



**A brand new stone villa with seaview**

*Greece, Crete*

<b>Price:</b>	<b>€ 552 000</b>
<b>Object type</b>	House
<b>House type</b>	New project
<b>Market</b>	New building
<b>Quarter of finishing:</b>	Q4
<b>Year of finishing:</b>	2023
<b>Bedrooms</b>	2
<b>Land area</b>	4038 m <sup>2</sup>
<b>Area</b>	137 m <sup>2</sup>
<b>Category</b>	For sale



It is a brand new project of 18 residential stone houses with pools. The complex is located on the touristic area of the Tersana village, 30 minutes away from the center of Chania. Altera Pars is a unique oasis of prestigious stone houses with swimming pools for people united by a single idea: living luxurious! This is an ideal place for family athletic and recreation activities, where everyone will find something to their liking!

The modern architecture of the stone house gives a real feeling of home comfort, security, and harmony. The architects of our company ensured, not only the external balance of the form, but also the quality of the content.

**Concept**

The idea of the complex arose from the natural landscape. On the territory of an almost flat land plot, we designed and placed individual residential buildings with unique view. All houses will be built from white-beige natural stone, which is extracted from the local Cretan quarry. The characteristic appearance of the residences is the natural hand-hewn stone with wooden elements and use of glass in the decoration, creating a unique atmosphere and comfort.

Block A1 & A2

Total area of both plots of this block: 4.038,61 m<sup>2</sup>

Two identical stone houses will be built on the divided plot. Total area of each house: 137,50 m<sup>2</sup>



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On the Ground floor with a total size of 68, 75 m<sup>2</sup>, there is an open-plan kitchen, dining and living room, as well as a small bathroom located under the stairs. Large sliding French doors are leading to the swimming pool and open plan area. Following the stairs from the Ground floor to the First floor with a total size of 68, 75 m<sup>2</sup>, there are two large bedrooms with bathrooms. They both are equipped with fitted wardrobes and French doors opening to a large shared veranda overlooking the private pool. From the windows of the bedrooms there is a beautiful view to the Mountains. The charming exteriors also feature lots of flowers and trees, as well as parking area. All the outdoor spaces are elegantly lighted, which during the night, creates magical scenery along with the pool lights.

### Features

- Functional stone building with natural Cretan stone (wall thickness of 60 cm)
- Proper placement for maximum ventilation
- Natural materials used in construction (Stone, Glass, Wood) and the corresponding design methods
- Full heat and hydro insulation, approved by Greek organization KENAK
- Fortified supporting structures for maximum strength (top quality concrete & steel S 500s)
- Autonomous diesel heating
- Electric water heater & Solar panel for hot water
- Fitted kitchen with built-in electrical appliances (fridge, stove, oven, extractor hood, dishwasher)
- Separate water tank for greater autonomy
- Fitted wardrobes from natural wood in all bedrooms
- Bathrooms and WC accessories of the most famous brands
- The interior design of the villa has been specifically designed by our experienced designers
- Private swimming pool
- German aluminum windows and external doors' frames with double, heat-insulating glazing, fitted insect nets and electrically-operated rolling shutters
- Water-sewerage system
- Bathrooms and toilets tiled with top quality tiles
- Video surveillance from a distance
- Exterior building lighting & land & pool
- Alarm system & cameras
- Spacious veranda & big balconies
- All necessary home accessories for a comfortable stay (linen, kitchen equipment, lighting etc.)
- Italian floor tiles with non-slip tiles & marble a top quality
- Parking area & Landscaped garden with a barbecue, oven, and sink
- Stone fence around the plot
- Interior doors made from natural wood
- Restaurants & Coffee places & Mini markets nearby
- Maintenance services for the house upon request

### About location

Tersanas (i.e. boatyard) is a small coastal village located 13 km northeast of Chania and hidden in a small cove on the west side of Cape Akrotiri. It is actually the harbor of village Chorafakia, located just 1km to the north. The area is well developed and is a popular destination for holidays.

The beach of Tersanas is shaped inside an enclosed natural harbor, which faces southwest. It is a sandy beach with white fine sand and shallow crystal clear water. It is quite small and looks usually crowded, especially on weekends. It is equipped with umbrellas, sunbeds, snack bar and showers. The calm water, combined with the proximity to the touristic facilities, make Tersanas ideal for family holidays.

- Nearest beach: 130 meters
- Restaurants & Coffee shops: 150 meters
- Chania city: 13 km (20 min)
- Chania airport: 7 km (13 min)
- Souda Seaport: 15 km (23 min)
- Heraklion airport: 150 km (2 hours)



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