

LUXURY LIVING EAST CRETE



Introducing **Opalia Ammoudara Villas**



Welcome to Opalia Villas, a new development of villas located in Ammoudara area near Agios Nikolaos city in South-East Crete! Designed for those who seek both comfort and privacy, this exclusive development offers easy access, spacious high-end villas, sea and mountain views. Combining modern architectural design, premium materials and sophisticated details.

KEY POINTS

- **Location:** Ammoudara area is a prime location near Agios Nikolaos city in south east Crete
- **Exclusive Residence:** Villas with area of exclusive usage and balcony
- **Sea and mountain views:** Enjoy sea and mountain view from the 1st floor
- **Amenities:** Private parking, swimming pool, outside area made for a lavish lifestyle



Prime Location in East Crete

Agios Nikolaos is the capital of Lasithi region in north east Crete. It is considered as one of the most prime locations in the island and for sure the most picturesque! It is surrounded with more than 5 organized beaches in small distance and has all the amenities a city can have for both day and night. The access from Heraklion airport is considered the best in whole Crete. Ammoudara, where Opalia Villas are located, a few minutes away from Agios Nikolaos and it is a great place to relax and escape from the city vibes!

DISTANCES

- **Proximity to the sea:** 5 mins walking distance from the nearest (almost private) beach
- **Access to the city:** 5 mins drive from the city of Agios Nikolaos proves easy access to amenities
- **Nearest Airport :** 45 mins (65km) away from Heraklion airport makes the access easy for you or your guests



Spacious Villas **for Elevated Living**

Opalia villas are designed with spacious layouts that cater to luxurious living. Those 2 bedroom, 2.5 bathroom (or 1,5 bathroom and 1 walk-in closet) villas are thoughtfully planned to offer the perfect balance of space, style and comfort. Open concept living areas ideal for entertaining or quiet reflection. The interiors feature high ceilings and excellent appliances, creating an ambiance of elegance and ease.

INTERIOR AMENITIES:

- **Living Space:** At 80sq.m each villa promises decent amount of space to live in comfort
- **Privacy:** 2 bedrooms with en-suite bathrooms made for maximum privacy
- **Luxury Finishes:** Materials like wood and stone offer a luxury touch in the design of the property



A Lifestyle of **Unmatched Comfort**

At Opalia villas, each property offers a curated range of amenities designed to provide ultimate comfort and convenience to its owners. From secure parking space to beautifully landscaped private spaces and private pool, every detail is crafted to enhance the luxurious lifestyle. Owners can enjoy the peace of mind that comes with exclusive access!

EXTERIOR AMENITIES:

- **Privacy:** Decent distance between buildings surrounded with fence, approximately 350sq.m of land plot for exclusive usage
- **Private Parking:** Each property has private parking for one car and a motorbike
- **Swimming Pool:** Beautiful designed swimming pool with dimensions 3m x 7m
- **Relaxation Areas:** Relax below the 2 pergolas next to the swimming pool or have lunch under the Cretan sun



Villas **Specifications & Payment**

EACH VILLA INCLUDES:

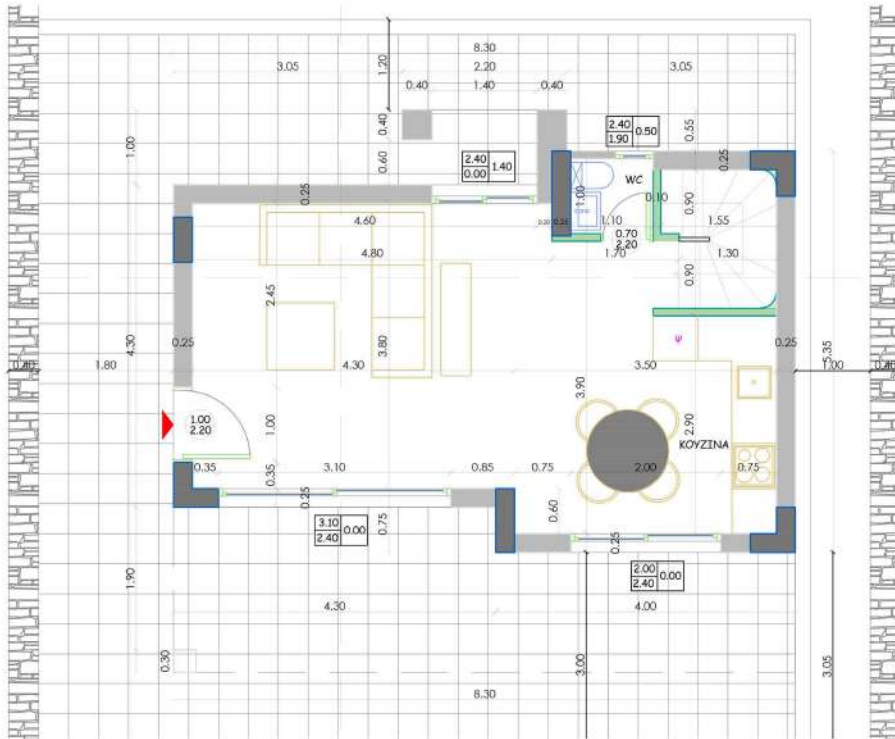
- High quality finishes
- Kitchen equipped with dishwasher, hob and oven
- Solar panel for hot water
- Air condition units for cool and heat
- Swimming pool machinery

