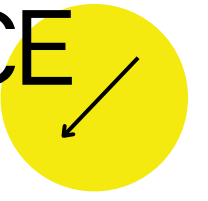


# INVESTMENT PROJECT MODERN VILLAS

CRETE, GREECE



DISCOVER THE PROJECT ↓

3 VILLAS IN A GATED COMMUNITY

EACH VILLA LIVING AREA  
**500M<sup>2</sup>**

CONCEPTION  
LOCATION  
INNER SPACE  
DESIGN  
ADVANTAGES



4-6 BEDROOMS



EN-SUITE BATHROOMS



INFINITY POOL



VERANDA AND COURTYARD WITH BBQ AREA



GARAGE FOR 2 CARS



# CONCEPTION

Unparalleled allure and elegance hallmark this one-of-a-kind private compound offering 3 individual properties nestled in THESEUS BEACH VILLAGE most exclusive private and gated community.



The main living room is designed for entertaining guests inside and out. The master suite has walk-in closets, oversized tub, steam sauna, his/her vanities and private home office. The defining feature of this house is the 400 square meters terrace complete with pool, heated spa, summer kitchen, dining and lounge areas. Additional amenities include laundry, storage and garage for 2 cars.



GREET EACH DAY WITH THE GLORIOUS SUNRISES AND SAVOR THE SUNSET GLOW FROM THE TERRACE

# LOCATION AND FACILITIES



Theseus Beach village is a gated community peninsula located on the north of Crete within 15 km from Heraklion the capital of Crete and 20 min from the International Airport. The project are developed on the plot with direct and unobstructed sea view.



