

# SUPERB 3-BED VILLA WITH LOVELY VIEWS AND A LARGE SHARED POOL IN MALEME



**PRICED AT:  
€255,000**

**REF:  
MALEME NEPTUNE**



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**HOUSE SIZE: 110m<sup>2</sup>**

**PLOT SIZE: 143m<sup>2</sup> private on a 1,186m<sup>2</sup> shared plot**

**An exceptionally well-designed and finished apartment, part of a completed, well maintained holiday complex set near a beautiful long beach and close to all local amenities near Maleme.**

**INTERIOR:**

There are 2 entrance doors, both recently replaced by the current owners, one in the south and one in the east. Entering from the east side of the house, the door opens into the kitchen, whereas the south entrance enters into the open living/dining area.

Light and bright, with large sliding doors providing a constant flux of light through the house, the living area is comfortable, relaxed and has an open lounge area. The patio doors give access to a covered exterior terrace, overlooking the gardens, the lawn, the palm trees, flowers and olive trees.

A wood burner keeps the house warm during the winter months and all rooms are equipped with reversible air-conditioning units.

Separate from the living area is the high quality kitchen equipped with a stainless steel oven, hob, extractor, dishwasher and plenty of storage cupboards. The fridge is not included. The kitchen is light coloured with a black worktop.

Still on the same floor there is also a fully tiled shower room + WC. Here is space to install the washing machine, and the shower is protected by a glass panel.

Internal tiled steps with a banister lead to the first floor consisting of 3 spacious double bedrooms, all equipped with floor-to-ceiling fitted wardrobes, reversible air conditioning units and patio doors

leading to the balconies overlooking the mountains, gardens and the swimming pool.

There is also a fully tiled bathroom on this floor, equipped with a full-size bathtub protected with a glass panel, and a small electric heater.

More steps lead to the roof terrace, a tiled and comfortable space offering stunning views to the mountains, the surrounding area, the sea and the wonderful sunsets. This could be the ideal place to install a couple of sunbeds and sipping a glass of wine while watching the amazing sunsets.

Two small storage rooms give some extra space and one of them houses the immersion heater.

Various balconies and terraces offer superb views to the White Mountains, the sea and are the ideal place to enjoy the sun during the winter months.

## **EXTERIOR:**

Built in 2005 this lovely complex has a large pool with children's area, showers and sunbathing terraces for the use of all owners. It offers extensive landscaped gardens with winding stone pathways mixed with lush greenery and is just 200m from the pebbly beach of Pírgos Psilonerou.

It is set in a quiet and private location and yet just a short distance from the lively beach resorts of Platanias and Maleme.

The beautiful gardens are very well maintained and a quiet asphalted road gives access to the house and its private parking. The private garden wraps around the houses from 3 sides, is landscaped and planted with 2 olive trees, 2 lemon trees, aloe Vera, rosemary, rosebushes and lavender.

The roughly 40m<sup>2</sup> exterior sitting area off the living room is west facing and would be the perfect place for wining and dining and outdoor living most of the day.

### **THE AREA:**

Close to the airport, highway and local resorts this lovely apartment is the perfect holiday home from home.

Maleme is a lively village and has all types of amenities to offer such as restaurants & bars, super market, mini market, pharmacy, vet clinic, shops, local bus transportation and many more.

Everything is within easy walking distance from the property.

### **FEATURES:**

- Large shared swimming pool 20x10m plus separate children's section
- Communal gardens with lighting
- Solar panels
- Front and rear private balconies with views
- Reversible air conditioning in all rooms
- Fully-fitted kitchen
- Stainless steel electrical appliances (except fridge and washing machine)
- High quality grey aluminium doors and double-glazed windows
- Floor-to-ceiling fitted wardrobes
- Immersion heater
- Fly screens in bedrooms and bathroom
- Satellite TV
- Central heating
- Wood burner
- Telephone and Internet connection

