

# Kefalas -2

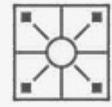
Crete







Modern architecture



Complex relief



Picturesque view



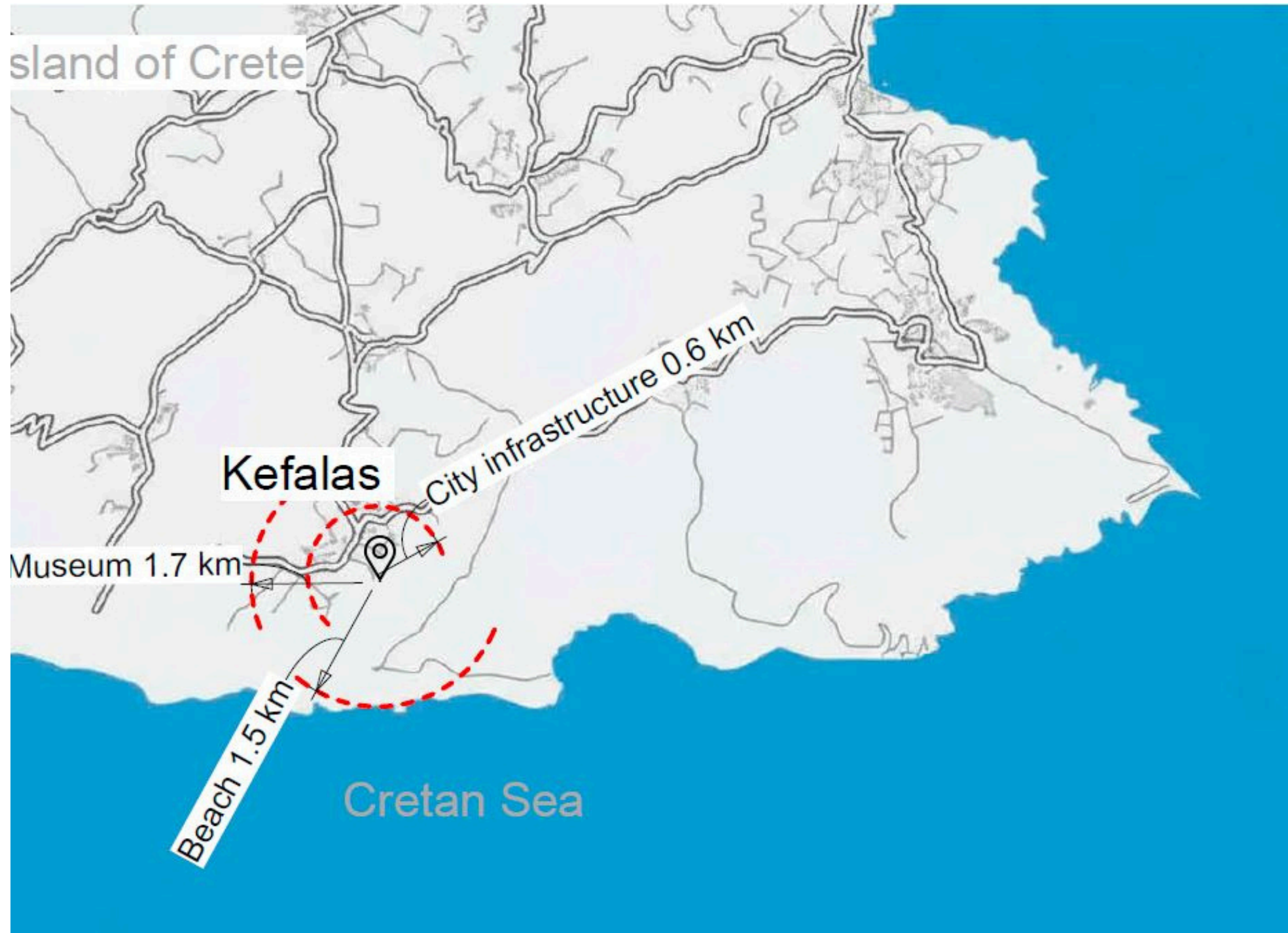
Smart design



Kefalas Villas is an internationally designed turnkey collection of custom luxury villas located on a hill with sweeping views of the Cretan Sea and the White Mountains.

Every detail is carefully considered for your comfort, privacy, offering and enjoyment.

The plot is located in Kefalas near one of the main tourist center of Crete, Chania.



