



KALYOS

PLAKA VILLAS





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THE CHARM OF PLAKA, CHANIA



TRADITION & VIEW

Nestled on the enchanting shores of Crete, Plaka is built amphitheatrically above the Souda Bay, offering unobstructed views of the sea and the White Mountains, Plaka is a picturesque village that captivates with its traditional stone houses, its vibrant bougainvillea's and stunning sea views. The warm, friendly atmosphere invites exploration, where narrow streets lead to charming tavernas serving authentic Cretan cuisine. Plaka's rich history is woven into its landscape, offering a perfect blend of serenity and vibrant local culture.



VALUE & QUALITY OF LIFE

With its close proximity to beautiful beaches and surrounded by picturesque villages each with their own Cretan charm, Plaka is an idyllic setting for villa homes perfect for those seeking tranquillity and beauty in one of Greece's most popular charming destinations. The colourful narrow streets are lined with traditional stone houses and vibrant flowers, creating an inviting ambiance.





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VILLAGE CHARACTER AND LIFESTYLE

Plaka retains strong traditional Cretan character with stone-built houses, cobblestone streets, and a vibrant village square surrounded by local tavernas, cafés, and small boutiques

The local economy is based on agriculture (olive trees, vineyards, vegetables), producing high-quality olive oil and wine, alongside tourism, fishing, and stockbreeding

The village population swells in summer due to tourism and part-time residents from abroad, especially Europeans attracted by the authentic lifestyle and scenic surroundings

It offers tranquility compared to busier coastal resorts, appealing to those seeking peaceful retreats combined with authentic cultural experiences .

With Breathtaking panoramic views over Souda Bay, Almyrida beach, and the White Mountains Traditional Cretan village ambiance with cobblestone streets, stone houses, and a lively central square with cafés and tavernas





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Close proximity to pristine beaches with family-friendly, clean waters and a variety of water sports

Authentic local lifestyle featuring fresh, locally-produced olive oil, wine, and traditional cuisine

Peaceful and healthy environment perfect for relaxation, holidays, or permanent residence

Easy accessibility from Chania city and airport, with local transport options

Ideal for investment with rising demand for high-end villas combining tradition and modern luxury villas and penthouses exceeding 3 -4 mil euro

Outdoor activity options including walking trails, diving, and boating in a stunning natural landscape



DISTANCES FROM KALYOS VILLAS

LOCATION	DISTANCE	TIME BY CAR
ALMIRIDA BEACH	900 m	2 mins 10 min walk
KALIVES TOWN/BEACH	5 kms	9 mins
KOKKINO HORIO TOWN	2.7 kms	5 mins
KOUTALAS BEACH	3.2 kms	7 mins
OMBROGIALOS BEACH (VAMOS)	10 kms	15 mins
GAVALOCHORI TRADITIONAL VILLAGE	5 kms	8 mins
CHANIA OLD VENETIAN PORT	25 kms	35 mins
CHANIA CENTRE NEA CHORA	24 kms	33 mins
GENERAL HOSPITAL OF CHANIA	34 kms	40 mins
GEORGIUPOLI TOWN	23 kms	30 mins
AGIA MARINA BEACH	15 kms	28 mins
PORT OF SOUDA FERRIES	30 kms	40 mins
RETHYMNO TOWN	17 kms	25 mins
LAKE KOURNAS - GEORGIUPOLI	28 kms	30 mins
SAMARIA GORGE, SFAKIA	25 kms	55 mins
NEW KASTELLI INTERNATIONAL AIRPOR	150 kms	2 hrs 10 mins
HERAKLION INTERNATIONAL AIRPORT	120 kms	1 hr 50 min



DISCOVER THE EXCLUSIVE KALYOS VILLAS

Situated in the charming village of Plaka, Apokoronas, Kalyos Villas is an exclusive collection of 6 Villas that embodies the perfect blend of modern luxury and traditional Cretan architecture. Overlooking the stunning vistas of Souda Bay and Almyrida, these villas are designed to offer a unique living experience for discerning international buyers seeking a serene escape with timeless elegance. The buildings are constructed with a mix of natural stone and white plaster, giving them a rustic yet elegant appearance with their arched stone doorways and classical balustrade iron work which add to the beauty of these homes.

ARCHITECTURAL EXCELLENCE

Kalyos Villas is a celebration of simplicity and sophistication where contemporary design meets traditional craftsmanship. The homes to be constructed with local stone and traditional terracotta pitched roofs that blend effortlessly into the surrounding landscape. Each villa is thoughtfully positioned to maximize views providing residents with uninterrupted panoramas of the sparkling Mediterranean Sea from multiple levels from their stylish balconies or terrace gardens. The interior spaces are spacious and filled with natural light thanks to large windows that frame the surrounding natural beauty.

The open-plan layouts create a seamless flow between indoor and outdoor living areas enhancing the feeling of the space. Contemporary earthy toned colour palettes and high-quality materials and fixtures ensure comfort is not compromised providing a luxurious retreat that is as beautiful inside as is out. The villas also cater for a home office which also leads out to the balcony which overlooks the amazing views and landscape of the beautiful crystal clear Cretan waters.



