



Torsten Bär
Immobilien

Villen-Häuser-Grundstücke auf Kreta



Crete, Agios Pavlos villa with stunning sea views (off plan)



Exposé 379492 2025075-340 | Object of purchase | 1.900.000 EUR



Price

purchase price	1.900.000 EUR
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Brokerage fee	2,5% vom Kaufpreis (inkl. MwSt.)
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Commission note	Aufgrund des Kleinunternehmerstatus nach § 19 UStG erheben wir keine Umsatzsteuer und weisen diese daher auch nicht aus.
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Location

City	740 53 Agios Pavlos Kreta
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Country	Greece
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Region info	Kreta Rethymno Agios Vassilios
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Areas

Living area	approx. 234 m²
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Type of room	5
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Number of bedrooms	4
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Number of bathrooms	4
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Plot area	approx. 4.500 m²
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Furnishing

UMTS reception	Yes
Kitchen	Kitchenette
Type of heating	Underfloor heating
Firing mode	Air source heat pump
Garden use	Yes
Suitable for the elderly	Yes
Air-conditioned	Yes
Cable / SAT connection	Yes
Swimming pool	Yes

Infrastructure

Distances to...	Bus: ca. 0,12 km Shopping: ca. 0,10 km Airport: ca. 90 km Restaurants: ca. 0,04 km Center: ca. 10,93 km
Distances sport and leisure	Ocean: ca. 3 km Beach: ca. 3 km
Outlook	On sea



Object identifier

System Object no.

379492



Property description

Crete, Agios Pavlos villa with stunning sea views (off plan)

Discover this rare opportunity to purchase a stunning four bedroom villa off plan, just minutes from the tranquil beach of Agios Pavlos. The plot of 4,500 m² sits on a hillside and offers breathtaking panoramic views of the sea and the surrounding countryside.

The villa has been carefully designed with clean architectural lines and high-quality natural materials and blends seamlessly into the surroundings.

The exceptional four-bedroom villa with an area of 234 m² and a large infinity pool offers a luxurious stay at a high level. The interior layout includes a large open-plan kitchen, dining and living area with large patio doors offering fantastic sea views and direct access to a unique, partially covered swimming pool and outdoor seating area. To the side of the kitchen is a large outdoor kitchen with barbecue area, perfect for outdoor entertaining, as well as a very useful utility room with storage space. Four spacious bedrooms with large bathrooms and fitted wardrobes. Each bedroom has a private terrace, perfect for sitting outside. The master bedroom also has a hot tub on the private terrace.

The centrepiece of this stunning villa is its unique 100.32 m² L-shaped swimming pool, which is partially covered and extends towards the southern Cretan coastline, while several lounge and seating areas provide the perfect setting for relaxation or entertaining.

Villa on one level: 234.76 m²

Large open-plan space with fully equipped kitchen, dining area and living area with fireplace

One double bedroom with fitted wardrobes, en-suite bathroom and private terrace with Jacuzzi

Three double bedrooms with fitted wardrobes, en-suite bathroom and private terrace
Outdoor kitchen with barbecue

Laundry room with storage

Additional information:



Underfloor heating
Air conditioning
Fully fitted kitchen
Appliances
Fireplace
Outdoor seating areas paved with ceramic tiles
Barbecue and oven
Gardens
Parking
Electric gate
Fast internet connection
TV/satellite cable installation
Alarm system
Double glazed aluminium doors and windows
Heat storage and insulation
Solar energy for hot water
Swimming pool and outdoor shower
Outdoor terraces and lounge areas
Fantastic, unobstructed sea views

This property is perfect for year-round living or even as a holiday home for rent, as it has been designed according to the standards of the Greek Tourism Organisation (EOT).

This renowned property developer is known for its outstanding work and specialises in creating luxurious, sustainable homes that are bespoke from design to completion. Each project is an individual journey - a combination of refined architectural vision and eco-conscious innovation. The result: timeless residences built with integrity, designed for modern living and designed to stand the test of time.

An excellent investment opportunity in one of the most peaceful and unspoilt coastal areas of Crete. Completion schedule and customisation options available on request.

Property number: 379492 2025075-340



Other information

Important information:

Purchase price plus approx. 10.5% ancillary purchase costs and 2.50% commission
Due to the small business status according to § 19 UStG we do not charge sales tax
and therefore do not show it.