Airport 50 min  
by car



School  
10 minutes by car



Vamos village  
9 min by car



5 minutes walk



Medical center  
10 min by car



5 minutes walk



Post  
10 minutes by  
car



Panoramic view  
from any villa

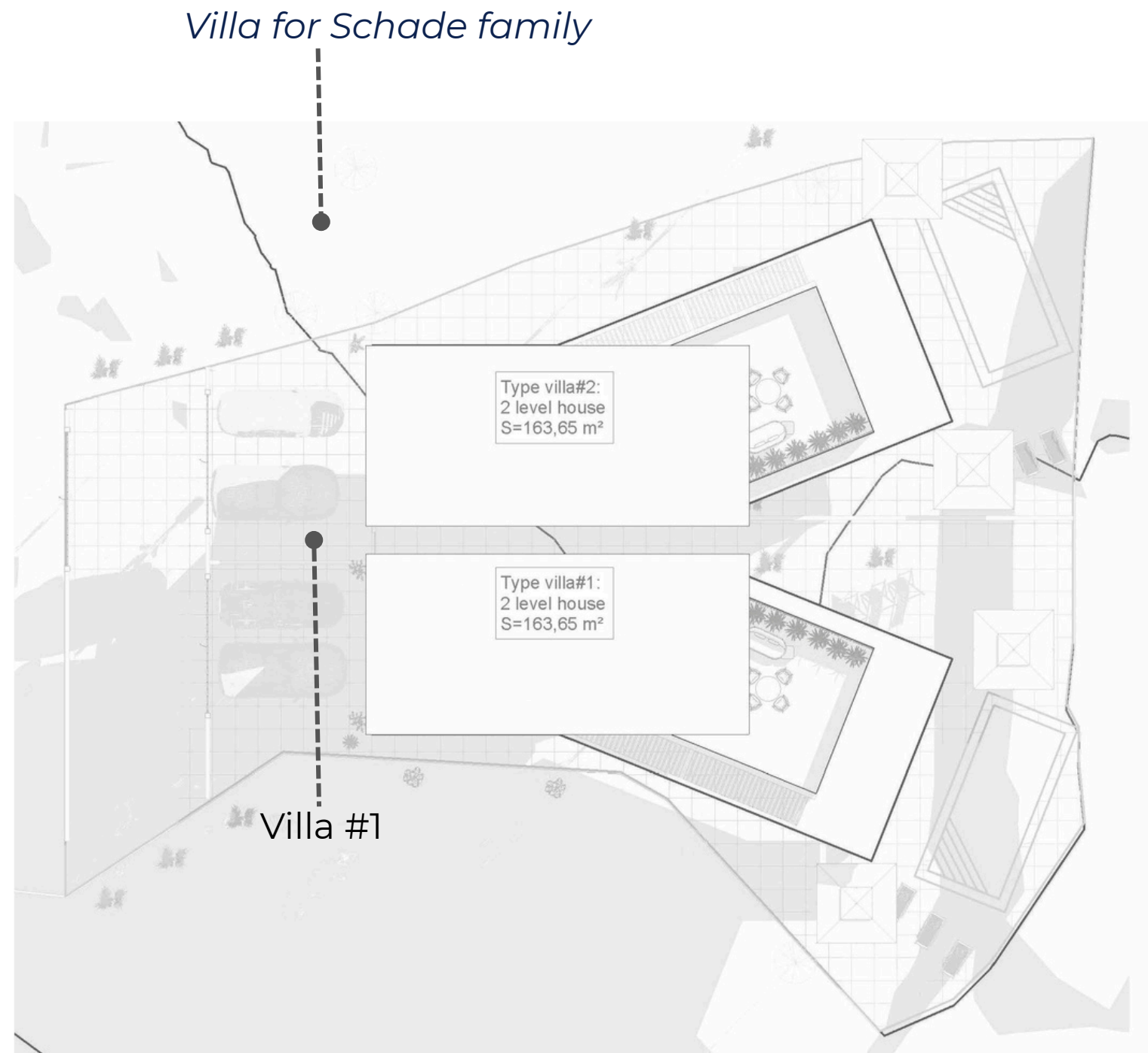


Bank  
10 minutes by  
car



Ombrosgialos  
beaches 10 min  
by car

## Key Residence Features.



### Villa # 1

Plot size -363 m2

Double-level villa.

Total area -163,65 m2

### Villa # 2

Plot size -415 m2

Double-level villa.

Total area -163,65 m2

The combination of the elevations, location and panoramic views are simply breathtaking.

