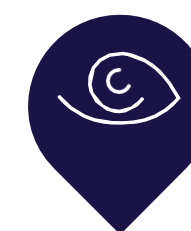




FINDERS

Tailor Made Investments

KOKKINO CHORIO,  
CHANIA, CRETE





# HIGHLIGHTS



The property at a glance

Plot area sqm: 1295,21

Project: 4 Villas of 97,84sqm  
each with Private Pool

Asking selling price of the plot:  
400.000€

The plot is located in the Livada area, with a total area of 1,295.21 sq.m., and is buildable according to the current planning regulations.

The site presents significant elevation differences from north to south.

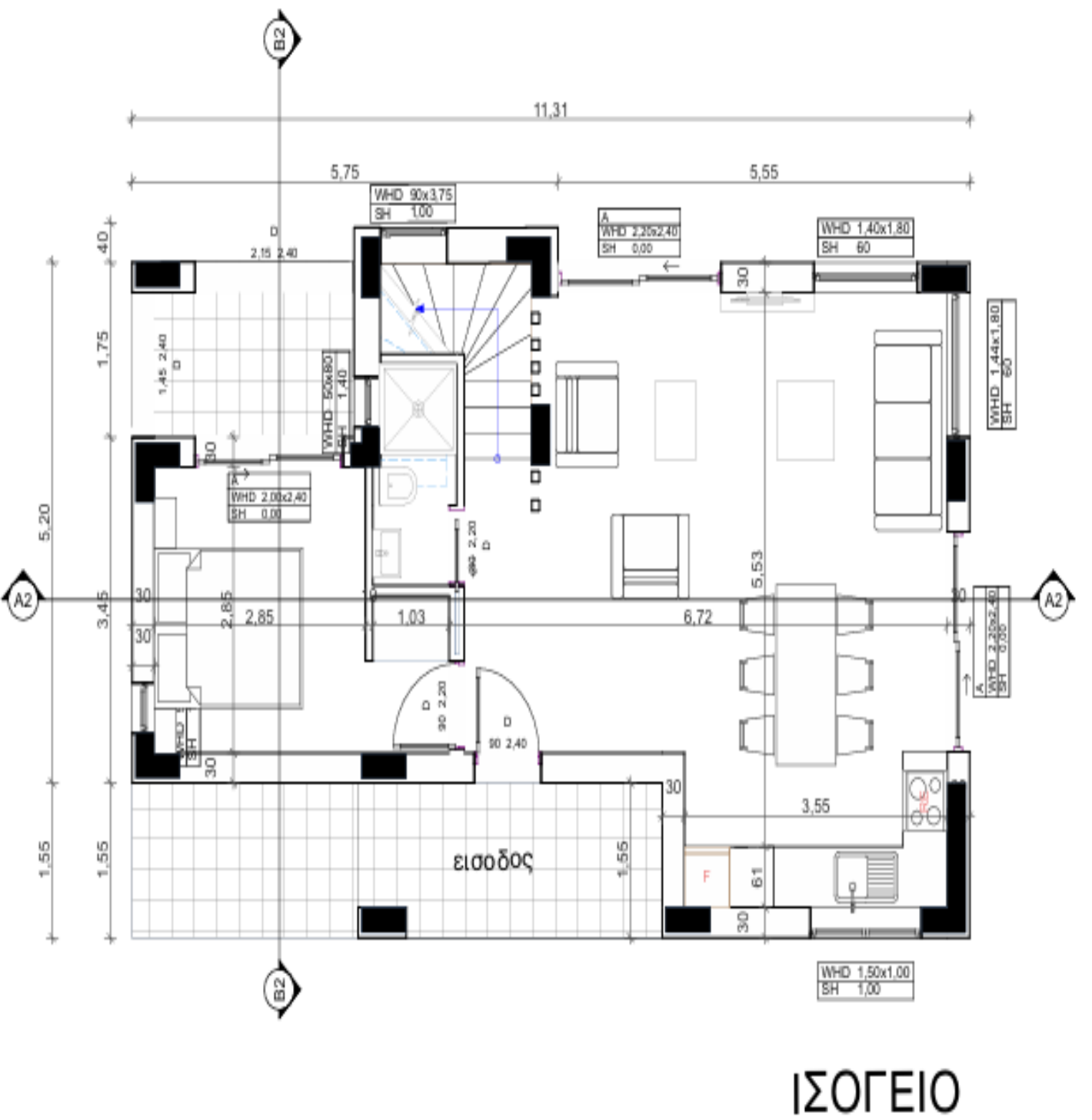
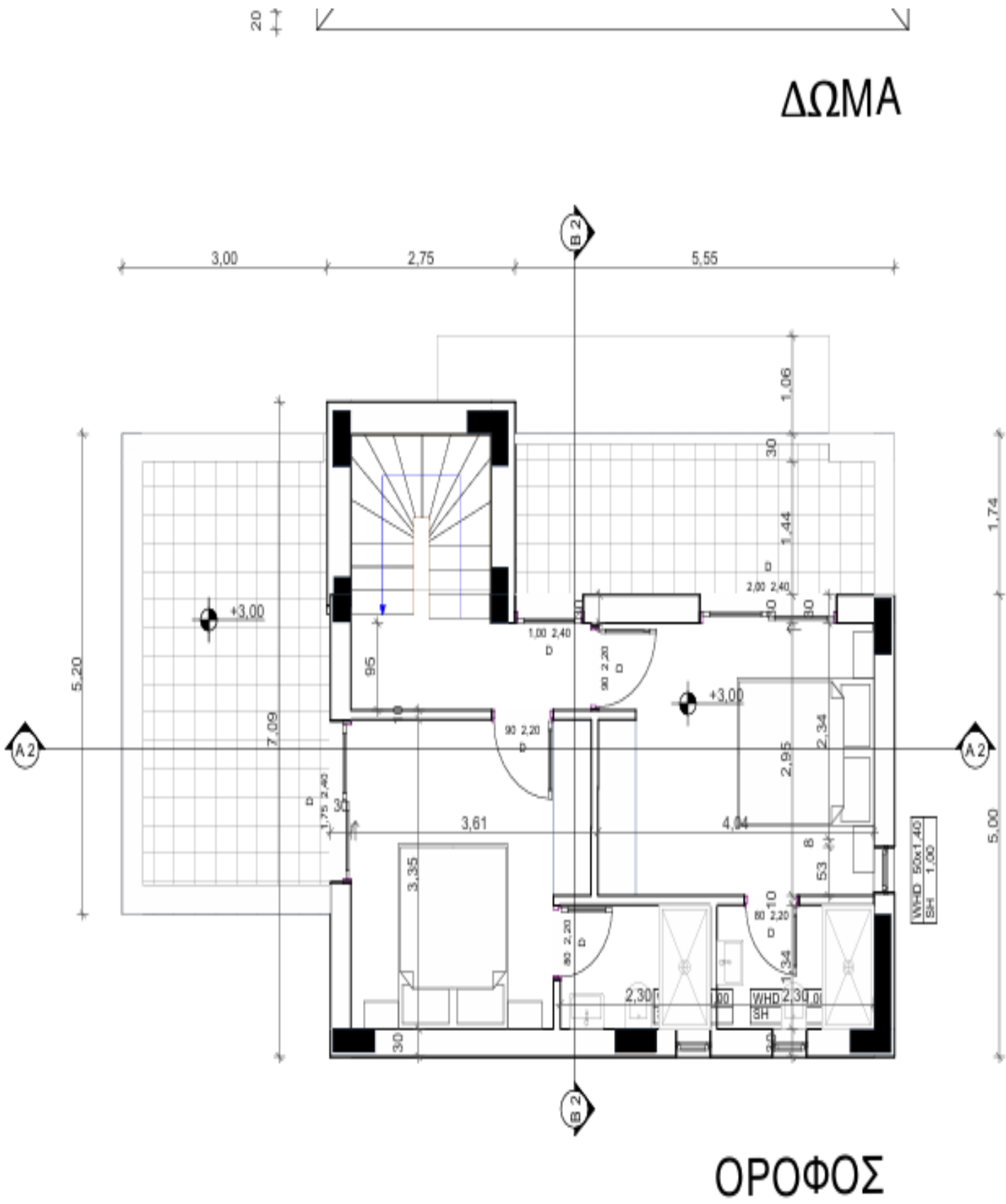
The project includes the construction of four two-storey residences, as requested by the owners, intended for their four children. The residences are arranged in a stepped layout to ensure that all units benefit from unobstructed views, with a 3 m level difference between each residence.