A UNIQUE LIFESTYLE

Beyond their architectural allure Kalyos Villas offer a lifestyle deeply rooted in the rich culture and natural beauty of Crete. Residents can enjoy the tranquility of Plaka's charming village life with vibrant local markets, traditional tavernas and cafes, and authentic cultural experiences all within an easy reach. The nearby sandy beaches of Almyrida invite leisurely days by the sea, while the majestic White Mountains offer a breathtaking backdrop or outdoor adventures.

INVESTMENT POTENTIAL

Located just 20 minutes from Chania International Airport, Kalyos Villas are ideally situated for those seeking a second home or investment property in a region experiencing the most rapidly growing demand. There is very high demand for short and long term rental properties in the Apokoronas area which ensures a profitable ROI, in particular due to the proximity of Souda Bay Naval Base and the increase of tourism visiting Chania.

The combination of exquisite design, premium location, and a lifestyle rich in culture and natural beauty ensures that these villas are a compelling choice for investors seeking both luxury and authenticity.



KALYOS VILLA COLLECTION



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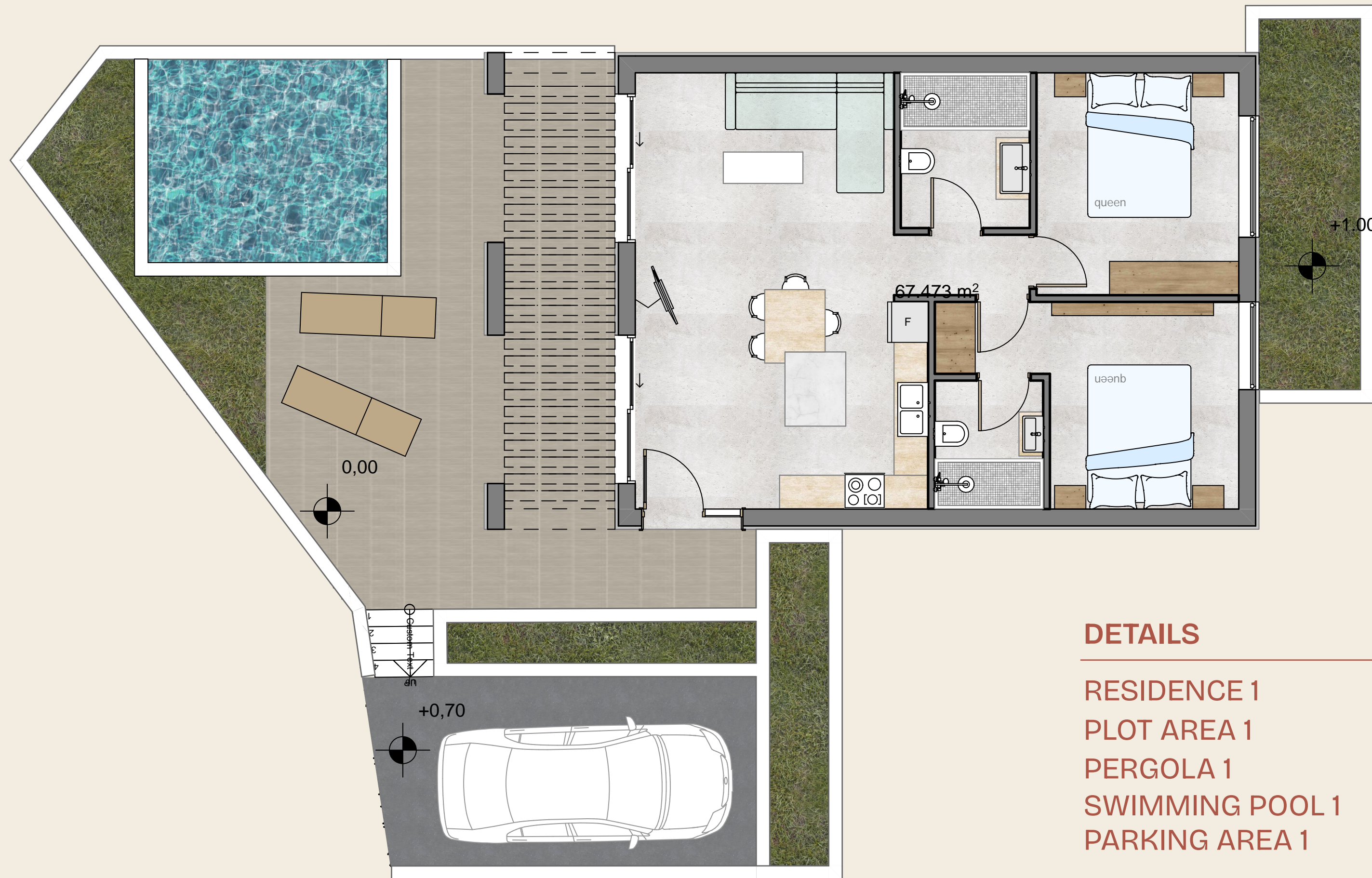
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VILLA 1



DETAILS

RESIDENCE 1	67.47m ²
PLOT AREA 1	166.55m ²
PERGOLA 1	13.71m ²
SWIMMING POOL 1	10.70m ²
PARKING AREA 1	15.78m ²

315,000€

VILLA 2



DETAILS

325,000€

RESIDENCE 2	67.47m ²
PLOT AREA 2	188.71m ²
PERGOLA 2	13.88m ²
SWIMMING POOL 2	11.55m ²
PARKING AREA 2	10.50m ² 2.10m*5.00m
BARBEQUE	7.91m ²

