




KYRIAKIDIS
CONSTRUCTION COMPANY

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Two Stone Villas «Aquamarina»



West Crete | Chania | Gerani





Location

Gerani is a small coastal village located 13 km west of Chania, located between Maleme and Platanias. It is situated in a verdant valley with olive and citrus groves.

The beach in front of the village has a length of 2.5 km and has lovely sand and clear water. Next to the beach there are many touristic facilities. There are also umbrellas, showers, beach bars, water sport services and a lifeguard. Near the beach there are several tamarisk trees, where you can find shade.

The beach is a great choice for a holiday. Those that wish to stay remote, there are some points along the coast are less crowded and are not organized.

The name "Gerani" comes from the homonym very simple method of pumping water from wells, which apparently was used in the village. Next to the wells, there was a wooden fork on which one horizontal piece of wood was put. A rope was tied at one end with a bucket and a counterweight on the other end.

Gerani is believed to have been the site of Ancient Kydonia. Moreover, it is believed that there was a temple dedicated to Goddess Vritomartis, which many recognize as Artemis.

In 1867 a battle took place here against the Turks. Cretan rebels won but the residents asked them to leave their place so as Turks would not bother them. However, the Turks returned to the village and slaughtered many locals. Also, in 1885-1886, great Cretan novelist John Kondilakis started his career as a teacher in Gerani. The school still exists in Pano Gerani.

2 stone villas Aquamarina

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The «**Aquamarina**» is two 2 identical stone villas on the big level plot 4.351,80 sq.m. Each villa is two-storey with a basement.

On the ground floor in the left wing of each building there is a spacious open plan living room with fireplace, kitchen and dining room. There is a staircase, opposite the dining room, that leads on the first floor. Next to the kitchen you can find a small storeroom and guest WC. In the right wing of the villa on the first floor there is one bedroom with a bathroom.

The right and left wings of the house are connected by a hall of 5.60 m. The entrance in each villa is framed by the decorative pool and glass railing with special lighting as well as all the glass railings of terrace and balconies are provided with special lighting which can be switch on at night, creating an incredible aura and beauty of the house.

On the first floor of each villa there are 2 bedrooms with their own bathrooms and a spacious terrace with a wooden awning with the stunning sea view. Next to the stairs of the first floor, there is a door opening onto a small balcony on the other side of the building.

Landscape design, green garden, seating area under a wooden pergola and a large swimming pool & small kids pool are for outdoor entertainment. Plot of each villa is surrounded by a stone wall. From the entrance side there is parking for two vehicles for each villa.

The luxury and gracefulness of white and beige stone, modern style, maximum comfort and a good location in a picturesque area, combined with the busy life of a nearby resort make this complex of two stone villas "Aquamarina" a reliable and profitable investment!



