

LIMNI PROJECT- “VILLA APHRODITE”

New development by



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“APHRODITE VILLA”-K2



The semi-underground level : This level will consist of a bedroom with glazed door that opens to outdoor patio area ensuring natural light and ventilation. Additionally, there will be one room that can be used as a study or guest room also with glazed door leading to outdoor patio area with ensuite bathroom. Another room on this level is designed for storage, with access to the laundry room/bathroom ,also having opening to the patio making the space bright and airy. Lastly, there is a spacious common area for any use.

The ground level : The ground level comprises two master bedrooms, each with its own private ensuite bathroom. The spacious open-concept kitchen, dining and living area is designed for comfort and style. One of the bathrooms is conveniently accessible from the main living area. Patio doors extend this living space to a covered veranda equipped with an exterior kitchen, dining and seating area all overlooking the pool and offering stunning sea and mountain views.

Accessibility : The two levels are connected by an internal staircase .

Outdoor area : The villa’s outdoor area is perfect for relaxing and having fun. There will be a covered BBQ area with seating and dining area .The stunning swimming pool features a unique glass wall, adding a touch of luxury. Next to the pool will be a spot for jacuzzi. An outdoor private cinema area allows for movies under the stars. The beautifully landscaped garden enhances the serene atmosphere .Lastly, an uncovered parking space to the south provides convenient temporary parking .



764,16 sq.m.



Two story villa :

218,92 sq.m. (gross)
167,25 sq.m. (net)



3 + 1 alternative use room (study/guest bedroom)



3 + 1 laundry/bathroom



A/C, central heating, solar boiler



Swimming pool 38 sq.m.



Uncovered parking space on its plot and extra parking space in the covered common parking area.



Disabled friendly, energy efficient bioclimatic design, energy class A+, solar net metering

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Semi-underground floor
plan:

Total area (gross) : 111,77 sq.m.

Total area (net) : 85,67 sq.m.

