

# GOLDEN SPRINGS

APARTMENT BUILDING - 6 APARTMENTS



WWW.KYRIAKIDIS.EU



2023



17 KM

CHANIA INTERNATIONAL AIRPORT

(25 min by car)



5 KM

SOUDA SEAPORT

ANEK - MINOAN  
(10 min by car)



2 KM

CHANIA CENTER

Municipal Market of Chania  
(5 min by car)



50 M.

SPORTS FACILITIES

- Basketball court
- Children's playground



4 KM

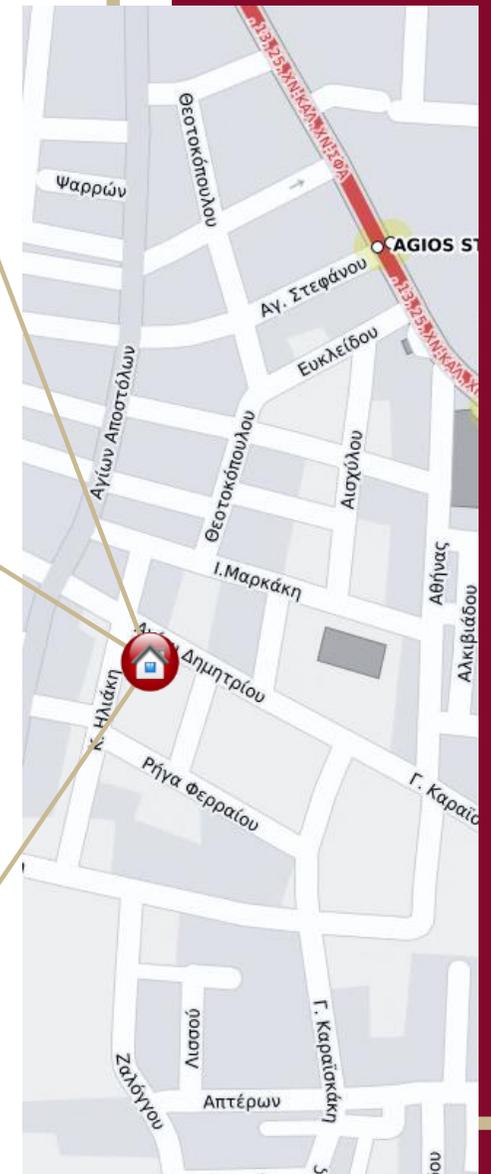
BEACH

- Nea-Chora
- Koum - Kapi



500 M. SUPER MARKET

- Chalikiadakis
- SYNKA



# GOLDEN SPRINGS

Modern apartments near the center of Chania



[Click here to open Google Map in a web-browser](#)

The residential building is located in a clean, quiet area of Chrysopigi (Kubes), but has the most developed infrastructure. There are schools and kindergartens, clinics and pharmacies close to the house.

## **WILL SAVE YOU MONEY ON YOUR UTILITY BILLS**

High Energy Efficiency Class: The building will be constructed using the latest energy saving solutions. This will allow you to save up to 30% on your utility bills each month. The apartments have a balanced heating system.



■ ABOUT

# ABOUT THE PROJECT

The construction process is due to start in the next few months.

The building will consist of 3 floors, each of which will have 2 apartments with the same layout\*. Each apartment will be 106 m<sup>2</sup> with 2 bedrooms, 2 baths, 1toilet and a large open plan kitchen/living/dining area and storeroom.

All the apartments in the building will have 1 parking space in the ground floor, and the building will have energy consumption, as photovoltaic panels will be installed on the roof of the building.

*On request, there is the possibility of altering the floor plan and the addition of an extra bedroom, but this must be done before the start of the works..*

Construction is expected to be completed by the **end of 2023**. It is ideal for families as well as for investment.

The project features a modern design and top-notch construction material while ensuring the smallest ecological footprint, in terms of utilizing eco-friendly materials.



