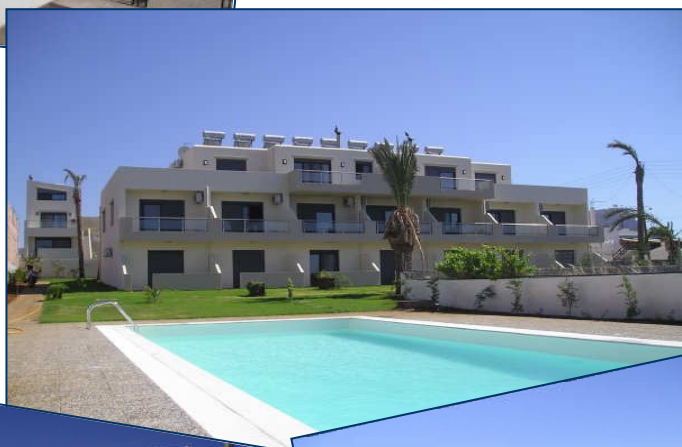


## ***Analipsi Residences***

17 luxurious seaside homes for sale in Analipsi, Crete.



**ProperCRETE**  
*Crete Property Developers*



[www.propercrete.com](http://www.propercrete.com)

## ***The residences***

This exclusive development offers a refreshingly different blend of luxury homes set around beautifully landscaped green areas and a superb communal swimming pool of 100 sq. m. The residences are built according to the highest standards of modern construction in terms of safety and protection, using only top quality materials. The design of the units is simple yet functional – creating the perfect residential and holiday setting. The development is comprised of fifteen maisonettes and two penthouse apartments in three blocks. There is a choice of one or two bedroom units.





The residences are built on a 3,300 square meter plot just 200 meters from a beautiful beach and offer a great sea view. The development is located at the sea side of Analipsi, a colorful and peaceful coastal village on the north coast of Crete, just 20 km east from the capital city and the international airport of Heraklion (20 min drive). The village is an ideal place for relaxing holidays. The units' location offers easy and quick access to all major area attractions, beaches and ancient monuments.



## Features

Each individual unit is finished to a high standard, to include:

- Air conditioning/heating in all main rooms (living room and bedrooms).
- Solar heating.
- Double thermal insulation.
- Ceilings,



interior and exterior walls are plastered to a top quality smooth finish (three courses of plaster) and have three coats of paint.



- Beautifully tiled floors throughout entire unit, using top class solid Italian tiles.
- Beautiful white-grey marbles on interior and exterior staircases.
- High quality fitted wardrobes in each bedroom.
- Spacious tiled verandas and tiled balconies with aluminium rails.

- Superior internal wooden doors with high quality chrome handles and locks.
- Tiled Bathrooms to full height, with top quality sanitary ware, marble top around the wash basin and chrome fittings throughout.
- Aluminium external doors, double glazed windows and frames, electrostatically painted with modern RAL (matt) finish.



- Lockable shutters on all windows and doors to secure properties when not in use.
- Kitchens of modern design to include extractor fan & tiled splash back areas, with provision for integrated kitchen appliances. All cupboards and drawers have silent closing system.

- Telephone lines supporting fast internet connection in living room and bedrooms.
- Local and satellite TV antenna in each block, linked to all units' living room and bedrooms.
- Fireplaces for 6 second floor units.
- Private garden for 11 ground/first floor units.
- One communal swimming pool of 100sq.m.
- Car parking space per unit.



- Foundation earthing.

- Units are supplied by mains water system. However, an 18 cubic meter water tank has been constructed, with two pumps installed, to ensure high water pressure at all times. In addition, a well in the property provides free water for swimming pool and gardens.

- A

state of the art sewerage treatment plant has been constructed on the property.

- All concrete and steel used in construction exceed stringent requirements of building regulations.
- Full landscaping including car parking, swimming pool area, gardens, pathways, lights, fences all around the property and gates.
- As an optional service to purchasers, a full fit out package can be procured and installed in each unit so that purchasers will be provided with a full turn key property.



## Unit type 1, 2-bedroom maisonette

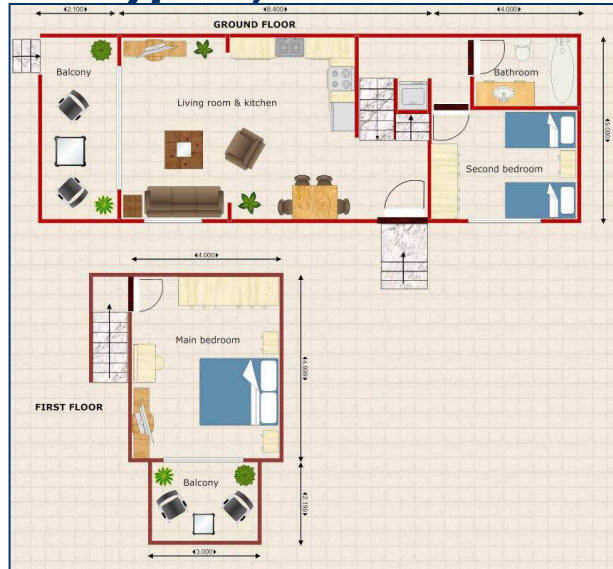


Foundation Concrete

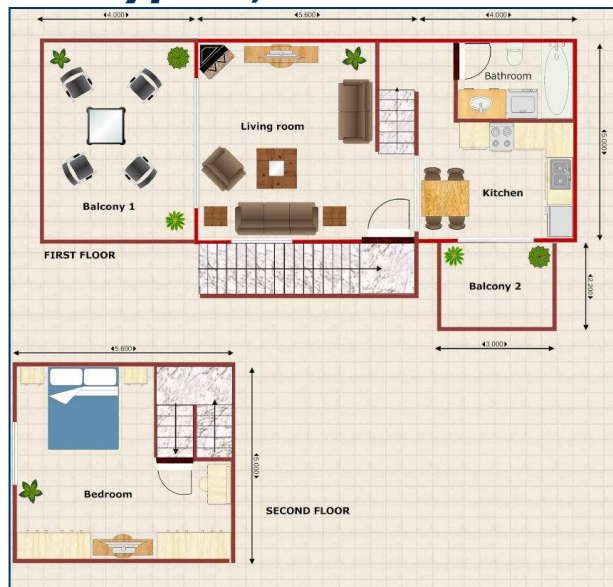
## Unit type 2, 2-bedroom penthouse apartment



### Unit type 3, 2-bedroom maisonette



### Unit type 4, 1-bedroom maisonette



### Development lay-out (Sizes in sq. m., Prices in Euros)

Unit	Type	Built area	Balconies	Garden	Price
A1	1	87.6	20	56	190.000
A2	1	85	20	54	185.000
A3	1	85	20	53	185.000
A4	1	85	20	50	Sold
A5	1	85	20	49	185.000
A6	1	85	20	50	Sold
A7	1	87.6	20	150	192.000
A8	2	85.4	71		Sold
A9	2	85.4	71		230.000
B1	3	87.9	23.4	164	176.000
B2	3	87.9	23.4	142	176.000
C1	3	87.9	23.4	251	176.000
C2	3	87.9	23.4	164	Sold
B3	4	47.4 +26.7 mezzanine	26.6		160.000
B4	4	47.4 +26.7 mezzanine	26.6		Sold
C3	4	47.4 +26.7 mezzanine	26.6		160.000
C4	4	47.4 +26.7 mezzanine	26.6		160.000