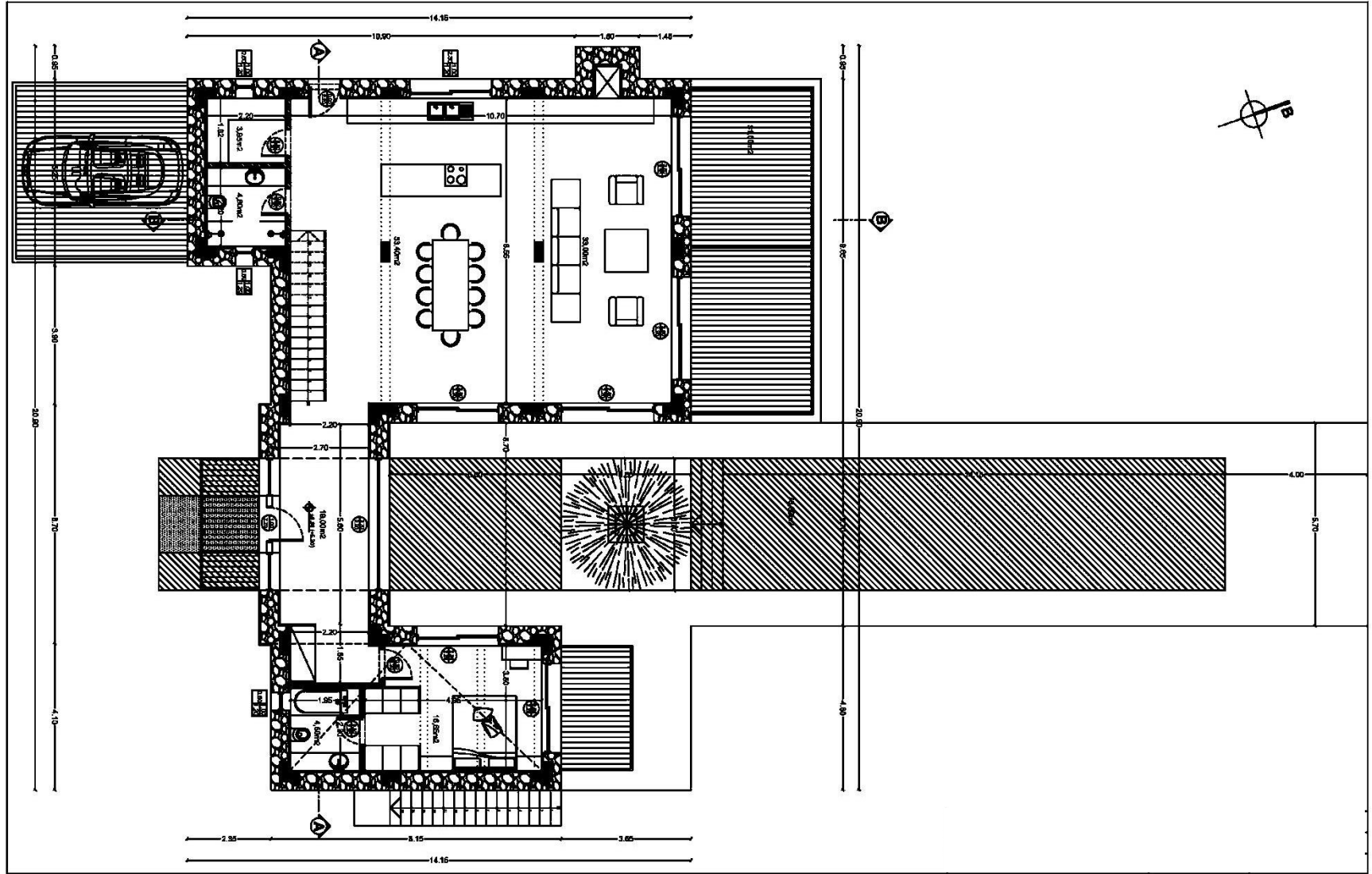
Details

- **Total plot size:** 4.351,80 m²
- **Plot №1:** 2.164,36 m²
- **Plot №2:** 2.187,44 m²
- **For each villa:**
- **Building size:** 262,36 m²
- **Ground floor size:** 186,13 m²
- **First floor size:** 76,23 m²
- **Basement size:** 37,49 m²
- **Bedrooms:** 3
- **Bathrooms:** 4
- **Fireplace:** No
- **Swimming pool:** 51,43 m²
- **Kids pool:** 17,95 m²

Distances

- **Nearest beach:** 120 m (2 min.)
- **Chania city:** 15 km (15 min.)
- **Chania Airport:** 34 km (40 min.)
- **Souda Port:** 22 km (21 min.)
- **Heraklion Airport:** 153 km (2 hrs)

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3 D Project. The Ground Floor