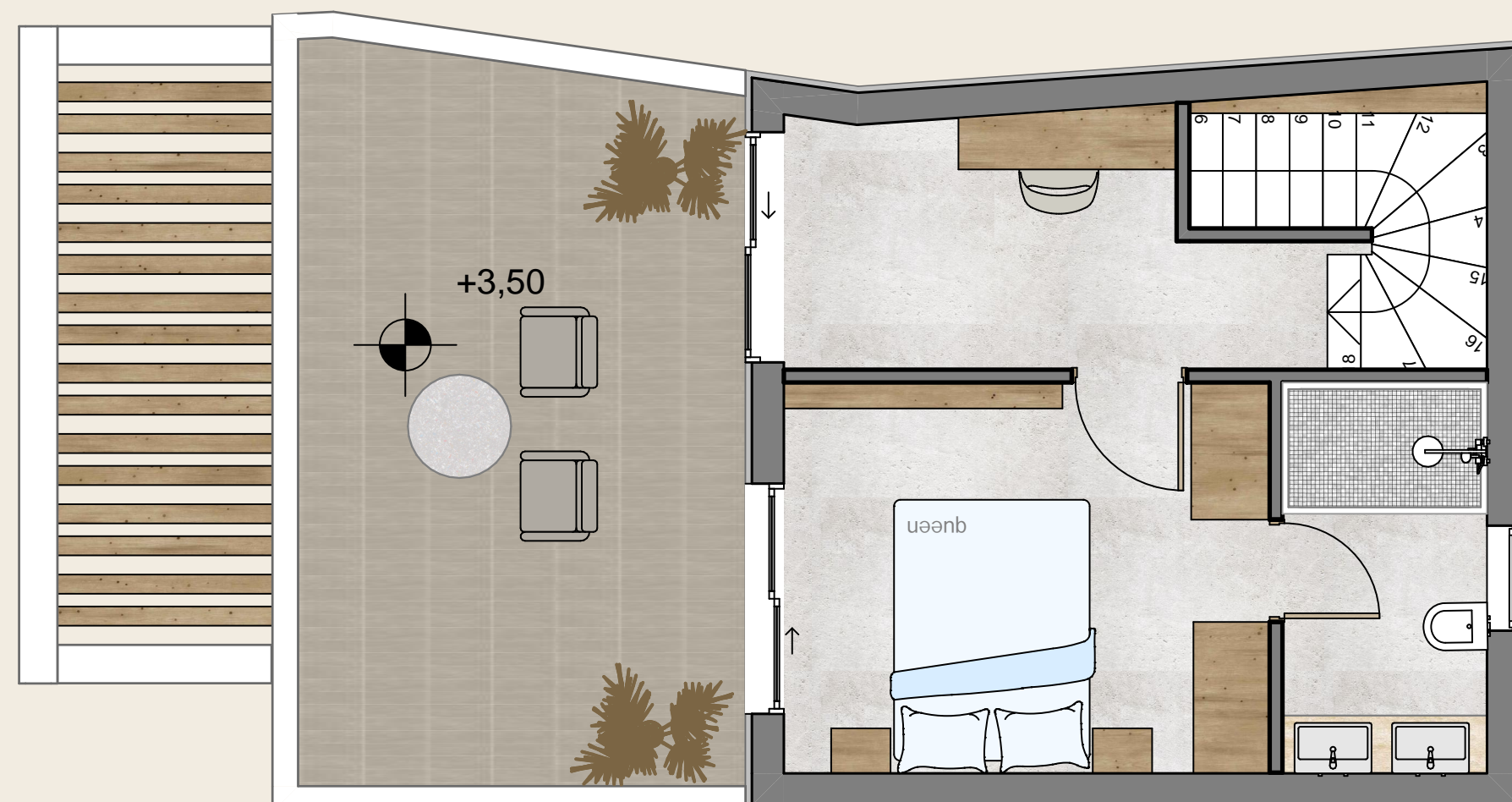
VILLA 3

GROUND FLOOR



1ST FLOOR

395.000 €



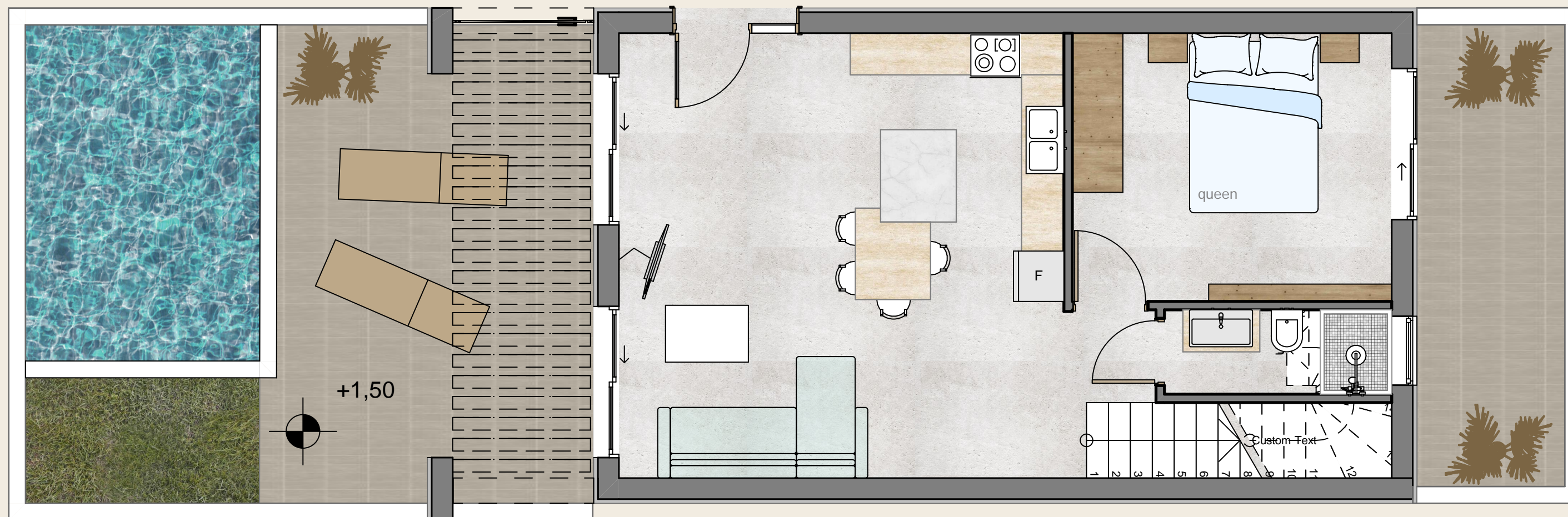
DETAILS

RESIDENCE 3	93.58m ²
PLOT AREA 3	131.41m ²
PERGOLA 3	10.22m ²
SWIMMING POOL 3	12.01m ²
PARKING AREA 3	10.50m ² 2.10m*5.00m