1 Bedroom

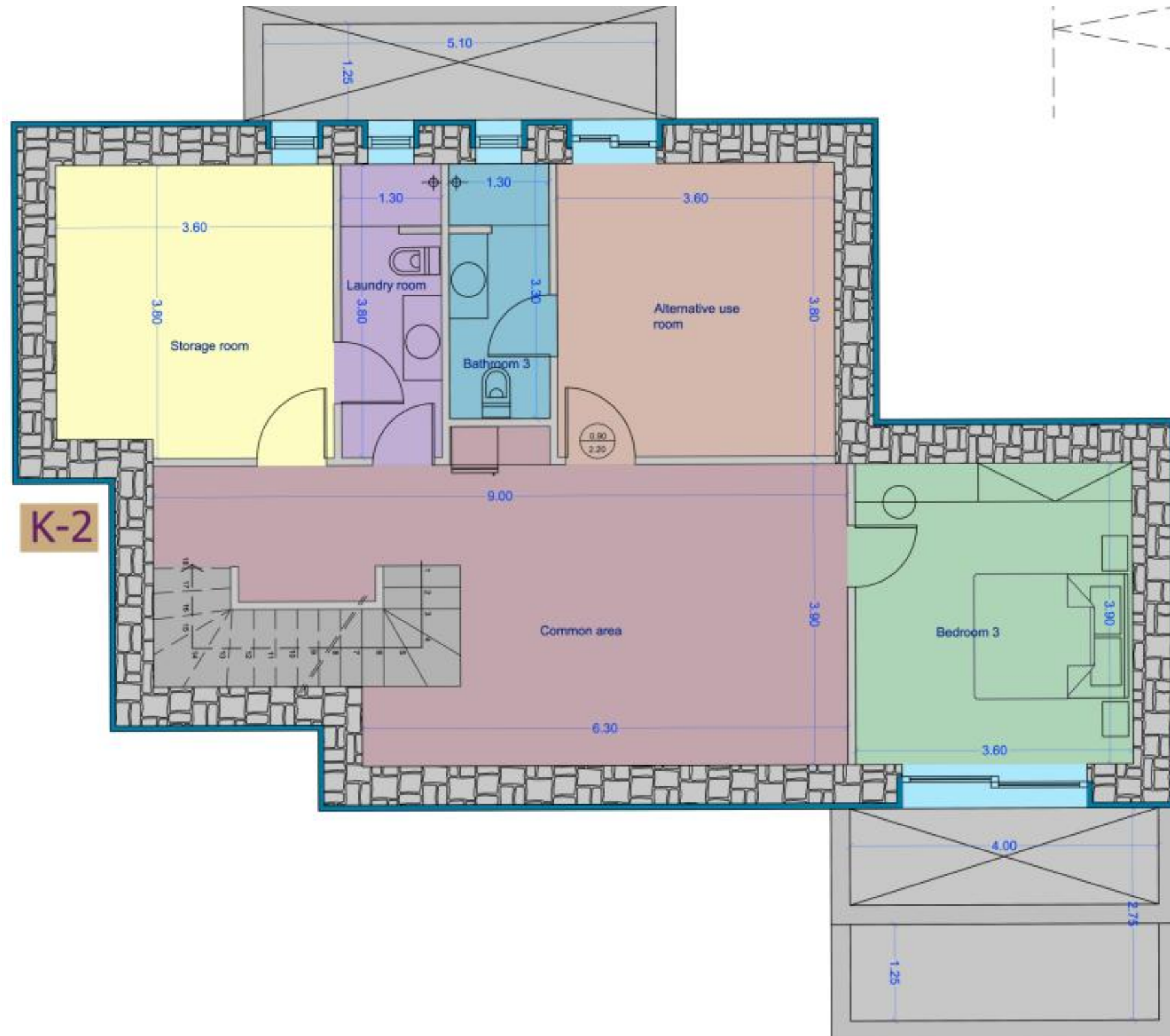
1 Room for alternative use

1 Storage room

1 Laundry room - Bathroom

1 Bathroom

1 Common area





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Ground floor plan :

Total area (gross) : 107,15 sq.m.

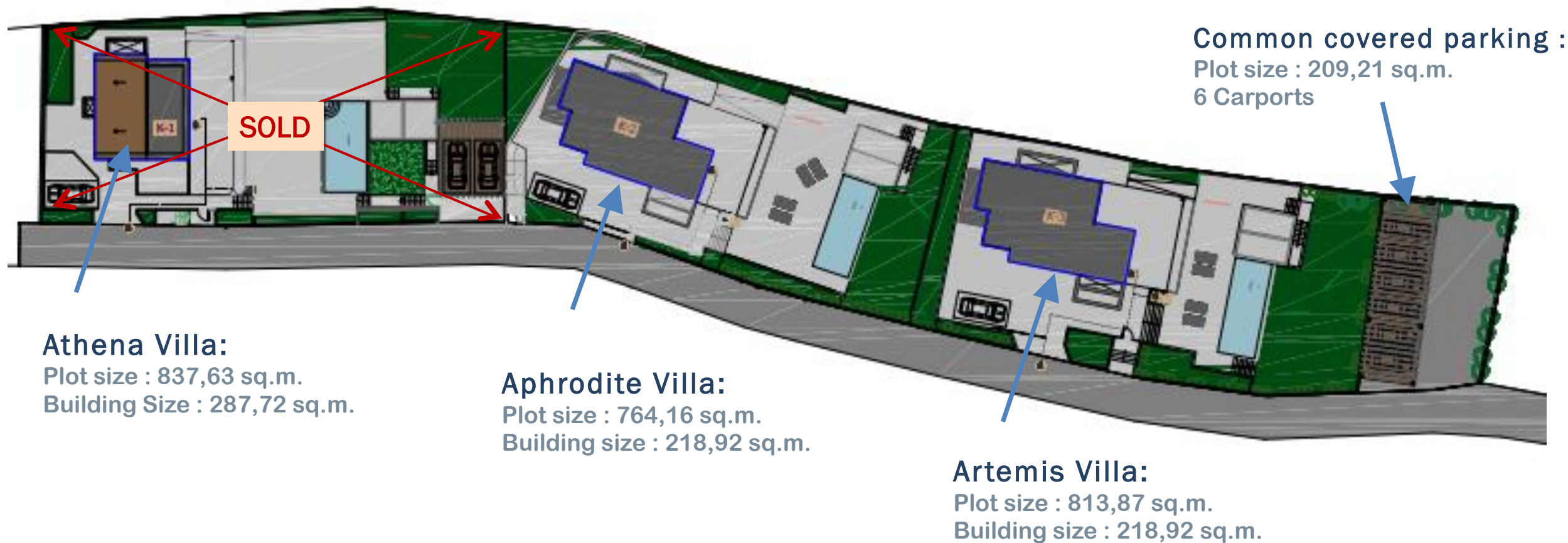
Total area (net) : 81,58 sq.m.