PAYMENT PLAN:

- 20% Upon preliminary contract signing
- 20% Upon completion of concrete structure
- 20% Upon completion of facades & windows
- 20% Upon completion of internal engineerings
- 20% Upon property delivery and final contract

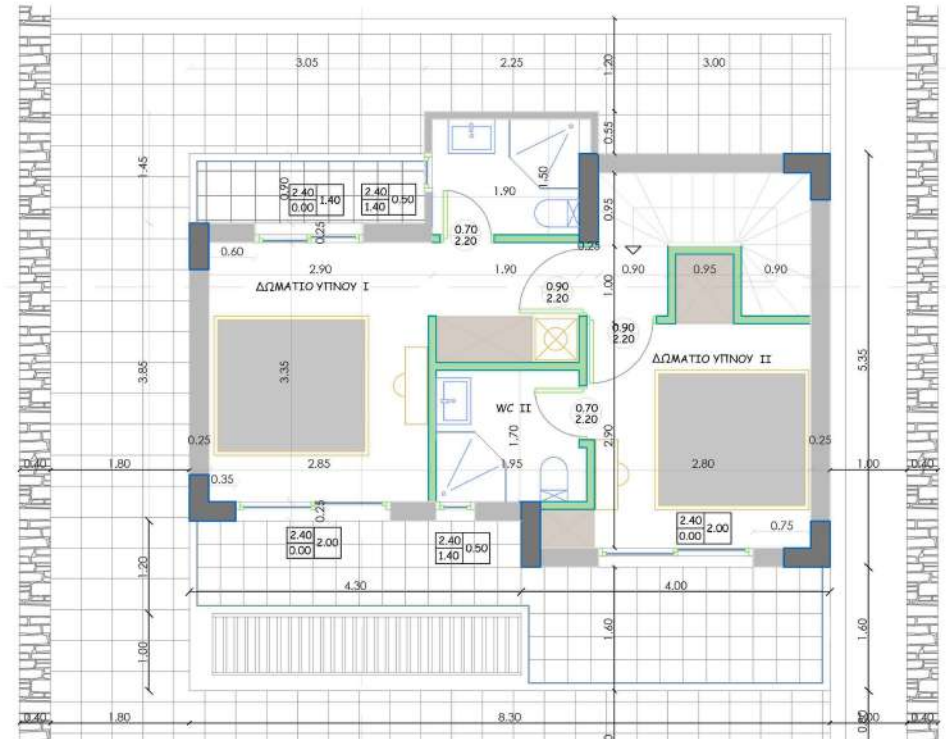


OPTION 1: 2 EN- SUITE BATHROOMS ON THE 1ST FLOOR



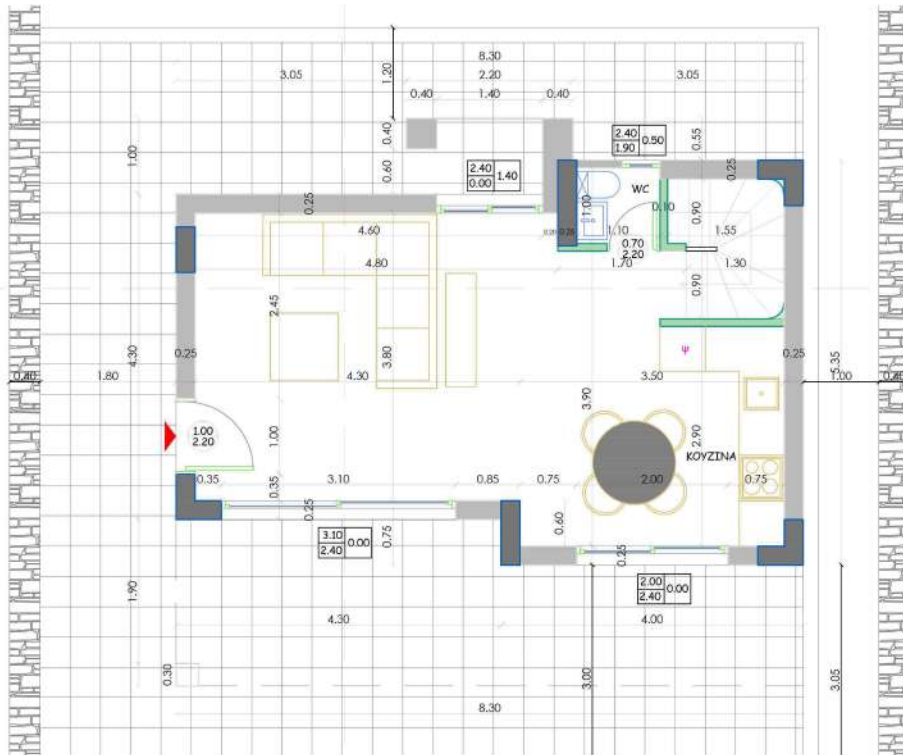
GROUND FLOOR - 39,56 SQ.M

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1ST FLOOR - 40,32 SQ.M

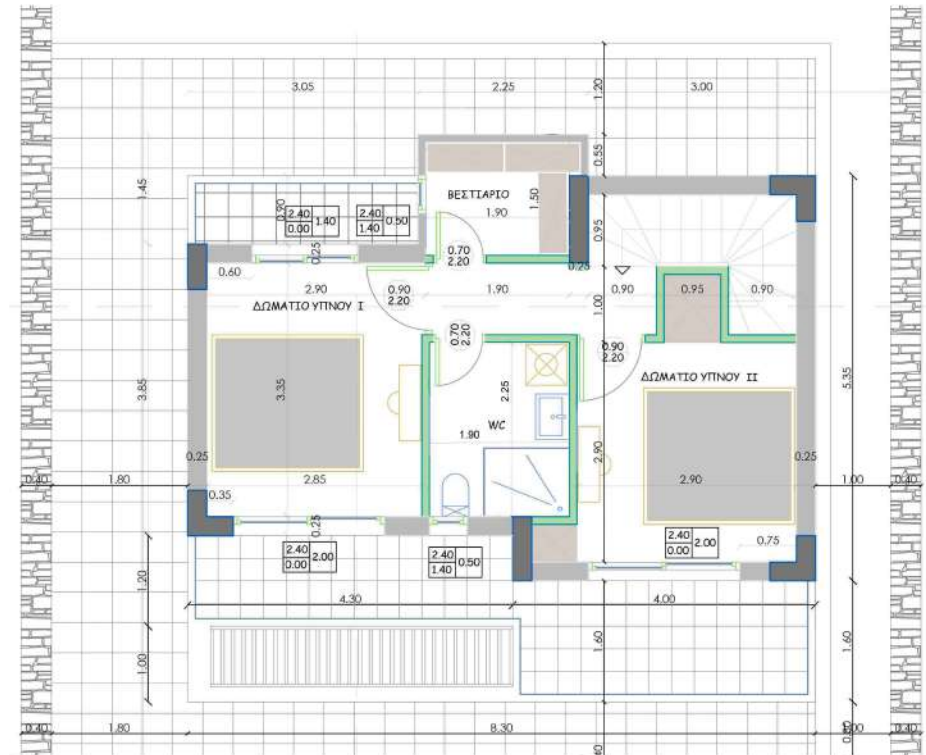
OPTION 2: 1 SHARED BATHROOM & 1 WALK-IN CLOSET ON THE 1ST FLOOR



GROUND FLOOR - 39,56 SQ.M

A

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1ST FLOOR - 40,32 SQ.M



SALES MANAGER

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The residential layouts are presented with a high degree of accuracy, though minor deviations may occur. Furniture shown in photorealistic renderings is indicative and intended solely for illustrative purposes. Floor plans are provided exclusively for orientation and should not be used to determine the dimensions of rugs, appliances, decorative elements, or furnishings.

Kitchen and bathroom areas are depicted as unfinished interior spaces and may differ in the completed buildings. All representations are indicative and subject to change without prior notice. Wardrobe dimensions, placement, and color may vary. All measurements, areas, and private outdoor spaces are approximate and may be subject to modification. The information provided herein does not constitute any contractual or legal obligation and does not include any form of warranty.

The plans have been prepared with the utmost care for the convenience of prospective purchasers, but are intended for use as a preliminary guide only. All areas are subject to approval by the relevant planning authorities.