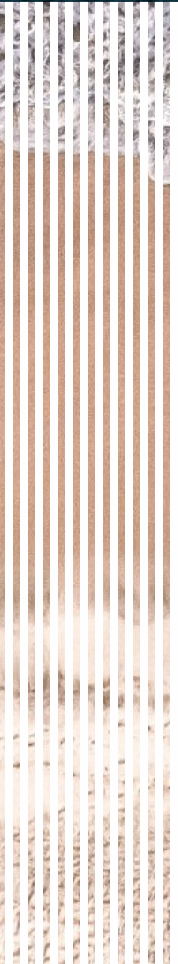


aegean breeze II





**NOT JUST A DESTINATION**



# Chania – Crete:

Profusion of splendid sceneries  
with rich heritage –  
the new property hotspot  
in the Mediterranean

Crete – the southernmost island in Europe has  
“everything” and Chania town, the “ Venice of the  
East”, rare beauty often glorified as the city of  
intellectuals and artists with rich history and culture and  
plentiful of unspoilt beaches and villages - the visitors  
will definitely enjoy the unique hospitality of its people!





## WHY CRETE?

Crete has it all ! A big choice of long sandy beaches, high mountains with peaks of 2.500m height, nice traditional villages, lakes and the best 5\* hotels of Greece. It offers nightlife for any taste and has universities, private schools and 2 international airports. Amazing climate and food of Gods, tranquility and elegance, romantic spots and sunsets, history and mystique places. Myth that inspire imagination, yet the tradition and culture, music and fine art; above all, it's friendly, it offers probably the best bio food in the country, safety and cosmopolitan lifestyle.

**Chania** - The old city of Chania has managed to preserve its cultural heritage and traditional architecture, yet to combine beautifully the modern lifestyle with a big choice of chic restaurants and traditional taverns. A walk in the narrow streets of the old city offers nostalgic images from the past. Some of the unique monuments i.e. the Grand Arsenal, the Egyptian Lighthouse, the Venetian dockyard ("Neoria"), old churches and the majestic neoclassic buildings etc. along with the sea breeze at the portside and the colorful walls of the old city and taste of local cuisine, are just some of the things one will love about the place.



# Aegean Breeze II

## Aegean Breeze II

### 01. The Project

Aegean Breeze project is set in idyllic location few meters away **from the beach of Maleme** and its local taverns, cafes and other touristic facilities.

### in idyllic location

The location, just few steps away from the blue waters of the Aegean sea. The residents will enjoy the fresh breeze of the Aegean, the smells from orange trees and olives, and the delicacies of Crete island.

The beach of Maleme is stretched for many kilometers in front of the project, and there are many luxurious hotels in the immediate area of the project, enhancing the value of the properties as we are in the heart of Maleme tourist area; so all facilities are within walking distance from the project.

## Aegean Breeze II

The project is consisted of two bedroom apartments and 3 bedroom junior villas. Many units enjoy unobstructed magnificent sea view, yet are just few meters away from the sandy beach of Maleme, built with the Mediterranean style.

All amenities and facilities are next door, including 5\* hotels, restaurants and local taverns, bars and cafes, pharmacies, supermarket and mini market, bus stop etc. which makes the whole investment a fantastic opportunity to enjoy either a holiday home or a permanent dwell on the sun. It is worth noting, that the international airport of Chania is just 28km away.

If you are dreaming of having your sea and sun place, that could be your answer.











## 02. Contemporary Aegean Architecture Aegean Breeze II

In this special collection of properties by the beach, the Aegean Breeze offers a nice mixture of design and type of properties, with a true beachfront architecture features, comfort and elegant living with high quality construction standards.

*get the feeling*



**A**egean beachfront homes enjoy light earthy colors, balconies and eco materials, some stone features, plaster, wood, tiled roofs, Mediterranean landscaped gardens.