PRIVATE BEACH



SWIMMING POOL



BOAT PIER



TENNIS COURTS



BEACH BAR



CHILDREN'S PLAYGROUND



CAFE



24/7 SECURITY

EXCLUSIVE AMENITIES OF VILLAGE ↑

# INNER SPACE OF VILLA

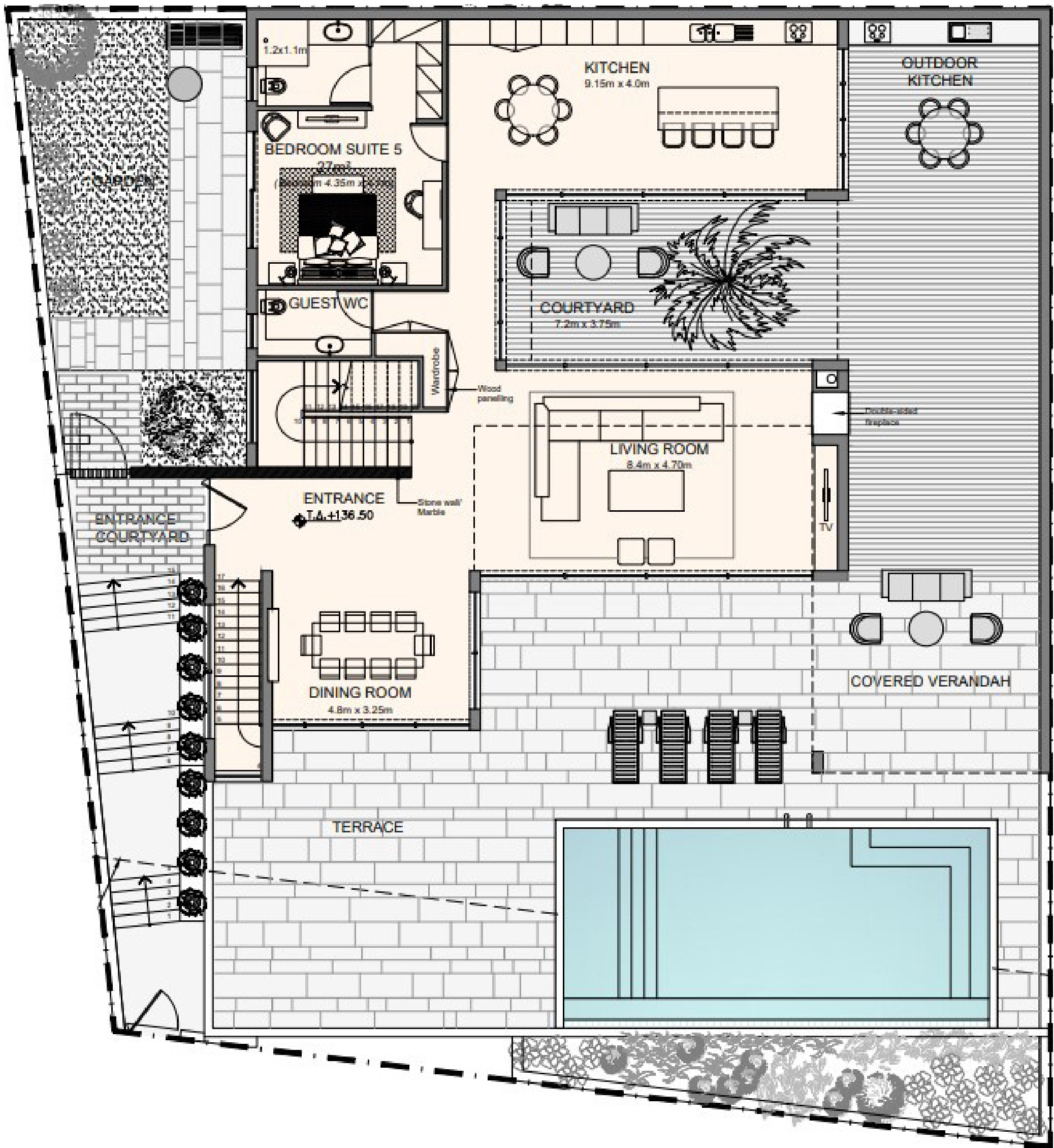
GROUND FLOOR

COMMON AREA  
LIVING ROOM  
KITCHEN  
BEDROOM SUITE  
TERRACE AND COURTYARD  
POOL  
BBQ AREA



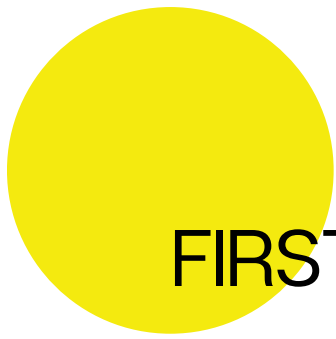
The ground level of the villas is open plan and includes a living room featuring high ceilings, large windows, spacious kitchen, dining area and multiple lounge areas with access to a main terrace and courtyard features an infinity pool with sunbathing place, covered BBQ area with shaded lounge and dining. This floor hosts one bedroom suite.





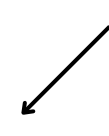
IDEAL SPOT TO GATHER WITH YOUR FRIENDS AND FAMILY AND ENJOY A DINNER UNDER THE STARS WITH AN UNOBSTRUCTED VIEW ON THE AEGEAN SEA





