

BRAND NEW RESIDENCES · GAVALOCHORI, APOKORONAS – CHANIA - CRETE

# GAVALOCHORI *PROJECT*

*Five detached villas on the verdant hills of Apokoronas —  
where contemporary architecture meets the timeless soul of  
Crete.*



**2 Bedrooms**

*Residences 85–88 sq.m.*

**Private Pool**

*15 sq.m. for each residence*

**Energy Class A**

*Modern Specifications*

**Parking spaces**

*2 for each residence*

## THE CONCEPT

# A harmony *between two worlds*

Discover the perfect balance between modern architectural design and the absolute serenity of Cretan nature. This exceptional collection of five single-story detached residences offers an elevated quality of life, seamlessly blending today's luxury with the timeless, traditional character of Apokoronas.

As an off-plan development, the future owner enjoys a significant privilege: the opportunity to personally select the interior materials and finishes of their home.

**LIVING ROOM**

**An open-plan living and dining area, discreetly connected to the kitchen.**

**WELLENES**

**1 bathroom + 1 visitors WC**

**BEDROOMS**

**2 bedrooms with built-in wardrobes**

**OUTODOOR**

**Private 15 sq.m. swimming pool & landscaped garden**



## LOCATION

# On the hills *Of Apokoronas*

Nestled on the lush hills of Apokoronas, Gavalochori stands out as one of the most picturesque, historic, and preserved traditional villages in Chania. It features cobblestone alleys, well-preserved stone arches, and a vibrant, welcoming community.

Within the village, you will find excellent local tavernas serving authentic Cretan cuisine, traditional cafes, a bakery, a mini-market, as well as the engaging Historical-Folklore Museum.

A thriving community. Gavalochori hosts a highly active international expat community — British, German, Dutch, Scandinavian, and other European nationals have chosen the village as their permanent or seasonal base, while its authentic traditional character remains intact. Cultural events, art exhibitions, and community activities bring a unique vibrancy to the village, rare for its size.



GAVALOCHORI - APOKORONAS - CHANIA

|      |    |                       |
|------|----|-----------------------|
| 4,2  | km | Almirida Beach        |
| 35,5 | km | International Airport |
| 27,4 | km | City of Chania        |
| 20   | km | Souda Port            |

## LIFESTYLE • BEACHES

# The sea

## *just a stone's throw away*

*From serene sandy beaches to cosmopolitan shores — three iconic beaches of Northern Crete, all less than a half-hour drive away.*



### Almirida Beach

**4,2 km • 5'**

A fully organized sandy beach with golden sand and shallow, crystal-clear waters, making it ideal for families. Its vibrant seaside promenade is bustling with traditional fish taverns and cafes, offering stunning views over Souda Bay.



### Georgioupoli Beach

**13,6 km • 25'**

Georgioupolis Beach features an endless, fully organized stretch of golden sand with shallow, crystal-clear waters, making it perfect for long walks and water sports. The area's ultimate landmark is the iconic white chapel of Agios Nikolaos. Perched on a rocky islet right in the sea, it is connected to the shore by a picturesque, stone-paved path.



### Kalives Beach

**7,5 km • 12'**

The main beach of Kalyves is located on the eastern side of the village, featuring soft, golden sand and crystal-clear, shallow waters, making it ideal for swimming and family activities. The natural shade provided by the trees makes it perfect for relaxing and unwinding by the shore.

## MASTER PLAN

# One complex, *five private residences*

Five independent plots are arranged around a shared private road. Access is provided via the 8-meter-wide Gavalochori – Agios Pavlos provincial road.

Each plot features its own 15 sq.m. swimming pool, a landscaped garden, and two open parking spaces — ensuring absolute privacy despite the proximity to the neighboring residences.

**K1**

290 sq.m.

**K2**

297 sq.m.

**K3**

276 sq.m.

