

# seafront RESORT

Villas and apartments for  
sale on the waterfront.

Chania - Crete



## The plot

We can now offer houses for sale on the best plot of land on the island of Crete, and at very low prices due to the crisis in the Greek economy. We utilize the crisis to the full extent, and the prices will not be lower than this, neither to build nor to buy land. Land like this is very rare at the Mediterranean.

The location, combined with the extraordinary quality and design of the houses, will secure a high value and a prospective increase of value over time. The plot forms a peninsula and has 500 meters of waterfront. The terrain is inclining towards the sea level, and is orientated towards south, southwest and west.





The view is, and will always be, panoramic.

All the houses have this view, in addition to a design and standard which will exceed everything else on this part of Crete.

Only a part of  
the view





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The Picture shows the villas as they will be located on the plot. This part of the property is 12 000 sqm and forms a peninsula. Each house will have its own track with stairs leading to the sea.

Only 3 villas will be built on this part of the plot. The villas have a conceptual architecture built in natural stone from the plot, each up to 260 sqm with 4 bedrooms and 4 bathrooms.





The villas and their exterior areas will get all thinkable technical installations and facilities, which will make the living here an adventure.

Built in natural stone from the plot, the architectural design and choice of materials will emphasise this unique location "On the rocks".

With Extensive use of solar energy and heat pumps we will achieve minimum energy consumption and a green profile.





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The villas will be licensed from the Greek Tourist Authority (EOT). They are designed and constructed for a 12 months a year use and operation.

Location, standard and facilities place these villas at the top of most exclusive market. There are a limited number of houses with comparable location and standard on the market, and the demand is increasing.





Each villa has desirable extensive terrace areas with a large private “infinity” pool filled with sea water.

The water can be heated if wanted.

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The terrace areas can be shaped and built to the specifications of the owner, to give total comfort and experience of sea and sun.

The area enjoys total privacy from the surroundings and neighbours.





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The private “infinity” pool is filled with water from the sea and can be heated if needed.





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Living room and kitchen area has a panoramic view to the sea and the mountains through huge floor to ceiling glass panels.

The fireplace is two way, with glass doors both inside and outside.





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The central part of the house has a circular form, and is built in natural stone.

The ceiling is a dome with a big light opening in the middle. The floor is in two levels to give free sight through the house from the backyard.

The owner can participate if desired in the choices of interior and design.





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From the sheltered “backyard” we have achieved full view to the sea through glass panels in the back wall of the house.





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The villas have a large sheltered “backyard” comprising a living area with room for sun beds, plus a separate area for dining and barbequing.





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A great effort is put to create a unique atmosphere through elegant design, including furniture, plants and lighting.

Here you will feel the surrounding of natural elements; the soft and tender Greek night and the sea right next to you.





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The terrace in the late hour; the ocean right outside, total panoramic view of the distant lights from Chania and the long western beaches, a breathtaking sky filled with stars and a glass of wine maybe?