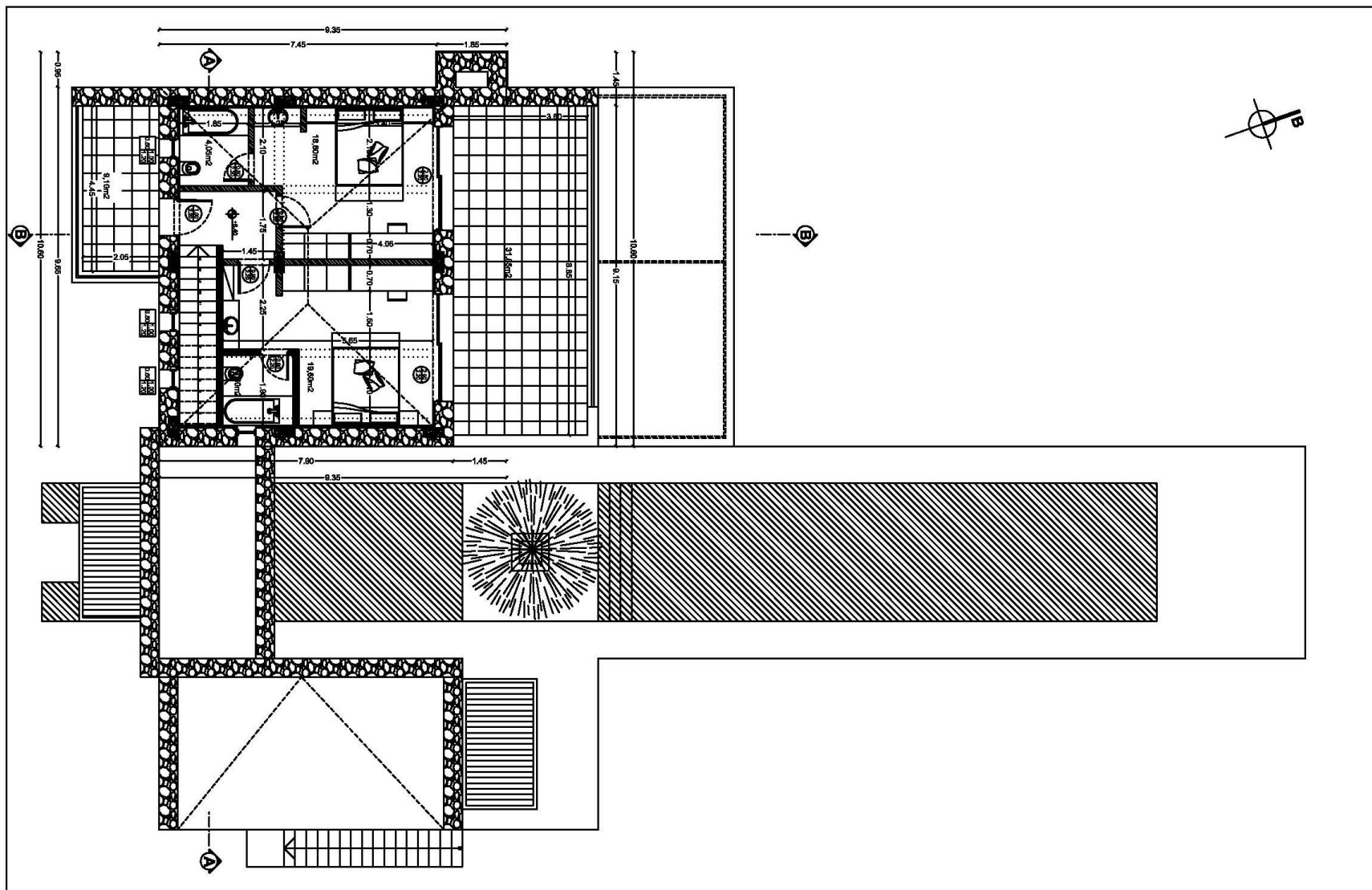




3 D Project. The Ground Floor

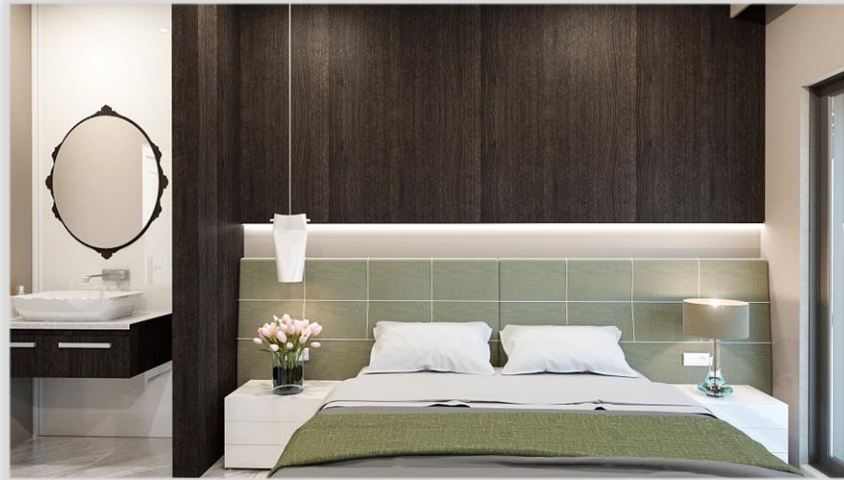