We look forward to sending you further information about this property or to
organising a personal, German-speaking viewing for you on site.

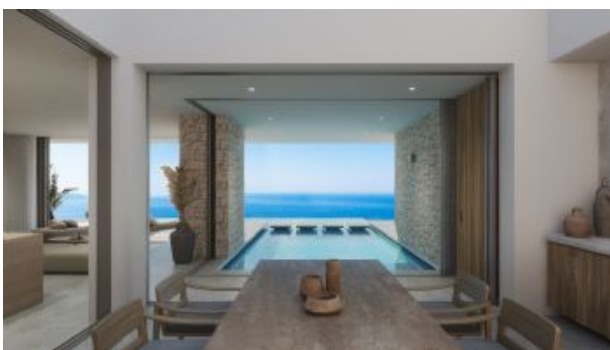
Please note:

The stated living space may differ greatly from German specifications (calculation,
living space ordinance, DIN standards) - it is essential to check during the viewing
whether this is the actual living space or whether usable areas have been included
(cellar, utility room, balcony, terrace, etc.). In Germany, a room is measured from
inside wall to inside wall. In Greece, you often measure from outer wall to outer wall -
so the walls are included in the calculation.

The property offers have been carefully checked and translated. Nevertheless, we
cannot accept any liability. We have received all information from the client. Our
client / seller expressly reserves the right to let / sell the property at any time.

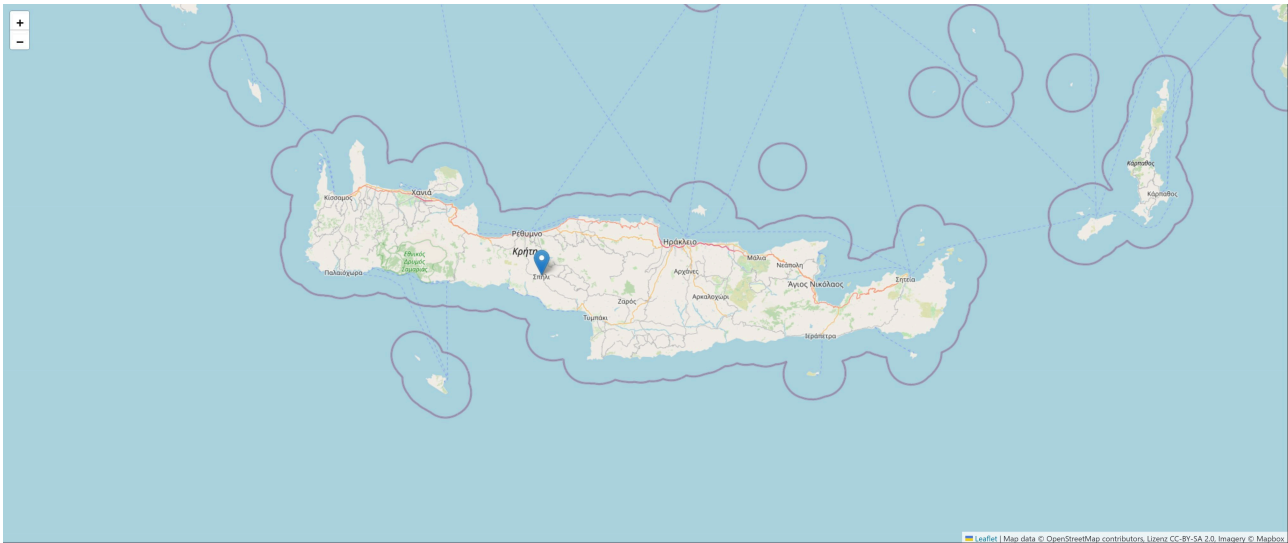
The General Terms and Conditions of Business and Cancellation of Immobilien
Torsten Bär apply and can be viewed at

[General Terms and Conditions Torsten Bär Immobilien](#)

