

AMMOS STONE VILLA

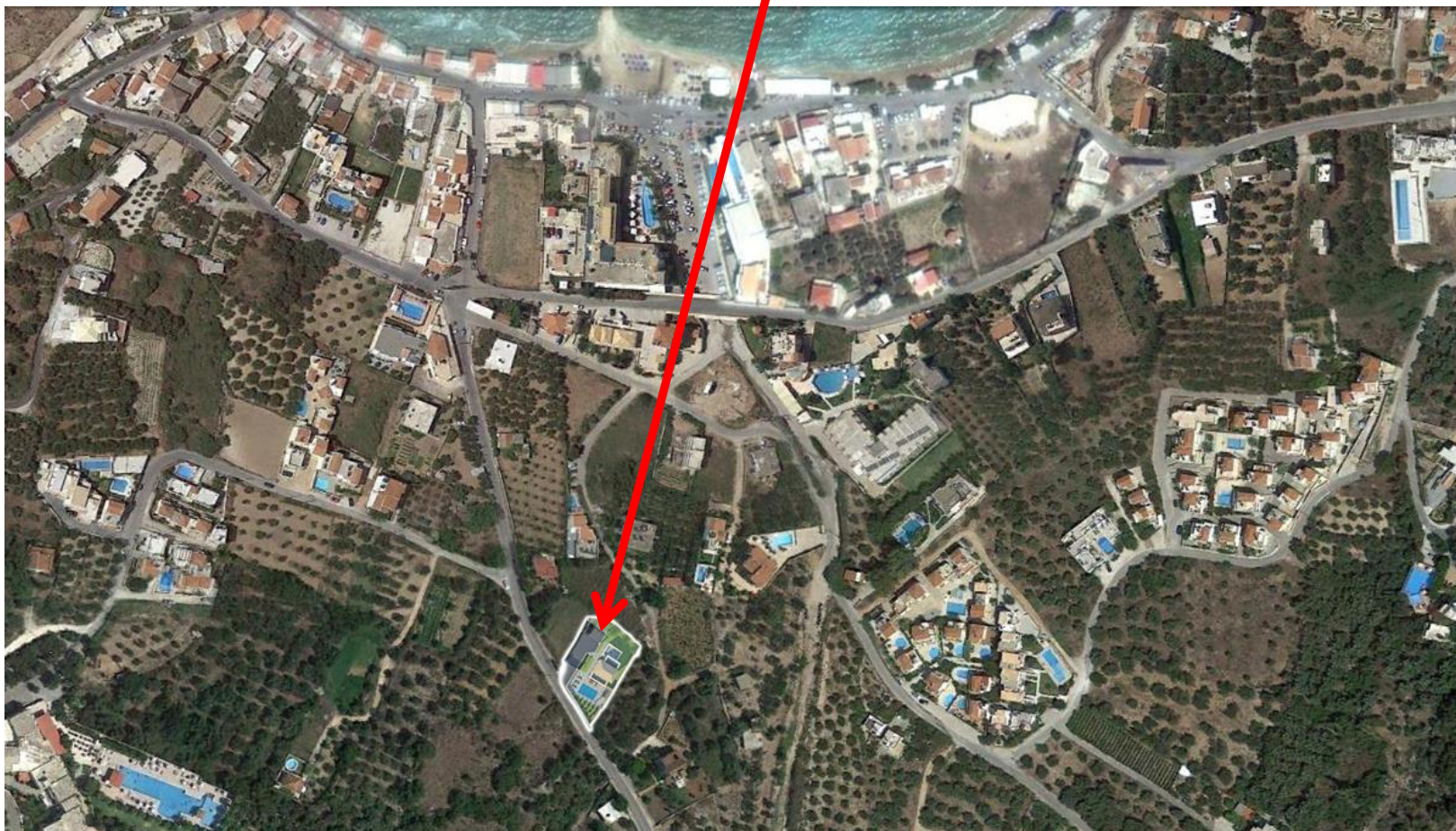
PROJECT OF STONE VILLA | ALMYRIDA | APOKORONAS AREA | WEST CRETE


KYRIAKIDIS
PRESENTATION





West Crete | Apokoronas area,
Almyrida Village





Almyrida

Almyrida (also written as Almirida or Almerida) is a seaside resort located 22 km east from the city of Chania, Crete.

