Άγιος Νικόλαος

Meridian

CODE DU BIEN: 2472544



PRIX D'ACHAT: 1.915.000 EUR • SURFACE HABITABLE: ca. 156 m^2 • PIÈCES: 2

CODE DU BIEN: 2472544 - 72100 Άγιος Νικόλαος

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En un coup d'œil

CODE DU BIEN	2472544	Prix d'achat	1.915.000 EUR
Surface habitable	ca. 156 m²		
Pièces	2		
Salles de bains	2		

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La propriété

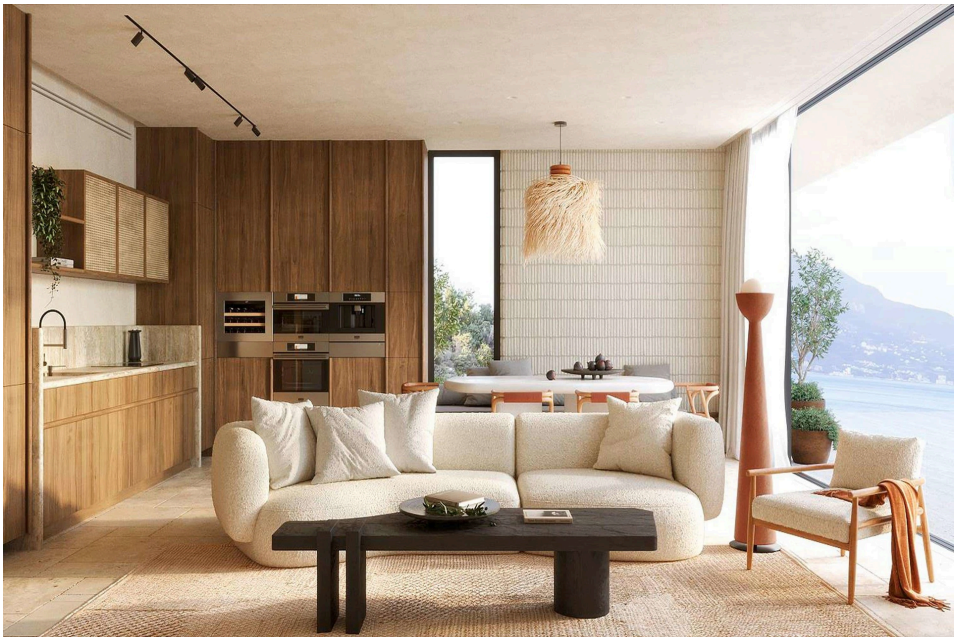




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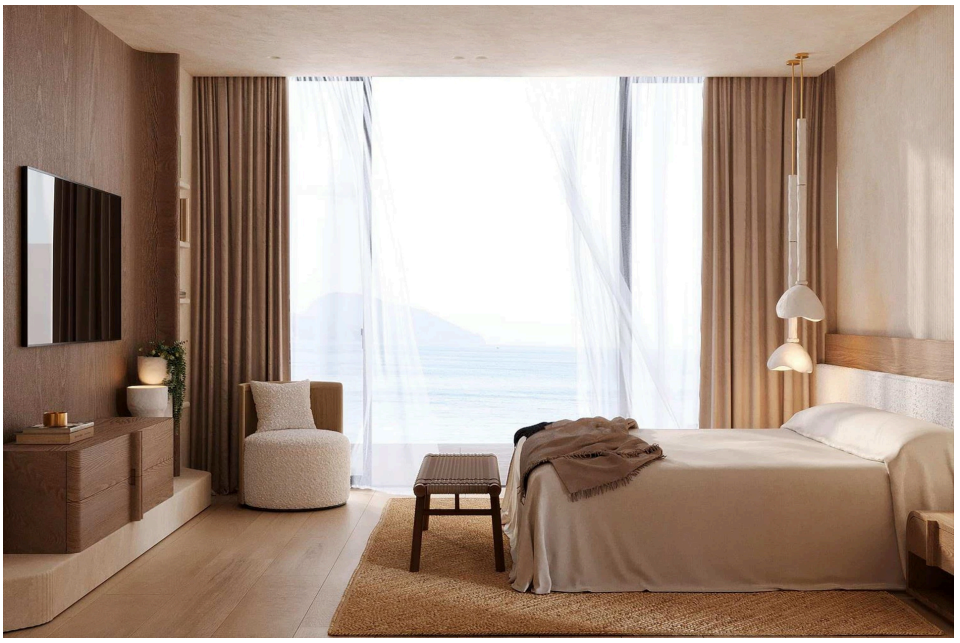
La propriété





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Une première impression

Steps from the marina promenade, Meridian captures the essence of waterfront living without compromise. This 2-bedroom apartment occupies 156 m² of carefully composed space, positioned to frame uninterrupted views across the harbor and toward Mirabello Bay.

Offered as an off-plan residence, Meridian allows the future owner to personalize key interior elements and select finishes, creating a home tailored to individual preferences. The apartment spans 156 m² across a single flowing level, designed by award-winning architects who integrate biophilic design principles throughout. Floor-to-ceiling windows become the defining feature—maximizing light and the ever-changing spectacle of the marina beyond.

The living area opens with a generous reception flowing seamlessly into a contemporary kitchen and dining zone. Expansive windows frame marina views, while the principal bedroom suite includes an en-suite bathroom and direct access to the terrace. A guest bedroom with en-suite facilities and additional service areas complete the accommodation. The residence comes fully equipped with premium appliances, super-fast Wi-Fi, and state-of-the-art AV infrastructure. All interiors meet the highest quality standards. A carefully curated selection of furnishings and fittings—hand-picked by interior designers—is available for purchase, allowing owners to tailor the aesthetic to their vision.

The apartment opens onto a spacious terrace commanding views across the marina. While this unit does not include a private pool, its prime waterfront positioning and proximity to the resort's two private beach clubs provide year-round water access and entertainment. The outdoor area invites relaxed Mediterranean living, with ample space for dining, lounging, and social gatherings. Dedicated parking with electric vehicle charging and secure 24-hour gated entry ensures convenience and safety.

Meridian sits within a coastal development in Agios Nikolaos, 25 minutes from Heraklion International Airport. The setting opens to a curated Mediterranean lifestyle: direct promenade access to the marina managed by Camper & Nicholsons, two private beach clubs with dining, wellness facilities, fine dining across multiple venues, and recreational facilities including tennis, water sports, and fitness. The nearby town of Elounda offers local restaurants and daily necessities. With 300 days of annual sunshine, the location balances retreat with accessibility.

The property operates under BREEAM and LEED sustainability standards, incorporating efficient heating and cooling systems designed for year-round comfort. As part of the branded residences collection, Meridian offers both lifestyle and investment appeal.

The Greek residency-by-investment program enables buyers to obtain residence starting from €800,000, unlocking visa-free Schengen travel. Under professional management, the apartment suits both personal residence and vacation use, as well as participation in managed rental programs designed to generate income. The resort's accessibility via the forthcoming Kastelli International Airport (30 minutes away, opening 2028) and its positioning as a Mediterranean lifestyle destination support long-term demand and property appreciation.

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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