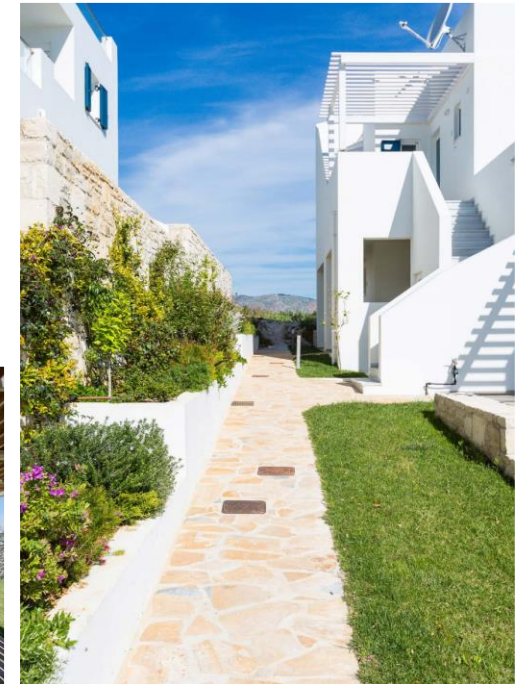
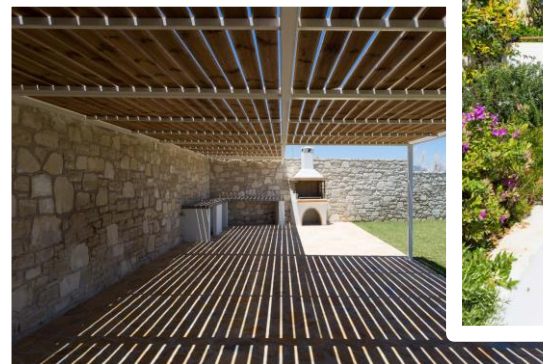
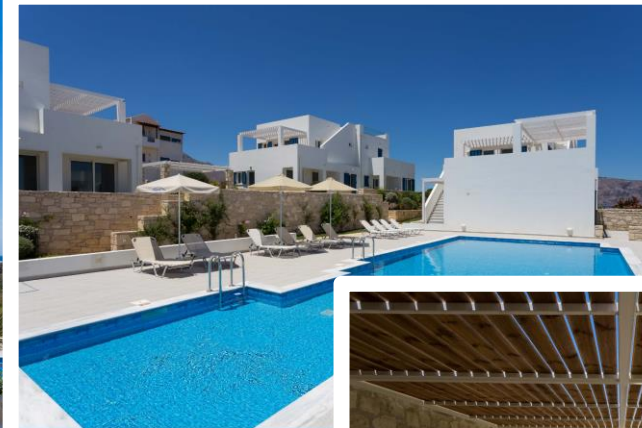
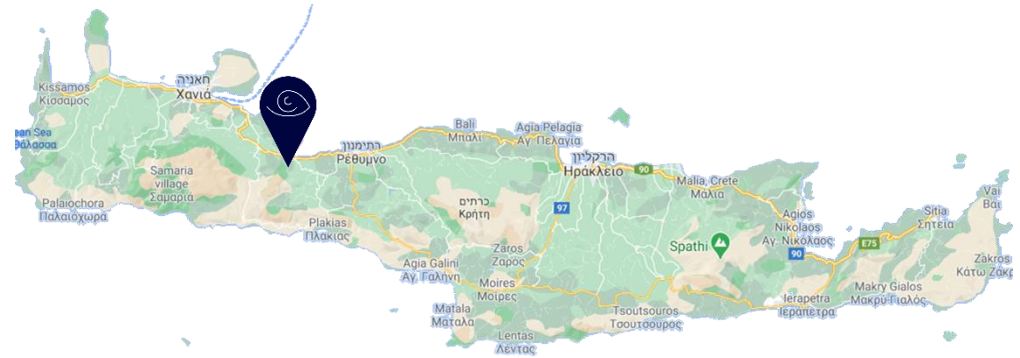


Price of the property	400,000 €
Built area in sqm	100.59
Price per sqm	3,976 €
No. of bedrooms	3
No. of bathrooms	2
No. of levels	3
Construction year	2016
Village	Kavros
Region	Chania

The charming villa is part of an upscale project in a modern design that manages to retain a traditional Greek character. The project is located just 700 meters from the longest coastline in Crete and the villa overlooks a spectacular view of the sea, the white mountains and green fields. The villa has a private garden, patio (paved courtyard) and a roof that covers the entire area of the property. Guests at the villa enjoy 2 heated swimming pools and 2 children's pools that allow enjoyment of the property all year round, as well as free use of the spa facilities of a nearby 5-star hotel.