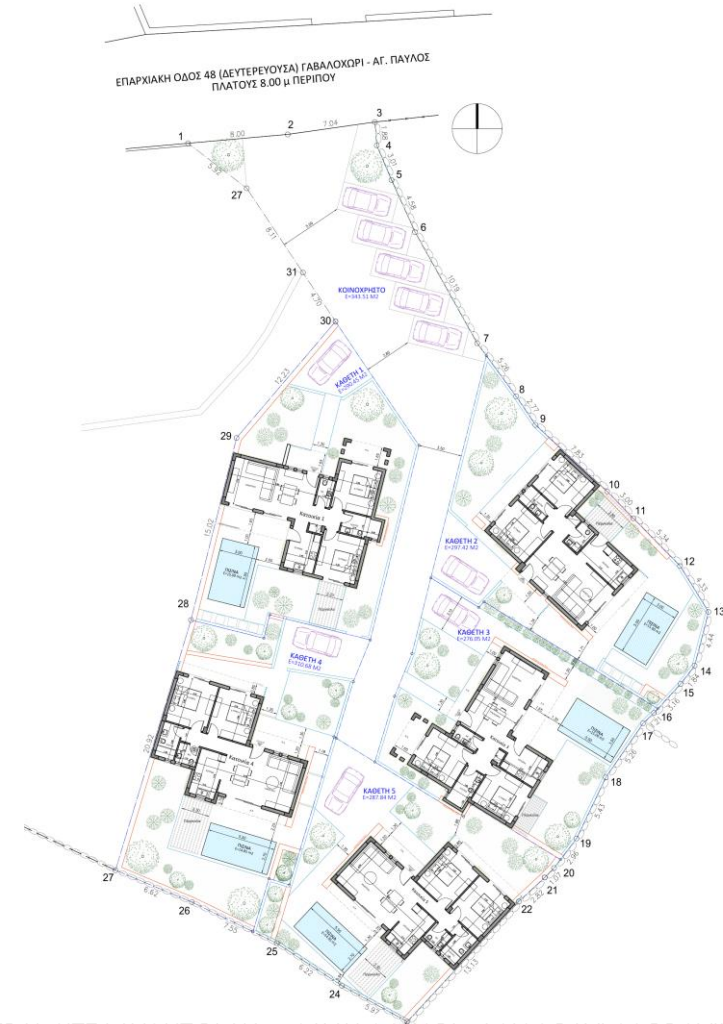
**K4**

311 sq.m.

**K5**

288 sq.m.

**TOTAL PLOT AREA: 1,805 sq.m. • COMMON AREA: 343 sq.m.**



GENERAL SITE LAYOUT PLAN — GAVALOCHORI – AGIOS PAVLOS PROVINCIAL ROAD

## OUTDOOR LIVING

# *Life in the Exterior Spaces*

*From morning coffee by the pool to dinner  
beneath the stars, the open horizon becomes  
part of everyday living.*



## INTERIOR DESIGN &amp; LIVING SPACES

# Light, Comfort *& Thoughtful Design*

*Each residence extends across approximately 86–88 sq.m. of thoughtfully designed interior space. The open-plan living and dining area connects seamlessly with the kitchen, while the layout includes two en-suite bedrooms, a bathroom, and a guest WC.*

