



FINDERS

Tailor Made Investments

השקעות נדל"ן
אטרקטיביות ביוון

Welcome to
Kyrianna Olive Grove...

... where myth and reality blend,
where every moment is infused
with the magic of the Muses elegance





Inspired by timeless mythology, Kyrianna Olive Grove villas are named after the mythological Muses, daughters of Zeus and Mnemosyne, who embodied the essence of creativity and wisdom. Just as each Muse was associated with a unique pursuit, our villas offer a bespoke experience, inviting residents to immerse themselves in the artistry of their surroundings. From the serene ambience of Calliope to the vibrant energy of Thalia, every villa exudes its charm, inviting residents to embrace the essence of inspiration and creativity.



Villa Kleio

In Greek mythology, Kleio is one of the nine Muses, who were goddesses of the arts and sciences. She was often depicted holding a scroll or a set of tablets, symbolizing her role as the muse of history and documentation. Kleio's domain was the inspiration of historical storytelling, ensuring that the deeds of heroes and notable figures were remembered and celebrated through poetry and narrative, guiding them in their creative endeavors and helping them to preserve the memories of past events.

- Property size: 160,30 m²
- Ground floor: 70,00 m²
- First floor: 70,80 m²
- Mezzanine: 19,50 m²
- Plot size: 468 m²
- Terrace: 37,20 m²
- Private pool: 18,90 m²
- Patio around the pool: 158,30 m²
- Green Garden: 141 m²
- Pergola: 27,70 m²
- Bedrooms: 3 + Mezzanine
- Bathrooms: 2



Villa Kleio





Villa Thalia

In Greek mythology, Thalia is one of the nine Muses, who were goddesses of the arts and sciences. Thalia specifically presided over comedy and idyllic poetry, making her the muse of joyous and light-hearted literature. Thalia was often depicted holding a comic mask or a shepherd's crook, symbols of her role as the muse of comedy and pastoral poetry. She was believed to inspire poets, playwrights, and artists, guiding them in their creative endeavors and helping them to evoke laughter, joy, and amusement in their audiences.

Property size: 120,70 m²
Ground floor: 99,50 m²
Mezzanine: 21,20 m²
Plot size: 498 m²
Terrace: 55,50 m²
Private pool: 21,90 m²
Patio around the pool: 224,20 m²
Green Garden: 84,80 m²
Pergola: 27,70 m²
Bedrooms: 2 + Mezzanine
Bathrooms: 2



Villa Thalia





Villa Polyhymnia

In Greek mythology, Polyhymnia is one of the nine Muses, who were goddesses of the arts and sciences. Polyhymnia is often depicted in a contemplative pose, with her finger placed on her lips as if she is deep in thought. Through her influence, Polyhymnia enriched and inspired individuals to seek deeper connections with the divine through music, poetry, and meditation. She was revered as a muse of inspiration and contemplation, guiding mortals in their quest for spiritual enlightenment and understanding.

Property size: 160,30 m²
Ground floor: 70,00 m²
First floor: 70,80 m²
Mezzanine: 19,50 m²
Plot size: 541 m²
Terrace: 37,20 m²
Private pool: 24,20 m²
Patio around the pool: 155,10 m²
Green Garden: 160 m²
Pergola: 27,70 m²
Bedrooms: 3 + Mezzanine
Bathrooms: 2



Villa Polyhymnia





Villa Calliope

In Greek mythology, Calliope is one of the nine Muses, Calliope is specifically associated with epic poetry, eloquence, and the inspiration of writers. Calliope played a crucial role in inspiring poets to create works of great scale and profundity. She was often depicted with a writing tablet, scroll, or lyre, symbols of her influence on literary creation. Calliope's name means "beautiful-voiced" or "she of the beautiful voice," highlighting her connection to the art of poetic expression.

Property size: 160,30 m2
Ground floor: 70,00 m2
First floor: 70,80 m2
Mezzanine: 19,50 m2
Plot size: 392 m2
Terrace: 37,20 m2
Private pool: 16,90 m2
Patio around the pool: 110 m2
Green Garden: 63 m2
Pergola: 17,30 m2
Bedrooms: 3 + Mezzanine
Bathrooms: 2



Villa Calliope





Villa Euterpe

In Greek mythology, Euterpe is one of the nine Muses, who were goddesses of the arts and sciences. Euterpe played a significant role in inspiring musicians, singers, and poets to create works that celebrated the power and beauty of music and poetry. Euterpe is often depicted holding a flute, which was a common musical instrument in ancient Greece. She is associated with the creation of music, both instrumental and vocal, as well as with the composition of songs and poetry that express emotions and tell stories.

