

HIGHLIGHTS

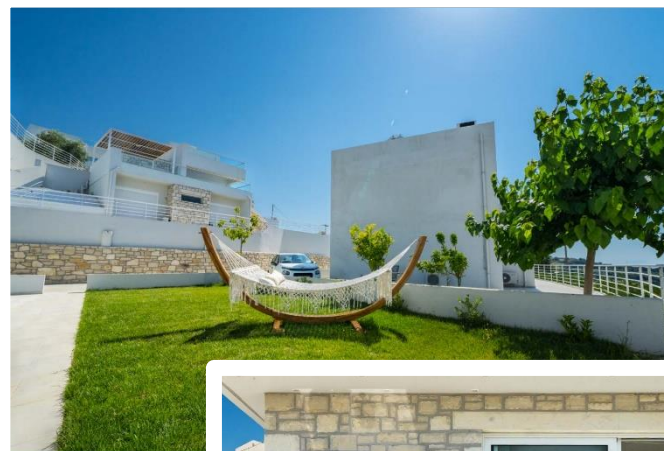
Price of the property	300,000 €
Built area in SQM	82
Price per SQM	3,658 €
No. of bedrooms	2
No. of bathrooms	2
No. of levels	2
Pool	Shared, outdoor, 160 sqm + children's pool
Village	Nea Magnisia
Area	Rethymno

The magnificent villa is part of a six villas project - Ionia Residence. The villa is furnished, equipped and air-conditioned, and is spread over two floors and an area of 82 m². The area of the villa also includes a roof terrace and a paved patio.

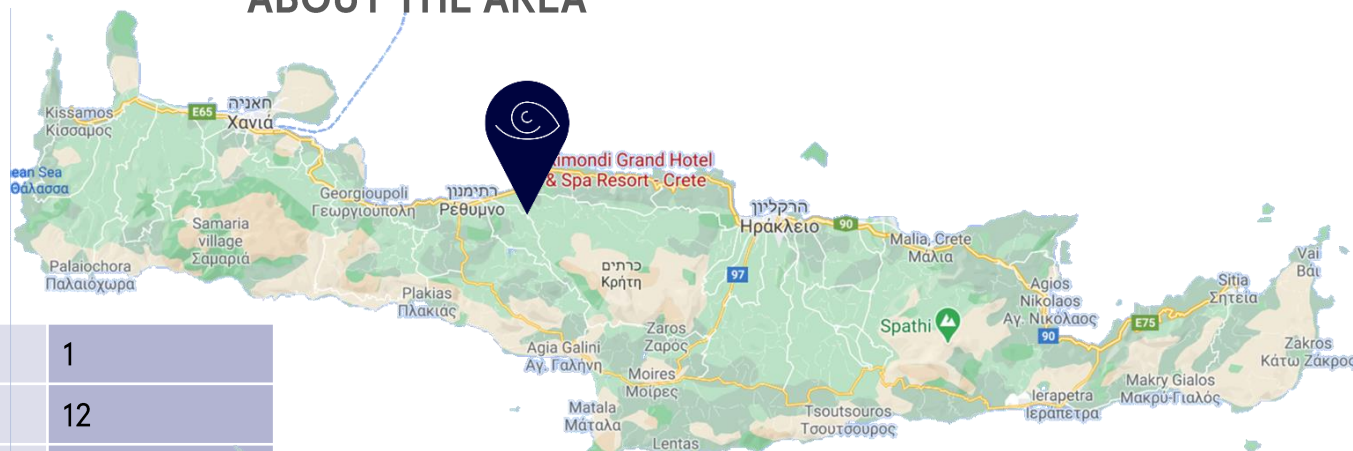
The ground floor includes a decorated living room, a fully equipped kitchen and a dining area. The villa has two spacious bedrooms, one on the ground floor and one on the first floor. The bedroom upstairs has one double bed and the bedroom on the ground floor has a double bed and in addition - a sofa bed. The villa has two bathrooms.

The villa's garden also features an area with an outdoor dining table, green lawn and hammock.

