

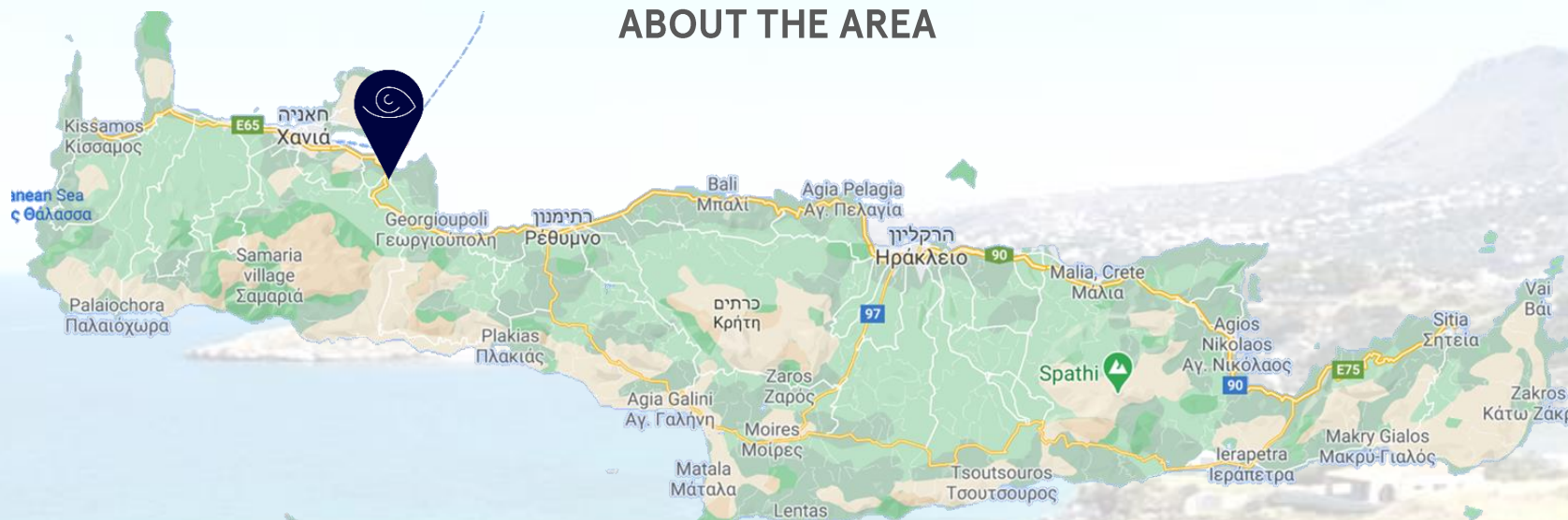
HIGHLIGHTS

Status of the property	Under Development
Area of the plot in SQM	2,543.18
Total planned built area in SQM	1,804
No. of units (key-ready)	13



Amphi Matrion is a new and exclusive luxury project being built in the village of Kalyves, only 140 m from the azure and breathtaking beaches of Souda Bay. The project offers 13 luxury vacation apartments built in an elegant, clean and meticulous design and offers everything you need for a pampering vacation at a high level. All apartments enjoy a large terrace / garden and a spectacular sea view. In the project area there is a large swimming pool (heated) and in some of the apartments there is an additional private pool or Jacuzzi. The public areas of the project also include a fully equipped gym, an elevator, warehouses and an underground car park. The investment in this luxury project is unique because the Apokoronas area where the property is located, although one of the greenest and most beautiful areas in Crete, does not offer many properties for rent to vacationers and the number of hotels in the area is relatively low. Most of the holiday homes in the area are used exclusively by their owners so such a project offers a special opportunity to enjoy investing in a spectacular project with a high potential return!