Property size: 133,00 m²
Ground floor: 35,30 m²
First floor: 79,00 m²
Mezzanine: 18,70 m²
Plot size: 347 m²
Terrace: 36,30 m²
Private pool: 17,80 m²
Patio around the pool: 121,50 m²
Green Garden: 47,60 m²
Bedrooms: 2 + Mezzanine
Bathrooms: 2



Villa Euterpe





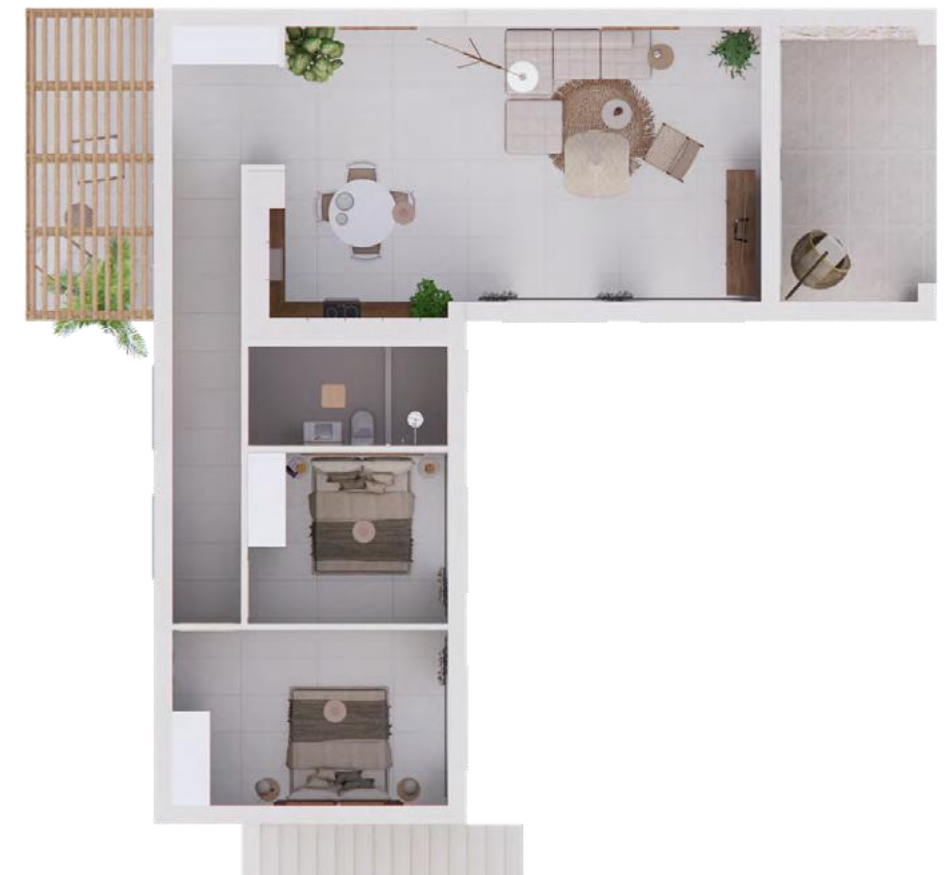
Villa Erato

In Greek mythology, Erato is one of the nine Muses, the goddesses of the arts and sciences. Erato specifically presides over love poetry, lyric poetry, and songs that evoke love and desire. Erato played a vital role in inspiring poets, singers, and musicians to create works that celebrated the beauty and passion of romantic love. She is often depicted with a lyre, a musical instrument associated with poetry and song. She was believed to inspire both ordinary people and renowned poets to express their feelings of affection and longing through words and music.

- Property size: 90,50 m²
- Ground floor: 90,50 m²
- Plot size: 333 m²
- Terrace: 71,80 m²
- Private pool: 23,20 m²
- Patio around the pool: 100,80 m²
- Green Garden: 14,80 m²
- Pergola: 10,24 m²
- Bedrooms: 2
- Bathrooms: 1



Villa Erato





The plot

Nestled on a 3500m² plot with a gentle slope, Kyrianna Olive Grove offers a tranquil escape with breathtaking views of the sea and endless rows of ancient olive trees stretching as far as the eye can see. Each house is strategically positioned to capture the beauty of the surroundings, ensuring that every moment spent here is nothing short of magical.



