

Villa Kazan

Region: Heraklion Sleeps: 12

Overview

Design aficionados will be captivated by Villa Kazan, a striking contemporary retreat in Palaiokastros with panoramic views over Heraklion Bay. Just a twelve-minute drive from Heraklion Airport, this elegant five-bedroom villa offers exceptional indoor and outdoor living, blending style, comfort, and high-end amenities with seamless precision.

Three master suites boast sweeping one-hundred-and-eighty-degree sea views, indulgent king-size beds, and beautifully appointed ensuite bathrooms, while the remaining bedrooms offer privacy and comfort, including a self-contained suite with its own kitchen. Expansive living areas include a sleek open-plan kitchen, sophisticated lounge with fireplace, and floor-to-ceiling glass doors that lead out to a stunning infinity pool and sunken chillout area, perfect for entertaining against the coastal backdrop.

Guests enjoy access to a private beach path, a state-of-the-art gym, and thoughtful details throughout, from eco-conscious linens to premium bath fittings by Villeroy & Boch and Grohe. Additional touches such as a welcome hamper, laundry chute, private office with sea views, and optional private chef elevate the experience.

The nearby village of Rodia offers local charm and tavernas, while the cultural treasures of Heraklion, including the Palace of Knossos, lie within easy reach. With tranquil surroundings, impeccable design, and unforgettable views, Villa Kazan promises an exceptional escape on Crete's north coast.

Facilities

Historical Sites • Watersports • Villa • Air-Con • Sailing • Scuba Diving • Private Pool • Boat Trips • Ideal for Kids • Wow Factor • Ideal for Teens • Cots (Cribs) • Walk to Beach • Maid Service Available • Chef/Cook Available • Instagrammable • Beach Nearby • Modern • <1hr to Airport • Wi-Fi/Internet • Seaview • BBQ • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Gym/Fitness Room • Safety Deposit Box • Heating • Pre-Stocked Fridge Available • Transfers Available • High Chair(s)



Interior & Grounds

The Villa

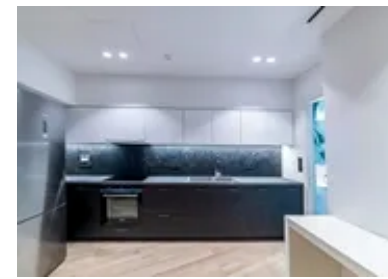
Villa Kazan is a 5 bedroom villa sleeping up to 10 guests, with private pool and sea views

Interior:

- Fully equipped kitchen
- Dining area
- Living room
- 3x Double bedrooms with en suites
- Double bedroom
- Double bedroom with en suite and private kitchen
- 2x Bathrooms
- Gym
- Laundry room

Outdoor:

- Private pool
- Seating area
- Entrance to private beach
- Fireplace



Location & Local Information

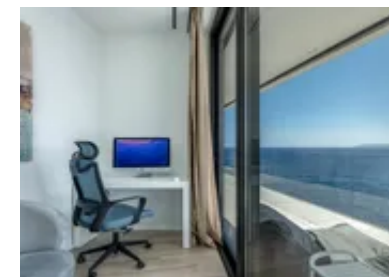
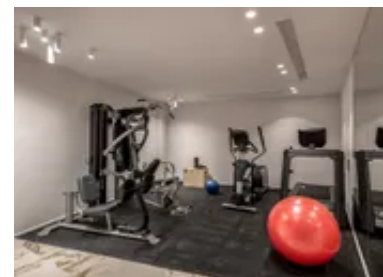
Villa Kazan is set in a prime hillside position with uninterrupted views across the Gulf of Heraklion. A private path leads directly to the beach, or guests can drive just five minutes to Palaiokastro Beach—one of Crete’s coastal gems. Nearby, the inland village of Rodia enjoys spectacular views over the sea and mountains, offering peace, privacy, and warm hospitality. From here, guests can visit the tranquil Savathiana Monastery or take the scenic mountain road down to the picturesque bay of Agia Pelagia. A longer drive leads to the vibrant coastal town of Agios Nikolaos, home to excellent shops, restaurants, and its iconic saltwater lake. The Milatos Cave in nearby Sissi also makes for a memorable stop.

Within easy reach, Heraklion offers lively beaches, a thriving food scene, and a rich history centred around its Old Town and Venetian harbour. Highlights include the church of Agios Titos, Morosini Square with its iconic Lions’ Head fountain, and the imposing Koules Fortress. Visitors can stroll along the old city walls or explore the Archaeological Museum, one of Europe’s finest. For shopping, Daedalus Street features an array of designer boutiques.

A short drive away, the Palace of Knossos brings Minoan mythology to life. Further afield, Rethymno rewards travellers with Venetian architecture, cobbled lanes, waterfront tavernas, and easy access to nearby beaches and historic monasteries such as Preveli and Arkadi.

Local Amenities

Nearest Airport	Heraklion Airport (18.6km)
Nearest Beach	Mades Beach (3.9km)
Nearest Restaurant	BaR B Q (3.6km)
Nearest Supermarket	Spiros-Soula Mini Market (3.2km)
Sightseeing	Karteros Canyon (25.1km)



What we love

- Villa Kazan boasts incredibly stylish architecture and interior design. It is stunning and beautifully appointed throughout. Even the most discerning of guests will be amazed!
- The views from the living space, master bedrooms and terrace are absolutely incredible. The villa's amazing glass architecture ensures that they are truly breathtaking
- The location of the villa is simply fabulous with dreamy beaches close by, the charms of Heraklion around the corner and fascinating archaeological sites within very easy reach

What you should know...

- There are three master bedrooms and two guest rooms in the villa. The masters enjoy sublime 180-degree sea views, one guest room enjoys garden views and the last is in the basement without views
- There are two kitchens and a fantastic barbecue. If you want to book a private chef for a special meal or two please let us know
- The villa comes with a private, well-equipped gym, watersports equipment and a fabulous overhanging swimming pool

Terms & Conditions

- **Security deposit:** None specified.
- **Arrival time:** 16:00
- **Departure time:** 10:00
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** On request small pets only and with prior agreement with the owner.
- **Other Ts and Cs:** Please note that on occasions, in Greece, extremes in weather can cause water and/ or electric supply to be cut or reduced. Services are normally restored as soon as possible.
- **Changeover day:** Flexible.
- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **Minimum stay:** Not specified.
- **Internet access?:** Complimentary Wi-Fi internet access is included in rental price. It is good to note that the speed is dependent on the local provider and technical issues may cause reduced speed or cut of service.

The Greek government requires owners to collect a Tourist Climate Tax, your property manager will collect this in cash:

March-October €15 per night per unit

November-February €4 per night per unit