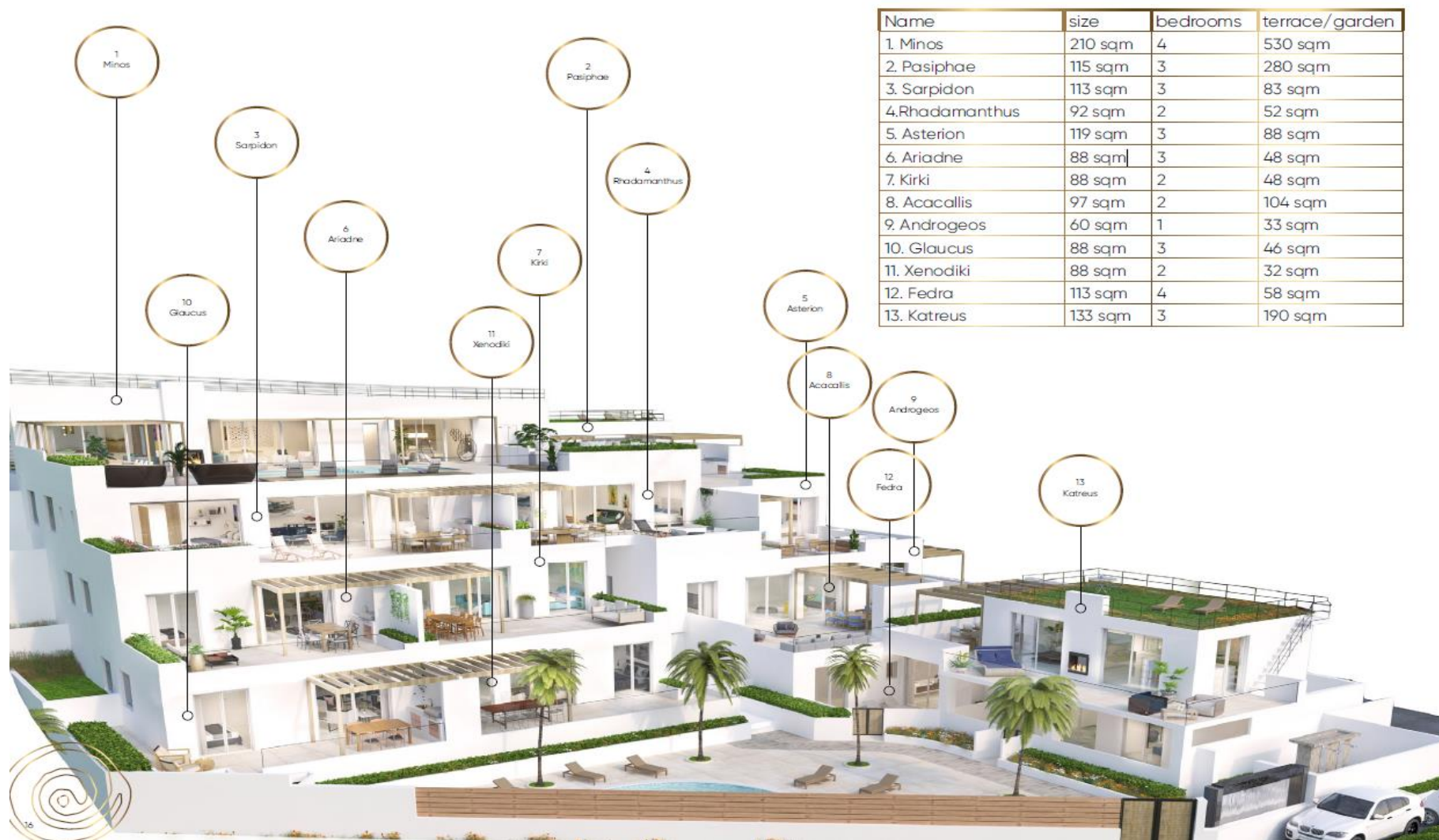
ABOUT THE AREA



The village of Kalyves is a traditional Greek village, built right on the waterline of Souda Bay. In the center of the charming village runs the Xydas River and in the Old Village Square stands a water mill. The village offers a charming fishing port, taverns, cafes and shops. The uniqueness of the village is in the combination of local residents and many tourists who vacation in it and the village is bustling with life throughout the year.

The property is in an ideal location, a short drive from two of the main and most visited cities in Crete: Chania – the second largest city in Crete, is considered the most beautiful city on the island of Crete and a major departure point for excursions. The city also has an international airport; Rethymno – the third largest city in Crete. A charming city with a combination of Venetian and Turkish influences.