About the area

Welcome to Kyrianna Olive Grove, a picturesque village nestled on the enchanting north coast of Crete. Just 13km from the vibrant town of Rethymno and 6 km from the pristine beaches. Kyrianna offers the perfect blend of tranquility and convenience.

RICH HERITAGE

Kyrianna, like much of Crete, boasts a rich heritage steeped in history. The island's diverse cultural influences have shaped its unique character and charm from ancient civilizations like the Minoans and Mycenaeans to the Byzantines, Venetians, and Ottomans.

IDYLIC LOCATION

Nestled amidst a lush olive grove on the outskirts of Kyrianna village, our villas offer breathtaking views of the Mediterranean Sea and the majestic mountains. Experience the serenity of rural Crete while still being within easy reach of modern amenities and attractions. Kyrianna Village welcomes you with its quaint charm and warm hospitality. Explore its winding streets and discover hidden treasures, from traditional taverns to cozy cafes. Immerse yourself in authentic Cretan culture and cuisine.

SEASIDE BLISS

For sun, sea, and sand, head to the nearby beach of Pigianos Kampos. Just a short 6km drive away, this expansive sandy beach offers water sports, beach bars, and restaurants. Whether lounging in the sun or diving into the azure waters, Pigianos Kampos promises a blissful day by the shore.

Experience the magic of Kyrianna and let the magic of Crete capture your heart.



KYRIANNA

OLIVE GROVE

Villa	Villa M ²	Ground Floor m ²	First Floor m ²	Mezzanine. m ²	Plot m ²	Terrace m ²	Pool m ²	Patio m ²	Garden m ²	Pergola m ²	Bed-room	Bath-room	Price	Start-Up Price
KLEIO	160	70	70	19	468	37	18	158	141	27	3 + mezz	2	490.000 €	450.000 €
THALIA	120	99	-	21	498	55	21	224	84	27	2 + mezz	2	450.000 €	410.000 €
POLYHYMNIA	160	70	70	19	541	37	24	155	160	27	3 + mezz	2	480.000 €	440.000 €
CALLIOPE	160	70	70	19	392	37	16	110	63	17	3 + mezz	2	420.000 €	390.000 €
EUTERPE	133	35	79	18	347	36	17	121	47	-	2 + mezz	2	380.000 €	350.000 €
ERATO	90	90	-	-	333	71	23	100	14	10	2	1	330.000 €	310.000 €

Prices do not include property tax, notary fee, registration, Lawyer's fee, electricity and water connection fee.

The expenses is estimated to be 10% of the sale price. Pricelist is subject for changes; the start-up price is only valid until 2 villas are sold.

TERMS AND CONDITIONS OF SALE

As of signing of the sales agreement and crediting of the deposit, the property is taken off the market and is dedicated hereinafter to the buyer. The seller makes the following reservations for the implementation of the project:

At least 50% of the houses and value in the project have been sold on the day of startup. There are general reservations about the authorities' processing time, including any procedural steps that have to interfere with the progress and delivery agreements.

Upon takeover, it must be expected that smaller external or internal work remains on the property's common and private areas. The seller reserves the right to make changes in outdoor areas in relation to what is presented to the buyer. The villa will be delivered clean from the construction process. All illustrations, 3D perspectives, sketches, furnished floor plans etc. are only intended to form an impression of the finished building and can thus not be regarded as the final delivery. Shown equipment / fixtures are not included, such as lamps, furniture, and garden, and therefore elements in the presentation materials will not be included in the delivery. General descriptions of the project in the sales and marketing materials will not suit all private homes.

The outdoor plan as presented in the sales promotional material, is of such a nature that it cannot be considered a map, but an illustration sketch from the architect. The outdoor plan has been prepared to illustrate the site's planned layout but is not binding and can be changed in connection with the detailed design, especially the stonewall around the villa.

CONSTRUCTION START / TAKEOVER

Construction start means the date when the construction work of the building stage is initiated and the developer will inform of it by written notification. Assumed completion / moving in will be in the beginning of 2026. This is assuming that the start of construction takes place in the end of 2024.