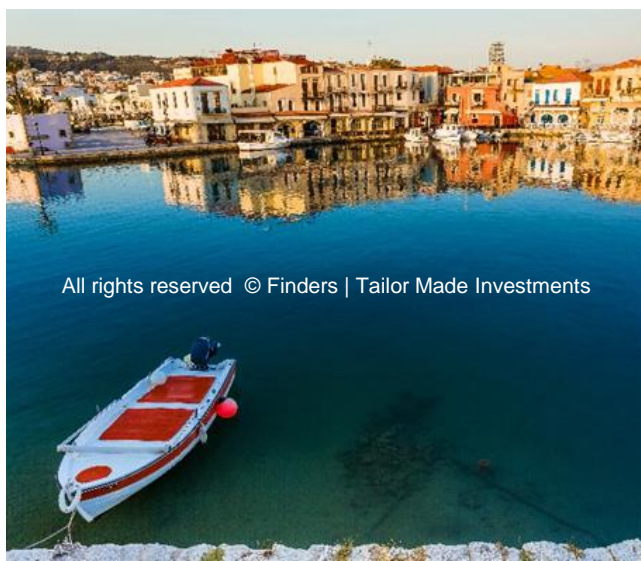


The modern white villa retains traditional features and is located just 700 m from the beach. The villa is located just 20 km from the city of Rethymno and 44 km from the city of Chania.

Kavros is a picturesque and charming village, and its location - almost in the center of Crete, allows easy and quick access to all the tourist attractions on the island. The village has supermarkets, taverns, car rental agencies, bars and more. The longest sandy beach in Crete is within walking distance of the village. The village is located only 3.5 km from the shore of Lake Kournas - the only lake in Crete. It is a natural and spectacular lake with a lush green environment, and according to local legend it is bottomless.

Distance from the beach in km	0.7
Distance from Rethymno in km	20
Distance from Chania in km	44
Distance from Souda port in km	35
Distance from Chania airport in km	49





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Crete is the largest island in the Greek Islands. It is filled with white bays, olive groves, vast vineyards and rich vegetation. The greatness of the island is in the wonderful combination it offers to visitors: archeological sites, along with bustling nightlife, bustling and romantic cities, and unique and impressive natural phenomena. Crete Island is divided into four regions: Heraklion, Rethymno, Chania and Lasithi.

More than 2.5 million tourists visit Crete each year, which is almost 5 times its population of about 650,000, most of whom live in the five major cities of Crete: Heraklion, Chania, Rethymno, Iraptra and Sitia. Most tourists arriving in Crete land at Heraklion International Airport, which is the second airport in Greece's tourist rush after Athens. Some of the tourists land in the city of Chania, also an international airport, and some arrive on cruises.

Crete has countless beaches to choose from, but there are three magical beaches hidden in the island, which are rated as part of the most beautiful beaches in the world: The blue lagoons of Balos Beach, Elafonisi Beach and Seitan Limania Beach - a tiny mid-bay beach that creates spectacular views.

PLACES OF INTEREST

Rethymno (20 km from the property)

The third largest city in Crete. A charming city with a winning combination of Venetian influences and Turkish influences. The narrow alleyways create an almost mystical, romantic atmosphere.

The city has various influences of the Occupying Nations, which have passed through the island throughout history. One of these nations is the Venetian, which expanded the city to what it is today, and set up several sites worth visiting: the fortress which is a testament to the experience of the Turks' defense against the past. Rethymno's fortress complex has been poorly preserved since its glamorous days in the 16th century, and can be visited and viewed from its walls to the sea, port and lighthouse. The beautiful Venetian harbor also serves as a great starting point for sightseeing in the picturesque and pleasant alleys of the old city. Outside the old city there is a nice little town market, trendy cafes and bustling commercial streets that will offer a little more than touristy souvenirs.

The main campus of the University of Crete is located in the city (the second campus is located in Heraklion) and about 9,000 students attend it every year. Thanks to the student life and the young and dynamic city population, the city's entertainment venues are active throughout the year - unlike other cities on the island where most of the activity is during the summer months. The students are a lever and have a positive economic impact on the entire area.