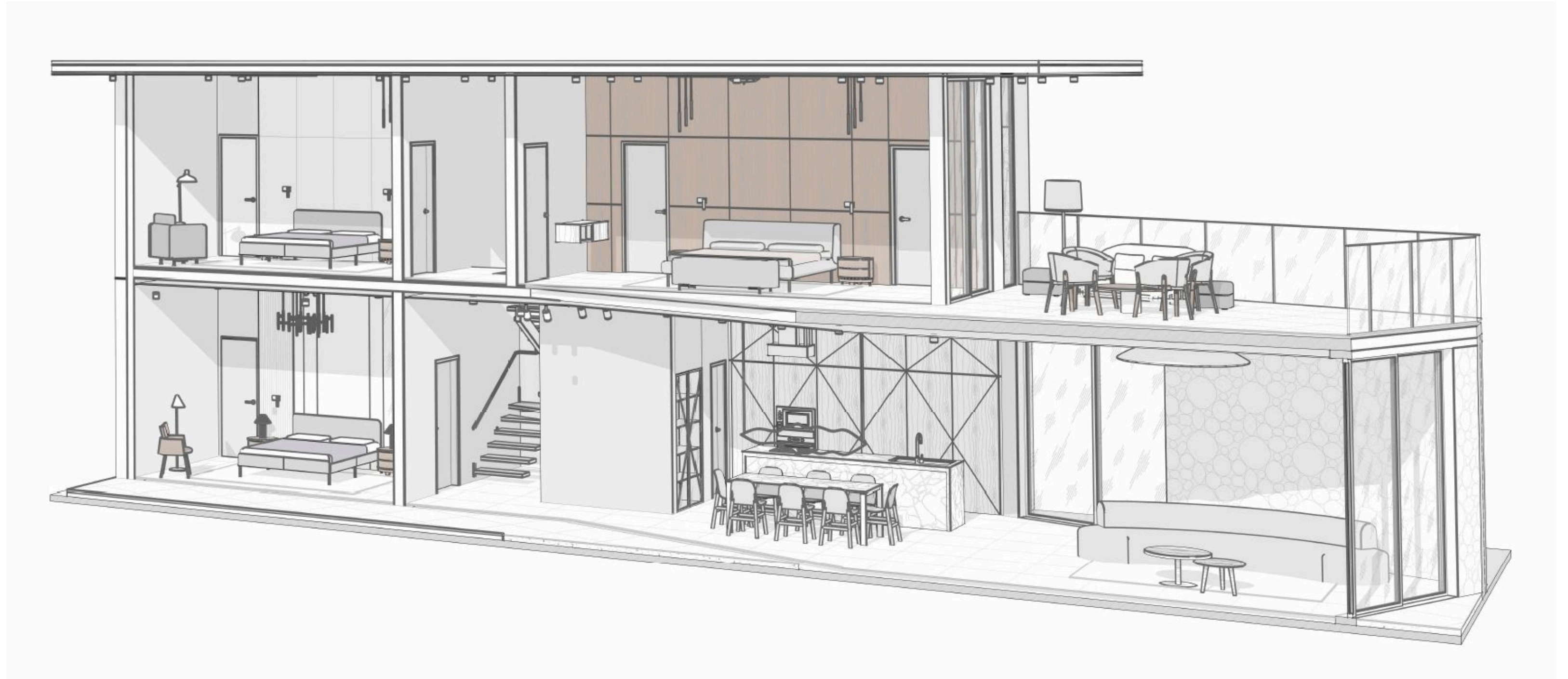
This Villas are designed with an open layout, creating a seamless flow between indoor and outdoor spaces.

Large triple -glazed windows and sliding doors are A+ rated which enhances the insulation and privacy.

The Villas are built with exceptional quality and functionality, featuring from Spanish A1 class tiling with R11 slip resistance too advanced Grohe plumbing systems.



This elegant villa features three spacious bedrooms, each with an en-suite bathroom and a walk-in closet. The interior boasts a modern kitchen complete with an laundry room, as well as a convenient guest toilet. The bright and airy living area opens onto a lower terrace with a large patio and infinity pool, perfect for outdoor relaxation and entertaining. On the upper floor, a generous open terrace offers additional space to enjoy the surrounding views.