The buyer can cancel the signed purchase contract if the implementation of the construction project has not been initiated by 01.05.2025. The final takeover date is notified to the buyer by e-mail or registered post approx. 4 weeks before takeover. It is also clear that:

At the beginning of the construction phase, the acquisition date may change accordingly. The seller may demand that the takeover takes place up to six months earlier or later than the month the seller announced as the last deadline.

The seller is entitled to an additional deadline for takeover if the buyer requires changes or additional work that affect the construction time, or as the conditions mentioned. There may be varying completion of the different properties. It should be noted that after the settlement and takeover date, construction work can still take place on the property, including work on the completion of the homes, common areas, technical installations and outdoor work. The buyer accepts that there will be noise from construction work, the need for construction traffic and construction installations to complete the project.

Upon purchase, each buyer will receive documentation showing the materials, products and color schemes that have been used in the villa. Alternatively this can be provided to the maintenance company for the improvement of maintenance operation.

CURRENCY

All payments are made in Euro.

EXPENSES

Please note that the expenses related to registration and deeds for each property are not included in the listed prices. These expenses encompass the following: Notary fees, Registration fees, Property taxes, Lawyer's fees for legal representation of the buyer, and connections for water supply and electricity. The estimated total cost for these expenses is approximately 10% of the selling price.

PAYMENT PLAN

After signing the sales contract, an advance payment of 10 % of the price shall be paid, with a 7-day deadline. After, if the payment is delayed by more than 21 days for the amount due at the conclusion of the contract and, if there is a significant delay (more than 21 days) for other agreed payments during construction, the seller has the right to cancel the purchase and have a resale of the home. In the latter case, the seller has the right to withhold a percentage equal to 5% of the total investment cost as fair and reasonable compensation for the breach of the agreement. Additional compensation may be requested in case of placement in the property of additional technical features included after request of the buyer.

Then :

- 1) 20% of the value at the start up of the development (excavation on the plot). At this point an official preliminary deed will be given to the buyer as a guarantee as well as the possibility for the buyer to register, at his burden and cost, any proper measure on the deposited amount.
- 2) 25% of the value when concrete work of the property is completed.
- 3) 25% of the value when plastering of the property is completed.
- 4) 15% upon completion of the floors and tiling
- 5) 5% of the value the day that the property is completed and delivered to the buyer

TECHNICAL SPECIFICATION

Additions and changes

Individual modifications are possible, buying property in an off-plan development gives you the opportunity to be involved in the early stages with the internal layout of your villa in "Kyrianna Olive Grove".

The 3D images of the project are an illustration, there may be some differences between the illustration and the delivery. Furniture and garden are not included in the price.

Area indicators

The villa sqm are stated as BTA - the sqm including the walls and the same sqm will be shown in the deeds. The parties have no claim against each other if the areas were to be 3% smaller or larger than the marketed in the brochure.

Bathroom

All bathrooms will be laid with tiles on the floors and the walls up to the ceiling.

There will be 2 packages for tiles and bathroom sanitary (bathroom equipment) where clients can choose from our standard range.

Additionally, there will be installed glass shower cabinet in the bathrooms.

Common area

The road between the villas will be laid with concrete.

Cooling/Heating

Air-Conditioning units of 9000 BTU in every bedroom and one unit of 12000 BTU in the sitting room. Each bathroom

will have an electric underfloor heating with separate thermostat.

A fireplace is optional for each house, and it can be installed with extra cost.

Electrical installations

All the villas will be ready to be connected to the Hellenic Public Electricity Corporation network. Electric supply meter of each house will be installed according to the instructions of the Public Electricity Corporation.

Each house will have a fuse box with automatic fuses and separate fuses for the oven, fridge, dishwasher, water heater and pool. All internal spaces such as bedrooms, bathrooms, kitchen and living rooms will have ceiling spotlights with a dimmer button. The spots in all rooms will be integrated in the plasterboard that will be partly covering the ceiling. On every balcony and roof terrace, there will be installed lamps and at least one waterproof electric socket. On every kitchen bench, there will be installed an electrical system of sockets that will expand by pushing a button. Each villa will have a doorbell, and telephone sockets for Internet TV in master bedroom and living room.

All the electric materials (e.g., switches, sockets, etc.) are supplied by the LEGRAND series in white.