2 Master Bedrooms with en-suite bathrooms

2 Bathrooms

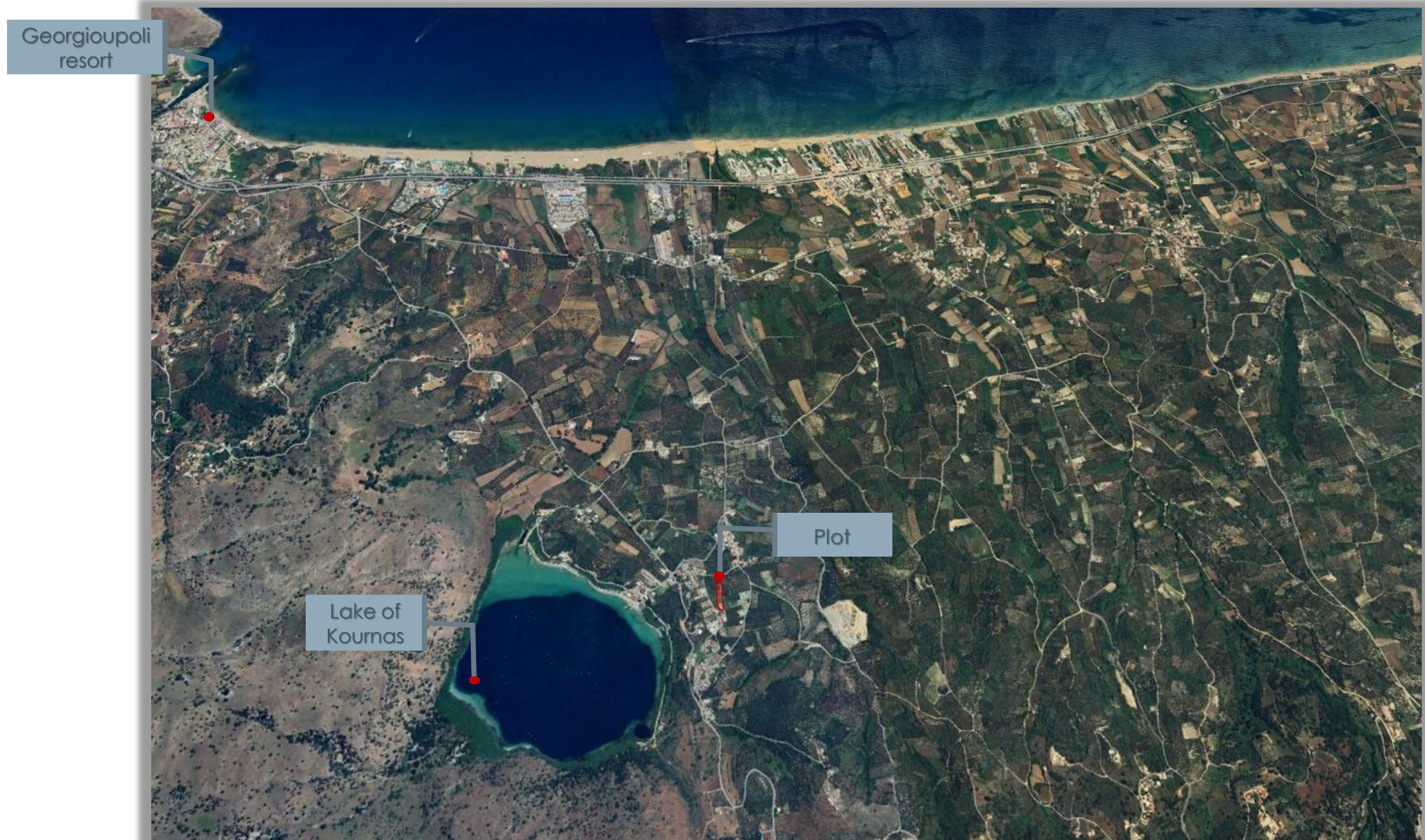
1 Open space of kitchen-living room-dining area

Building coverage on the topography plan



About location

This plot is nestled in the tranquil village called Mouri , very short distance of Kournas Lake, a beloved spot for locals and tourists alike, offering picturesque scenery leisurely swims. The plot sits on a slope, giving it a great amphitheatrically view of Apokoronas valley, the majestic White Mountains and the shimmering Cretan Sea .Surrounding the lake, a plethora of charming restaurants and cafes await, inviting you to savor the exceptional flavors of Cretan cuisine while basking in the warmth of Greek hospitality. For seaside adventures, the golden sands of Kavros Beach lie a mere 3 km away, while the renowned Georgioupolis Beach beckons from just 4.5 km distant. Conveniently accessible year-round, Georgioupolis and Kavros offer regular bus routes to both Chania and Rethymno. Within easy reach of the town center, you'll find a plethora of amenities including ATMs, banks, markets, gas stations, and medical facilities, ensuring a comfortable and hassle-free stay.



About project “Limni Complex Project”

A plot of total size 2.625 sq.m. with ready building permit for a complex of three private villas in the beautiful area of Lake of Kournas , called Mouri village, making it an ideal investment complex for sale in Crete. The plot is only 280 meters away of Kournas Lake , which is ideal for swimming, sunbathing and using pedal boats.

Each villa boasts its own private plot, complete with a landscaped garden, swimming pool, patio, and parking area. Thanks to the plot's natural slope, all three villas offer complete privacy, with breathtaking panoramic unobstructed view of the Cretan Sea and Apokoronas valley from each vantage point. Embracing eco-conscious principles, the villa complex features bioclimatic design elements, promoting sustainability and earning an impressive energy class A+ rating. Additionally, the villas are eligible for rental with EOT certification (Greek Tourism Organization), offering potential for lucrative returns on investment.

Lastly, a communal parking area with six carports provides convenience for residents and guests alike.



Lake of Kournas , the only freshwater lake in Crete.

Distances



BEACH
280 m



RESTAURANTS & CAFE
280 meters



CHANIA CITY
44 km (45 min by car)

RETHIMNO CITY
21 km (25 min by car)



HERAKLION AIRPORT
93 km (1 hour 17 min)

CHANIA AIRPORT
51 km (53 min by car)



SOUDA SEA PORT
35 km (37 min by car)