Contemporary, modern technology double glazing, thermal insulation, large openings, contemporary interior aesthetics and finishes, modern kitchen, modern design wardrobes and baths and a heating system.

**Landscape Integrated, panoramic sea and country views, advantageous landscaping, privacy, exclusivity of**

**terraces, single residence feeling.**

Practical, comfortable living dining area with open kitchen area, modern bedrooms, garden smoothly connecting to verandas, ample parking areas.

Fresh, simple modern architectural lines, natural materials, simple volumes, practicality, natural light treatment, indoor-outdoor space visual and functional connectivity.

Green, cross ventilation for natural climate, insulated and double glazing for energy efficiency and solar heating.





When we had commenced the construction of Aegean Breeze I back in 2018, our initial vision had been to invest more in the area of Maleme and Chania. We envisioned from the beginning a larger project, with more facilities and services, to meet the high demands and standards of our clients.

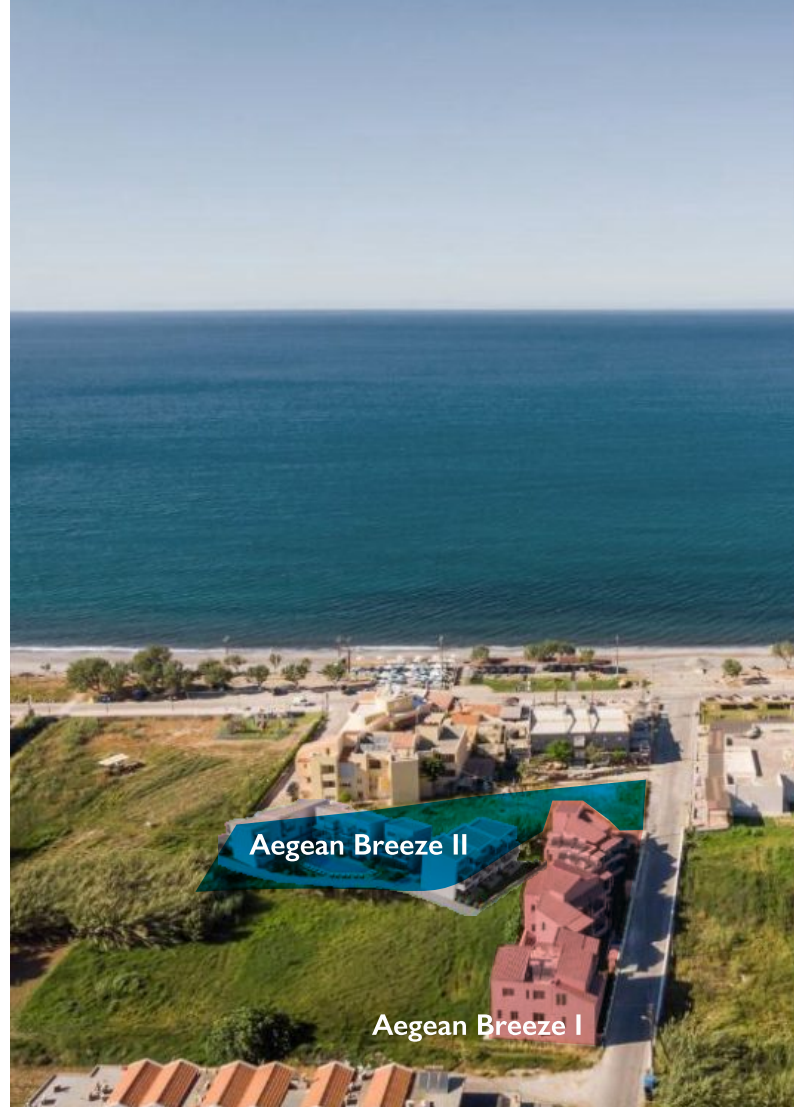
The high demand for seafront properties in Crete and our successful sold out of Aegean Breeze I, encouraged us to the expansion of Aegean Breeze II ; a newly designed complex, that will match the architecture of 'AB I'. More facilities such as the big communal swimming pool will be added, meeting the requests of many clients and tourists who choose to spend their vacation with us.