'All the houses will be energy category B+ according to the Greek regulations of the energy performance of the buildings (KENAK).

Fences

The parapet walls will be made of Cretan stone according to the architectural drawings. The length of the fences and parapet walls will be according to the architectural drawings.

Floors

Internal floors will be laid with big granite tiles of high quality and modern design. Clients can choose between 2 options from our standard range, one matt beige and one wooden style according to the chosen style in the kitchen and bathroom.

Guarantee

The guarantee for the structural elements of the building is according to Greek law. Guarantee for the decorative materials and non-structural elements is one year.

Kitchen

The kitchens will be made from high-quality (ITALIAN DESIGN) STOSA kitchen, ART type.

Clients can choose from several different kitchen fronts in different colors with associated counter tops in granite. All electrical appliances will be integrated with type Siemens or similar. Above the kitchen bench there will be laid granite tiles matching the bench.

Painting

All the internal walls and ceilings will be painted with acrylic paint, off-white color as standard, but the clients can add their touch to their villa by choosing one of our free wall colors. All products are carefully selected to harmonize with each other and to create a great framework for other interiors.

All the exterior paintings will be done according to the valid facades of the development approved from the architectural committee of Chania.

Parking

Each villa will have 1 private parking space.

Patio and terrace

All the outside patios and terraces will be laid with granite tiles designed for outdoor use.

Private gardens

The private gardens will not be landscaped as this is optional.

Sewage network

Each villa will have an underground septic tank made from reinforced concrete.

Private swimming pools

The private swimming pools will be made from reinforced concrete. They will consist of 3 led lights, tiles, anti-slip marble, and a compact type of filter machine.

Ventilation

In every villa, there will be installed an air ventilation valve with protective net outside and adjustable lid on the interior side. The bathrooms which don't have a window will have electrical ventilation.

Walls / Insulation

The exterior walls will be made from 2 single brick masonry with air space and the thermal insulations in between.

All the exterior surface of the villas like walls, beams, columns, and ceilings slabs - roofs will be laid with thermal insulation

according to the energy efficiency study of the building permit.

Wardrobe

In each bedroom and some halls, there will be wardrobe cabinets according to the drawings. Client can choose from several different fonts in different colors from our standard range.

Mechanical installations & water network

All the villas will be ready to be connected to the municipal water network. There will be exterior water supply installed in every patio, terrace, and accessible roof terrace. If installation of a water pressure pump is required, then the owners will cover its cost and installation. The hot water supply in the showers, baths, bathroom washbasin, and the kitchen sink will be provided by a solar panel heater estimated 160L.