A shared access road serves all residences, following the natural slope of the terrain. Each residence includes a swimming pool and an outdoor BBQ area with a pergola.

Each residence consists of:  
Ground floor (58.83 sq.m.): open-plan living area + 1 guest bedroom  
First floor (39.01 sq.m.): 2 bedrooms with en-suite bathrooms  
Two residences will have a hip roof, while the other two will have a flat roof.



Villa I



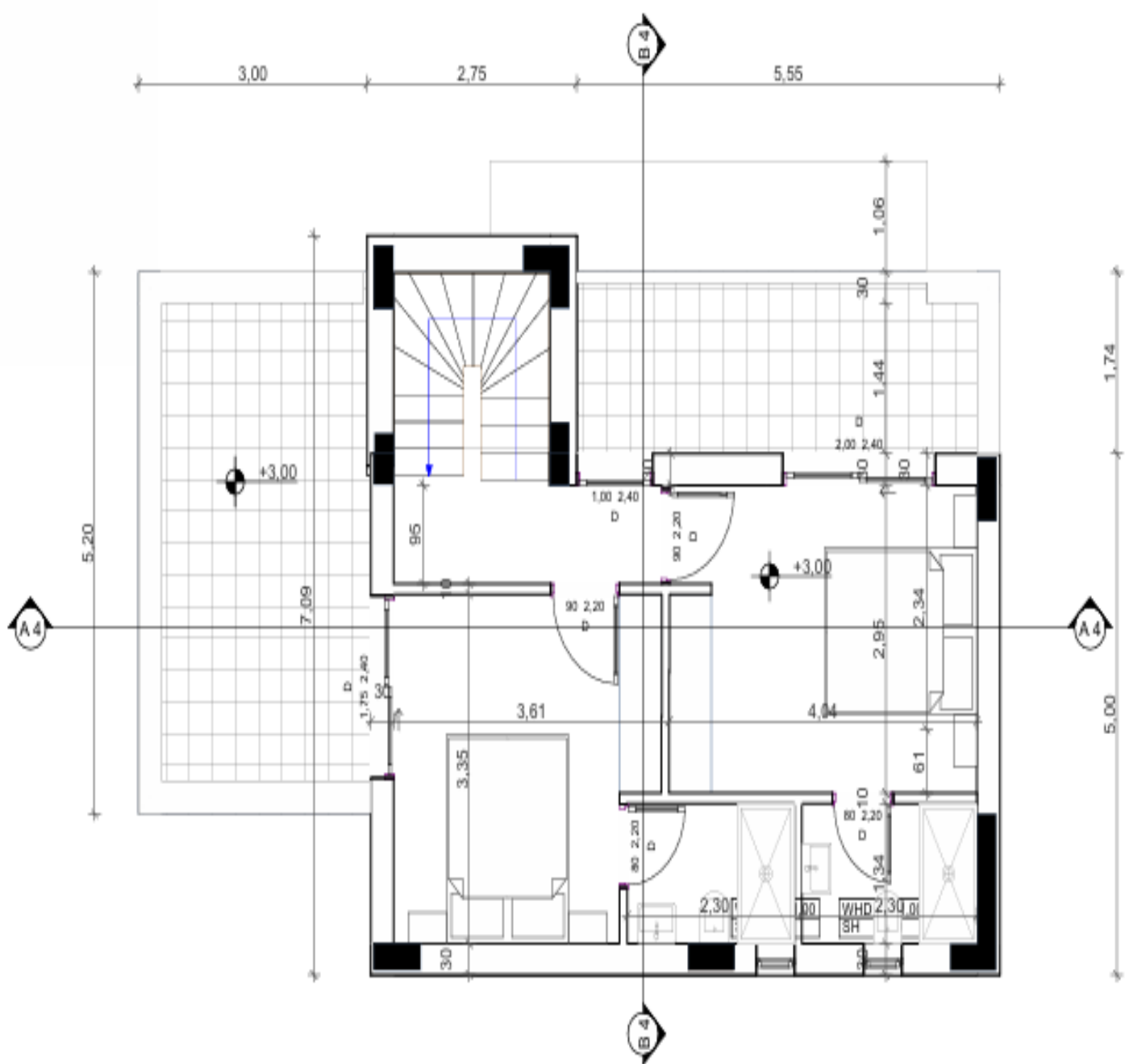
SQM

97,84