**SOUND INSULATION:**  
**ALUMINIUM FRAMES WITH  
THERMAL BREAK**



**PHOTOVOLTAIC PANELS:**  
**COMMON FOR ALL HOUSE**



**EXTERIOR INSULATION:**  
**THERMOPROPECT**



**MICROCLIMATE:**  
**FAN COIL SPLIT UNIT**

## PROJECT FEATURES



# PROJECT FEATURES



NUMBER OF BUILDINGS:

1



WALLS:

MINOAN ORTHOBLOCK



NUMBER OF APARTMENTS:

6



HEIGHT OF FLOOR:

2,90 M (FROM FLOOR TO FLOOR)



CONDITION OF THE APARTMENT:

FULLY COMPLETED END 2023



AIR CONDITIONERS:

FAN COIL SPLIT UNIT

HEATING AND COOLING WITH A SINGLE SYSTEM



LEVELS:

4



CONSTRUCTION TECHNOLOGY:

MONOLITHIC CONSTRUCTION



PARKING SPACE:

6



LIFT:

GROUND PARKING FLOOR -  
COMMON AREAS



KITCHEN AND WARDROBE:

SPECIALLY DESIGNED



ENERGY EFFICIENCY:

A++

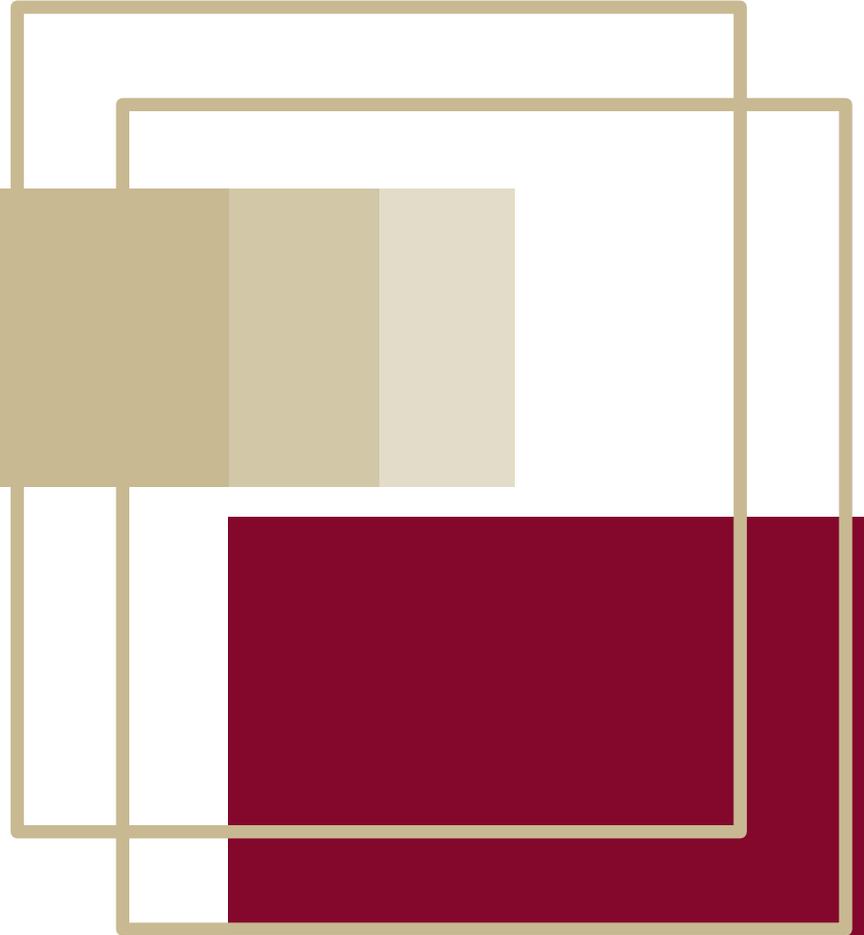


# PLOT AREA PHOTO





# 3D OUTDOOR DESIGN



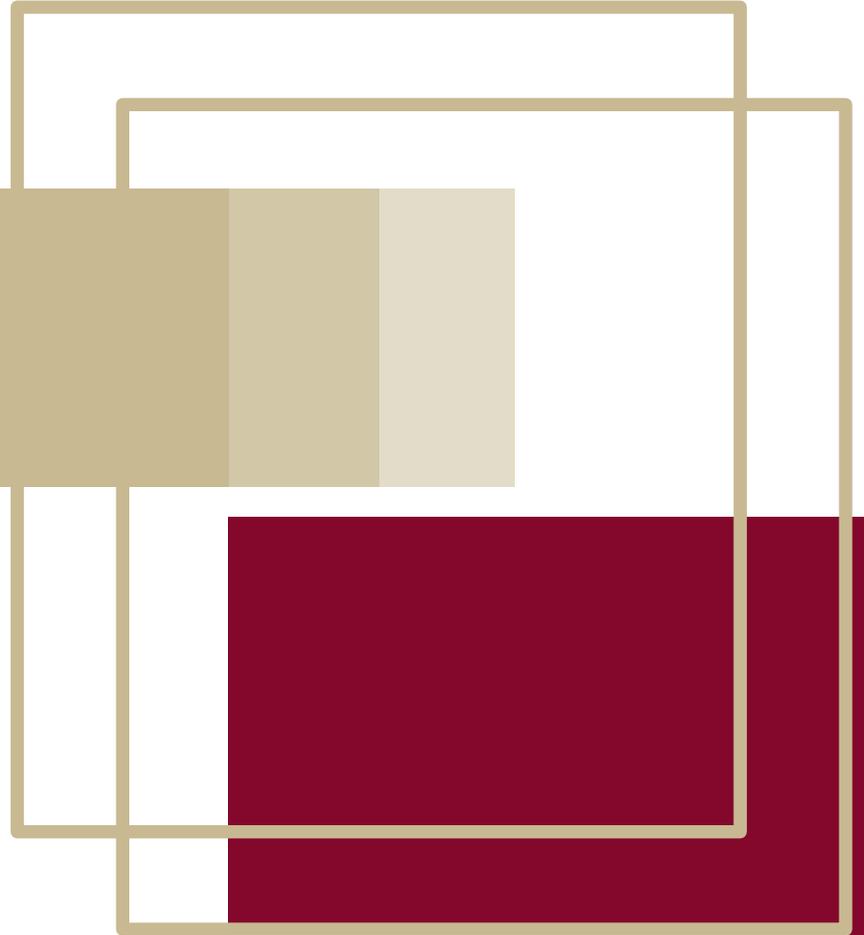








# 3D INTERIOR DESIGN







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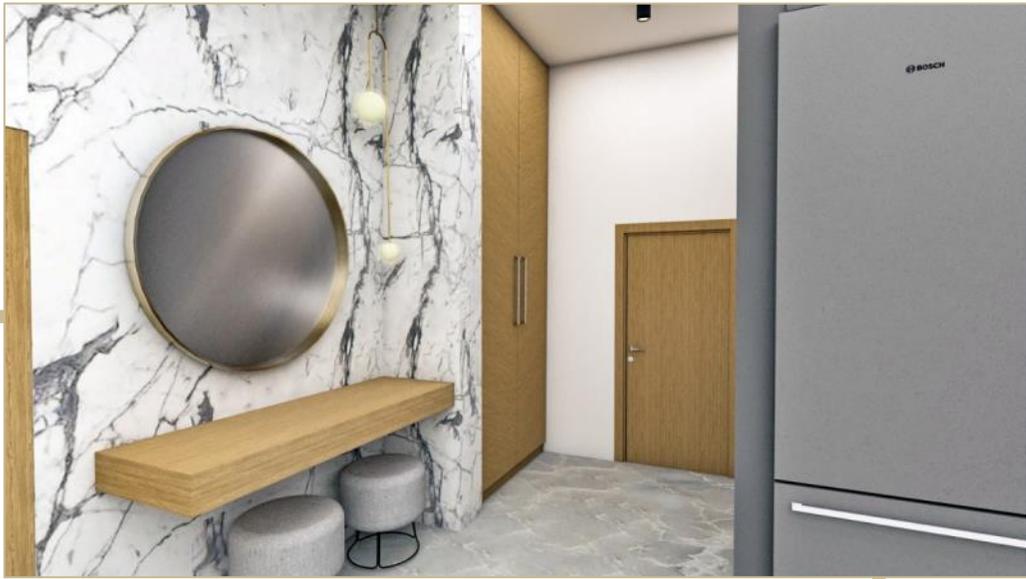