Windows and doorframes

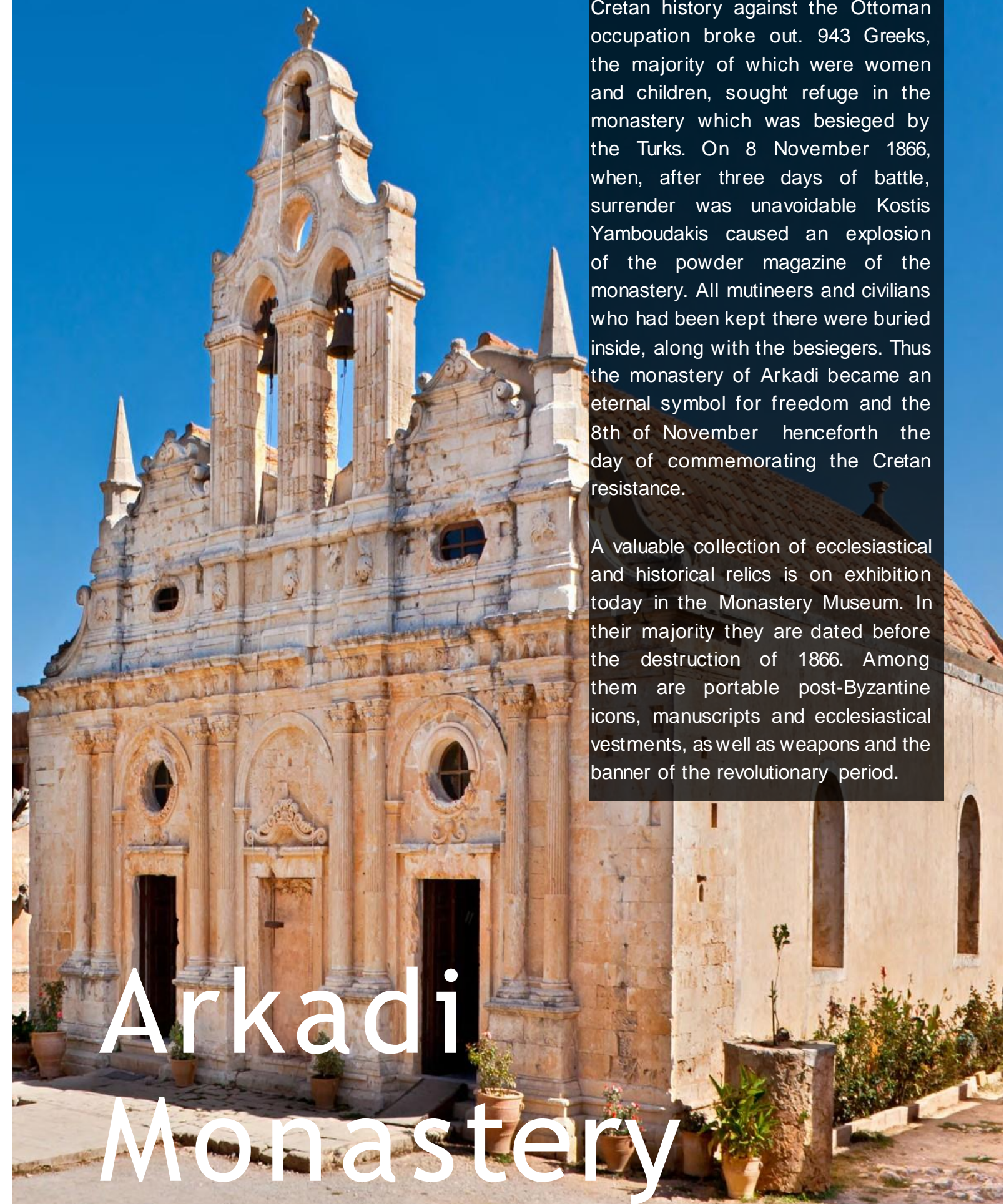
Exterior doors and windows in all bedrooms will have external electric shutters with remote control. The main entrance door of each villa will be made of aluminum and will have a security lock. Internal doors will be made of pressed wood, and they will have locks and aluminum handles in wooden shade or white color.



Platanos or, otherwise called, Platanias is a beach which stretches from the Town of Rethymno in an easterly direction 5 to 6 kilometers away from the City of Rethymno. There are also several local buses that run frequently in case you want to travel to the rest of the island of Crete. It is a blue flag beach which means that the beach water has been tested and is very clean and clear. The loggerhead sea turtle lays its eggs here, on the beachfront. The turtles are protected by the Greek State. Most of the nests – more than 400 every year – are found on Rethymno Bay, which hosts the third largest breeding population of loggerhead sea turtle in Greece.

It is a coastal beach which attracts many tourists, as there are many hotels, apartments, supermarkets, travel agencies, pharmacy, bakeries, clothing shops, jewellery, fur shops and car rental companies. The night life on the island is vibrant as there are bars, coffee shops and tavernas which are open until the early morning hours. The location is ideal, as it is both close to the beach and all amenities. You will also have easy access to the rest of the island of Crete.