# LOCATION MALEME BEACH

Maleme Beach is a peaceful stretch of sand and azure waters. The ideal place for sun tanning, relaxing and romantic evenings watching the sunset. The beach of Maleme is a part of the continuous beach of 16 kms from Chania city to Kolymbari village.

Real Estate & Tourism - Development and particularly the property sector already knocked on the door of Chania already, as more tourists 'discover' the benefits that the place offers. No wonder Crete has over 4 million tourists arrivals per year, it's considered among the Greek people as the most affluent place of Greece. For over 5 years now, we strive to offer prime location projects with luxury living, the Aegean Breeze investments are our best example. Aegean Breeze I is built just few meters away from a beautiful sandy beach, already sold out, hence we continued with phase II by expanding the size of the project and enhancing the communal facilities with a large



communal swimming pool. The project will be built using the highest construction standards, it also offer spacious rooms, modern design which provides harmony and comfort offering big landscaped gardens and state of the art swimming pool.





## Exceptional Cretan cultural tradition

Chania features a rich cultural tradition. The Cretan folk tradition is often imprinted on the local art (weaving, pottery, wood carving, etc.) and on the artistic expression of the locals in general. In Chania you may also find unique handcrafted goods from glass, wood, metal and ceramics. The city has an international airport and the port of Souda, the largest natural port of the Mediterranean.

Development and particularly the property sector are beginning to knock on the door of Chania already, as more tourists 'discover' the benefits that the place offers.