RESERVED

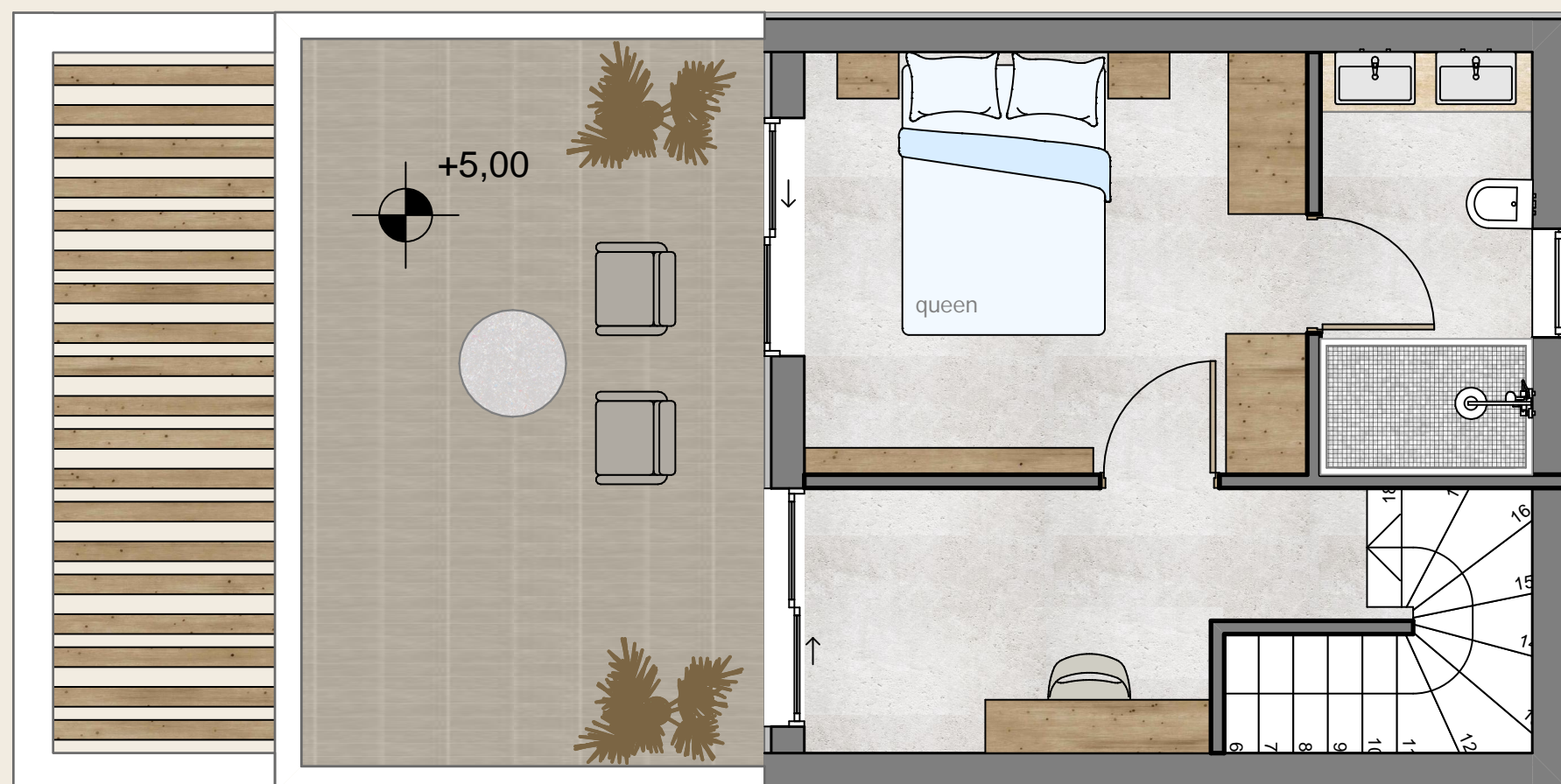
VILLA 4

GROUND FLOOR



1ST FLOOR

395,000€

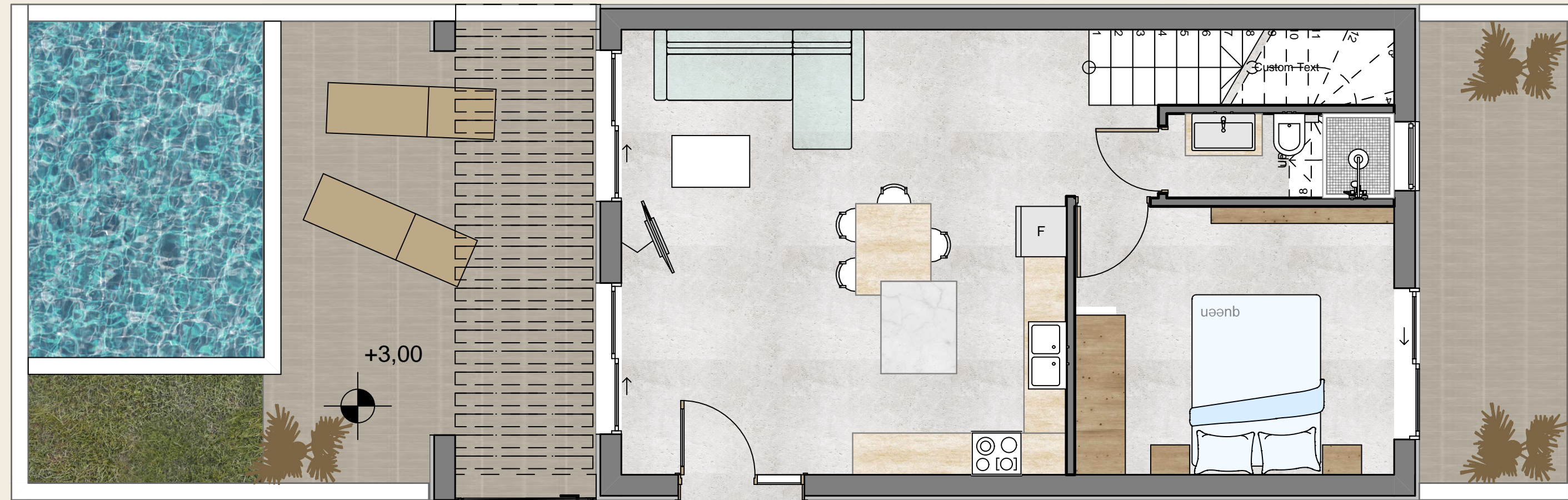


DETAILS

RESIDENCE 4	93.80m ²
PLOT AREA 4	111.81m ²
PERGOLA 4	12.07m ²
SWIMMING POOL 4	11.20m ²
PARKING AREA 4	10.50m ² 2.10m*5.00m

