



Indigo Blue Villa

Price On Request

VILLA	580 sqm
PLOT	3.000 sqm
BUILT	2015
FLOORS	3
BEDROOMS	4 MASTER
BATHROOM + WC	4 + 1
PARKING	4 OPEN

It is a luxurious villa, which has been recently built on a 3 acres plot of land about 3 km outside the town of Ierapetra on the road to Makrigrilos. The plot is even with a slight inclination to the South. It has access to a communal road that is directly connected to the main road. The greatest advantage of the plot is the wonderful and unobstructed view of the Libyan Sea, the town of Ierapetra and the island of Chrysi.

The surrounding area is fully landscaped with perimeter walls, gardens, plantings and lawns. The building was designed and constructed by the well-known and prize-winning architectural office, named "O25 Architects" based in Greece (Thessaloniki, Athens, Crete), in Germany (Dusseldorf) and the UK (London). It is worth mentioning that the building is of excellent construction architecturally as well as concerning the construction materials used.

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Description per level.

• Basement of a total area of 101m² which consists of:

1. Open plan area with a kitchen and full electrical equipment,
2. Living room, a bathroom and a bedroom with a double bed and bunk beds for 2 two children.
3. Playroom for kids.
4. Storage room.
5. Room with a washing machine, a dryer and wardrobes.

• Ground floor of a total area of 265m² which consists of:

1. Three bedrooms with en-suite bathrooms.
In the master bedroom there is an open plan bathroom with both a bathtub and a shower as well as double washbasins. Also, there is a walk-in wardrobe. From the master bedroom there is access to the office passing through an interior garden.
The second bedroom has a unique designed bookcase.
The third bedroom has a double bed.
2. Indoor heated pool with a jacuzzi. In the same area there is a living room, a dining room, and a kitchen with full electrical equipment and a bathroom. In the living room there is a TV with the latest technology, a fireplace, and a furniture for drought beer. The entire area mentioned above is covered by a glass ceiling.
3. Office with forged cement on the walls and shelves with hidden backing.
4. Interior hallway lined with wardrobes.
5. All rooms have wooden floors.
6. On the ground floor outside the pool there is a 80m² deck overlooking the sea.

• First floor of a total area of 160m² which consists of:

1. Internal central entrance bridge and internal wooden stairways down to the basement.
2. Elevator connected up to the basement.
3. Large living room with a 17m Roche Bobois sofa, an impressive living room table, an Italian designed crystal dining table, 12 Kartel chairs and a TV.
4. Kitchen with full electronic Kuppertsbusch equipment. The kitchen units and the island are handle-less with a unique design that means the kitchen can be hidden using mitred pullout and panels that elegantly merge with one another. "Leicht" and "Hoff" (kitchen design and construction companies) have been awarded for this specific kitchen design. Extra kitchen storage room is also available.
5. A bathroom equipped with an Alessi washbasin (also a prize winning design). The walls are covered with black grass from the ceiling to the floor.
6. Billiards with excellent aesthetic and a glossy wardrobe in the reception area.
7. The area also has wooden floor.
8. All rooms have air conditioning-climate with full autonomy.
9. Balcony-terrace 25m² with unobstructed views of the Libyan Sea. This area is protected by teak wood shutters.
10. The floor to ceiling doors in this area have indoor shutters instead of curtains.