## Floor plan villa

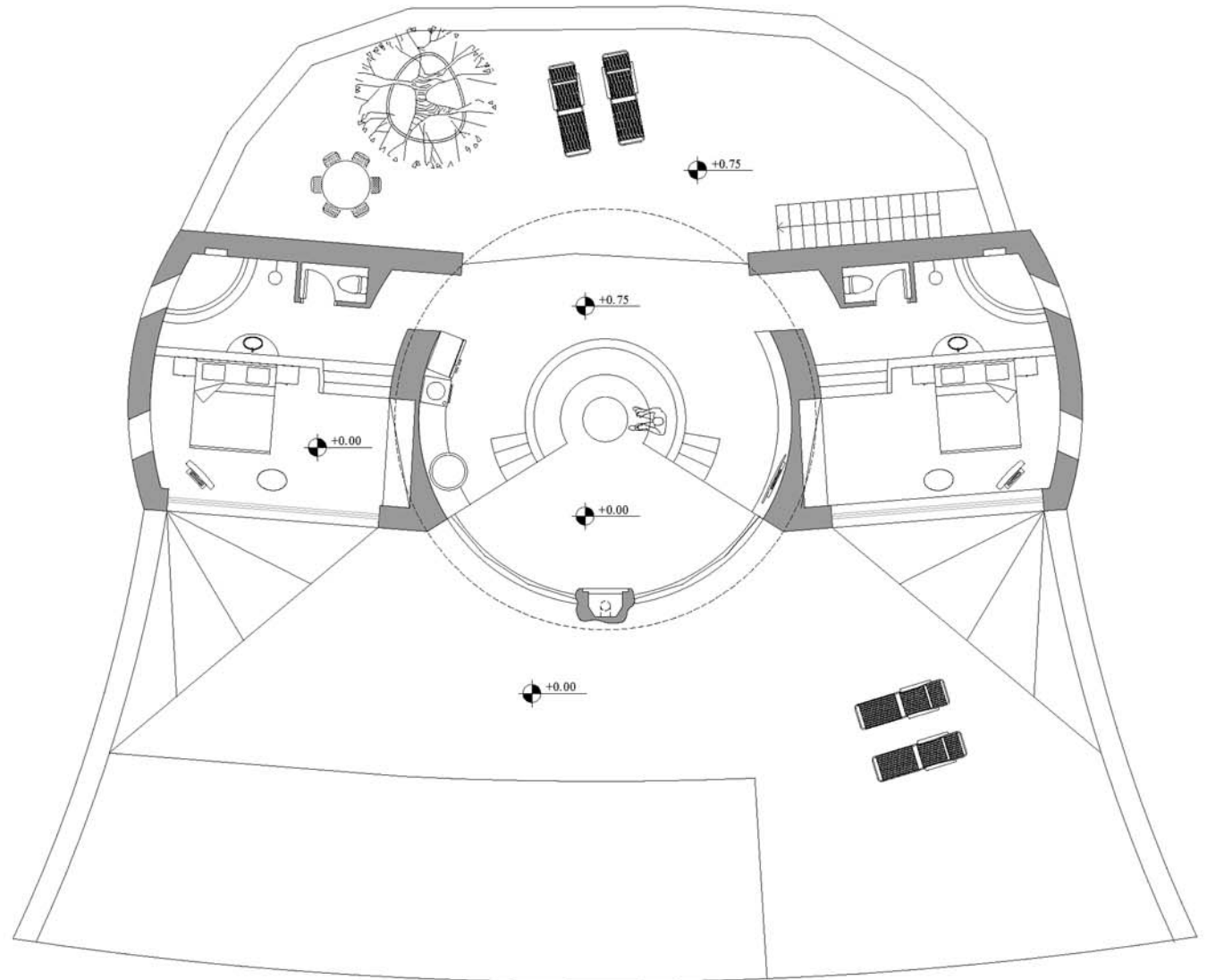
The drawing shows the main floor. The circular living area is flanked by two spacious bedrooms with ensuite bathrooms.

The two levels of the floors and high ceilings in various rooms give a great feeling of space and air.

The bedrooms have panoramic floor to ceiling windows towards the terrace and sea. The bathrooms are shaped and handcrafted in stone and natural materials.

Note the shape of the window openings in bedrooms and bathrooms. These particular detail results in a unique picture of the view and at the same time prevent any insight.

The fire place is for both inside and outside use. The doors of glass will make it see-through.



## PRICES:

The prices include house turn-key, private pool and landscaping.

The villas can be built to buyers' choice from 150 to 260 sqm.

### Price examples:

#### Villa 150 sqm.

Living room/ kitchen, 2 bedrooms, 2 bathrooms, terraces, backyard with barbeque, private "infinity" pool with seawater.

Total price: Euro 495 000

#### Villa 260 sqm.

Living room/ kitchen, 4 bedrooms, 4 bathrooms, terraces, basement/garage, backyard with barbeque, private "infinity" pool with seawater.

Total price: Euro 600 000



# Apartments and attached houses



sunset:  
picture taken from the plot





A part of the view from all houses





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The picture shows some of the houses positioned on the plot

The houses are arranged in rows of 3 to 5 units.

The rows are positioned above each other on plot, which has a good inclination. All houses will get panoramic view, but still complete privacy.





