

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



**REF:
YHOC-185**



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**PRICE:
€550,000**

HOUSE SIZE: 120m²

LAND SIZE: 654m²

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 will be 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 Alcmene is a single storey property situated at the front of the development. Cleverly designed with modern lines and built with superior quality building materials, it consists of 2 bedrooms and 2 bathrooms, a private pool and landscaped gardens.

Construction on Alcmene has not started yet, but permits etc are in place and building can start as soon as the sale is concluded. Delivery one year 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)

