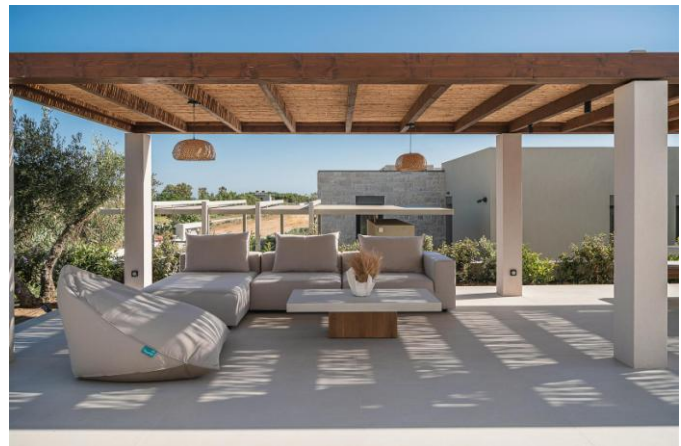


CONSTRUCTION PROJECT OF LUXURY VILLAS ONLY 200M FROM THE SEA IN MALEME



REF:
YHOC-209



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PRICE:
€1,000,000

HOUSE SIZE: 147,71m²

LAND SIZE: 622m²

For sale: new construction project consisting of 5 luxury villas of unique aesthetics. The project includes two single storey homes with private pool and three two-storey properties, each with a private swimming pool and a basement.

The detached residences come with spacious plots, parking spots, solar panel/photovoltaic installation and private swimming pools. They all feature a combination of stone, glass and coated surfaces, with large openings and comfortable indoor and outdoor areas.

The villas are positioned at just 200 meters from the beach and at 4km from Platanias, the most popular tourist resort in western Crete. Apart from their unique aesthetics, the A++ rated energy efficient homes are built using modern technological solutions, such as independent heat pumps combined with slim-line floor fan coils, aluminum window frames with thermal break and energy glazing and solar panels connected to the power distribution network via Net Metering.

INTERIOR

Main entrance opens directly into the spacious, light and bright open plan kitchen/living area. The kitchen is equipped with all modern facilities, including an island with an integrated oven and hob.

Large sliding double glazed patio doors give access to the pool area and allow plenty of light flow through the interior. There is also a WC in this area towards the back.

A hallway leads to two double bedrooms, each equipped with en-suit modern shower rooms and wardrobes.

In the hallway a staircase leads to the upper level where the master bedroom is found and also an en-suite shower room.

Patio doors open up onto two separate spacious terraces, one of which has a Jacuzzi installed, while overlooking the sea views as well as the swimming pool below! Glass panels are fitted on both terraces.

The staircase also leads to a lower level which comprises of a double bedroom, a shower room, a sauna and a gym room!

EXTERIOR

The exterior is entirely landscaped! The parking area in near the main entrance and the property is surrounded by tiled paths and plenty of sun lounge areas around the private pool.

A BBQ and external kitchen area are installed by the pool, along with a large pergola covering a dining area and a lounge area with bamboo covering.

The long and narrow swimming pool of 33,5m² is tiled with ceramic tiles and is equipped with a skimmer.

The rest of the garden is planted with Cretan flowers, herbs and bushes and an irrigation system is in place for watering.

THE AREA

Pyrgos is a quiet village between Maleme and Kontomari (west of Chania). It is within easy walking distance of the beach, shops and local bus route, and is only a 20 minute drive to Chania.

Close to the airport, highway and local resorts this lovely apartment is the perfect holiday or permanent home.

Maleme is a lively village and has all types of amenities to offer such as restaurants & bars, super market, mini market, pharmacy, vet clinic, shops, local bus transportation and many more.

Everything is within easy walking distance from the property.

FEATURES

- Earthquake resistant construction using high grade concrete
- A++ rated energy sufficiency
- Maximum thermal insulation
- Independent heat pumps combined with slim line floor fan coils for cooling and heating
- Photovoltaic system connected to the power network
- Solar panel (150l) for heating the water mounted on the roof
- 33,5m² private swimming pool with skimmer and ceramic tiles
- Tiled area around the pool
- Large wooden pergolas with concrete columns at the pool and at the parking spots.
- Completely landscaped and planted garden provided with an automatic watering system.
- Aluminum window frames with thermal breaks, energy glazing and fly screens.
- Large interior floor tiles and non slip exterior tiling.
- Kitchen and bedroom cabinets made of lacquered MDF.
- Kitchen and bathroom countertops made of engineered quartz.
- Alarm system and wired home network installation.
- Every plot is surrounded by a concrete wall.
- Covered carport.
- Extra storage room
- Use of modern, certified materials at every construction stage.
- Building permit
- IKA (social security for the workers)