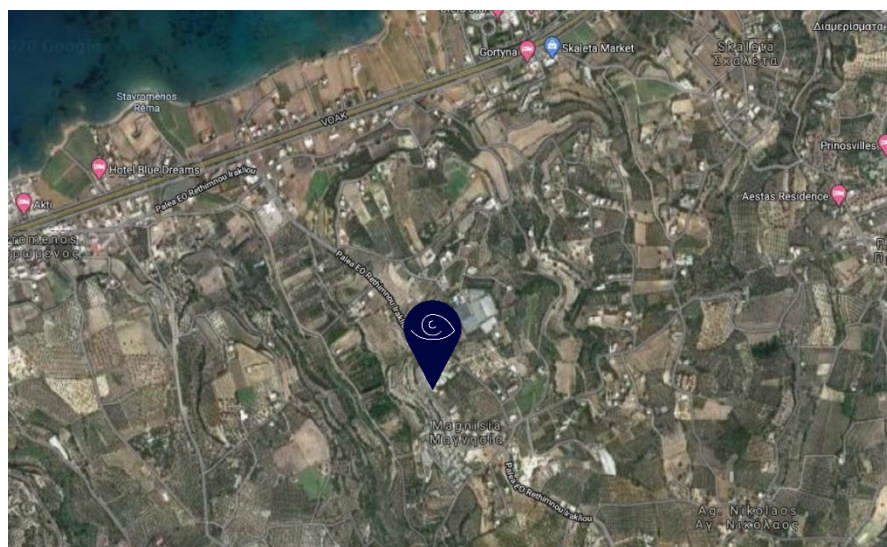
Those staying in the villa enjoy a 160 m² pool and a children's pool, which are shared by the 6 villas in the project and a well-kept garden is also shared by the project.



ABOUT THE AREA



Distance from the beach in km	1
Distance from Rethymno in km	12
Distance from Heraklion airport in km	72
Distance from Chania airport in km	79



The Ionia Residence project is located on a hilltop in the town of Nea Magnisia, overlooking a green valley sloping with olive groves and enjoying breathtaking sea views. The luxury Rimondi Grand Resort & Spa is located 100 m from the project and those staying in the villas can enjoy the spa and hotel services offered there. The village of Nea Magnisia is a small and charming traditional village founded in 1922. Close to the property is also the village of Stavromenos offering taverns, shops and a mini-market.

The city of Rethymno, about 12 km from the property, is the third largest city in Crete. A charming city with a winning combination of Venetian and Turkish influences. The narrow alleys create an almost mystical, and romantic atmosphere.

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.



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.