CRETE – YOUR NEXT MOVE

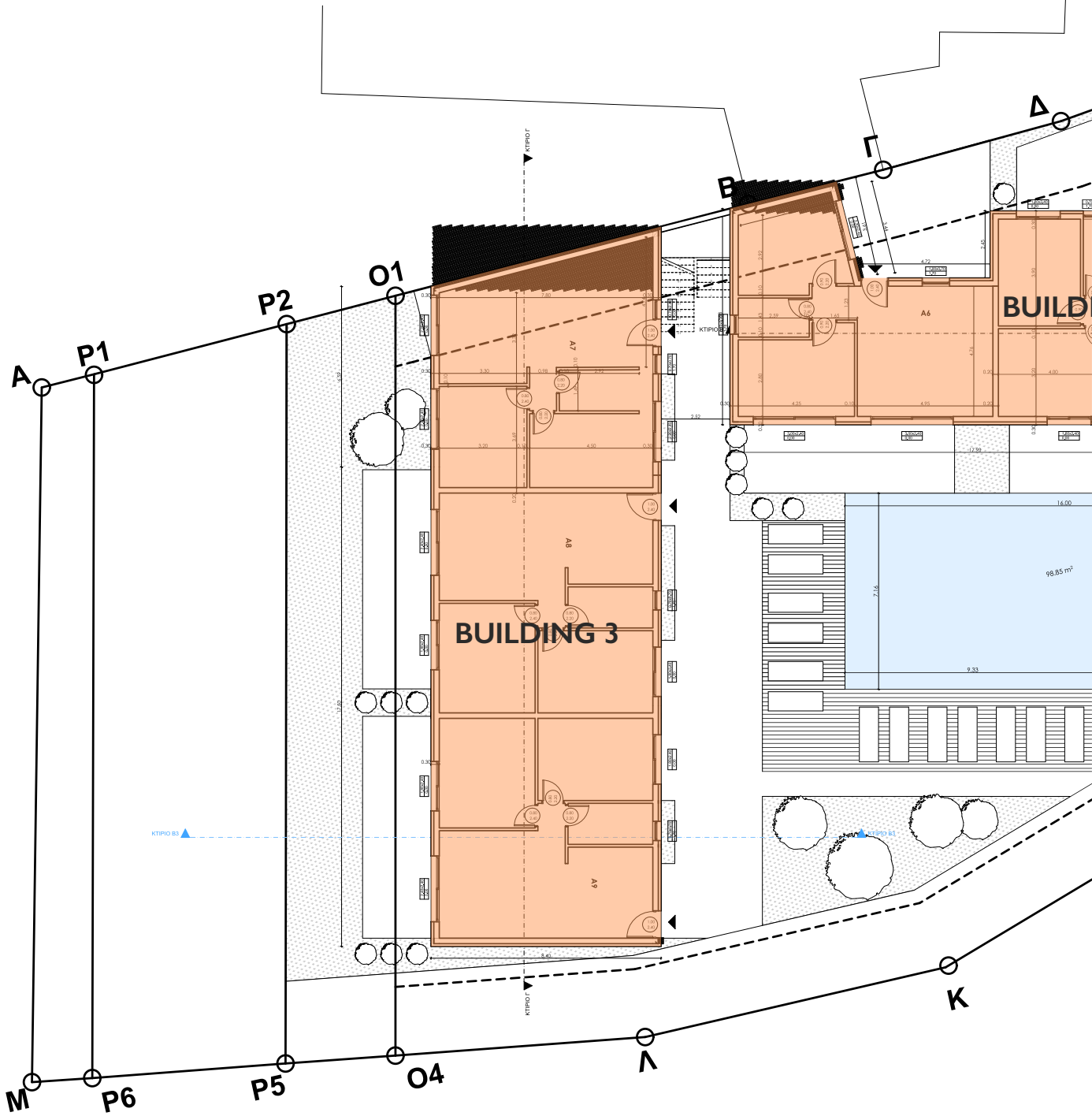


Yachting at the Chania Venetian harbor



- Types:
- 6 ground floor 2 bedroom apartments
  - 6 first floor with attic, 3 bedroom junior villas

Total Coverage : 1060 τ.μ.







Property types of Aegean Breeze:

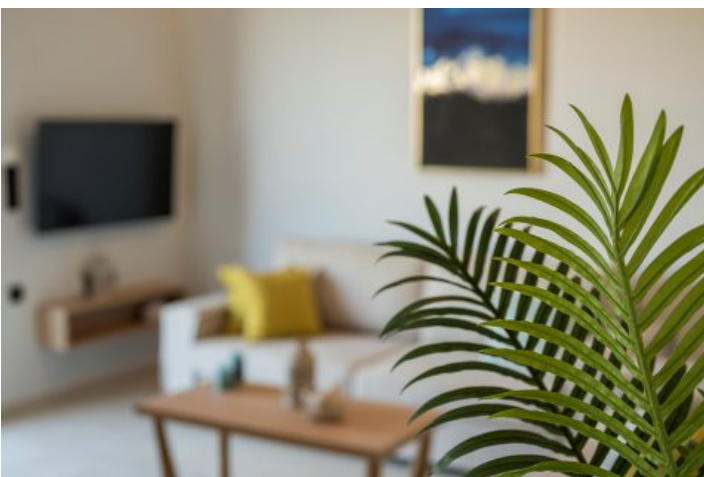
- Ground floor apartment with private garden
- Two-storey Aegean Villas

# Types of Properties within Aegean Breeze II

The Junior Villa (2 storey) 97m<sup>2</sup> + balconies



FIRST FLOOR





JV

## 2 Storey Junior Villa

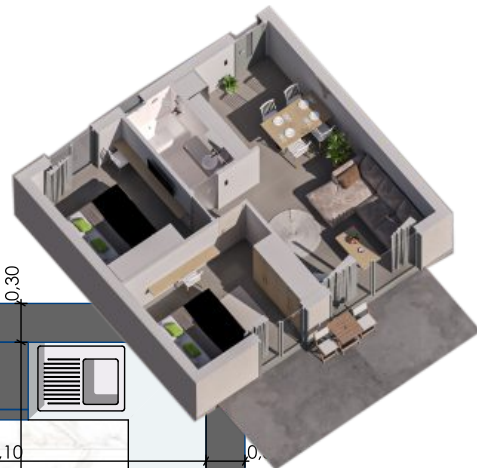
Bedroom	3
Bathroom	2
Covered area	97 sqm
Balcony	