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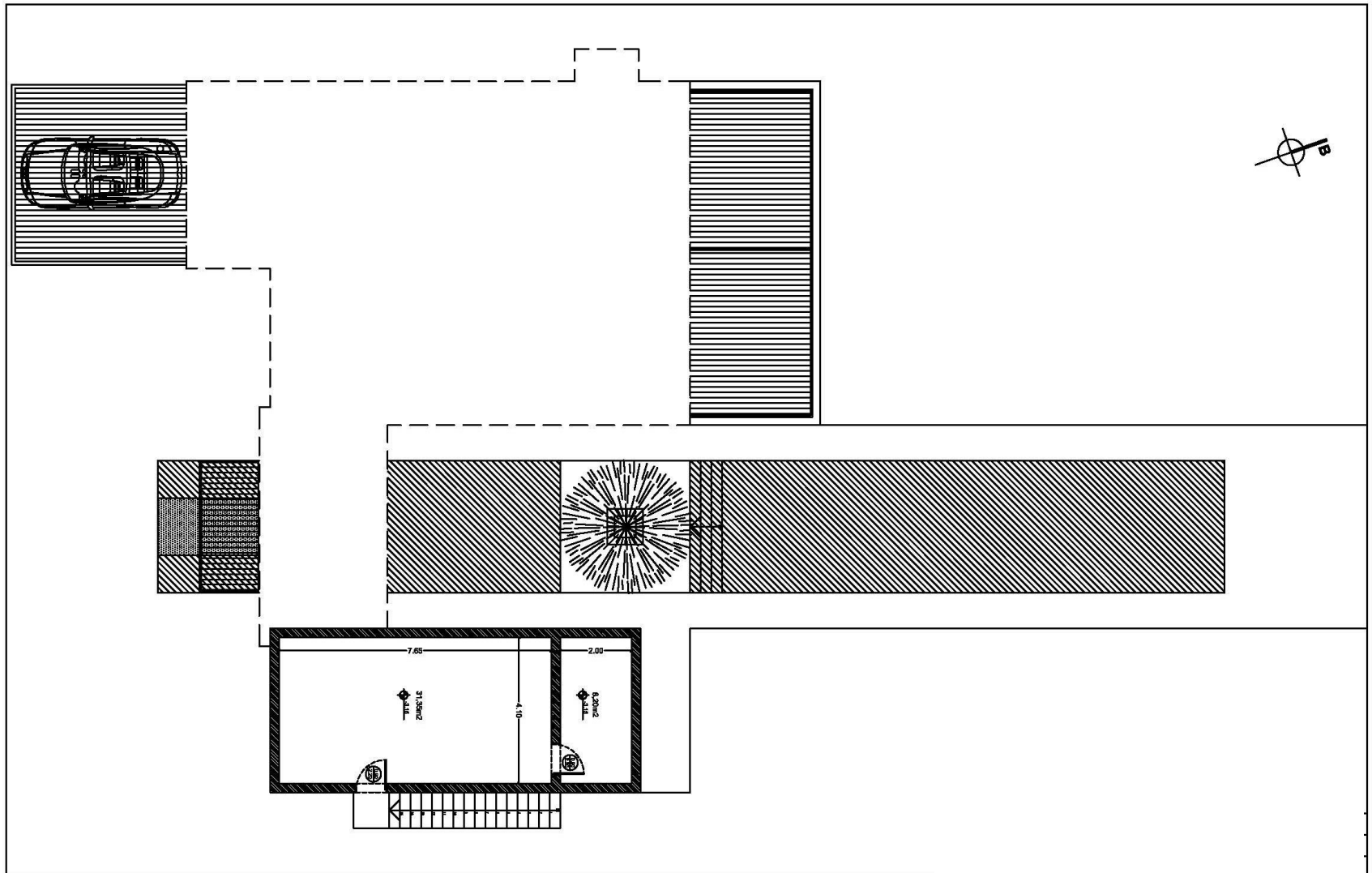