**The houses seen from the seaside**

The houses are being built in natural stone and traditional materials.

The interior design is tasteful and elegant, and can be made to the choice of the owner.

The terrace and pool area has complete privacy.





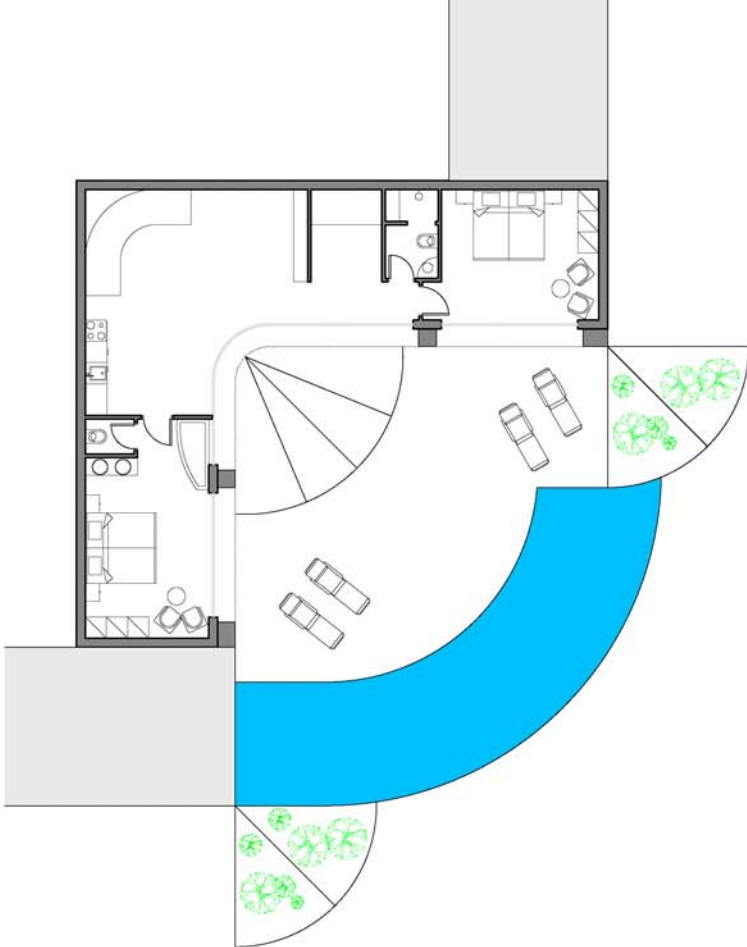
**The amazing view from the terrace**

Each house has a large terrace enjoying full privacy and a private “infinity” pool with seawater.

This gives a relaxing feeling of being alone, only with the indescribable view, for instance the sunset in the ocean.