# FIRST FLOOR

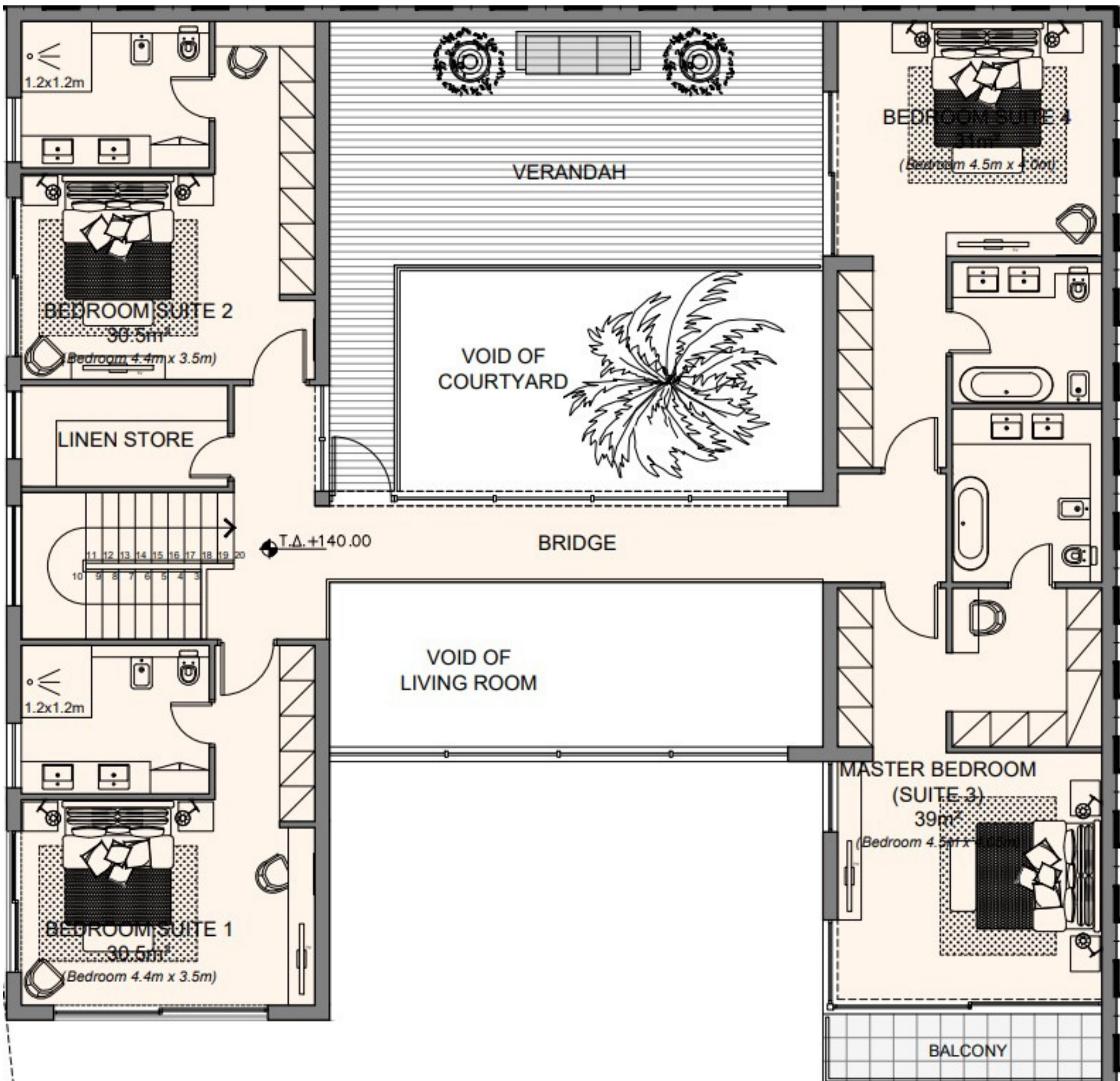
SLEEPING BLOCK  
4 BEDROOMS  
EN-SUITE BATHROOMS  
VERANDA



The spacious bedrooms offer a feeling of elegance tempered with simplicity and maximum privacy.

The primary bedroom is a showcase of innovative design. The walk-in closet includes a glass door with walnut interiors. A sumptuous retreat, the bath is endowed with a freestanding tub and a large shower.

Three en-suite guest bedrooms ensure hotel-suite-style retreats, each offering its own amenities.



