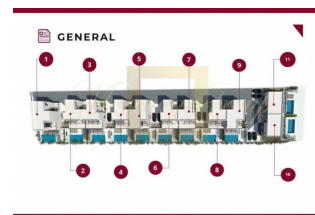




**New house in Gerani with sea views  
 50 meters from the beach**

*Greece, Crete*

<b>Price:</b>	<b>€ 510 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Quarter of finishing:</b>	Q4
<b>Year of finishing:</b>	2023
<b>Bedrooms</b>	3
<b>Land area</b>	249 m2
<b>Apartment/building area</b>	168 m2
<b>Category</b>	For sale



A new project of a residential complex, which is located in the tourist area of Gerani, just 50 meters from the beach.

On a plot with a total area of 3.838.20 sq.m, it is planned to build 11 two-storey houses with 2-3 bedrooms and a total area of 137 to 178 m2.

Each house will have: its own plot with a well-kept garden, a private swimming pool, parking for a car and a fence for complete privacy. Modern building style and high quality building materials will make your stay comfortable all year round!

**House No. 5 with two bedrooms and a total area of 168 sq.m. and a plot of 249 sq.m.**

**Characteristics:**

- Functional concrete building
- Aluminum windows, double glazing, insect screen and electric shutters
- Reinforced support structures for maximum strength (high quality concrete and S 500 steel)
- Diesel independent heating
- Solar panel system & electric water heating
- Kitchen design, built-in kitchen furniture with electrical appliances ( refrigerator, oven, hob, extractor hood, dishwasher)
- Additional water tank for more autonomy
- Wardrobes in all bedrooms



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- Bathroom and toilet accessories
- The interior design of the house was designed by our experienced professionals
- Private swimming pool measuring 7 m x 3.50 m (24.50 m<sup>2</sup>)
- Central gate with remote control
- Aluminum windows, double glazing, insect screen and electric roller shutters
- Drainage system (septic tank)
- Bathrooms and toilets are lined with high-quality (non-slip) tiles
- Video surveillance from a distance through a special application
- Exterior lighting of the house,
- Pool & Patio Alarms & CCTV Cameras
- Large Terrace & Balconies
- Top Quality Italian Non Slip Floor Tiles
- Car Parking & Well Maintained Small Garden
- House Maintenance Services On Demand
- Restaurants, Coffee Shops And Mini Markets Nearby
- Gerani Beach Only 50 Meters

#### **Location:**

Gerani is a small seaside village located 13 km. west of Chania, between Maleme and Platanias. In a green valley with olive and citrus groves.

The beach in front of the village is 2.5 km long, with fine sand and clear sea. Near the beach, there are many facilities. There are also umbrellas, coffee bars, water sports and lifeguard towers. Near the beach, there are several tamarisk trees under which you can find shade.

Geraniums are a good choice for relaxation and fun. For those who wish to remain remote, there are several places along the coast where there are fewer people and less organized.

The name "Gerani" comes from the name of ancient wells, which were apparently used in the village. Next to the wells, there was a wooden installation on which a horizontal bar was placed. A rope with a bucket was tied at one end, and an auxiliary rope at the other end.

Gerani is believed to have been part of the ancient city of Kydonia. In addition, it is believed that there was a temple dedicated to the Goddess Vritomartys, who many recognize as Artemis.

In 1867, a battle against the Turks took place here. The rebels of Crete won, but the inhabitants asked them to leave their place so that the Turks would not disturb them any more. However, the Turks returned to the village and massacred many of the locals. In addition, in 1885-1886, the famous Georeos Kantilakis (Georgios Kantilakis) began his career as a teacher in Gerani. The school still exists in Pano Gerani.

#### **Contacts:**

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