

BUILDING PROJECT OF LUXURY VILLAS WITH PRIVATE POOL AND SEA VIEWS NEAR RETHYMNO



**REF:
COS-001**



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**PRICE:
€293,500**

HOUSE SIZE: 80m²

LAND SIZE: 526m²

Building projects of 8 villas with private pool and sea views for sale near Rethymnon.

There are 3 villas available, villas number 5, 6 and 7.

These carefully constructed modern properties will be completed with individual solar electricity systems - providing free electricity for their owners. Solar water tanks will also be installed for hot water, making each home very economical to run and environmentally friendly!

Beautiful gardens provide the perfect setting for entertaining family and friends while creating memories of a lifetime.

The development has private road access and a choice of property designs and sizes. The individual plot for each villa is approximately 550m² with a 32m² private pool.

Each residence has a 10-year structural guarantee and up to a 5-year guarantee for kitchens, windows - doors etc per the manufacturer's conditions.

Technical information.

All properties have a concrete structure combined with bricks and mortar.

The foundations and infrastructure include the obligatory earthquake specifications.

The electrical wiring and the capacity of the solar electrical system are based on the estimated output calculated by an Electrical Engineer, using the latest technology and legislation

which allows the solar system to safely supply the Villa and swimming pool with free solar energy.

These calculations allow a supply agreement that excludes any future monthly bills.

The estimated supply units are - 5KWh (80m²) and 7KWh (105m²).

An independent solar heater will supply hot water and an electrical backup will be installed for the cooler months when cloudy days are more frequent.

VILLA 5

This villa comes with a walled plot of 526m² offering privacy, private parking space, and a 32m² private swimming pool.

Cleverly designed with modern lines and built with superior quality building materials, solar electricity systems, and landscaped gardens, this property consists of two bedrooms and two bathrooms.

The main entrance door opens into a cozy open plan kitchen/ dining room/ living room with a fireplace.

A large patio door, gives access directly to the tiled pool with an open pergola and a built in BBQ, providing also an abundance of natural light flooding into the kitchen/ living room area.

A small hallway leads to the bathroom, and the two bedrooms. A bright master bedroom with ceiling fan and an en suite bathroom is located next to the second bedroom. Both rooms are equipped with floor to ceiling wardrobes.

Each bedroom has access to the exterior, overlooking rural views.

The property is surrounded by olive trees and a variety of shrubs, offering tranquility.

Villa 6

This property sits on a walled plot of 535m², with a 32m² tiled private pool with an open pergola and a built in BBQ, two bedrooms, an open plan kitchen/living/dining area, private parking space, all designed with modern lines and built with superior quality building materials, solar electricity and photovoltaic systems and unique aesthetics.

Similar to VILLA 5, a large patio door, which leads to the swimming pool area, allows a constant flow of light in the house.

The master bedroom comes with an en suite bathroom, and a patio door which gives access to the back side of the building. Same features apply for the second bedroom, but without an en suite bathroom at this one.

Each bedroom is equipped with floor to ceiling wardrobes.

VILLA 7

Villa 7, sits on an enclosed plot of 530m² including a private tiled swimming pool of 32m² and a paved parking spot.

Like Villa 5 and Villa 6, this property has a very similar layout, including two bedrooms and one bathroom and a light and bright open plan kitchen and living room.

These villas are set on a private estate which offers privacy and peace, offering a great combination for those who seek an exceptional home and life.

All three of these villas are high quality properties, built to the highest standards. These villas are ideal as a

holiday home or as a permanent residence and have great rental potential!

SUMMARY

- All Villa's interior size – 80m²
Villa 5: 526m² land size
Villa 6: 535m² land size
Villa 7: 530m² land size
- Swimming pool: 32m² tiled
- Parking - yes
- Solar Electricity
- Furnished - no

THE AREA

This small development is located in the beautiful Agia Triada with sea and mountain views. It is within easy reach of the quaint village of Adele and the larger livelier village of Pigi where all amenities are available, including a choice of eateries, a chemist, butchers and supermarkets. There is an English-speaking hairdresser.

Going further afield is easy even if you don't have a car. A local bus service runs along the main road going to the city and the beach or the countryside.

The fabulous local beach stretching along the north coast is 5 minutes by car. This area has many attractions for tourists and locals alike. Beach bars, restaurants, gift shops, doctors, hairdressers, and mini golf are just some things you will find there.

The city of Rethymno is 10 kilometres to the west, it's the third largest on the island and famous for its incredible Old Town. The history of the many invasions of Crete is visible through its amazing architecture.

As you wander through the narrow streets and cobbled alleyways filled with shops, bars and restaurants the ambience

reflects the culture and history of this wonderful place and its people.

FEATURES

- Investment opportunity
- Newly built properties
- High end development
- Ceiling fans
- Built in wardrobes
- Private pool
- Walled plot
- Pergolas
- BBQ
- A/C
- Solar electrical systems
- Solar water tanks
- Private pool