PLACES OF INTEREST

Chania (44 km from the property)

The second largest city in Crete. It is considered the most beautiful city on the island of Crete and as a major departure point for excursions.

The most popular and charming area in the city is the old port. The port was established during the Venetian rule in Chania, hence its name - "the old Venetian port". At the entrance to the port, there is a picturesque and beautiful lighthouse that illuminates in the evening, and along its length are scattered many entertainment sites, local taverns and also souvenir shops for tourists.

Another must-see destination is the local market of Chania, which is considered one of the most beautiful markets in Europe. This is an indoor market called Agora in Hebrew: a gathering place. The market was established in the early 20th century as part of the celebrations for the unification of Crete and Greece, and was designed according to the market structure in Marseilles, France, in the shape of a cross, and includes about 76 shops and cafes. Most of the products on the market are local products from the island of Crete.

The city has two prominent museums: the Museum of Archeology housed inside a 16th-century Franciscan church. The second museum is the Maritime Museum.

The best organized beaches in the city are: Agii Apostoli, Agios Onoufrios, Stalos and Kalathas.



PLACES OF INTEREST

- **Lake Kournas** (3 km from the property) - Also known as the "Hidden Lake". It is located not far from the main road of Crete, on the road between the capital Heraklion and the city of Chania. The large and deep lake serves as one of the area's main water sources.
- **Stilos** (20 km from the property) - A charming and traditional village, sloping with taverns, vines and stream channels that pass through it. From the village you can go on a walking tour of the Kiliaris River gorge.
- **The Aptera archeological site** (26 km from the property) - One of the most interesting archeological sites in Crete. The site has been inhabited since the Minoan period, but became a major city around the 8th century BC. The city was destroyed in the great earthquake of 365 AD and today you can visit the fascinating archeological remains that remain in the place.
- **Kourtaliotiko Gorge** (34 km from the property) - The beautiful canyon offers magical nature, with plenty of running water, waterfalls and natural pools for refreshing bathing on charming hiking trails. For nature lovers.
- **Limnopolis Water Park** (41 km from the property) - One of the oldest and most popular water parks in Crete. The park includes 11 slides, pools and tubing tracks.



Airports in Crete

There are 3 airports in Crete: Heraklion (Kazantzakis), Chania (Daskalogianis), and a small airport that currently only receives domestic flights - in Sitia (starting in May 2018, several international flights to Germany have also begun from this airport and the plan is to expand its international operations).

The property is located between the two international airports in Crete: The Chania International Airport, was completely renovated in 2005, its terminal has been significantly expanded and dozens of other destinations have been added worldwide (49 km from the property).

Heraklion International Airport is the main airport of Crete Island in Greece, and Greece's second largest airport in terms of passenger traffic, after Athens International Airport. (98 km from the property).

In 2019, construction of a new international airport near Heraklion began. It is estimated that its construction will be completed in 5 years.





Restaurants & Nightlife close to the Property

- Dyonisys - Seafood Restaurant (500 m from the property)
- Classic Coffee Bar - Cafe (600 m from the property)
- Jasmine Restaurant Taverne - Traditional family tavern (700 m from the property)
- Manos - Greek Restaurant (750 m from the property)
- Gregoris Taverna (1 km from the property)
- Akrogiali - Restaurant and cafe on the beach (1.5 km from the property)
- Rock Club Cafe - A trendy club consisting of three bars and a dance floor. The place has a wood and stone design and you can hear rock, pop and hip hop music (20 km from the property).
- Figaro - A bar with a special atmosphere in the old town offering light meals and lots of alcohol. Its audience consists of many artists and musicians, and is housed in an ancient and beautiful building (20 km from the property).
- Fortezza Disco - a club consisting of three bars in a clean white design. The audience includes young people from around the world (20 km from the property).
- Living Room - Lounge bar for the fashionable young people of Rethymno. The lounge consists of a huge space designed for glory and a seating area with a view of the sea and the fortress of Rethymno. Diverse music but a lot of chill out (20 km from the property).
- La Bohem - Italian restaurant. The menu includes delicious dishes based on fine ingredients, such as two different types of pasta every day and Italian wine (20 km from the property)
- Avli - Luxury restaurant in Rethymno, Middle Eastern with Italian touches (20 km from the property)
- Pigadi Restaurant - Romantic restaurant located in the courtyard of a stone house in the Old Town of Rethymno (20 km from the property)

