

ORION PROJECT

NEW PROJECT OF STONE VILLA | ASPRO | APOKORONAS AREA | WEST CRETE


KYRIAKIDIS
PRESENTATION



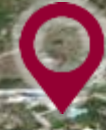
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ALMYRIDA



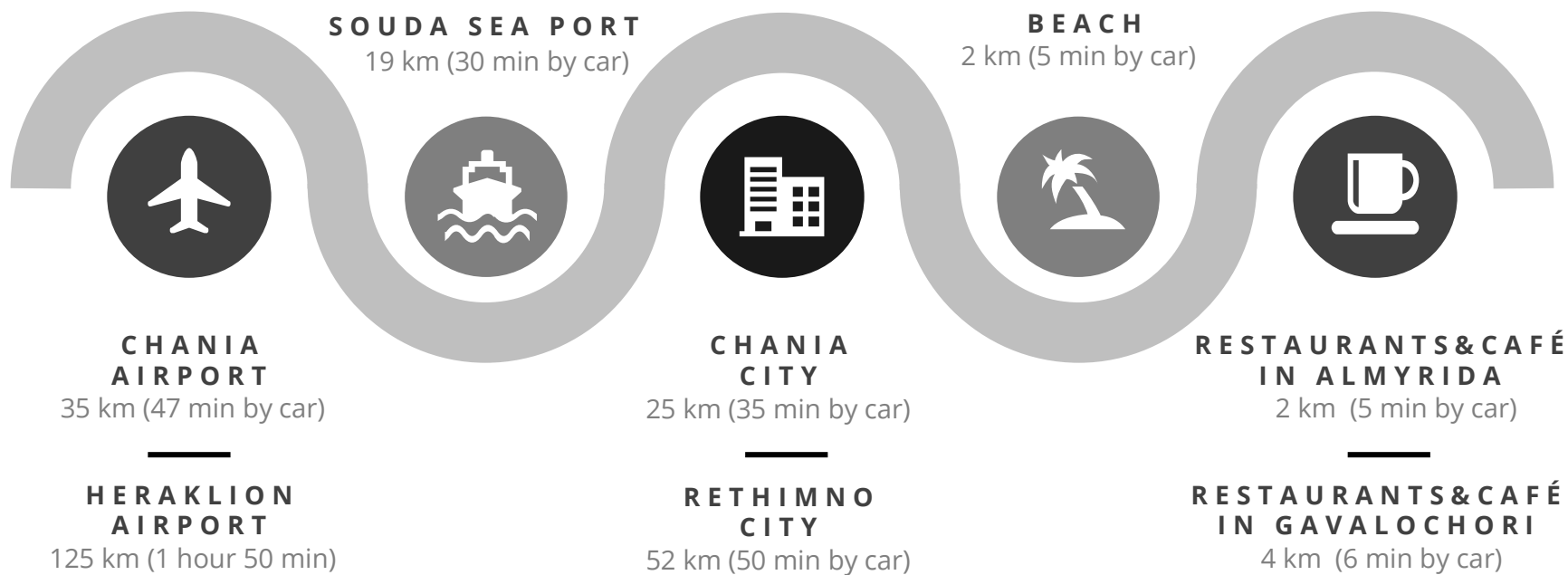
ASPRO

ORION VILLA PROJECT

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DISTANCES



About project

Stay in touch with nature, and experience a friendly and hospitable environment, enjoying mesmerizing views and complete privacy, features that will make **Orion stone villa project** a memorable Cretan villa for a comfortable stay and relaxation.

«**Orion**» is a new project recently developed by our construction company, which will be built on an impressive 24 acres plot with amazing views of the Almyrida Village and sea. The land is located just a few minutes drive from the tourist areas of Almyrida and the traditional village of Gavalohori.

Villa Orion, ideal for family holidays, outdoor activities and tranquility away from everything, but at the same time, close to the village and the sandy beach of Almyrida. Discover the absolute carelessness and relaxation you desire in this spacious stone villa with a large pool and stunning views of the olive groves and the Cretan Sea.