It's a beautiful place and relatively near the city of Chania, a combination that makes Almirida an ideal destination either for a day trip from Chania, either for long summer vacation.

The lush hills of Apokoronas region, meet the blue color of the sea on the beach of Almirida.

The lovely sandy beach with the trees along it, and the picturesque small harbour with the fishing boats and the other marine vessels, compose the landscape.

Opposite the beach is the Karga islet and beyond, looking towards the north, can be seen the coasts and the hills of Akrotiri peninsula, and to the south, stands the bulk of the mountains of western Crete, the White Mountains.

The beauty of the landscape is a main reason that Almerida turned from a small fishing village it once was, into what it is today. ...A resort that is touristically being developed and constantly expanding with hotels and cottages (with owners from different countries) on the surrounding hills from where the view is magnificent.

History

Almyrida was first inhabited by the Phoenicians, many centuries ago, and traces of their settlements can be seen on the hillside of Mavroharakas. Until recently it has been just a fishermen village of 50-100 residents. Due to its wonderful Mediterranean climate, its two clear, sandy beaches and its beautiful nature, the village has recently evolved into a tourist resort. Almyrida is now famous for its taverns' fresh fish and local delicacies as well as its quality nightlife. The natural surroundings and neighbouring villages offer endless hours of trekking and exploring while there is always one or the other traditional celebration or festival with its local food, music and dances taking place.

The most important archaeological sight of Almyrida is what remains of a three-aisled Basilica of the early Christian era (6th century AD), with its restored, extraordinary mosaic floors. On Finikias hill, right above the Basilica site, one can see the ruins of a greek-roman city. Greek-roman ruins are also found on the islet of Karga, just off Almyrida.

Almyrida Beaches

In the picturesque bay of Almyrida, you will find two beaches. The first beach with sand and pebbles, is located at the west side to the bay and reaches the small peninsula to its east side.

The second is the long beach beginning from the eastern side of the small peninsula, interrupted by the buildings that are literally on the waves, and then extends along the east until the artificial harbor. In Almyrida, you will find accommodation of all kinds, in front of the sea or farther, with panoramic views over the bay of Almyrida and Souda bay.

SHORT DESCRIPTION

The new project of Stone Villa “ Ammos” in Almyrida. Prestigious located 300 meters away from the sandy and overlooking Almyrida Bay, a stone villa project of 175,33 m² on a plot of 980,07 m² boasts convenient interiors with 3 bedrooms and 3 bathrooms. Set within a huge fenced landscaped plot of land, the villa spreads on two levels.

On the Ground floor with a total size of 105,56 m², there is a large open plan living room-dining room area, a separate kitchen with fitted wooden cabinets and fully equipped with all electric appliances, a spacious bedroom, and a bathroom with shower and an external sink area on the hallway outside the bedroom. Big French doors in the open plan area are leading to the veranda and a swimming pool. Following the stairs from the Ground floor to the First floor with a total size of 69,77 m² is occupied by two more large bedrooms with en-suite bathrooms with showers. They both are equipped with fitted wardrobes and French doors opening to a large shared veranda overlooking the private pool and the enjoying views all the way to the mountains. There is a second large veranda on the same floor, on the backside of the house offering views of the village surroundings and the mountainous backdrop.

The tiled area around the pool includes BBQ facilities with a wood-fired oven and a sink and a dining area with pergola.

The charming exteriors also feature lots of flowers, bushes, trees, as well as parking, while all the premises are elegantly lighted, which during the night creates a magical scenery along with the pool lights.

Enjoying tremendous nature views, this exquisite villa will be the perfect home for those who wish to escape from life to a private and peaceful retreat.

Also, this is a very good investment, because of the area of Almyrida, there is a great demand for renting a house.