Platanos



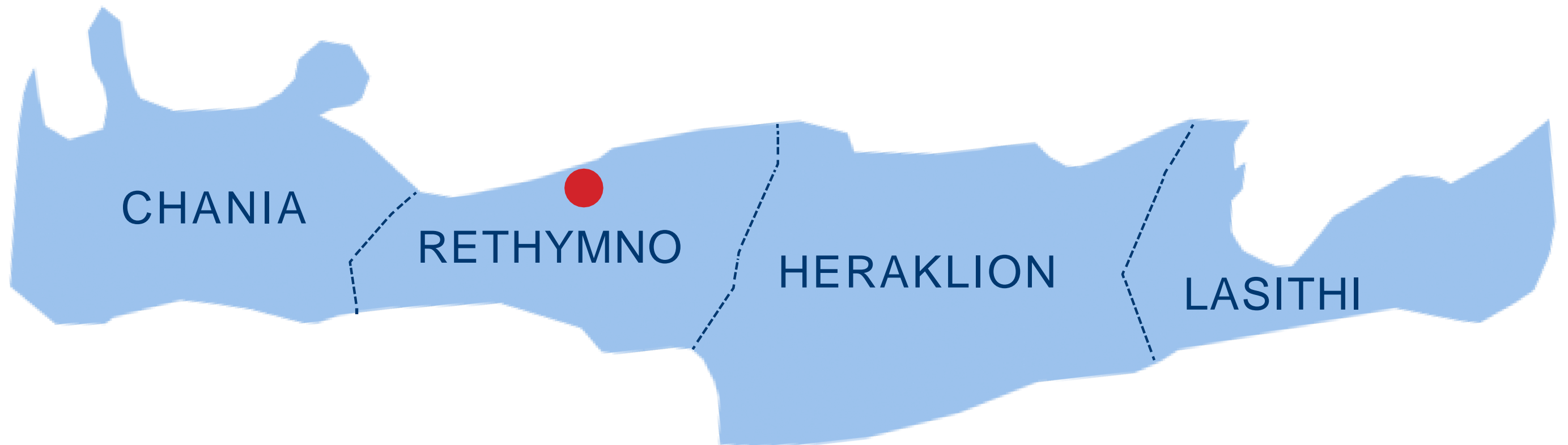
In 1866, one of the major revolts in Cretan history against the Ottoman occupation broke out. 943 Greeks, the majority of which were women and children, sought refuge in the monastery which was besieged by the Turks. On 8 November 1866, when, after three days of battle, surrender was unavoidable Kostis Yamboudakis caused an explosion of the powder magazine of the monastery. All mutineers and civilians who had been kept there were buried inside, along with the besiegers. Thus the monastery of Arkadi became an eternal symbol for freedom and the 8th of November henceforth the day of commemorating the Cretan resistance.

A valuable collection of ecclesiastical and historical relics is on exhibition today in the Monastery Museum. In their majority they are dated before the destruction of 1866. Among them are portable post-Byzantine icons, manuscripts and ecclesiastical vestments, as well as weapons and the banner of the revolutionary period.

Arkadi Monastery

CRETE

the island of Gods



Crete is the island that has it all... Beautiful beaches, majestic mountains, magnificent ancient palaces, mythical places, great food, and friendly people. Crete is the legendary birthplace of the god Zeus, and home of the Minotaur. This is the most beautiful island of Greece which is anchored in between the three continents of Europe, Africa, and Asia. With its wild nature, the calm coastal lines form a sharp contrast. The picturesque cities and towns to the mountain ranges in the west form a great historical heritage to modern-day life.

GOLDEN VISA

The Greek Golden Visa program is one of the most attractive and less costly in the European Union. This program was introduced by the Greek state in their movement in and out of Greece.

When you purchase a property (new or resale) of minimum net price 250.000 euro, you can benefit in many ways but most importantly you can acquire a residence permit in Greece, valid for all European Union and all Schengen countries for you and your family members in first line.

The duration of the residence permit is five years and can be renewed for an equal period of time each time as long as you are still an owner of a property in Greece.

This process is simplified and the state fee is significantly low.

Our experienced and professional legal team can guide you through the process and assure the validity and importance of your purchase in order to maximize its advantages.

PROPERTY BUYING IN GREECE

Buying property in Greece can be different from many other European countries, but certainly not difficult. Our personal service includes guiding you through the whole purchasing process and beyond.

The simplest way to buy property as a 'Non-Resident' in Greece is through 'Power of Attorney'. As all buyers are required by law to have legal representation when purchasing real estate, you will need to retain a lawyer whether you choose to use the Power of Attorney process or not. If you don't already have a lawyer we can assist you in finding one.

