

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



**REF:**  
**YHOC-186**



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**PRICE:**  
**€800,000**

**HOUSE SIZE: 151m<sup>2</sup>**

**LAND SIZE: 821m<sup>2</sup>**

**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 4 km 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.

Villa Aphrodite is a two storey property with a big basement, situated at the top/back of the development. Cleverly designed with modern lines and built with superior quality building materials, it consists of 3 bedrooms and 4 bathrooms, a private pool and landscaped gardens.

The house is spread over 3 floors. The ground floor consists of 2 bedrooms each with an adjacent shower room, a living room/kitchen area with a glass front wall towards the sea view, and a separate WC.

The top floor comprises a living area and the master bedroom with an en-suite shower room. The basement of 59m<sup>2</sup> is a large storage area that could be used p.e. to install a gym, a pool table, ping pong, and is equipped with a small shower room.

Large balconies and verandas guarantee views and the vicinity to the sea makes it all even more attractive.

Construction on Aphrodite has started and delivery would be 8 months from the date of the sales agreement.

## **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 home from 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.

**A well-equipped, high quality property, just 200m the beach!**

**A UNIQUE OPPORTUNITY!!!!**

## **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

- 28m2 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)