3 D Project. The First floor



The Basement



ADDITIONAL INFORMATION

- ✓ Functional stone building with natural Cretan stone (wall thickness of 60 cm)
- ✓ Proper placement for maximum ventilation
- ✓ Natural materials used in construction (Stone, Glass, Wood) and the corresponding design methods
- ✓ Full heat and hydro insulation, approved by Greek organization KENAK
- ✓ Fortified supporting structures for maximum strength (top quality concrete & steel S 500s)
- ✓ Autonomous diesel heating
- ✓ Electric water heater & Solar panel for hot water
- ✓ Fitted kitchen with built-in electrical appliances (fridge, stove, oven, extractor hood, dishwasher)
- ✓ Separate water tank for greater autonomy
- ✓ Fitted wardrobes from natural wood in all bedrooms
- ✓ Bathrooms and WC accessories of the most famous brands
- ✓ The interior design of the villa has been specifically designed by our experienced designers
- ✓ Private swimming pool & kids pool
- ✓ Fireplace in the living room
- ✓ Water-sewerage system
- ✓ German aluminum windows and external doors' frames with double, heat-insulating glazing, fitted insect nets and electrically-operated rolling shutters
- ✓ Bathrooms and toilets tiled with top quality tiles
- ✓ Video surveillance from a distance
- ✓ Exterior building lighting & land & pool
- ✓ Alarm system & cameras
- ✓ Spacious veranda & big balconies
- ✓ All necessary home accessories for a comfortable stay (linen, kitchen equipment, lighting etc.)
- ✓ Italian floor tiles with non-slip tiles & marble a top quality
- ✓ Parking area & Landscaped garden with a barbecue, oven and sink
- ✓ Stone fence around the plot
- ✓ Interior doors made from natural wood
- ✓ Restaurants & Coffee places & Minimarkets nearby
- ✓ Maintenance services for the house upon request

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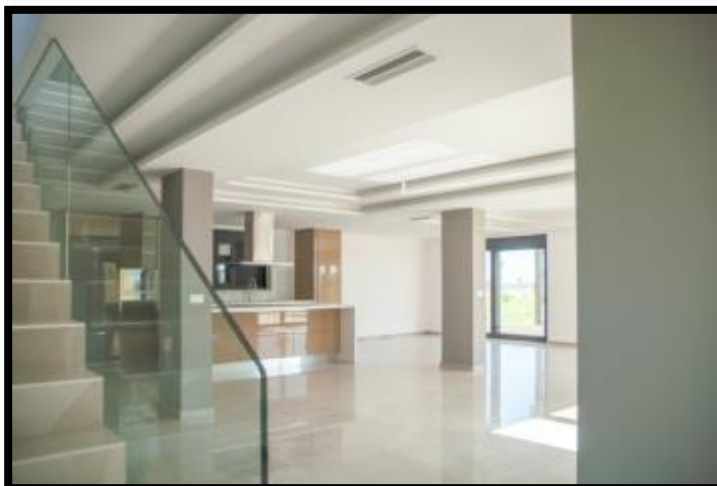
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Price for two villas and the plot: ~~1.940.000 euros* (970.000 euro for each villa)~~

New price: 850. 000 euro for each villa * (1.700.000 euro)

**The above price includes: building permit, the collection and submission of all documents for the purchase and sale, tax payment at registration, notary and lawyer fee.*