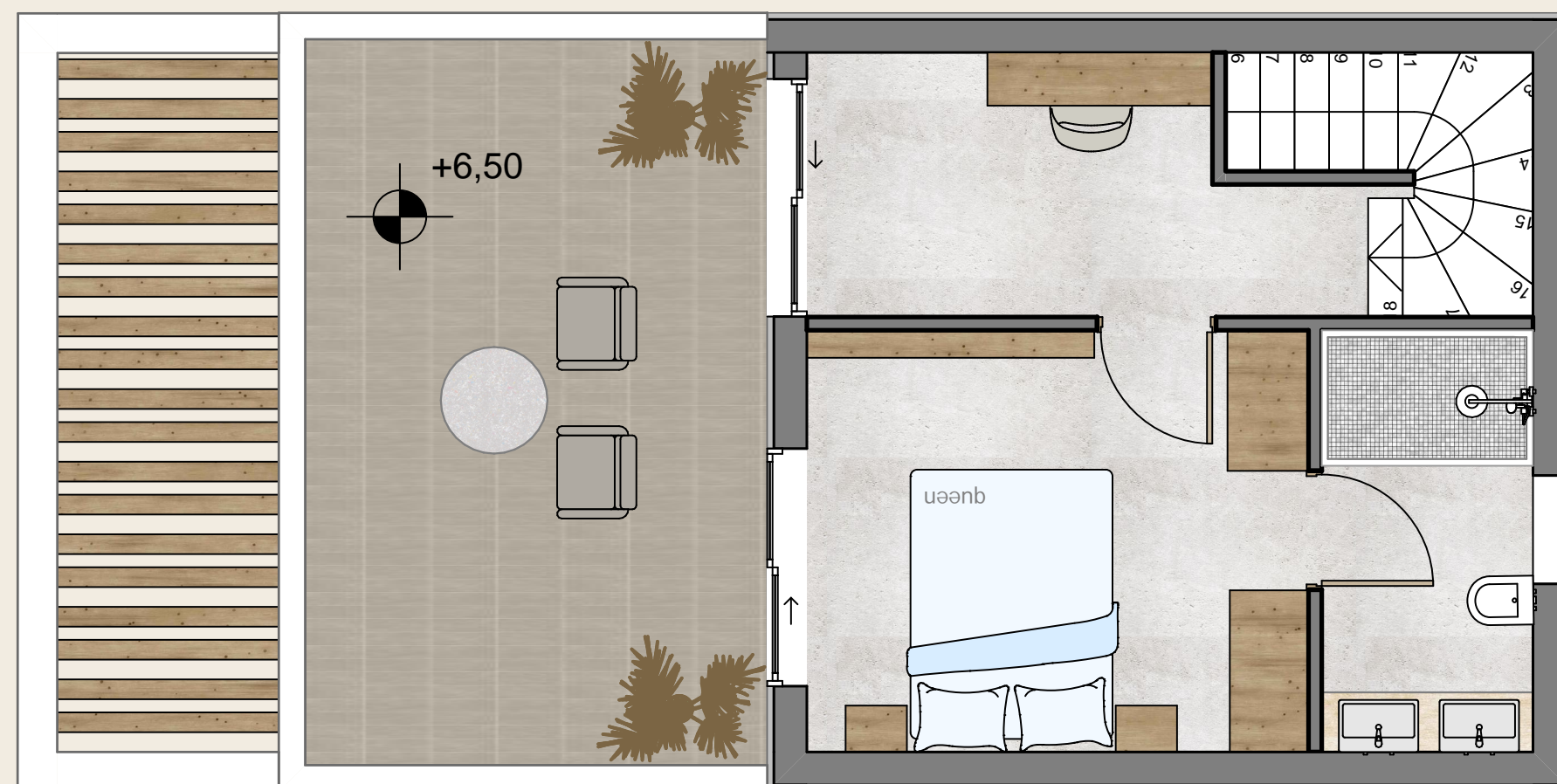
VILLA 5

GROUND FLOOR



1ST FLOOR

395,000€



DETAILS

RESIDENCE 5

93.79m²

PLOT AREA 5

110.46m²

PERGOLA 5

11.67m²

SWIMMING POOL 5

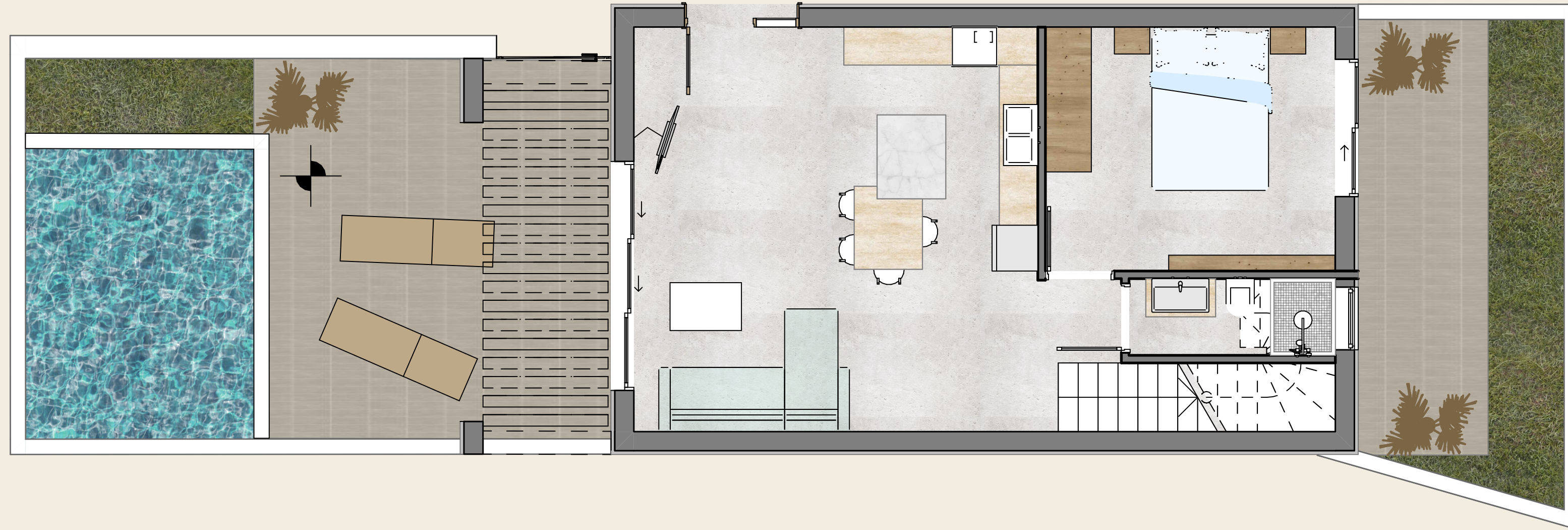
11.25m²

PARKING AREA 5

10.50m² | 2.10m*5.00m |

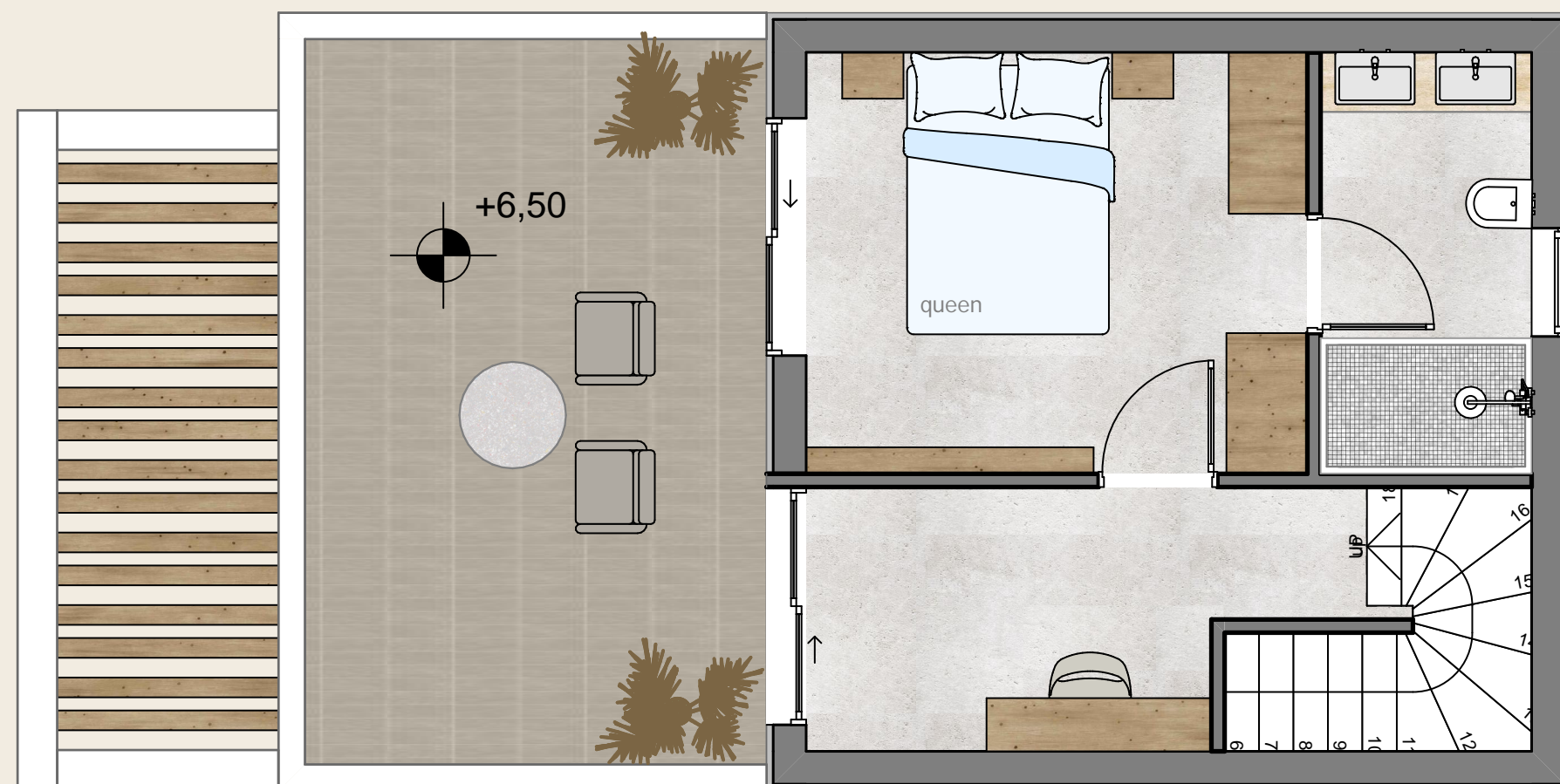
VILLA 6

GROUND FLOOR



1ST FLOOR

395,000€

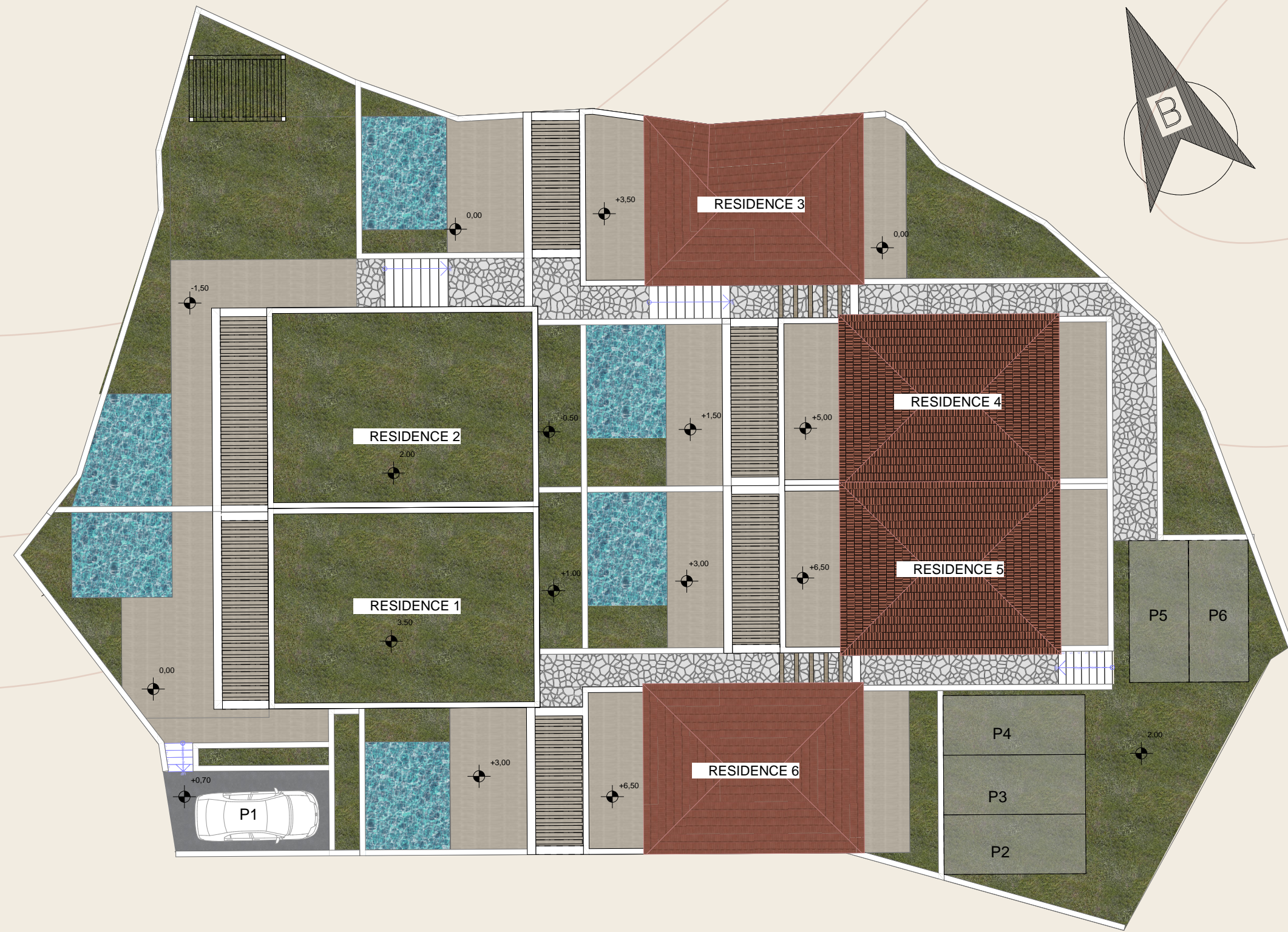


DETAILS

RESIDENCE 6	93.83m ²
PLOT AREA 6	119.91m ²
PERGOLA 6	10.23m ²
SWIMMING POOL 6	12.01m ²
PARKING AREA 6	10.50m ² 2.10m 5.00m

MASTER PLAN

LOCATION



SPECIFICATIONS

- Energy consumption classification: A+ category Exterior insulated concrete walls insulated with thermal façade and coated with coloured plaster and stone cladding
- Thermal break aluminium frames with double panel glazing, and mosquito nets.
- Hot water supply through dual energy solar panels with thermal boiler
- Air-conditioning through high efficiency VRV system for cooling and heating
- Pre-wired internet, telephone and TV/SAT connection
- Pre-installed cabling for home alarm system. (hardware not connected)