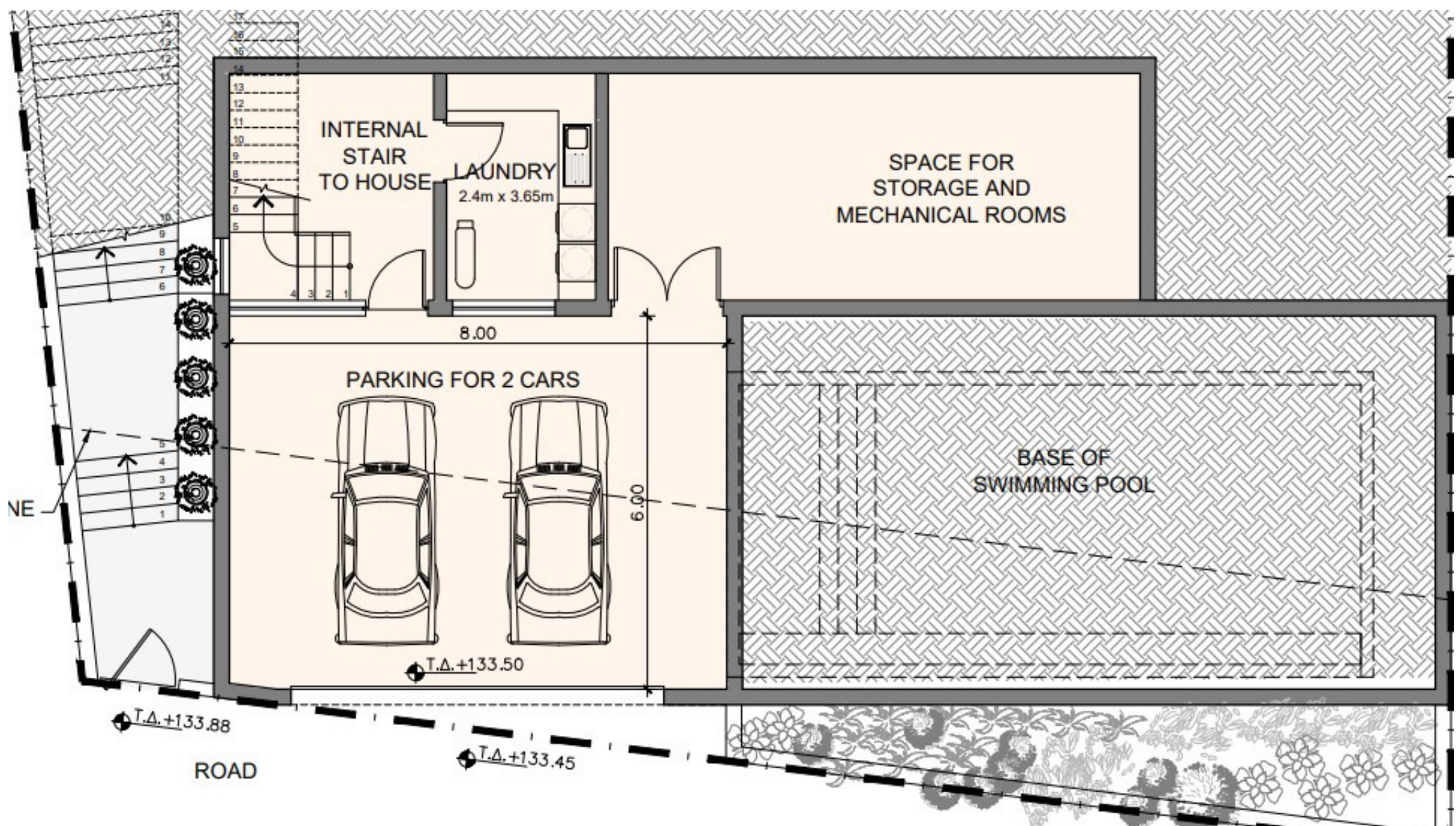
WALLS OF GLASS SHOWCASE THE GLORIOUS SEA VIEWS THAT AWAIT YOU FROM ALMOST EVERY ROOM



## BASEMENT

TECHNICAL LEVEL  
ENTRANCE STAIRS  
GARAGE  
STORAGE  
LOUNDRY

All technical and household rooms in the basement to free up the main space of living. On this level is located gated garage for two cars. The Villa has two stairs to the top floor internal and external.



# MODERN AND MINIMALIST



The masterfully designed modern villas emanates an ethereal energy and inspire large families to enjoy their precious time together in a true country lifestyle estate in the shore of sea.

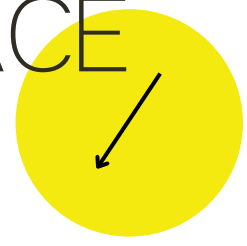
Design provide a variety of open plan easily accessible spaces with sea views where possible, minimum corridors, privacy for bedrooms, laundries on the bedroom levels, large and spacious outside area which complements the main space of living. Villas are designed to let in as much daylight as possible.



A CAPTIVATING COURTYARD DESIGN PROVIDES A MODERN HOME WITH A SPECIAL SENSE OF SERENITY, AND ALLOWS NATURE TO BECOME A MAJOR PART OF A HOME'S MAKEUP



THIS IS A VERY SPECIAL PLACE  
TO CALL HOME!



As healthy living is the ultimate luxury, project delivers a rigorous wellness program with construction materials - from insulation to glue to paint – certified organic and toxin-free, delivering the purest, cleanest indoor air. Hydronic radiant heating complements forced air from linear vents in optimal locations. Energy efficient windows improves temperature control, protect from UV rays and lower your carbon footprint.

Domestic solar PV system powers your home, leading to savings on your electricity bills.

Technology amenities include wall-mounted panels and device control of climate, lighting, shading, entertainment media and security systems.

FEEL THE  
COMFORT



# ADVANTAGES

- Modern design and construction techniques
- Unique location with panoramic views of Aegean sea
- Amenities and services of a gated village with Security 24/7
- Legal support for the procedure of obtaining a residence permit in Greece
- Close to infrastructure - 15km to Heraklion the capital of Crete and 20 minutes to the International Airport
- Within 5 minutes by car are tourist villages with tavernas, stores and sandy bays such as Agia Pelagia, Ligaria and Madé.



THANK YOU