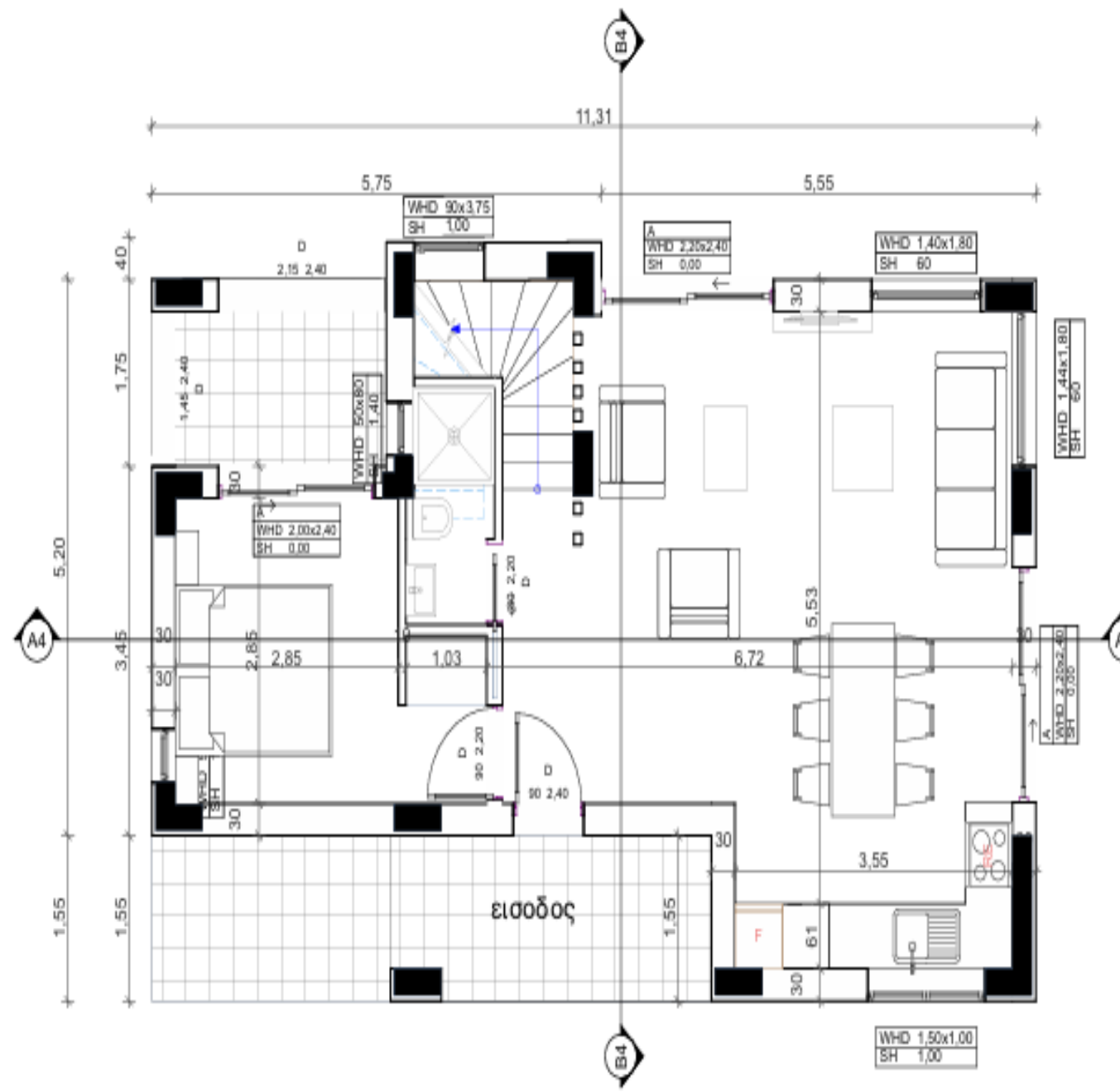


Villa II

ΔΩΜΑ



ΟΡΟΦΟΣ



ΙΣΟΓΕΙΟ

SQM

97,84



The image displays two architectural floor plans for a building, labeled 'ΟΡΟΦΟΣ' (Roof) and 'ΙΣΟΓΕΙΟ' (Ground Floor).

**ΟΡΟΦΟΣ (Roof):** This plan shows the layout of the roof. It includes a central staircase area with a blue staircase. The plan is divided into several rooms and corridors. Key dimensions include a total width of 11.31m and a total depth of 5.20m. The plan is oriented with a north arrow pointing towards the top right. The label 'ΟΡΟΦΟΣ' is centered below the plan.

