaries are embedded in the slope of the site. This clear zoning allows the house to function as a private home or a high-end design-led retreat.

Elyon is a resolved vision with room for authorship. While the spatial planning and permitting are complete, the future owner can still shape the final atmosphere. The selection of finishes and materials remains open for personal refinement. This is a significant advantage for the investor. The difficult and time-consuming work of concept development and legal security has already been finalized.

Villa to be completed in 2028, following the finalization of all necessary documentation with the prospective investor.

Beyond its architectural quality, Elyon represents a structured and de-risked opportunity. The project benefits from a fully issued and valid building permit. This allows an owner to move directly into execution without the usual uncertainty or delay. In a landscape where such permissions are increasingly difficult to obtain, this legal readiness is a major part of the project's value. The property is situated in a protected, low-density region near Agios Ioannis. The area offers a rare combination of seclusion and accessibility.

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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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