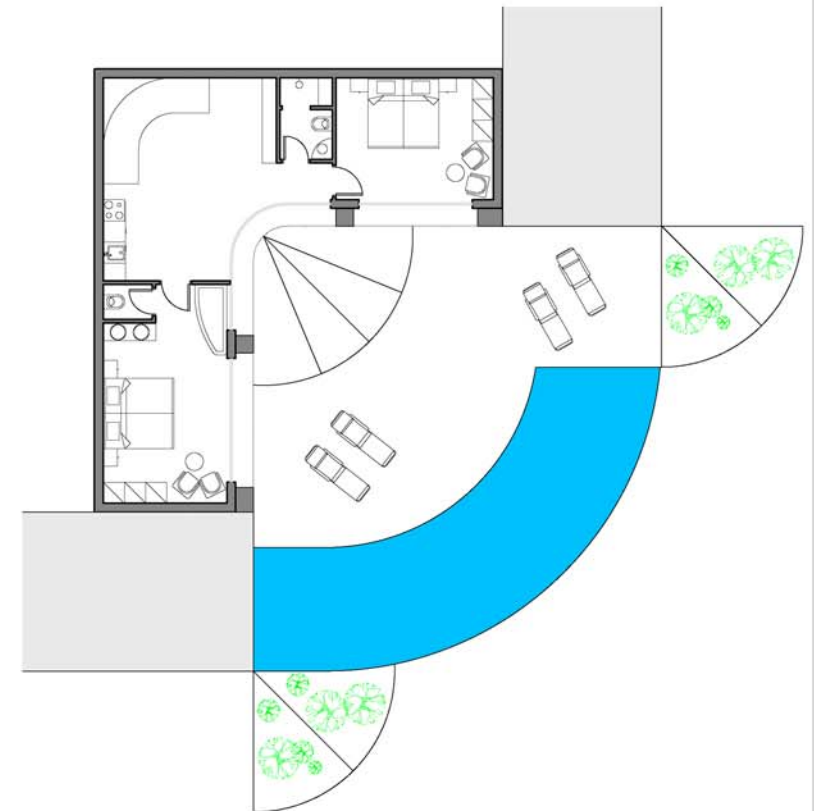


## Attached houses



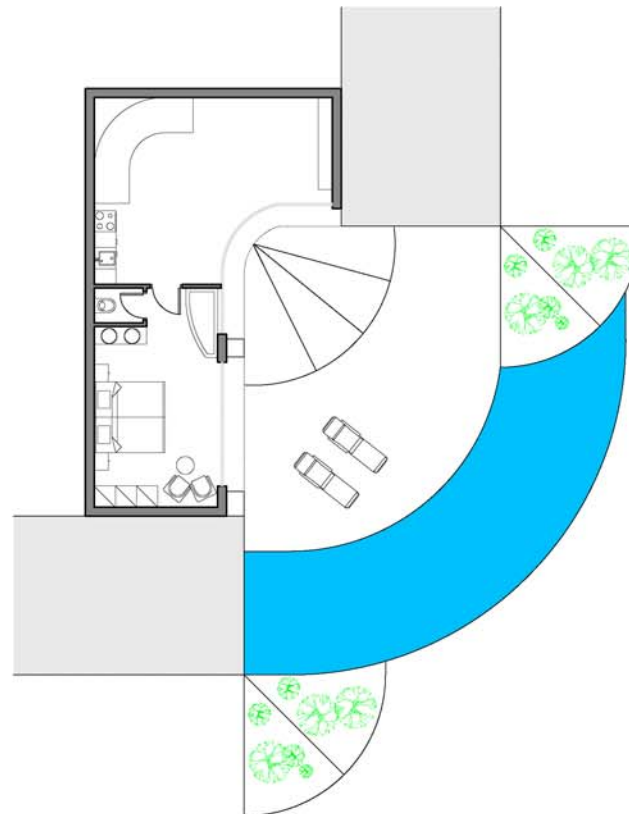
↑ House 100 sqm.  
Living room/ kitchen, 2/3 bedrooms, 2 bathrooms, terrace  
with private pool, backyard.

Price 240 000 €



↑ House 80 sqm.  
Living room/ kitchen, 2 bedrooms, 2 bathrooms,  
terrace with private pool, backyard.