Lounge





Kitchen  
Dining area



Bedroom 1







Master bedroom





H2O  
*living*





Bedroom 2





Master bedroom  
18.49m<sup>2</sup>

Master bathroom  
5.12 m<sup>2</sup>

Master walk-in-cloet  
4.23 m<sup>2</sup>

Hallway/stairs  
8.08 m<sup>2</sup>

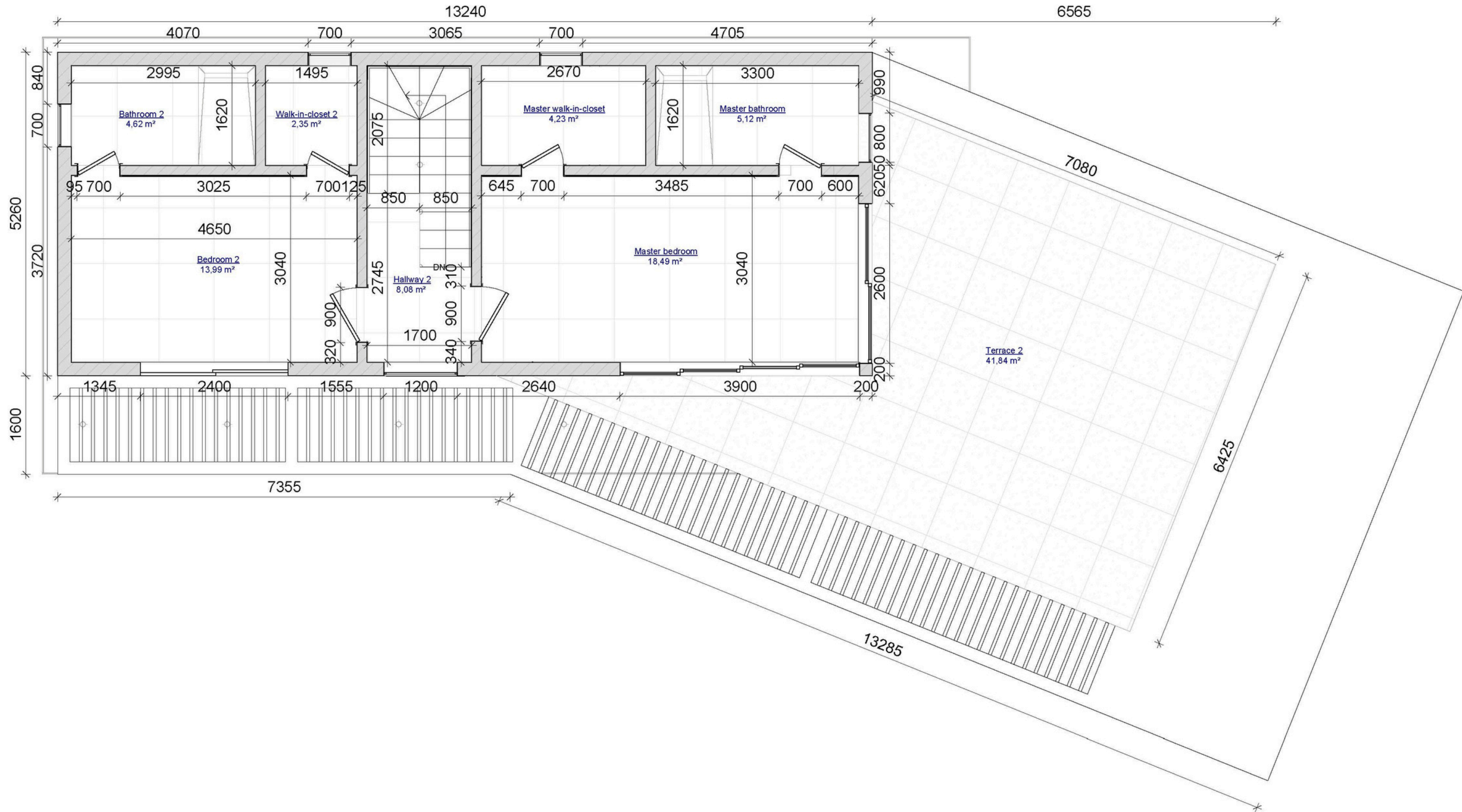
Bedroom 2  
13.98 m<sup>2</sup>

Bathroom 1  
4.61 m<sup>2</sup>

Walk-in-closet 1  
2.39 m<sup>2</sup>

**Total area**  
56.9 m<sup>2</sup>

## Layout 2nd floor



	<b>Main Characteristics</b>	
1	Outdoor kitchen with BBQ area	√
2	Pool	√
3	Panoramic sea views	√
4	Glass fence on terrace	√
5	Balcony with glass fence	
	<b>Heating / Cooling</b>	
6	Building energy efficiency rating A ++	√
7	Autonomous Cooling/ Heating system	√
8	Safety windows and sliding doors with triplex glass and mosquito nets	√

	<b>Furniture</b>	
9	The Seller reserves the right to replace the furniture and/or its color in case the specified items cannot be supplied.	√
10	Cabinets	√
3	Sofas, armchairs and beds are easy to clean and stain resistant	√
4	Outdoor sofa + dining set	√
5	Outdoor kitchen with BBQ	√
	<b>Additional Characteristics</b>	
6	Appliances	√
7	Car port for 2 cars	√
8	Large-format tiles anti-slip coefficient R 11	√
9	Sanitary ware	√