ATTIC



## Types of Properties within Aegean Breeze II

The Ground Floor Apartment 65m<sup>2</sup> with private garden

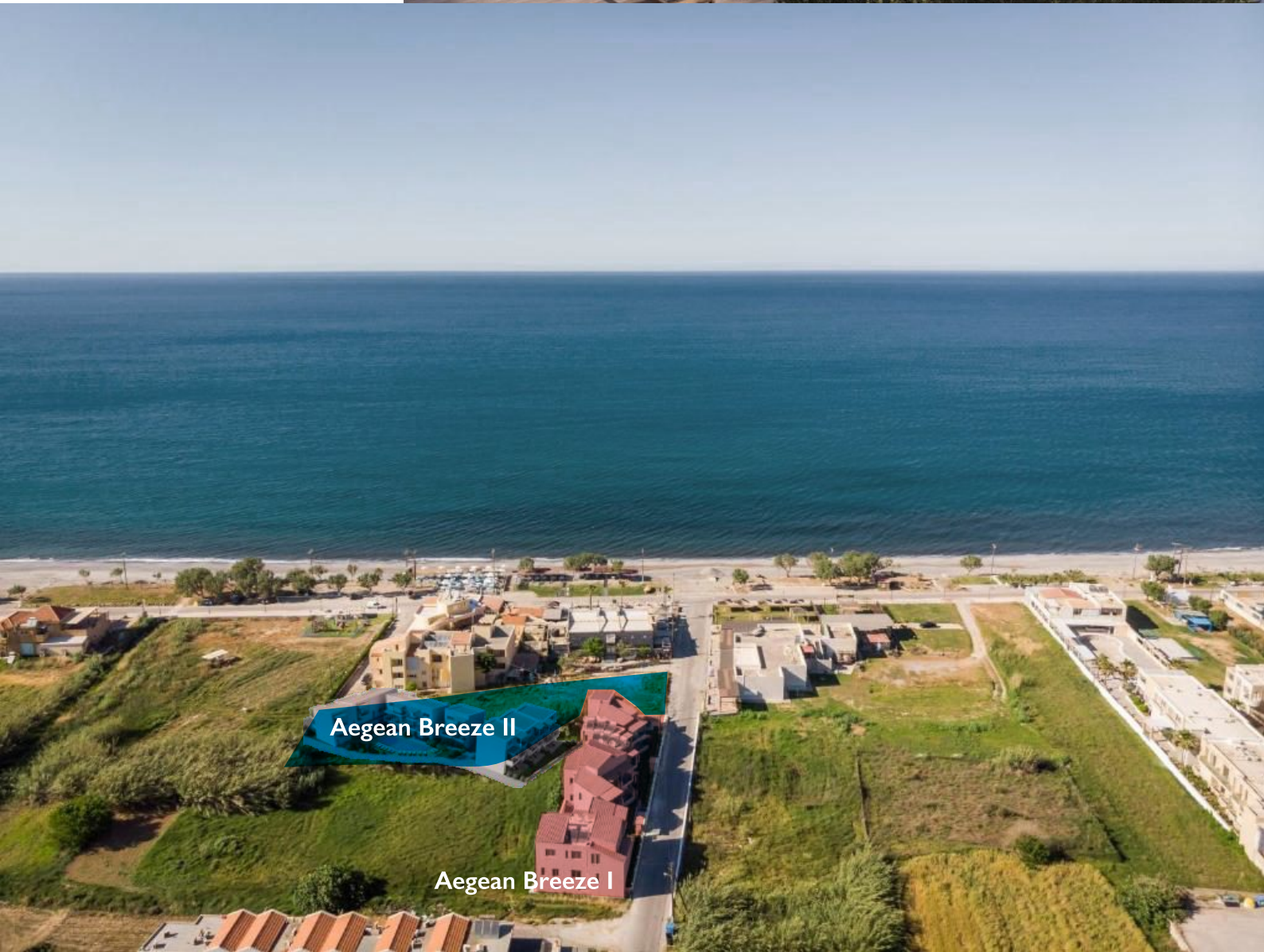


GR

**2 Bedroom Apartment with private garden**

Bedroom	2
Bathroom	1
Covered area	65 sqm
Garden	

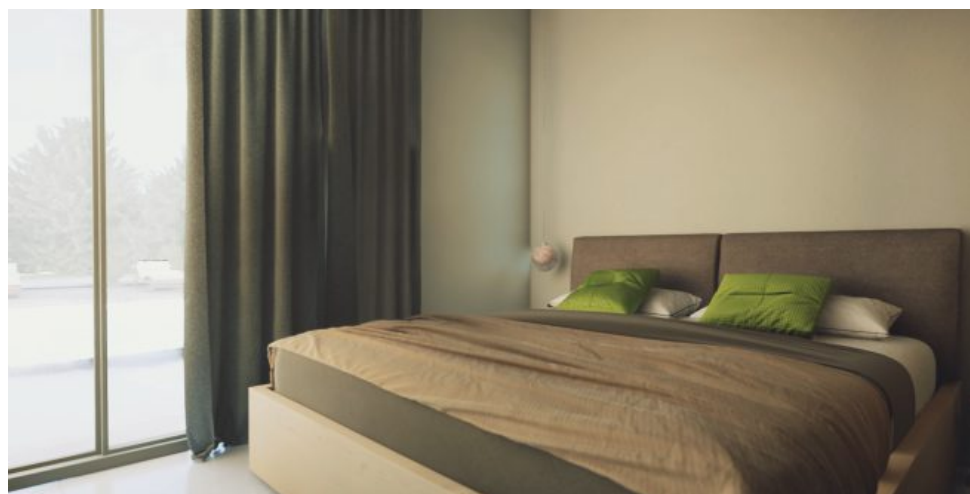