Price 200 000 €

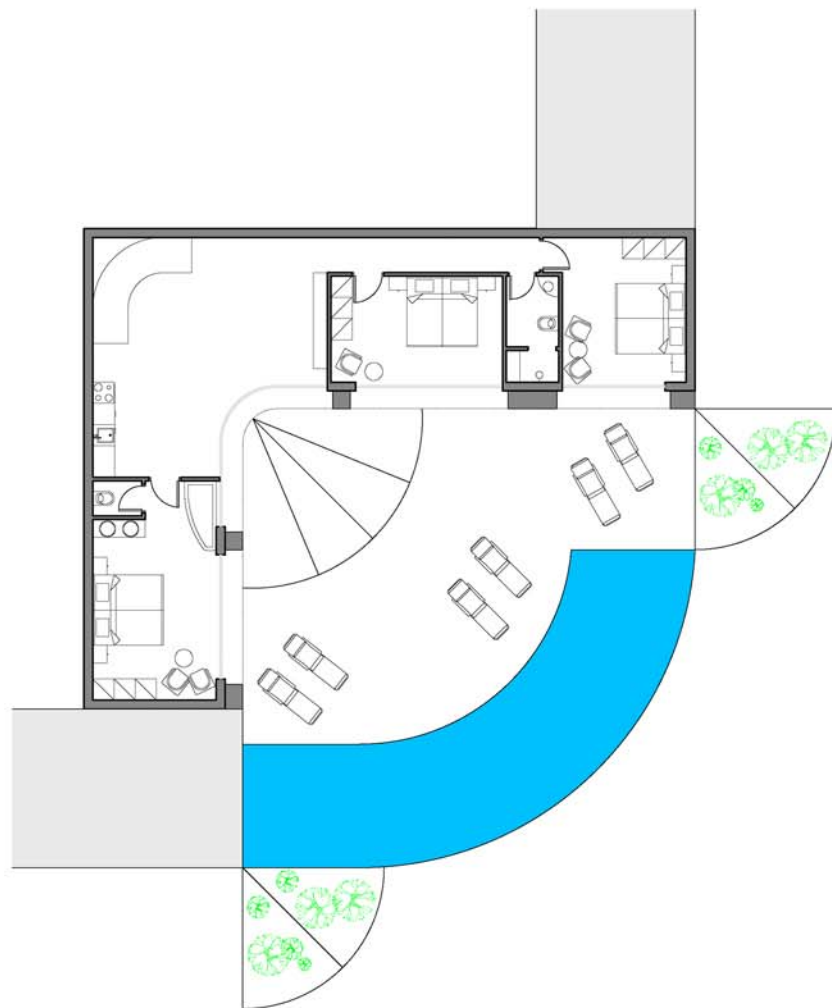


← House 60 sqm.  
Living room/ kitchen, 1 ½ bedroom, 1 bathroom, terrace  
with private pool, backyard.

Price 150 000 €

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House 120 sqm.  
Living room/ kitchen, 3/4 bedrooms, 2 bathrooms, terrace  
with private pool, backyard.