Distance from the beach in km	0.14
Distance from Kalyves village in km	0.2
Distance from Souda port in km	13.2
Distance from Chania in km	21
Distance from Chania airport in km	28.4
Distance from Rethymno in km	43
Distance from Heraklion airport in km	123



Villa / Apartment	Built Area	Bedrooms	Bathrooms	Terrace	Garden	Pool	Parking	Storage
Minos	210 sqm	4	3.5	233 sqm	297 sqm	Private (42 sqm)	3 Private	10 sqm
Pasiphae	115 sqm	3	2	110 sqm	170 sqm	Private (18 sqm)	2 Private	7 sqm
Sarpidon	113 sqm	3	2	67 sqm	16 sqm	Jacuzzi	Private	6 sqm
Rhadamanthus	92 sqm	3	2.5	48 sqm	4 sqm	Jacuzzi	Private	6 sqm
Asterion	119 sqm	3	2	72 sqm	16 sqm	Jacuzzi	Private	6 sqm
Ariadne	88 sqm	3	1	44 sqm	4 sqm	–	Private	9 sqm
Kirki	88 sqm	2	2.5	44 sqm	4 sqm	–	Private	6 sqm
Acacallis	97 sqm	2	2	92 sqm	12 sqm	–	Private	6 sqm
Androgeos	60 sqm	1	1	22 sqm	11 sqm	–	Shared	6 sqm
Glaucus	88 sqm	3	2.5	39 sqm	7 sqm	–	Shared	12 sqm
Xenodiki	88 sqm	2	2.5	32 sqm	–	–	Shared	6 sqm
Fedra	113 sqm	4	2	48 sqm	10 sqm	Private (10 sqm)	Shared	12 sqm
Katreus (2 floors)	133 sqm	3	2.5	190 sqm	30 sqm + 71 sqm (roof garden)	Private (10 sqm)	Private	21 sqm

Crete is the largest island in the Greek Islands. It is filled with white bays, olive groves, vast vineyards and rich vegetation. The greatness of the island is in the wonderful combination it offers to visitors: archeological sites, along with bustling nightlife, bustling and romantic cities, and unique and impressive natural phenomena. Crete Island is divided into four regions: Heraklion, Rethymno, Chania and Lasithi.

More than 2.5 million tourists visit Crete each year, which is almost 5 times its population of about 650,000, most of whom live in the five major cities of Crete: Heraklion, Chania, Rethymno, Irpatra and Sitia. Most tourists arriving in Crete land at Heraklion International Airport, which is the second airport in Greece's tourist rush after Athens. Some of the tourists land in the city of Chania, also an international airport, and some arrive on cruises.

Crete has countless beaches to choose from, but there are three magical beaches hidden in the island, which are rated as part of the most beautiful beaches in the world: The blue lagoons of Balos Beach, Elafonisi Beach and Seitan Limania Beach - a tiny mid-bay beach that creates spectacular views.



Apokoronas province is located in the northeastern “corner” of Chania area at the foot of the White Mountains. Apokoronas is one of the greenest areas of Crete. The province offers unique views, such as Lake Kournas - the only freshwater lake on the island, picturesque villages and small beaches.

The beach of Kalyves is one of the famous beaches of the island of Crete. The beach enjoys golden sands, shallow and clear water and shady trees.

The descent to the beach through the main square of the ancient village area passes through wooden bridges that pass over the creek out the village towards the fishing port and the beach where you can enjoy sitting in taverns offering delicacies from Greek and Crete cuisine.



PLACES OF INTEREST

Chania (21 km from the property)

The city of Chania is the second largest city in Crete. It is considered the most beautiful city on the island of Crete and as a major departure point for excursions.

The most popular and charming area in the city is the old port. The port was established during the Venetian rule in Chania, hence its name - "the old Venetian port". At the entrance to the port there is a picturesque and beautiful lighthouse that shines in the evening, and along its length are scattered many entertainment sites, local taverns and also souvenir shops for tourists.

Another must-see destination is Chania's local market, which is considered one of the most beautiful markets in Europe. This is an indoor market called 'Agora'. The market was established in the early 20th century as part of the celebrations for the unification of Crete and Greece, and was designed according to the market structure in Marseille, France, in the shape of a cross, and includes about 76 shops and cafes. Most of the products sold in the market are local products from the island of Crete.