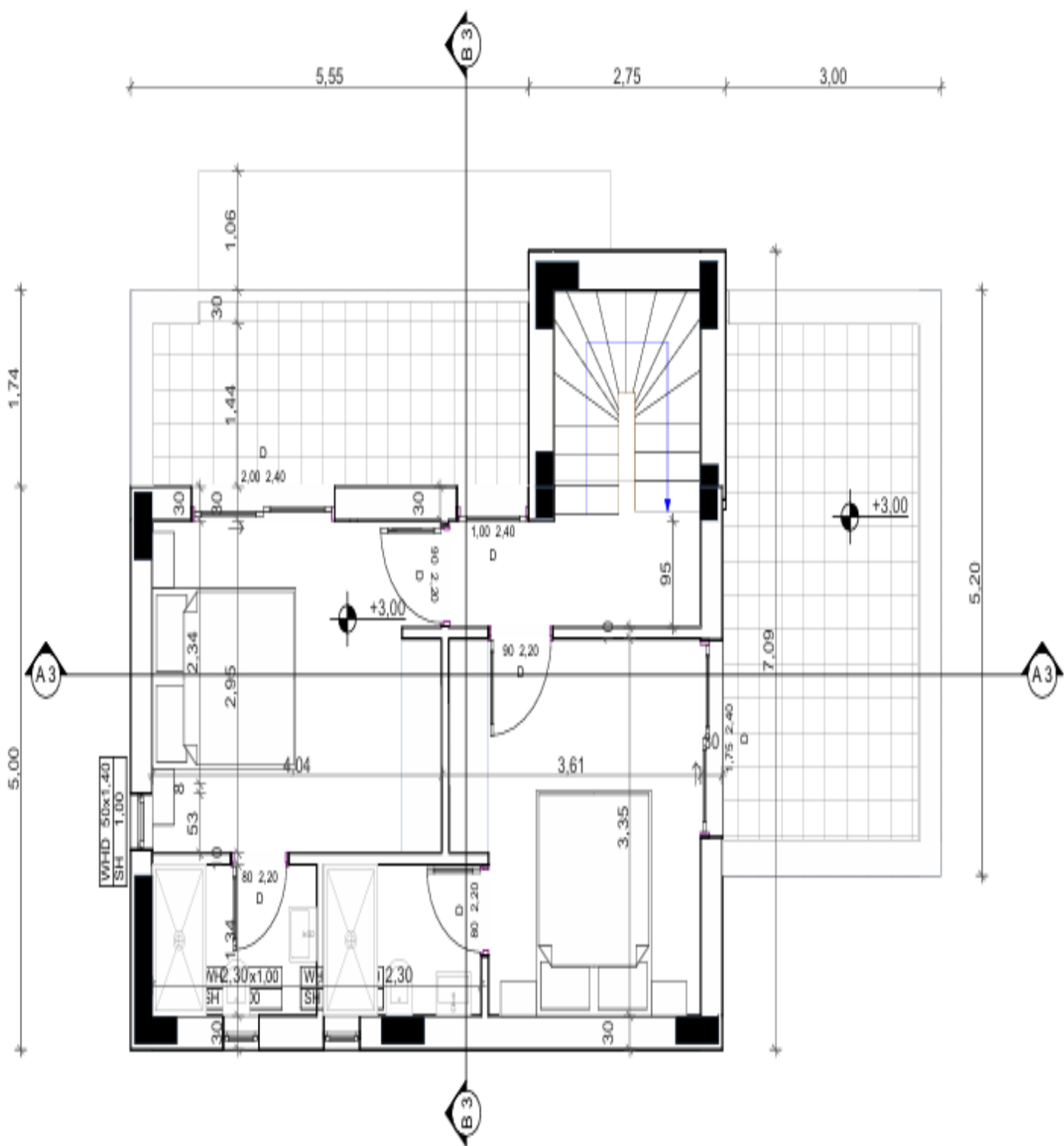
**ΙΣΟΓΕΙΟ (Ground Floor):** This plan shows the layout of the ground floor. It includes a central staircase area with a blue staircase. The plan is divided into several rooms and corridors. Key dimensions include a total width of 11.31m and a total depth of 5.20m. The plan is oriented with a north arrow pointing towards the top right. The label 'ΙΣΟΓΕΙΟ' is centered below the plan.