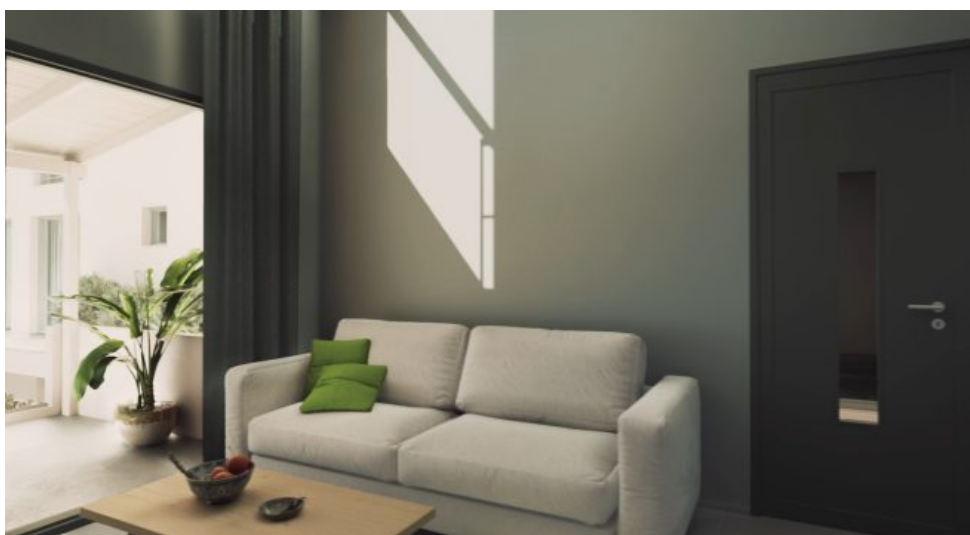




Aegean Breeze II

Aegean Breeze I

“In this special collection of properties by the beach, the Aegean Breeze II offers a nice mixture of design and type of properties, with a true beachfront architecture features, comfort and elegant living with high quality construction standards.”