- Central TV and satellite antenna
- Lighting fixtures to all villas as per rendering pics. 12V low voltage LED downlights in all rooms including bathrooms.
- Lighting fixtures in all private gardens, terraces and private swimming pools
- European Electrical appliances included in all units: fridge-freezer, extractor hood and oven set with ceramic hobs.
- Contemporary design kitchen MDF with melamine woodgrain surface and overhead shelving and cabinetry MDF with same finish as cabinetry.
- Bathroom shower rectangular niche hob with LED strip lighting.
- Italian quality ceramic tile flooring in living rooms and kitchen areas.
- Semi-solid wooden oak flooring in bedrooms and staircases.
- Bathrooms with coloured micro-cement coating on walls and ceramic tiled floors.
- Customized plywood wardrobes with veneer dressing in all bedrooms with desk countertops and marine plywood wall hung cabinets in the bathrooms
- Concrete terraces with stone cladding facades to all villas.
- Wall mounted ceramic toilet bowls with soft closing lids and concealed cisterns
- Countertop ceramic wash basins or built-in sinks with coloured cement-mortar finishing.
- Walk-in showers with toughened glass screens, wall-mounted taps with overhead shower rose.
- Kitchen Island bench to all villas with reconstituted quartz stone benchtops with 40mm waterfall.
- Kitchen benchtops to be reconstituted quartz stone with 40mm waterfall.
- Bathroom mirrors to all bathrooms fitted with 4mm toughened glass with LED lightingstrips.
- Roofs to be fitted with teracotta roof tiles and fitted aluminium guttering.
- Eco-friendly painting with acrylic paints for external and plastic paints for internal surfaces
- Swimming pool made of reinforced concrete, low eco-friendly maintenance pool filters and pumps includes tiled internally. (Villa swimming pools will be tiled all same colour.)
- Fully landscaped gardens with low maintenance water saving shrubs and plantation fitted with automated water saving irrigation system with timer.
- Balconies to be tiled with non-slip porcelain outdoor tiles , waterproofed and sealed with marine grade external sealant.
- Grass to be high grade instant lawn self repairing to all relevant communal and villas fitted with irrigation pop-ups for watering.
- All external retaining walls to be cement render and painted and combination of stone walls where applicable in communal and non -communal areas.
- install non slip porcelain tiles around pool surround and terrace areas.

Please Note :

Strictly no changes or modifications can or will be made by any purchaser to any of the external wall façades , outdoor lighting , window style , material or colour , swimming pool , paved areas surrounding swimming pool , all common and private landscaped areas (including plantation), tiled balconies , metal hand rail balustrading and doors . This includes stone cladding retaining walls and stone pathways as they must comply with City Council Planning Department .



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CONTACT INFORMATION

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📘 Geomar Group

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