## ΙΣΟΓΕΙΟ

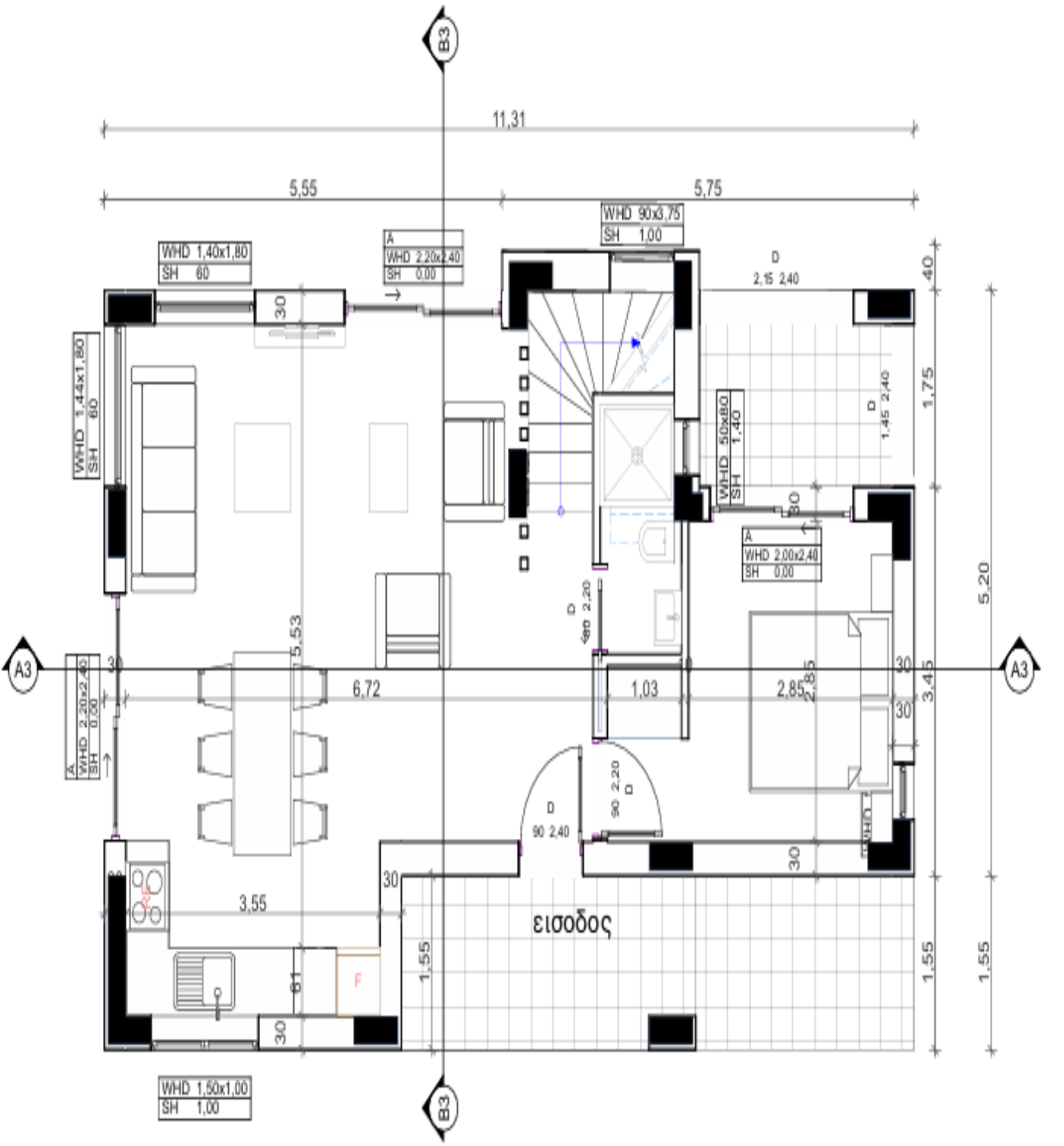
**97,84**



# Villa IV



ΟΡΟΦΟΣ



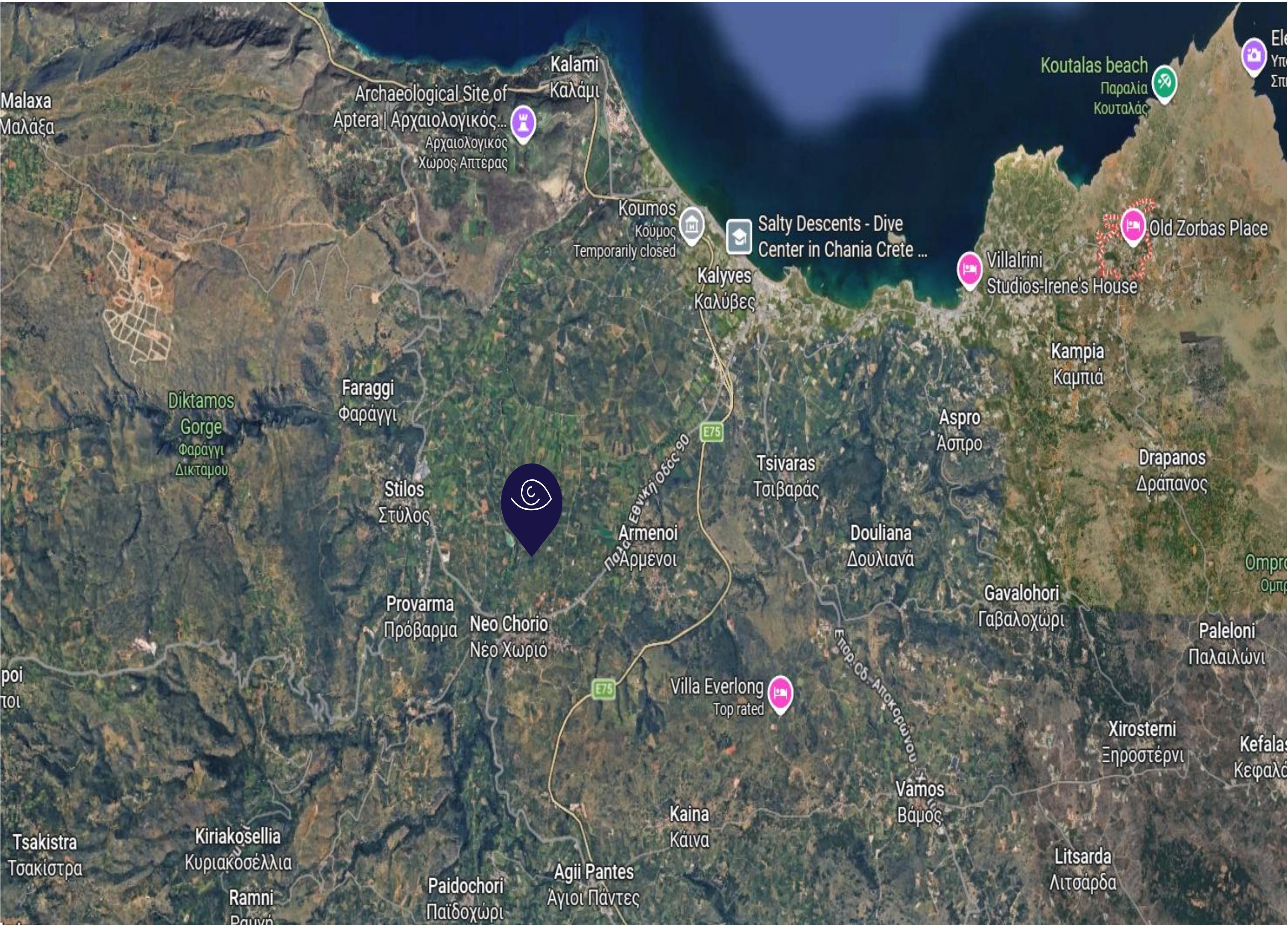
ΙΣΟΓΕΙΟ

SQM

97,84



# MAP OF THE AREA





# ABOUT THE AREA



Kokkino Chorio is a picturesque traditional village located in the Chania regional unit of Crete, Greece, known for its authentic character, peaceful surroundings and beautiful natural landscape.

The village enjoys a highly desirable location close to key destinations such as Plaka, Almyrida, Gavalochori, Kalyves and Kambia, offering convenient access to beaches, restaurants, shops and essential services.



Its combination of privacy, sea and mountain views, and proximity to popular resorts makes Kokkino Chorio an excellent choice for premium villa developments and investment properties, with strong appeal for both holiday use and rental demand.



# BRIEF HISTORY OF FINDERS AND WHAT IS THE VISION & THE MISSION



Established in Greece in 2014, Finders has been at the forefront of the country's real estate market, with three branches located in Israel, Athens, and Crete. As one of the pioneers in the industry, Finders has successfully managed five private equity funds, investing in high-quality properties with a focus on commercial and residential buildings, tourist destinations, and accommodation.