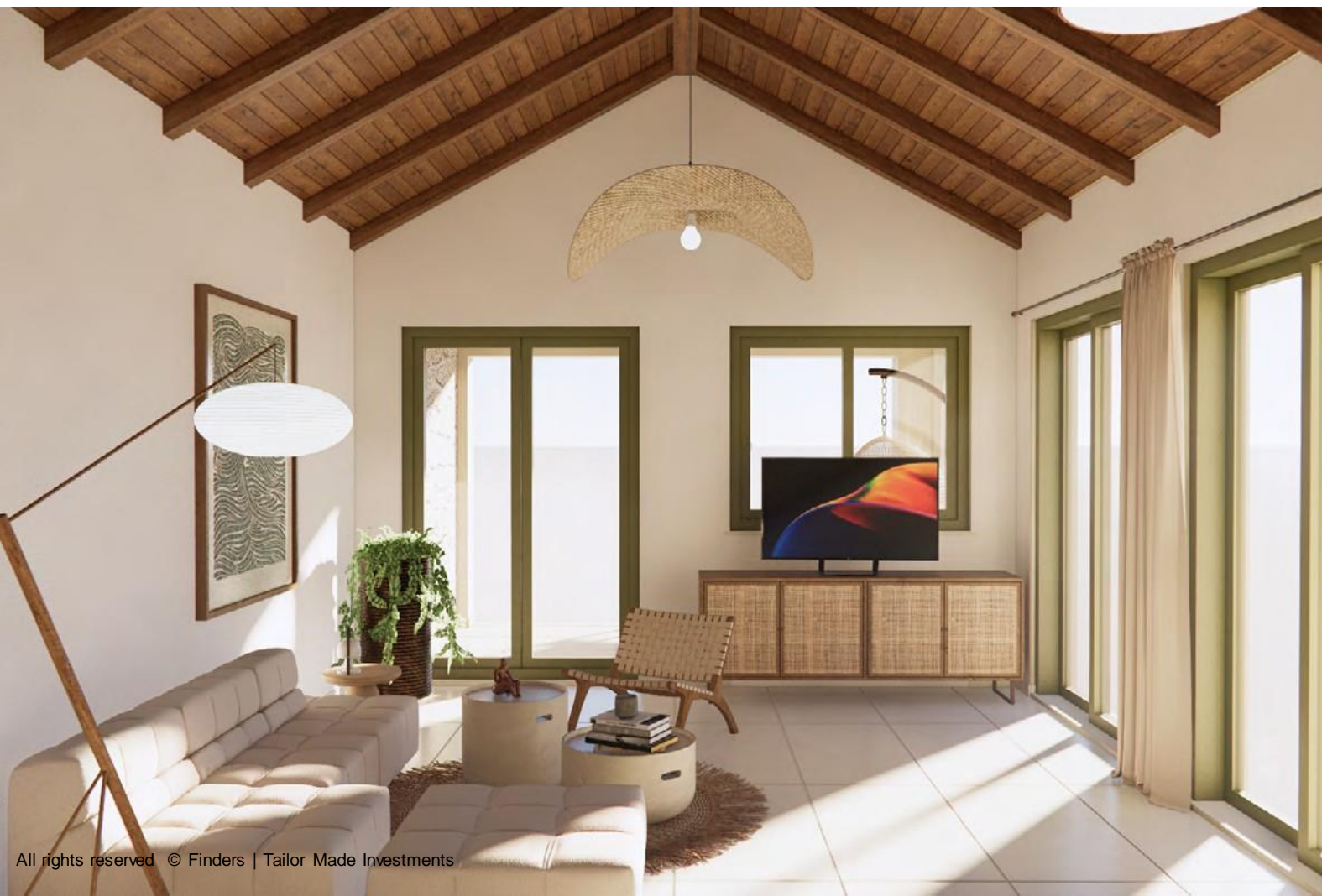
We recommend that you choose the Power of Attorney option as it allows the whole purchase process to be completed quickly and simply in your absence. Your lawyer will be able to open a Greek bank account in your name, obtain the obligatory tax number (AFM), make payments on your behalf and deal quickly and efficiently with any paper work pertaining to the purchase of your home.

If you would like to have further information regarding the benefits and procedures in obtaining a Power of Attorney please do not hesitate to contact us.

AFTER SALES SERVICES

When owning a property outside of your own country, there are certain practicalities that need to be considered. General maintenance and repairs, cleaning, tax declarations and payment of bills is just a few of them. With these practicalities in mind, and with the ever-increasing demand for high quality after-care services, Kreta Eiendom has formed its own property maintenance department.

Professional, experienced and with excellent contacts to professional local tradesmen, the company has gone from strength to strength. Knowing we have security and a reliable service at hand provides our clients with peace of mind and enables them to relax and enjoy their time on the island as their property is in good hands.





FINDERS

Tailor Made Investments

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