

## HIGHLIGHTS

|                       |                  |
|-----------------------|------------------|
| Price of the property | 1,200,000 €      |
| Built area in SQM     | 195              |
| Price per SQM         | 6,154 €          |
| Plot area in SQM      | 993              |
| No. of bedrooms       | 3                |
| No. of bathrooms      | 3                |
| Pool                  | Private, outdoor |
| Construction year     | 2011             |
| Village               | Milatos          |
| Area                  | Lassithi         |

The Luxury villa is built in a unique combination of natural stone and modern materials, is spread over 2 floors and includes 5 rooms. The villa has a lovely garden with fire, seating and barbecue areas. The property also has a garden in the front area of the house full of fruit trees and a small winery.

The property area also includes parking. The villa has a tourist license and can therefore be rented for commercial and tourist use.



## ABOUT THE AREA



|                                       |      |
|---------------------------------------|------|
| Distance from the beach in km         | 2.2  |
| Distance from Agios Nikolaos in km    | 25.3 |
| Distance from Heraklion in km         | 47.8 |
| Distance from Heraklion airport in km | 48   |
| Distance from Rethymno in km          | 125  |

The villa is built close to the fishing village of Milatos and offering spectacular views of the sea and mountains.

Aghios Nikolaos's coastline is about 20 km away. The capital Heraklion is a 35-minute drive from the property.

**Crete** is the largest island in the Greek Islands. It is filled with white bays, olive groves, vast vineyards and rich vegetation. The greatness of the island is in the wonderful combination it offers to visitors: archeological sites, along with bustling nightlife, bustling and romantic cities, and unique and impressive natural phenomena. Crete Island is divided into four regions: Heraklion, Rethymno, Chania and Lasithi.

More than 2.5 million tourists visit Crete each year, which is almost 5 times its population of about 650,000, most of whom live in the five major cities of Crete: Heraklion, Chania, Rethymno, Irpatra and Sitia. Most tourists arriving in Crete land at Heraklion International Airport, which is the second airport in Greece's tourist rush after Athens. Some of the tourists land in the city of Chania, also an international airport, and some arrive on cruises.

Crete has countless beaches to choose from, but there are three magical beaches hidden in the island, which are rated as part of the most beautiful beaches in the world: The blue lagoons of Balos Beach, Elafonisi Beach and Seitan Limania Beach - a tiny mid-bay beach that creates spectacular views.



## PLACES OF INTEREST

### **Heraklion** (47.8 km from the property)

Heraklion - The capital of the island of Crete is the largest city in Crete and is located in the center of the north coast. Heraklion is also the fourth largest city in Greece. It has the largest port and airport in Crete. Heraklion Airport is also known as the Nikos Kazantzakis International Airport, named after the famous Crete writer.

Heraklion has two large hospitals (University Hospital and Nizlio Hospital). It is also home to the Crete University Schools of Science and Health Sciences. It is also home to the Research and Technology Foundation - one of the largest research centers in the country, and the Educational Institute.

The old town of Heraklion is built by the sea and surrounds the harbor. This is a vibrant area full of character. The Old City is dominated by a 16th-century Venetian fortress located at the entrance to the port. It is one of the most beautiful Venetian fortresses in the Mediterranean, and from its fortifications you can overlook the port and the city. After enjoying the view, you can take a walk in the old port, where you can still see fishing boats. The port also houses the Venetian weapons depots. Within the walls of the Old City there are other interesting sites, such as the Church of los Titus and the Venetian Loggia. In the heart of the old town is Vanizlo Square, in the center of which is the beautiful Morosini Fountain with four lion statues. There are many cafes around, and from the square itself meander narrow streets full of souvenir shops, boutiques and restaurants.



## PLACES OF INTEREST

- **Milatos Cave** (near the property) – A natural cave and spectacular in its beauty. At the entrance to the cave is a church from 1935 in memory of the locals who were murdered by the Turks.
- **Amazonas Park** (15.8 km from the property) – Zoo and animal shelter. In the park you can find local animals alongside exotic animals from around the world.
- **Agios Nikolaos** (25.3 km from the property) – The city dominates the beautiful Bay of Mirabello, on the northeast coast of the province of Lassithi in eastern Crete. It is the second largest city in the province and is considered as its capital.
- **Analipsis Hersonissou** (28.8 km from the property) – A vibrant town built on the coastline. Due to its location, cafes, taverns and tourist attractions, many tourists spend time in it and the town is full of life around the clock.
- **Elounda** (32.9 km from the property) – A picturesque and charming fishing village. The villagers made a living from agriculture, fishing, salt production and emery mining.
- **Knossos Palace** (50 km from the property) – the largest and most preserved Minoan site in Crete. It was discovered in the late 19th century and the British archaeologist who discovered it, Arthur Evans, restored it controversially to illustrate the splendor of the palace. The city of Knossos served as the center the commercial and political of Minoan culture.





## Restaurants & Nightlife close to the Property

- Tou Nikola - Traditional Greek tavern in Milatos (350 m from the property)
- No Name - Mirabello Bay Beach Bar Restaurant (1.7 km from the property)
- Chez Georges - A cocktail bar in Agios Nikolaos (25.2 km from the property)
- Migomis - An upscale stone-built restaurant in Agios Nikolaos (25.3 km from the property)
- Spilia - Nightclub in the city of Agios Nikolaos (26 km from the property)
- Basilico - Italian beachfront restaurant in Agios Nikolaos (26 km from the property)
- Yanni's Rock Bar - Agios Nikolaos City Bar & Dance Club (26.2 km from the property)
- Karnagio - A colorful Greek tavern in Agios Nikolaos specializing in local-traditional cuisine (26.7 km from the property)