  
**KYRIAKIDIS**  
CONSTRUCTION COMPANY

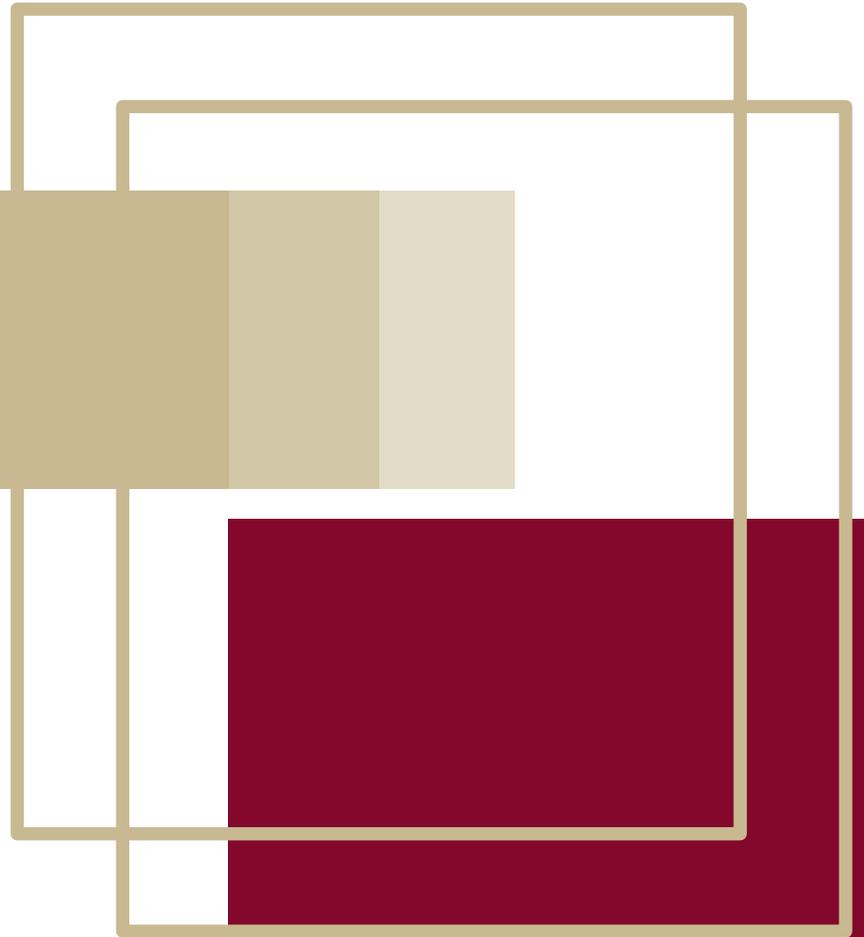


  
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# PRICES

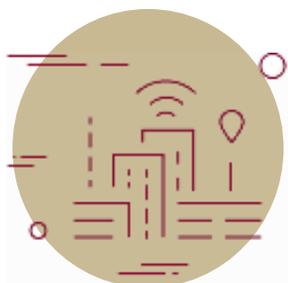




# GENERAL PLAN



APARTMENTS	M <sup>2</sup> WITH WALLS	M <sup>2</sup> BALCONY	PRICE M <sup>2</sup>	SALE PRICE
APARTMENT A1	105,75 m <sup>2</sup>	13,80 μ <sup>2</sup> + 4,29 μ <sup>2</sup> = 18,09 μ <sup>2</sup>	3.500 €	<b>370.000 €</b>
APARTMENT A2	106,40 m <sup>2</sup>	13,80 μ <sup>2</sup> + 4,29 μ <sup>2</sup> = 18,09 μ <sup>2</sup>	3.400 €	<b>360.000 €</b>
APARTMENT B1	105,75 m <sup>2</sup>	13,80 μ <sup>2</sup> + 4,29 μ <sup>2</sup> = 18,09 μ <sup>2</sup>	3.600 €	<b>380.000 €</b>
APARTMENT B2	106,40 m <sup>2</sup>	13,80 μ <sup>2</sup> + 4,29 μ <sup>2</sup> = 18,09 μ <sup>2</sup>	3.500 €	<b>370.000 €</b>
APARTMENT C1	105,75 m <sup>2</sup>	13,80 μ <sup>2</sup> + 4,29 μ <sup>2</sup> = 18,09 μ <sup>2</sup>	3.700 €	<b>390.000 €</b>
APARTMENT C2	106,40 μ <sup>2</sup>	13,80 μ <sup>2</sup> + 4,29 μ <sup>2</sup> = 18,09 μ <sup>2</sup>	3.600 €	<b>380.000 €</b>



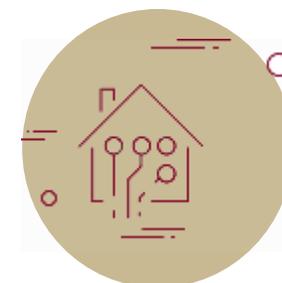
### PROSPECTS

In the last 5 years there has been a surge in construction activity in the Chrysopigi area due to the favourable location and good infrastructure.



### INFRASTRUCTURE

There is a wide range of social infrastructure for an integrated life: municipal and private kindergartens as well as primary and secondary schools. Within walking distance you will find IKA, JUSK, IKEA, supermarkets, YAVA & BEFIT sports centres, bakeries and pharmacies as well as various small shops. A playground and basketball court are under construction nearby.



### NETWORK

The building is connected to the main central networks for electricity, water and sewerage. As well as the high efficiency of the building due to the insulation, the windows with thermal break and the solar panel systems for electricity and hot water.



# PLANS