Total area of the villa: **279,76 sq.m.**

The front door leads into a spacious hall with a wardrobe and a staircase leading to the second floor. The building itself is divided into two parts, on the left side there are: a large living room with a dining area and a comfortable open-plan kitchen, and on the right side: 2 bedrooms with their own bathrooms, an additional guest toilet and a room for storing utensils and food.

On the second floor of the villa there are two more bedrooms with its owns bathrooms and wardrobes. All bedrooms have an exit to the balcony, and very good sea view.



3D
















Next to the villa there is a large recreation area: a sun terrace, a swimming pool with a total size of 53 sq.m., a covered pergola for relaxation and barbecue. The ennobled plot of the villa is surrounded by a stone fence in order to ensure complete privacy.

Quiet and green area, fresh air, delightful atmosphere, crystal clear sea, proximity to the village and all amenities make this place ideal for living and recreation at any time of the year. The house is made of traditional Cretan stone with elements of concrete and iron awnings and is made in a modern style, creating a delightful atmosphere, an extraordinary aura of comfort and coziness.





DETAILS

Project name		ORION VILLA
Location		Crete Aspro village
Plot size		2.412,66 m²
Total property size		279,76 m²
Levels		2
Ground floor size		196,95 m²
First floor size		82,81 m²
Bedrooms		4
Bathrooms		5
Pool size		53 m²
Heating		Air channel system
Air condition		Air channel system
Price		900.000