**Living & Dining Area****Kitchen****Bedroom 1****Bedroom 2****Bathroom****Swimming Pool****Garden****Parking Area**

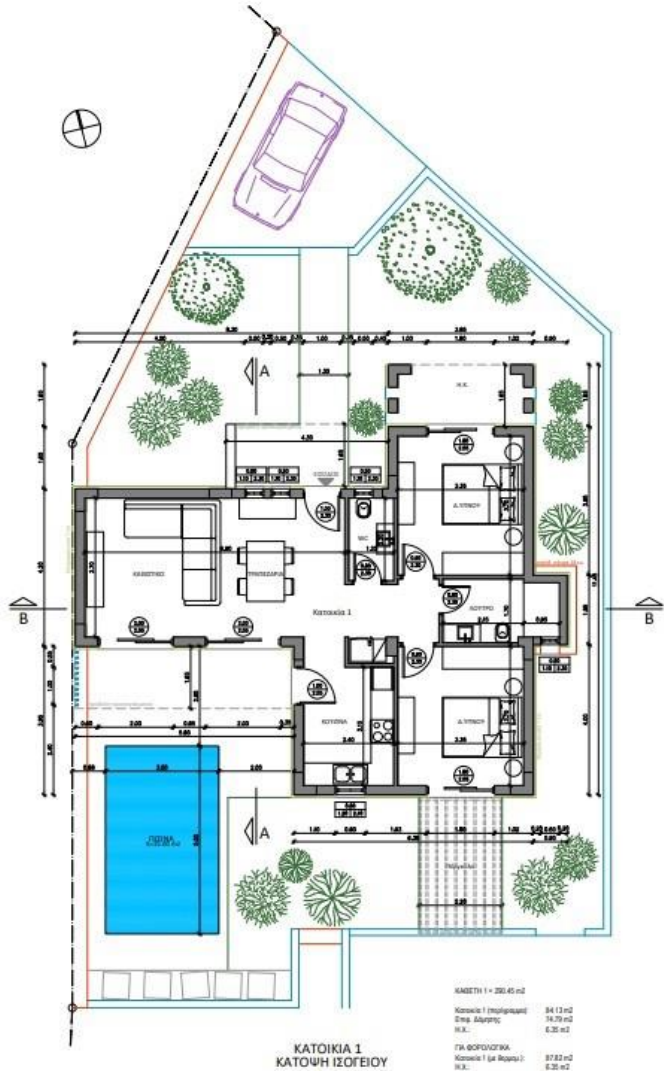
FLOOR PLAN

ILLUSTRATIVE GROUND FLOOR LAYOUT

Intelligent Layout,  
*Exceptional Functionality.*

The typical floor plan features an open-plan living and dining area with a modern kitchen, two bedrooms with built-in wardrobes, a main bathroom, a guest WC, and practical storage spaces.

|                      |                                                    |
|----------------------|----------------------------------------------------|
| Living / Dining Area | Open-plan layout                                   |
| Kitchen              | Open-plan with pergola access                      |
| 2 Bedrooms           | Built-in wardrobes                                 |
| 1 Bathroom           | Fully equipped                                     |
| 1 Guest WC           | Fully equipped                                     |
| Outdoor              | 15 sq.m. Swimming Pool · Garden · 2 Parking Spaces |



GROUND FLOOR PLAN · ILLUSTRATIVE FLOOR PLAN OF A TYPICAL RESIDENCE

## SPECIFICATIONS & MATERIALS

# Materials & *construction quality*

### WINDOW FRAMES

#### Thermally Broken Aluminum Frames

Double glazing for maximum thermal and acoustic insulation.

### THERMAL INSULATION

#### Full External Thermal Insulation System

Built to modern energy-efficiency standards.

### FLOORING

#### High-Quality Floor Tiles

Wide range of options, durable and easy to maintain.

### AIR CONDITIONING

#### Air Conditioning in All Rooms

Year-round comfort with both heating and cooling.

### HOT WATER

#### Solar Water Heater

Energy-efficient, economical, and environmentally friendly.

### WARDROBES

#### Built-in Wardrobes in All Bedrooms

Optimized use of space with a seamless aesthetic.

## Energy Class A

Designed to meet modern energy-efficiency standards, ensuring reduced energy consumption, lower operating costs, and maximum comfort throughout the year.



ENERGY CLASS

## AVAILABILITY & PRICES

# Availability & prices

DELIVERY WITHIN 12 MONTHS FROM THE DATE OF SIGNING

| ID | PLOT         | HOME        | PRICE     | STATUS    |
|----|--------------|-------------|-----------|-----------|
| K1 | 290,45 sq.m. | 87,82 sq.m. | € 360.000 | AVAILABLE |
| K2 | 297,42 sq.m. | 88,41 sq.m. | € 365.000 | AVAILABLE |
| K3 | 276,05 sq.m. | 87,57 sq.m. | € 345.000 | AVAILABLE |
| K4 | 310,68 sq.m. | 85,97 sq.m. | € 350.000 | AVAILABLE |
| K5 | 287,84 sq.m. | 85,97 sq.m. | € 335.000 | AVAILABLE |

### FLEXIBILITY

Customizable interior layout & buyer's choice of finishes and colours.

### FINANCING

Assistance with mortgage financing at no cost to the buyer.

### DELIVERY

Completion within 12 months from the signing of the agreement.

# Let's start *our conversation*

*For more information, site visits, or to arrange an appointment, feel free to contact us — our team will be happy to assist you.*

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## CONTACT

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## Your Journey Starts Here

FROM THE FIRST CONVERSATION TO HANDOVER

### 1 • INITIAL CONTACT

Phone call or email consultation for an initial introduction and the delivery of the full information package.

### 2 • SITE VISIT

Visit to the property, introduction to the surrounding area, and presentation of available materials and finishes.

### 3 • CUSTOMIZATION

Selection of finishes, interior configuration options, and personalized design choices in collaboration with the architect.

### 4 • AGREEMENT

Signing of the purchase agreement, payment schedule planning, and commencement of construction — delivery within 12 months.