Stone Villa Ammos





Details

- **Total plot size :** 980,07 m²
- **Total property size :** 175,33 m²
- **Ground floor:** 105,56 m²
- **First floor:** 69,77 m²
- **levels:** 2
- **Bedrooms:** 3
- **Bathrooms:** 3
- **Heating:** electric heaters in every room
- **Air Condition:** in every room
- **Swimming pool:** 35 m²
- **Views:** Sea and Mountains



Distances

- To the nearest beach: 300 meters
- Center of the Chania city: 25 km (30 min)
- Rethymno city: 40 km (40 min)
- Chania airport: 32 km (45 min)
- Heraklion Airport: 125 km (1 hour & 40 min)
- Souda Seaport: 20 km (25 min)
- Restaurants and coffee: 300 meters



3D Project



3D Project



3D Project



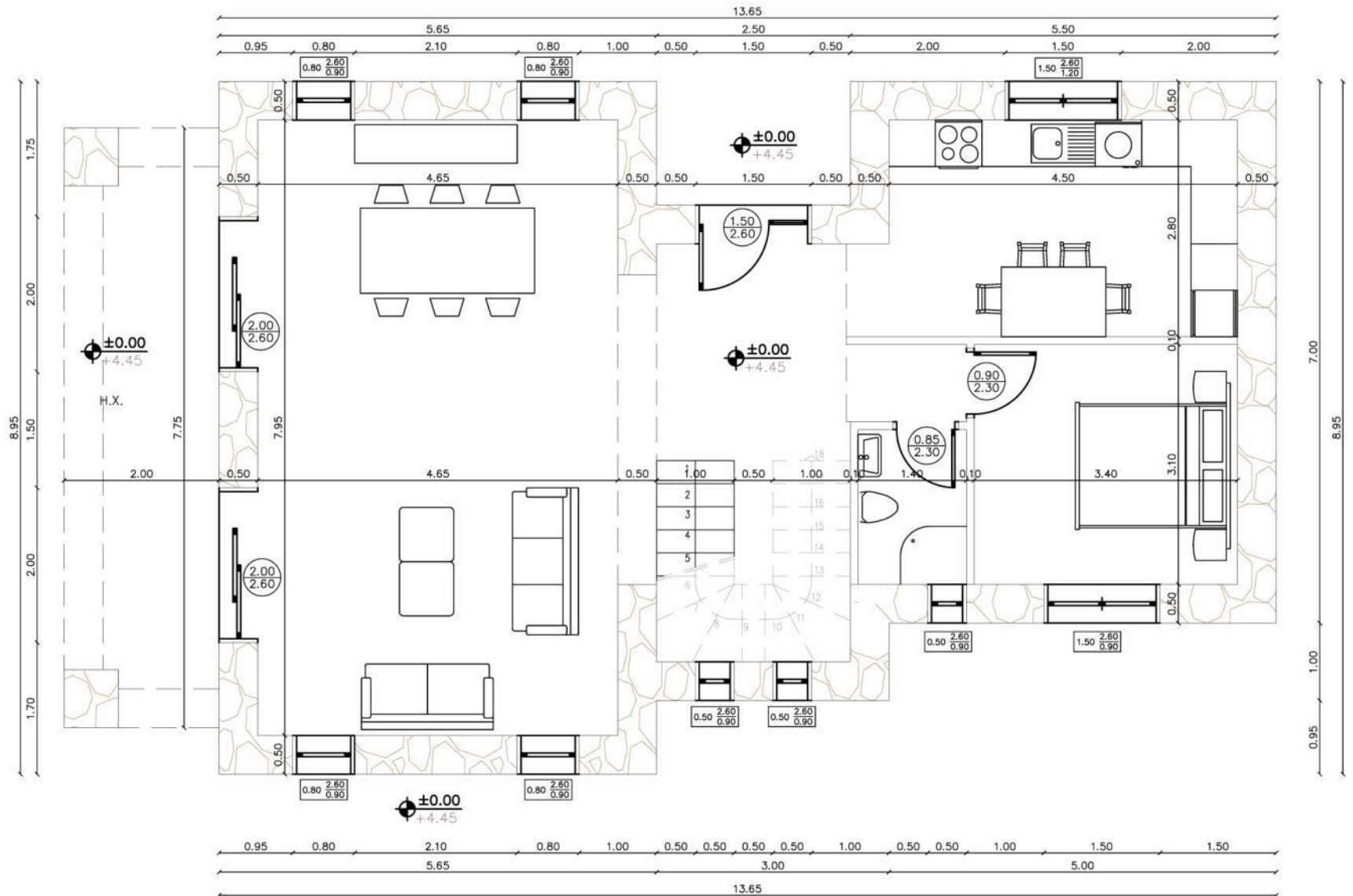
3D Project



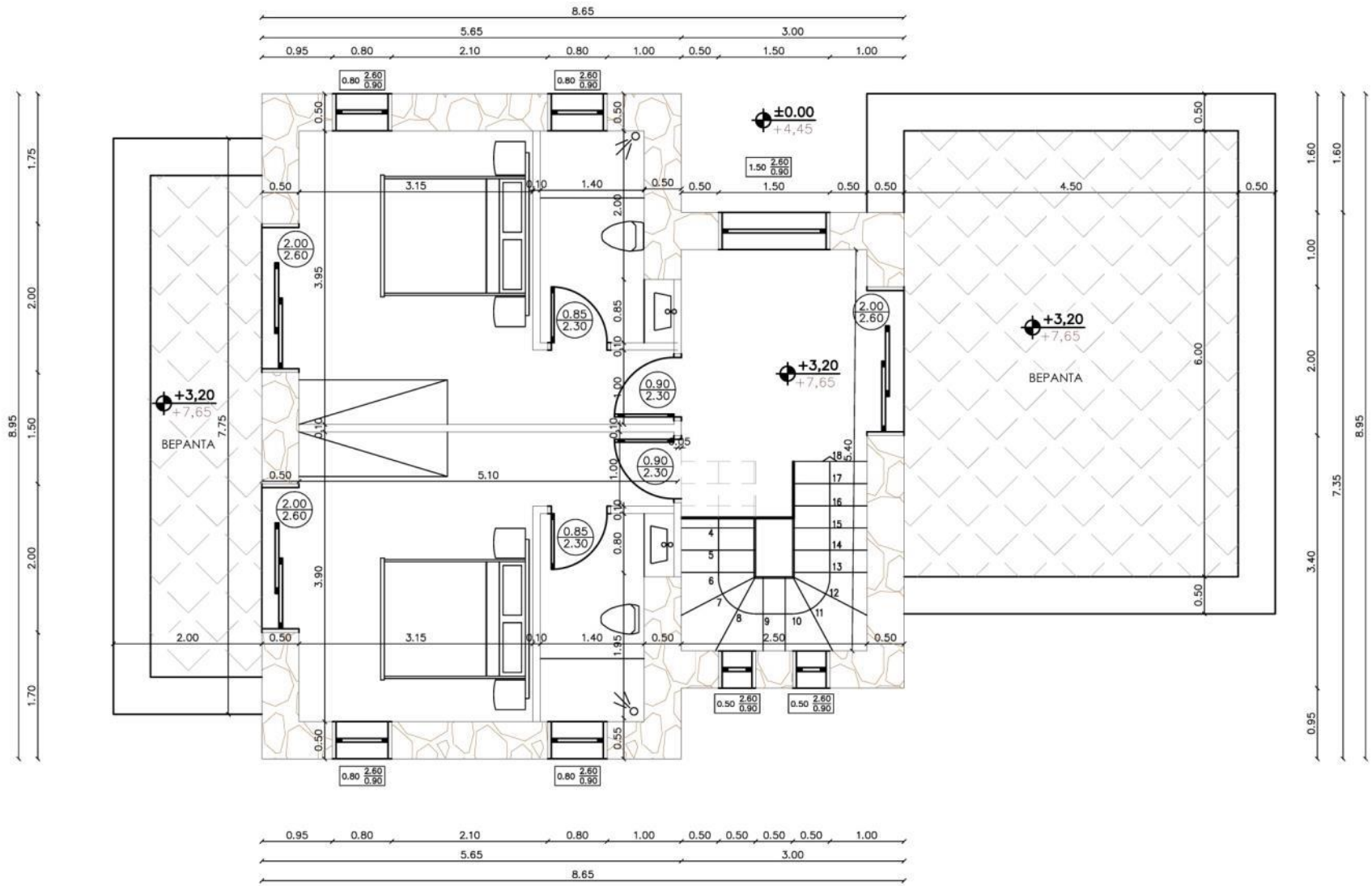
3D Project



3D Project



Ground floor plan



First floor plan

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
- ✓ 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



Photos from 7th of December 2020





Total costs villa + land: **700.000 euro**