The city has two prominent museums: the Museum of Archeology housed inside a 16th-century Franciscan church, and the Maritime Museum.

The best organized beaches in the city are: Agii Apostoli, Agios Onoufrios, Stalos and Kalathas.



PLACES OF INTEREST

Rethymno (43 km from the property)

Rethymno is the third largest city in Crete. A charming city with a winning combination of Venetian influences and Turkish influences. The narrow alleyways create an almost mystical, romantic atmosphere.

The city has various influences of the Occupying Nations, which have passed through the island throughout history. One of these nations is the Venetian, which expanded the city to what it is today, and set up several sites worth visiting: the fortress which is a testament to the experience of the Turks' defense against the past. Rethymno's fortress complex has been poorly preserved since its glamorous days in the 16th century, and can be visited and viewed from its walls to the sea, port and lighthouse. The beautiful Venetian harbor also serves as a great starting point for sightseeing in the picturesque and pleasant alleys of the old city. Outside the old city there is a nice little town market, trendy cafes and bustling commercial streets that will offer a little more than touristy souvenirs.

The main campus of the University of Crete is located in the city (the second campus is located in Heraklion) and about 9,000 students attend it every year. Thanks to the student life and the young and dynamic city population, the city's entertainment venues are active throughout the year - unlike other cities on the island where most of the activity is during the summer months. The students are a lever and have a positive economic impact on the entire area.



PLACES OF INTEREST

- **Stilos** (7 km from the property) - A charming and traditional village, sloping with taverns, vines and stream channels that pass through it. From the village you can go on a walking tour of the Kiliaris River gorge.
- **Ancient Aptera** (8 km from the property) - The ancient city of Aptera was founded in the eighth century BC, in a panoramic location that dominated the Gulf of Souda and flourished during the Hellenistic period.
- **Cave of Elephants** (9 km from the property) - The cave was discovered in 1999 and in addition to spectacular sights, drippings and sentries, also the bones of unknown elephants species were found in it, hence its name. The cave is also home to endangered species of gulls. You can visit the cave through unique tours of local diving clubs.
- **The lighthouse of Drapanos** (18 km from the property) - The lighthouse was built in 1864 by a French lighthouse company, and still stands today at a height of 50 meters, on the edge of a cliff. The German bombing in 1941, during the invasion of Crete, destroyed the lighthouse, and it was renovated and restored in 1948.
- **Lake Kournas** (23 km from the property) - Also known as the "Hidden Lake". It is located not far from the main road of Crete, on the road between the capital Heraklion and the city of Chania. The large and deep lake serves as one of the main water sources of the area, and entry to it is free.
- **Limnopolis Water Park** (24 km from the property) - One of the oldest and most popular water parks in Crete. The park includes about 11 slides, pools and tubing tracks.
- **The Botanical Park of Crete** (37 km from the property) - A charming park full of green, unique vegetation, hiking trails and spectacular views. The park is located at the foot of the White Mountains a short distance from the city of Chania.





Restaurants & Nightlife close to the Property

- Taverna O Gyalos - Greek restaurant serving traditional Greek and Mediterranean cuisine (300 m from the property)
- Mistralis - Restaurant and cafe on the beach (350 m from the property)
- Il Forno - Beachfront restaurant (350 m from the property)
- Mythos - Meat and seafood restaurant on the beach (550 m from the property)
- Taverna Provlita - A traditional tavern that also serves seafood on the beach (800 m from the property)
- To Monastiri Tou Karolou - Chania cocktail bar and restaurant (18.8 km from the property)
- 63o Mezedoscholeio - Chania old town restaurant specializing in local-traditional cuisine (18.9 km from the property)
- Chalkina - A vegetarian restaurant in Chania town serving traditional Greek cuisine (19.2 km from the property).
- Avalon Rock Pub Chania - Chania pub & music club (19.3 km from the property)
- Ammos & Ilios Beach Bar - Beach club (26.4 km from the property)
- Eclips - Chania bar and lively nightclub (28.5 km from the property)
- Splendid - One of the best known nightclubs in Chania (28.4 km from the property)

