Νεάπολη

Orelis

Property ID: 2651657



PURCHASE PRICE: 1.850.000 EUR • LIVING SPACE: ca. 292 m^2 • ROOMS: 4 • LAND AREA: 4320 m^2

Property ID: 2651657 - 724 00 Νεάπολη

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At a glance

Property ID	2651657
Living Space	ca. 292 m²
Rooms	4
Bathrooms	4
Year of construction	2020

Purchase Price	1.850.000 EUR

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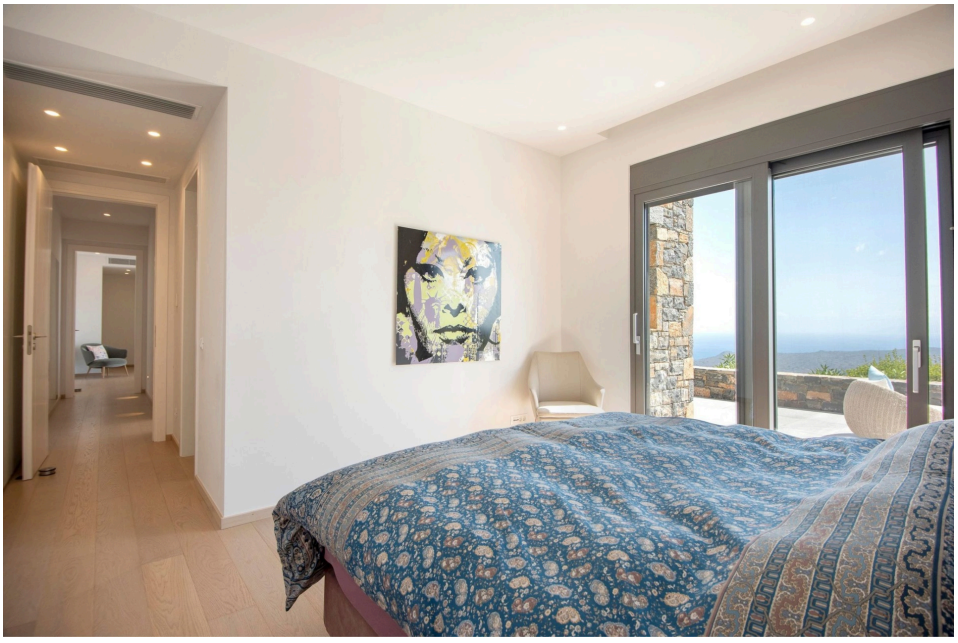




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A first impression

At Orelis, the view has the composition of a painting—and holds your gaze just as effortlessly.

Rugged hills and olive groves descend towards the coast, where Spinalonga sits amid turquoise shallows and deeper blue sea. From the pool terrace, this layered panorama gives the residence a distinct sense of place, connecting its outdoor spaces to the landscape of northeastern Crete. Set within 4,320 m² of grounds in Chavgas, the 292 m² villa extends across two levels. Clean architectural volumes, stone walls and planted terraces respond to the sloping terrain, bringing contemporary lines together with the textures of the hillside. The upper level contains the principal living spaces: an open-plan living and dining area with a fireplace and a modern, fully equipped kitchen. Large sliding doors open directly onto the pool terrace, allowing cooking, dining and time outdoors to unfold on one level. A guest WC serves this floor. Four en-suite bedrooms occupy the lower level, including a principal suite with a walk-in wardrobe. A broad terrace extends along the front of the residence, offering sea and island views, while an external staircase connects it to the pool above.

The 47 m² heated saltwater pool forms the centre of the outdoor living area. Beside it, a shaded pergola and an outdoor kitchen with BBQ facilities create space for leisurely meals overlooking the coastline. Stone-edged gardens, flowers and aromatic herbs soften the terraces and connect them to the surrounding terrain. Offered fully furnished and equipped, the villa also benefits from solar power and heat-pump heating and cooling. Plaka is about 3 km away, and Elounda about 7 km, keeping waterfront restaurants and coastal amenities within easy reach.

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

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