 Photos of the plot











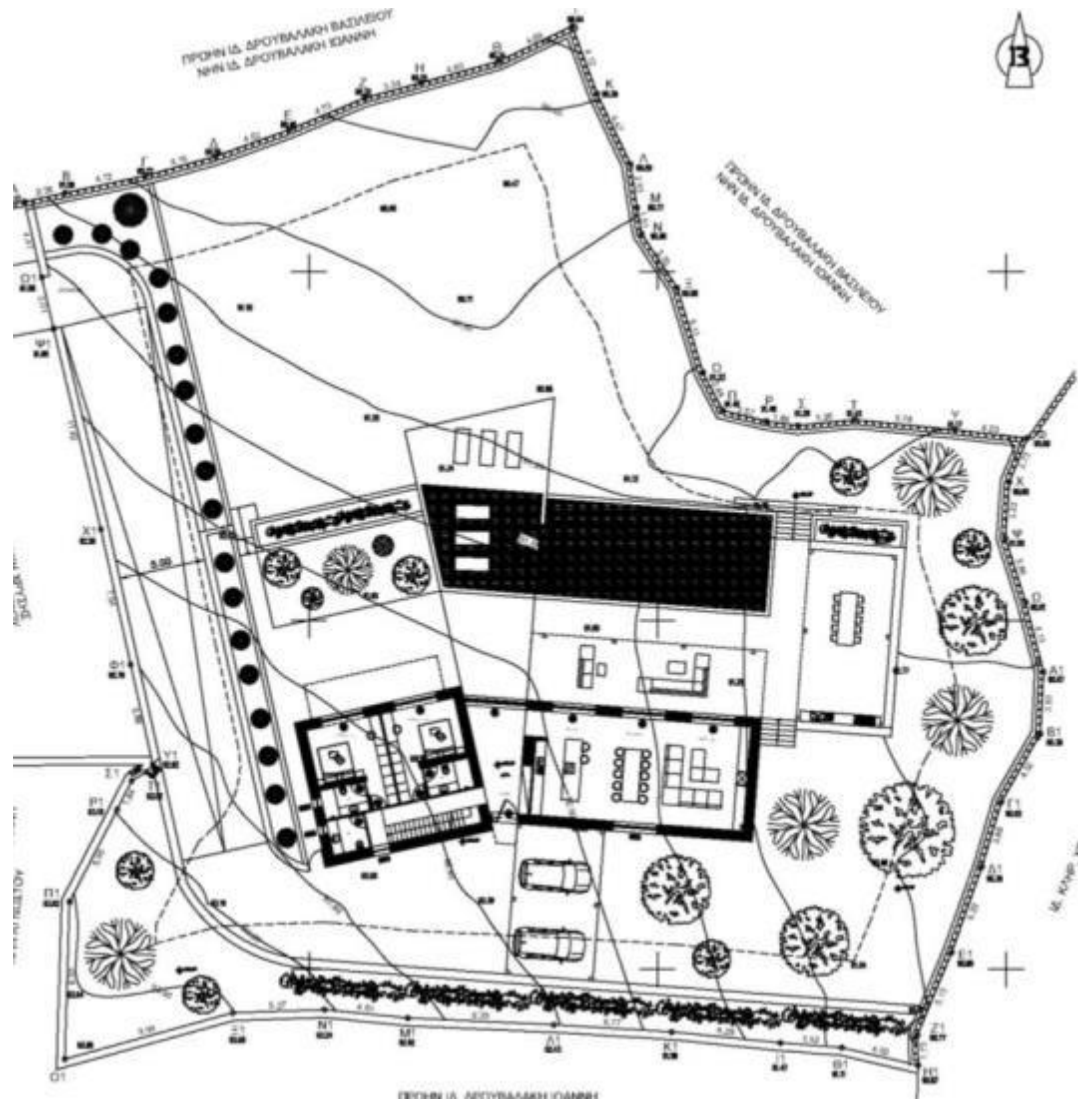




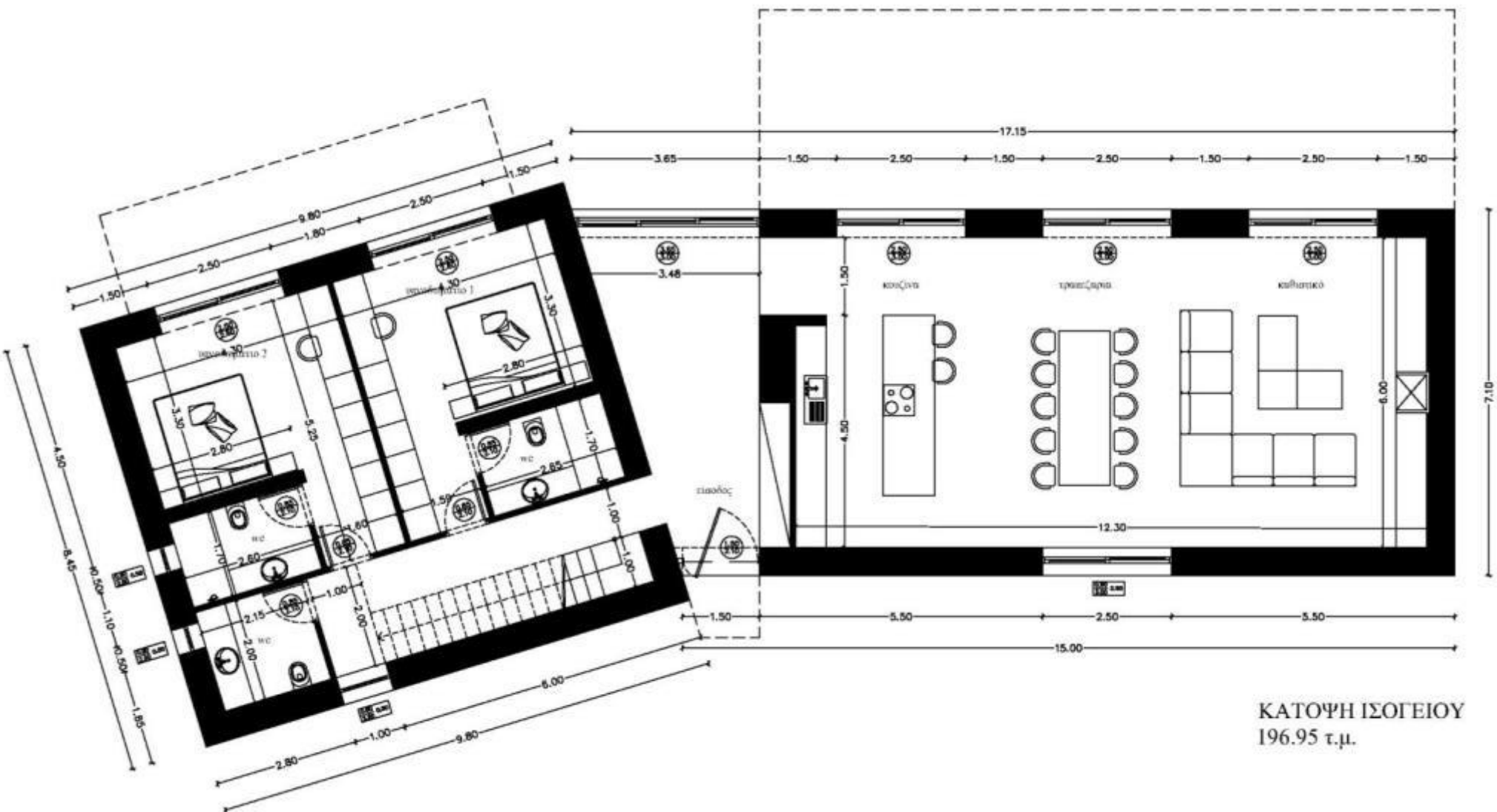






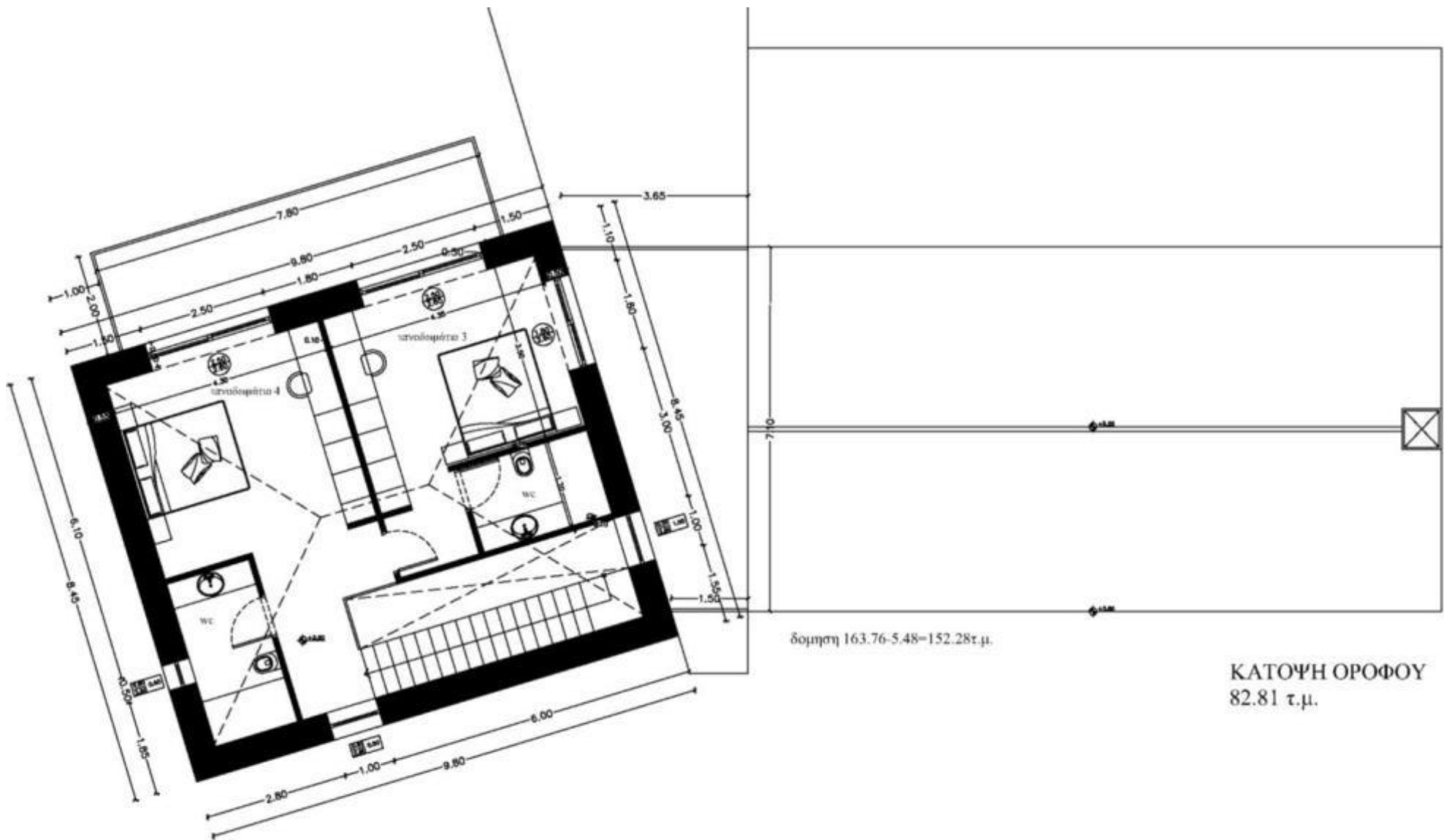


TOPOGRAPHIC PLAN



ΚΑΤΟΨΗ ΙΣΟΓΕΙΟΥ
196.95 τ.μ.

GROUND FLOOR



FIRST FLOOR



General characteristics | Details

- Proper placement for maximum ventilation, light inflow and orientation;
- Fortified supporting structures for maximum strength (top quality concrete & S 500s steel);
- Flawless insulation: stone walls + special thermal insulation, by way of overlaying 5 cm thick blue polystyrene DOW type and galvanized mesh;
- Full heat and hydro insulation, approved by KENAK (Greek Organization for the Regulation of Energy Efficiency in Buildings);
- Channels air conditioning system for supplying cold and hot air through air ducts;