The company's core expertise lies in acquiring, redeveloping, and remarketing investment properties, primarily in Athens since its inception. However, as of 2022, Finders has expanded its scope by co-investing in the reconstruction of targeted buildings within its portfolio to convert them into service apartment hotels. With extensive experience in managing thousands of square meters of property in Athens and Crete, as well as a deep understanding of the diverse range of properties available, Finders is confident in its ability to deliver an exceptional visitor experience while serving as a reliable

resource for prospective real estate investors in Greece. Finders has established a network of partnerships with various leading entities in Greece, including architects, real estate agents, appraisers, insurance agents, contractors, and others. These partnerships enable the company to offer a comprehensive and accessible professional service package. As a result of its excellent reputation, strong track record, and field performance, Finders has built strong trust ties with local players in the industry, allowing it to access a vast market of investment opportunities. The company receives advance information on properties, including those soon to be auctioned by local banks in Greece. Finders also has established strong relationships with financing bodies, central banks, and government entities operating in the Greek real estate market. Additionally, the company manages 12 Greek companies (S.A.) that oversee complex projects and properties across various regions under its leadership.





This document includes forward looking statements with respect to Finders plans and its current goals and expectations. Please note that all data, numbers and plans are for estimation forecast purposes only. The document was prepared for the sole purpose of providing information to assist a limited number of potential investors in assessing the projects that are in the matter. Recipients who accepts this presentation undertake to keep confidential all the information therein. It shall not be photocopied, duplicated, or distributed to a third party without the written consent of FINDERS management. Any forward-looking statements made throughout this document represent management's best judgement as to what may occur in the future. However, their nature, forward looking statements involve known and unknown risks and uncertainties because they relate to future events and circumstances which may be beyond the Group's control, as a result, the Group's actual financial condition, performance and results for the current and future fiscals' period and corporate developments may differ materially from those expressed or implied by the plans, goals and expectations set forth in any forward-looking statements.

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