# Aegean Breeze II

Design and location to take your breath away...









# Aegean Breeze II Price List

## A continuous success story

No	Unit	Block	Description of the Unit	Covered Areas m <sup>2</sup>	Balconies m <sup>2</sup>	Beds	Baths	Total Areas m <sup>2</sup>	Garden
1	A1	1	Ground Floor Apartment	64,50	10	2	1	74,50	yes
2	A2	1	Ground Floor Apartment	63,50	10	2	1	73,50	yes
3	A3	1	Ground Floor Apartment	62,50	10	2	1	72,50	yes
4	B1	1	Junior Villa First Floor + Attic	101,00	10	3	2	111,00	
5	B2	1	Junior Villa First Floor + Attic	101,50	10	3	2	111,50	
6	B3	1	Junior Villa First Floor + Attic	98,20	10	3	2	108,20	
7	A4	2	Ground Floor Apartment	61,00	10	2	1	71,00	yes
8	A5	2	Ground Floor Apartment	61,80	10	2	1	71,80	yes
9	A6	2	Ground Floor Apartment	62,30	10	2	1	72,30	yes
10	B4	2	Junior Villa First Floor + Attic	102,50	10	3	2	112,50	
11	B5	2	Junior Villa First Floor + Attic	97,80	10	3	2	107,80	
12	B6	2	Junior Villa First Floor + Attic	102,30	10	3	2	112,30	
13	A7	3	Ground Floor Apartment	65,10	10	2	1	75,10	yes
14	A8	3	Ground Floor Apartment	63,40	10	2	1	73,40	yes
15	A9	3	Ground Floor Apartment	64,30	10	2	1	74,30	yes
16	B7	3	Junior Villa First Floor + Attic	105,00	10	3	2	115,00	
17	B8	3	Junior Villa First Floor + Attic	100,40	10	3	2	110,40	
18	B9	3	Junior Villa First Floor + Attic	100,50	10	3	2	110,50	



# After sales and dedicated customer services, Rental Management Facilities

Awarded to

**Aegean Breeze  
Apartments**

Booking.com

Traveller Review Awards 2022

**9,5**

out of 10



## 7 Years Rental Management Offered **3%** for 1-7 Years

### **Free Days to enjoy the property:**

One week in summer excluding June-August & from 1st of November until 31st of March owners can move in!

During this period, every owner shall bare their utility bills (without the rental yield to be affected). Additionally, the fees of the

communal maintenance and management are:

**For the 2bed properties:** 59 euros per month,

**For the 3bed properties:** 79 euros per month.

We recall that the rental agreement offers a Rental Guarantee Yield of 3% (with Duration of 7 years with extension option).



## About the Company

**Gate**, a name with value and reliability, offers lifestyle developments and quality properties in prime locations accompanied with the most comprehensive real estate services to ensure the lifestyle which clients deserve in our fast pace world.

Since the year of 2000, we have been providing foremost real estate services in Greece and Cyprus.

Our knowledge and experience in Greece, coupled with a long and successful relationship with our associates and clients, has enabled us to expand in the Greek market and offer properties in Athens and others islands i.e. Crete, Santorini, Mykonos, Corfu and more.

Over the last three years our company has developed to become a leading property player in Greece, which offers a 'one stop shop' of dedicated services, and fine superior properties in prime locations.

Our results are measured by our clients' satisfaction and success, and our valuable team of staff in Greece and Cyprus are committed to this cause.

**Founded on Commitment to Perform – Connected by Quality Product –  
Powered by Peoples' Culture and Service.**



**GATE GREECE**  
PROPERTIES & HOTELS

**aegean breeze II**



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