

Property ID K5048

## New Construction Project! Modern architectural design, near Gavalochori in western Crete.



73008 Gavalachori, KH405

## Unser Angebot

|                                            |                                  |
|--------------------------------------------|----------------------------------|
| <b>Type of property</b>                    | House                            |
| <b>Kind of property</b>                    | Villa                            |
| <b>Postcode</b>                            | 73008                            |
| <b>City</b>                                | Gavalachori                      |
| <b>Country</b>                             | Greece                           |
| <b>Additional geographical information</b> | Kreta                            |
| <b>Living area</b>                         | approx. 85 m <sup>2</sup>        |
| <b>Number of rooms</b>                     | 3                                |
| <b>Number of bedrooms</b>                  | 2                                |
| <b>Number of bathrooms</b>                 | 1                                |
| <b>Plot size</b>                           | approx. 276 m <sup>2</sup>       |
| <b>Purchase price</b>                      | 320.000,00 €                     |
| <b>External commission</b>                 | 3,57 % vom Kaufpreis inkl. MwSt. |
| <b>Condition</b>                           | New construction                 |
| <b>Combustion</b>                          | Electric                         |
| <b>Heating type</b>                        | not specified                    |
| <b>Number of floors</b>                    | 1                                |
| <b>Cable Sat TV</b>                        | Yes                              |
| <b>Parking spaces</b>                      | 2 Private parking spaces         |
| <b>Terrace</b>                             | Yes                              |
| <b>Available from (text)</b>               | Immediately                      |

### Location

Gavalochori on Crete is a historic, rural village nestled in a valley of exceptional natural beauty in the Apokoronas region. It is a quiet village with small shops for daily necessities, taverns, and several cafés surrounding the central village square.

The view of the White Mountains to the south is spectacular, and the village is surrounded by olive groves. If you're interested in buying a property in Crete, Greece, the village of Gavalochori is just a five-minute drive from the sandy beach and resort town of Almyrida, and ten minutes from the town of Kalyves, which offers excellent shopping and administrative services. The Vamos Health Center is only 2 km away.

### Property description

This modern off-plan development for sale is located in Gavalochori, Apokoronas, Chania. It consists of 5 detached homes starting at 85 m<sup>2</sup>, which feature modern architectural design and offer absolute tranquility amid the natural beauty of Crete.

This exceptional collection of single-story homes combines contemporary comfort with the timeless, traditional character of the Apokoronas region.

Each property is situated on its own private lot and features a 15 m<sup>2</sup> swimming pool, a landscaped garden, and two open parking spaces. This ensures privacy while maintaining proximity to neighboring properties.

The homes offer approximately 86–88 m<sup>2</sup> of thoughtfully designed living space. The layout includes an open-concept living and dining area with a seamlessly integrated kitchen, two bedrooms each with its own bathroom, an additional bathroom, and a guest restroom.

Gavalochori combines the charm of traditional village life with easy access to everyday amenities, including local taverns, cafés, a bakery, and a mini-market. The beautiful sandy beaches of Almyrida, Kalyves, and Georgioupolis are all just a short drive away and offer a variety of opportunities for swimming, dining, and relaxing by the sea.

Chania is also easily accessible, making Gavalochori an attractive location for both year-round living and vacation stays.

## **Equipment/Features**

- Private swimming pool
- Garden
- Private parking
- Solar water heating system
- Air conditioning
- Built-in closets
- Insulation
- Beach nearby
- Public transportation
- Shopping nearby
- Amenities nearby



**Your contact person**

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