- Solar panel system for water & electric water heating;
- SAT TV, alarm system and cameras;
- Landscaped Garden & Private Pool;
- Lighting of all premises inside the building and the territory of the land plot;
- Central gate with remote control;
- Water-sewerage system;
- Fitted kitchen with built-in electrical appliances: extractor, oven, refrigerator, stove and dishwasher;
- Staircase and balcony railings inox with special glass;
- Fitted wardrobes in bedrooms;
- Bathrooms and toilets are tiled with top quality tiles;
- The floors are tiled with top quality (non-slip) tiles;
- Bathroom and toilet accessories of most famous brands;
- German aluminum windows and external doors frames with double, heat-insulating glazing, fitted insect nets / Electrically-operated rolling shutters;
- The interior design of the villa has been specifically designed by our experienced designers;
- Assistance in furniture selection, ordering and installation;
- Stone fence around the plot;
- Paying bills, keeping the final balance and the provision of various services upon request;
- Maintenance services for the house upon request.



- ❖ Total price with ready “key in hand” villa & pool, VAT, full fees, purchasing tax, fee of lawyer, notary and cadaster
- ❖ The property becomes full ownership!
- ❖ Easy purchase procedure (even without the participation of the buyer by special agreement)!
- ❖ Low and only tax on purchase!
- ❖ High degree of comfort: Mediterranean mild climate. More than 6 months of tourist season for renting a villa!
- ❖ Help in landscaping and solving any issues!
- ❖ We give a guarantee for all our houses!