

# NEW CONSTRUCTION PROJECT CONSISTING OF 3 VILLAS WITH PRIVATE POOLS AND SEA VIEWS IN KOKKINO CHORIO



**REF:  
CDB-009**



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**PRICE:  
€530,000**

**HOUSE SIZE: 100m<sup>2</sup>**

**LAND SIZE: 535m<sup>2</sup>**

**For sale: a new construction project consisting of 3 villas with private swimming pools near the traditional Cretan village of Kokkino Chorio with lovely sea views!!**

The detached residences come with spacious plots, parking spots, solar panels, private swimming pools and great sea views. They all feature comfortable indoor and outdoor areas.

### **Project description**

**Villa 1** is a 100m<sup>2</sup> property built on a 535,35m<sup>2</sup> plot and on 2 floors. On the ground floor, one can find a bedroom, a living room, the kitchen area and a shower room. The top floor consists of 2 bedrooms and a common shower room.

The **19,25m<sup>2</sup> basement** level can be used as a game room, gym room, storage room or anything else. This property comes with a 30,80m<sup>2</sup> private pool and a stone wall surrounding the plot.

Minor internal changes and adaptations can be made to the floor plans if one wants. The buyer will have the option of choosing his own colors for the internal woodwork, kitchen, tiles etc. to personalize his property to his own taste.

Excavation work is done, and the basements are in place. The next phase is the building of the concrete frame (columns) for the ground and top floors.

The properties correspond to all regulations required under Greek and European Union law regarding insulation, earthquake, thermal and water, fire safety and electrical installations. Special attention will be given in Thermal & Water insulation of the roof and the terraces, according to the KENAK study of the Civil Engineer.

Each property has a private parking space made of industrial concrete.

The land has a gentle slope which protects the wonderful views towards Souda Bay and the Akrotiri Peninsula.

Access is via a dirt-road, water and electricity are available on site.

**Delivery one year from the date of the sales agreement.**

## **THE AREA**

There is a taverna and a well-stocked local shop in the village of Kokkino Chorio which is just a 2-minute drive from the villas. For more choice, the lively village of Plaka where you will find tavernas, a couple of bars and a good mini market is only 25 minutes' walk or 3 minutes' drive.

The famous beach resort of Almirida is a little further (35min walk or 5 min drive) offering white sandy beaches, shops, taverns and plenty of restaurants serving local delicacies.

**IDEAL TO BUILD A VILLAGE HOME IN A VERY QUIET LOCATION!!!**

## FEATURES

- Solar panel 160L.
- Heat pump for heating + cooling
- Built in wardrobes
- Fully equipped kitchen excluding electrical appliances
- Aluminium double-glazed windows
- Fly screens and tilt and turn windows
- Aluminium pergolas covered with tarpaulin
- Immersion heater
- Parking space
- Private pool 32m2
- Walled with stone-built walls
- Parking from industrial concrete.