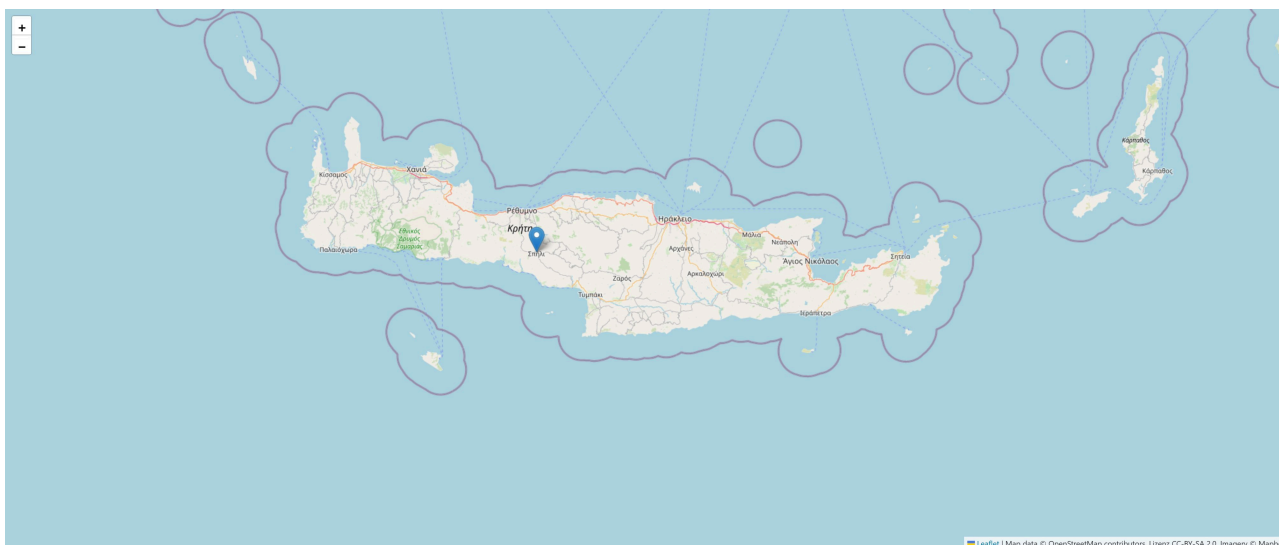




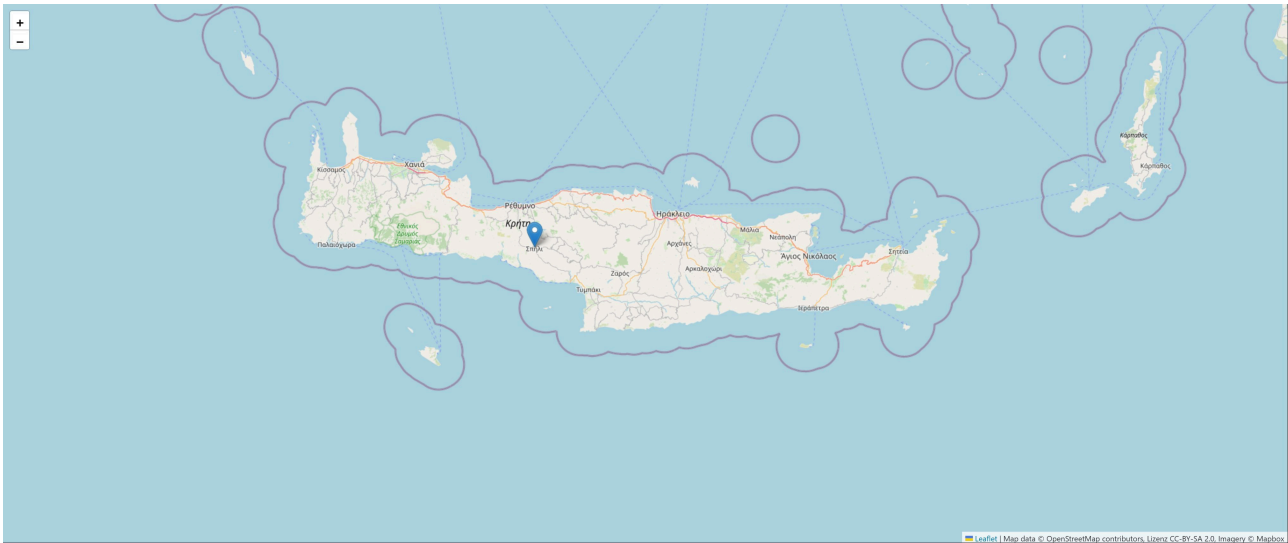




Lageplan



Lageplan



Lageplan