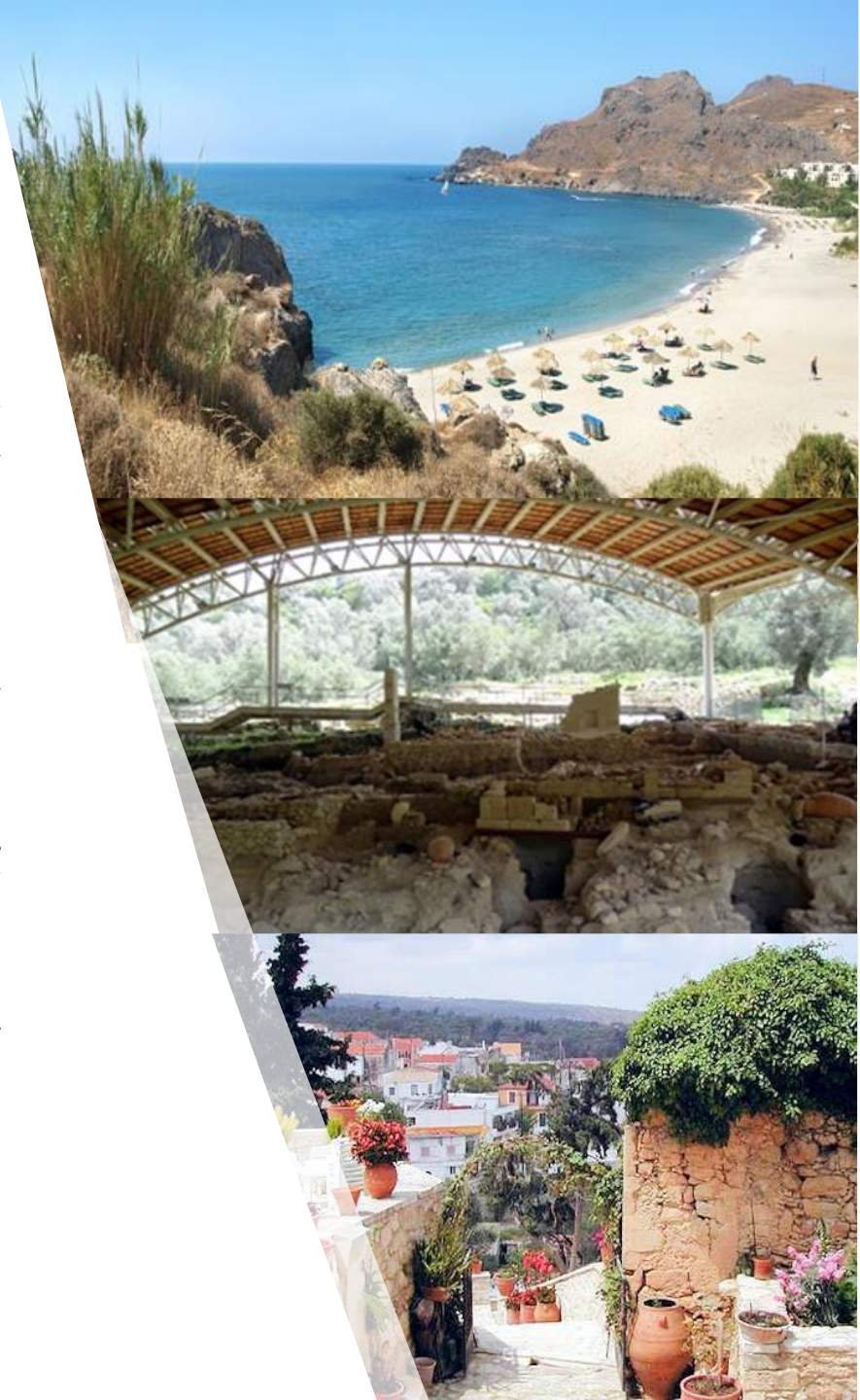
PLACES OF INTEREST

- **Rethymno Fortress** - Established in the 13th century and expanded by the Venetians until 1580. Today, visitors to the site can see the buildings of the church and the mosque, as well as many antiques (12 km from the property).
- **The Venetian port** is definitely worth a visit. At the end of the great 13th-century break, the lighthouse stands, which is actually the Turkish period (12 km from the property).
- It is recommended to wander the **Arkadiou Street** parallel to the beach south of the harbor - where there are some of the most beautiful examples of construction with a Renaissance-style look. West of here, beyond the lodge building that is now a large souvenir shop, is the Rimondi Fountain, where three lions take care of providing clean water to the city's people, and charming photo opportunities for its tourists (12 km from the property).
- **The Museum of Folklore and History** - housed in a restored Venetian residence with an internal structure and courtyard. Next to the museum there is a traditional and friendly bakery where you can watch the traditional elephant dough making into a delicious pastry (12 km from the property).
- At the end of February-early March there is a colorful **carnival** in Rethymno with alternating themes that is an attraction for residents and tourists. The carnival marks the holiday of Apokries, which corresponds to the Halloween holiday. The carnival is the largest of its kind in Crete, culminating in a colorful parade.



PLACES OF INTEREST

- **Arkadi Monastery** (11 km from the property) - The famous monastery is considered a symbol of the island's liberation, in the face of Turkish occupation in the 19th century, where one of the most brutal battles of Crete in the 19th and 20th centuries took place. The monastery courtyard has an ancient church built in the 15th century, there is also a museum that tells the story of the battle, with various exhibits preserved since.
- **Margarites** (13 km from the property) - The village is known for its pottery works. The village offers many shops of pottery and many tourists walk in its picturesque alleys.
- **Eleftherna** (14.5 km from the property) - The city is one of the most important archaeological sites in Crete and although its excavations began in 1985, the excavations are far from completed. A number of important archaeological finds were found in the excavations.
- **Lake Kournas** (34 km from the property) - also known as the "hidden lake". The large, deep lake serves as one of the area's main water sources, and the entrance is free of charge.
- **Kourtaliotiko Gorge** (35 km from the property) - The beautiful canyon offers magical nature, with plenty of flowing water, waterfalls and natural pools for refreshing bathing in lovely hiking trails. For nature lovers.





Restaurants & Nightlife close to the Property

- Poliou House - A family restaurant with traditional Greek food (2.2 km from the property).
- Pantelis - A traditional Greek restaurant on the beach (2.8 km from the property).
- White Lady Taverna - A traditional Greek tavern on the beach (7 km from the property).
- Living Room - Lounge bar for the fashionable young people of Rethymno. The lounge consists of a huge space and a seating area with a view of the sea and the fortress of Rethymno. Diverse music but a lot of chill out (12.6 km from the property).
- Forttezza Disco - A club consisting of three bars in a clean white design. The audience includes young people from around the world (12.8 km from the property).
- Rock Club Cafe - A trendy club consisting of three bars and a dance floor. The place has a wood and stone design and plays rock, pop and hip hop music (12.8 km from the property).
- Zefyros - A fish tavern in Rethymno (13.2 km from the property).
- La Bohem - Italian restaurant. The menu includes delicious dishes based on fine ingredients, such as two different types of pasta every day and Italian wine (13.5 km from the property).
- Avli - An upscale restaurant in Rethymno, Middle Eastern style with Italian touches (13.5 km from the property).
- Pigadi Restaurant - Romantic restaurant located in the courtyard of a stone house in the old town of Rethymno (13.5 km from the property).
- Castelvecchio - This Rethymno restaurant specializes in typical Cretan cuisine (13.5 km from the property).
- Figaro - A bar with a special atmosphere in the old town offering light meals and lots of alcohol. Its audience consists of many coaches and musicians, and is housed in an ancient and beautiful building (13.5 km from the property).