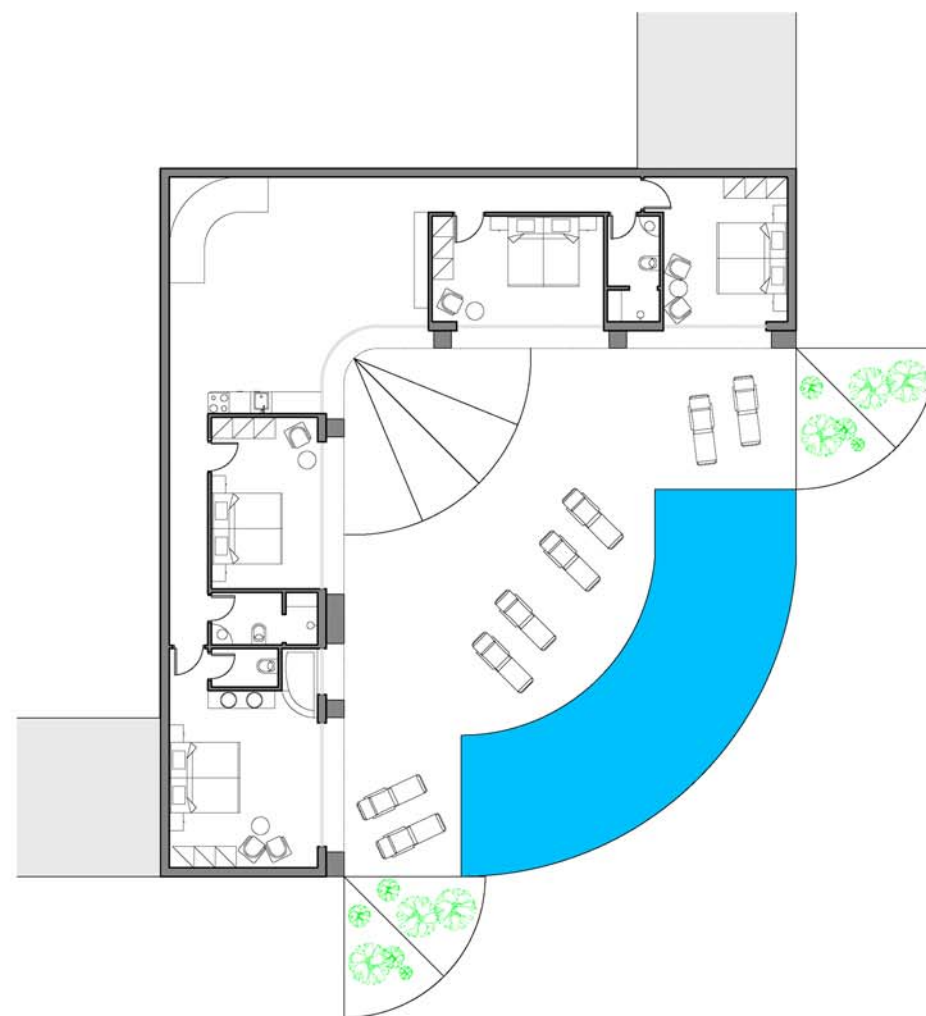
Price 288 000 €



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House 150 sqm.  
Living room/ kitchen, 4/5 bedrooms, 3 bathrooms, terrace  
with private pool, backyard.

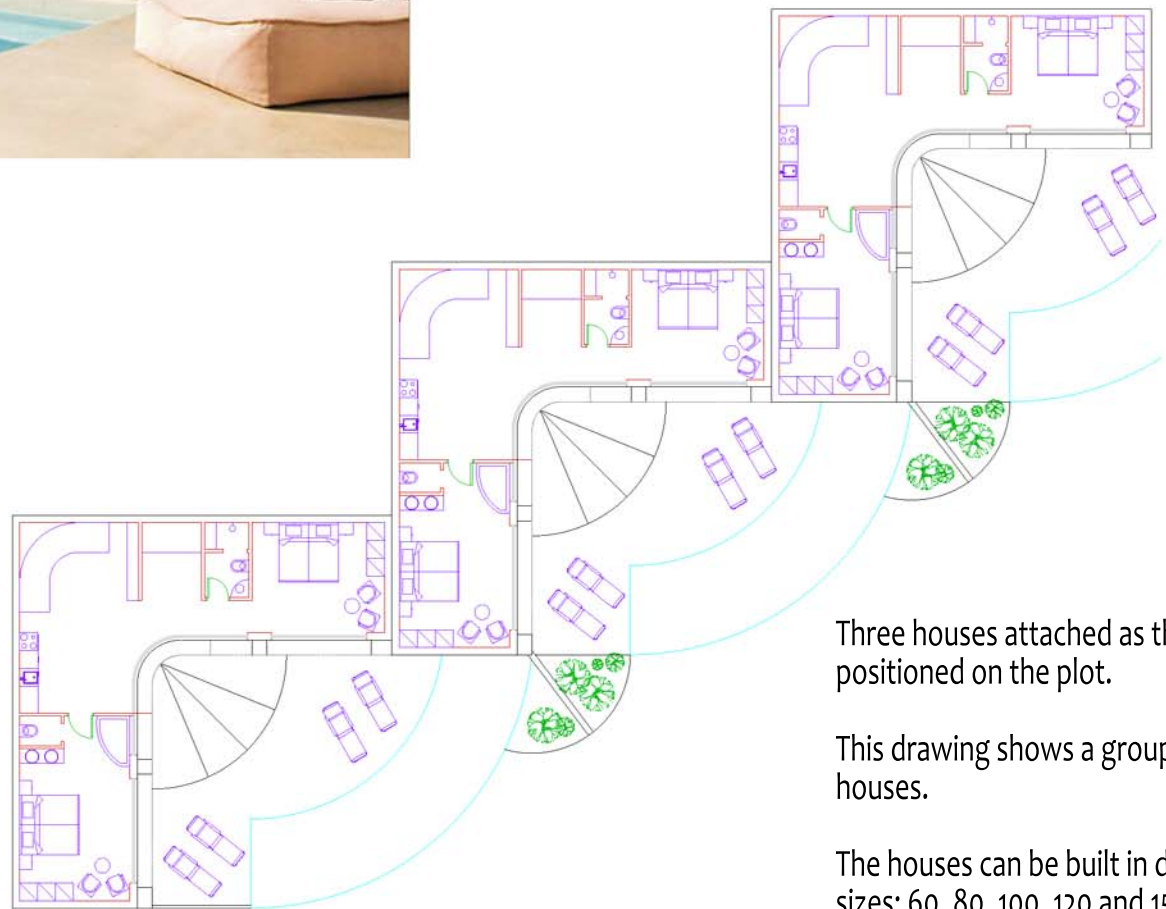
Price 360 000 €







Each terrace and pool area enjoys full privacy.



Three houses attached as they will be positioned on the plot.

This drawing shows a group of 100 sqm houses.

The houses can be built in different sizes; 60, 80, 100, 120 and 150 sqm.





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The project has an overall green profile and will implement solar energy both for water heating and electricity, additional to a bioclimatic construction.

The houses will be built to the highest standard and with exclusive choices of materials, and customized in accordance with the owners' desires.

Key facts:

- Property of 34 000 sqm with 500 meters seashore.
- Only 3 villas and 28 attached houses
- 14 minutes drive to the international airport of Chania
- Daily passenger and car ferries to Athens
- 20 minutes drive to the city of Chania and the Venetian harbour
- Crete is one of the largest and most beautiful island in the Mediterranean
- One of Europe's most popular destinations with increasing quality
- Safe and stabile rental market
- Still underdeveloped with great potential
- Low crime rate creates a safe and relaxing environment
- One of the best winter climates in Europe
- Extremely hospital and friendly population, lots of lovely food and drinks and the finest beaches in the Mediterranean with crystal clear water.





### **Developer:**

The project is being developed by the company Europa Real Estate Crete AE, one of the oldest and best reputed developers in the region. The company has Norwegian management and owners.

### **Contact:**

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### **The rental market:**

There is no crisis in the tourist industry on the island of Crete. Crete is today one of the leading tourist destinations in Europe

The quality of hotels and accommodation is increasing, and there is an increasing demand in the market for upscale rental houses and apartments. Crete has a record high level of recurrent travellers. This is due to a high quality experience and to the great variety this island can offer regarding vacation and recreation, with its wonderful nature including the best beaches and high mountains.

### **Greece and the Euro**

A natural evaluation connected to purchase of property in Greece these days, is whether the country will stay inside the European monetary system or not.

European leaders have shown great political will to keep Greece inside the Euro. We therefore believe that it is unlikely that Greece will apart.

Anyway we would like to share some views on the impact a return to the old currency, Drakmer, could have on the value of the kind of property we own, develop and sell on the island of Crete.

The process of reimplementation of the Drakmer will be long and very expensive, some experts are talking about 2 years transition period.

The Drakmer will naturally be devaluated immediately, as that is a major part of the intention in order to stimulate production and exports.

The devaluation is likely to continue over a period of time until a sort of stabilisation is achieved, if ever so. How much would be wild guessing.

One certain impact will be inflation and demand for rise in wages, due to high degree of import of consumer goods and specially fuel and energy.

In our business it starts with the cost of land, and so on with cost of construction.

We believe that the prices for land suited for developments for tourism and the foreign property market will at least be held at today's level, which is 20-40 % down from 2008.

Most likely we will see an increase in prices due to the fact that many people would like to buy a property in Greece, but have been waiting due to the financial uncertainty around the Euro/Drakmer issue.

With the implementation of the Drakmer, this uncertainty is seized, and there is no reason to wait anymore. On the contrary, there might be a good reason to hurry. Against the number of potential buyers, the number of unsold properties in Greece are few, and in Crete in particular.

Crete is also the most popular destination in Europe and the winter tourism is steadily increasing. This naturally results in a stabile flow of property buyers and tenants for the house owners.

Cost of construction is to a large degree based on so called "commodities" such as cement (concrete) and steel, which are international priced. In addition many other building materials and items are imported.

And the salaries will, as mentioned above, be driven by inflation, so there is not much more that can indicate any drop in building costs.

Therefore we believe for good reason that even if Greece unlikely should return to Drakmer, the value of property will take a good stand, maybe we even will see an increase in prices due to increasing demand.