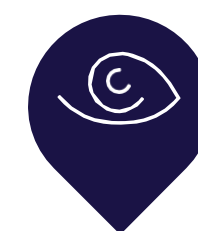




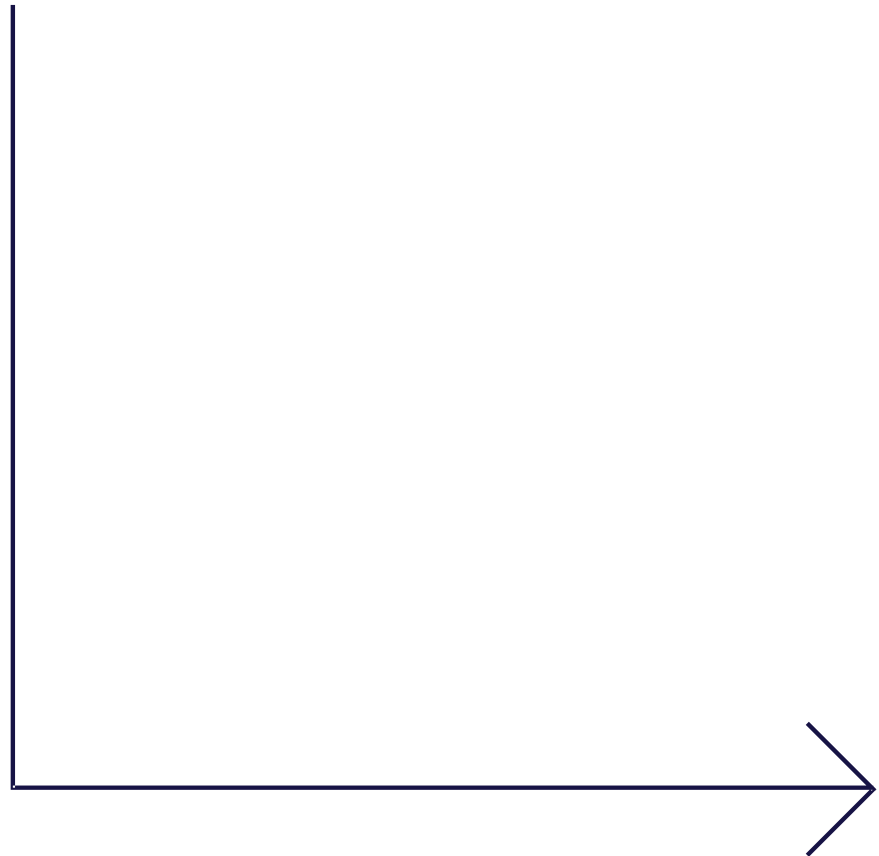
FINDERS

Tailor Made Investments

“PLOT IN EPISKOPI”
RETHYMNO, CRETE



HIGHLIGHTS



The plot at a glance

Asking selling price: 230.000€

Total sqm: 6.494,74

Price/sqm: 35.41€

Building Sector: 0.035

An excellent land plot of 6.494,74 sqm is available in the sought-after area of *Skinavres*, Rethymno.

The property is just 570 meters from the sea, offering easy access to the coastline while remaining in a peaceful environment.

According to current building regulations, the plot allows for the construction of a residence up to 210 sqm (building coefficient 0.035).

While the buildable surface is modest compared to the total land size, the generous plot provides privacy, open views, and ample outdoor space for gardens, a pool, or additional facilities.

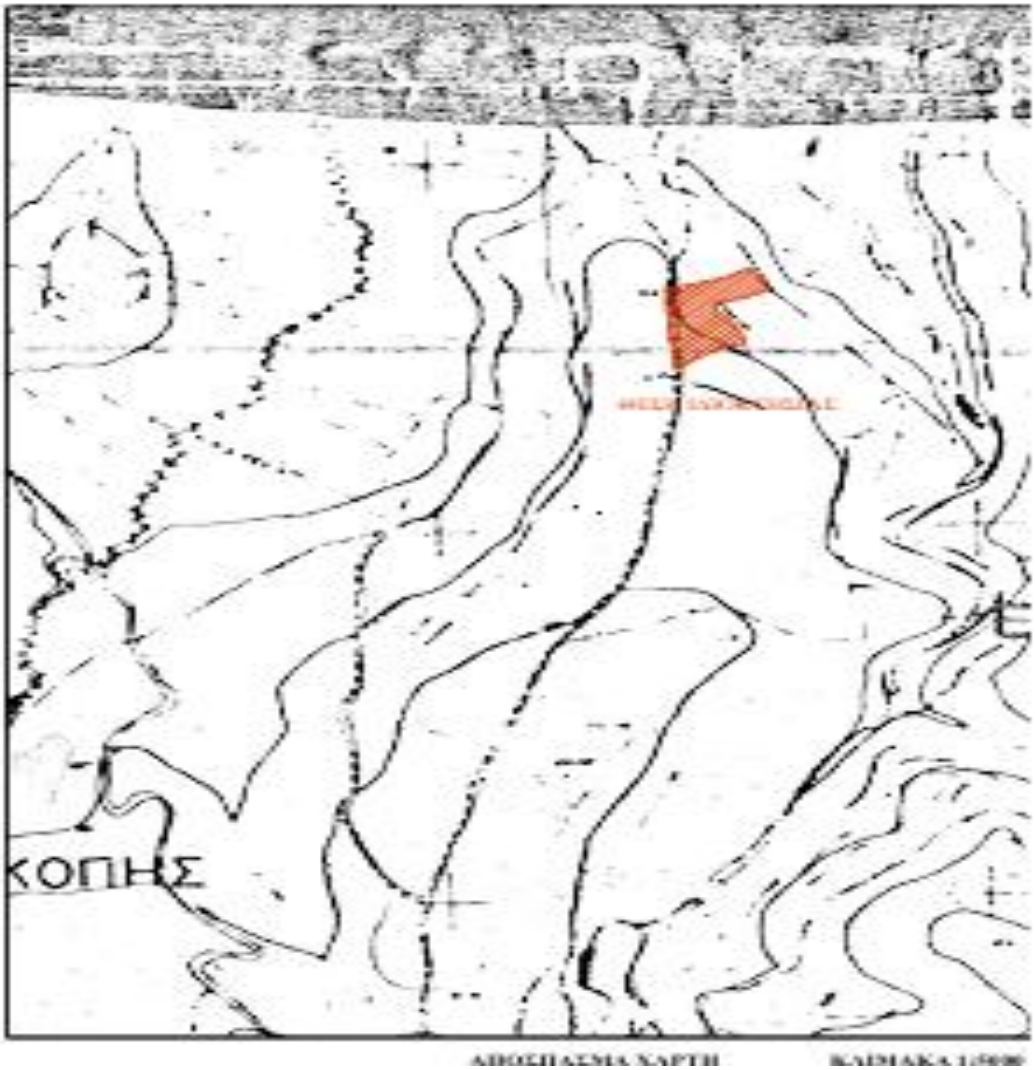
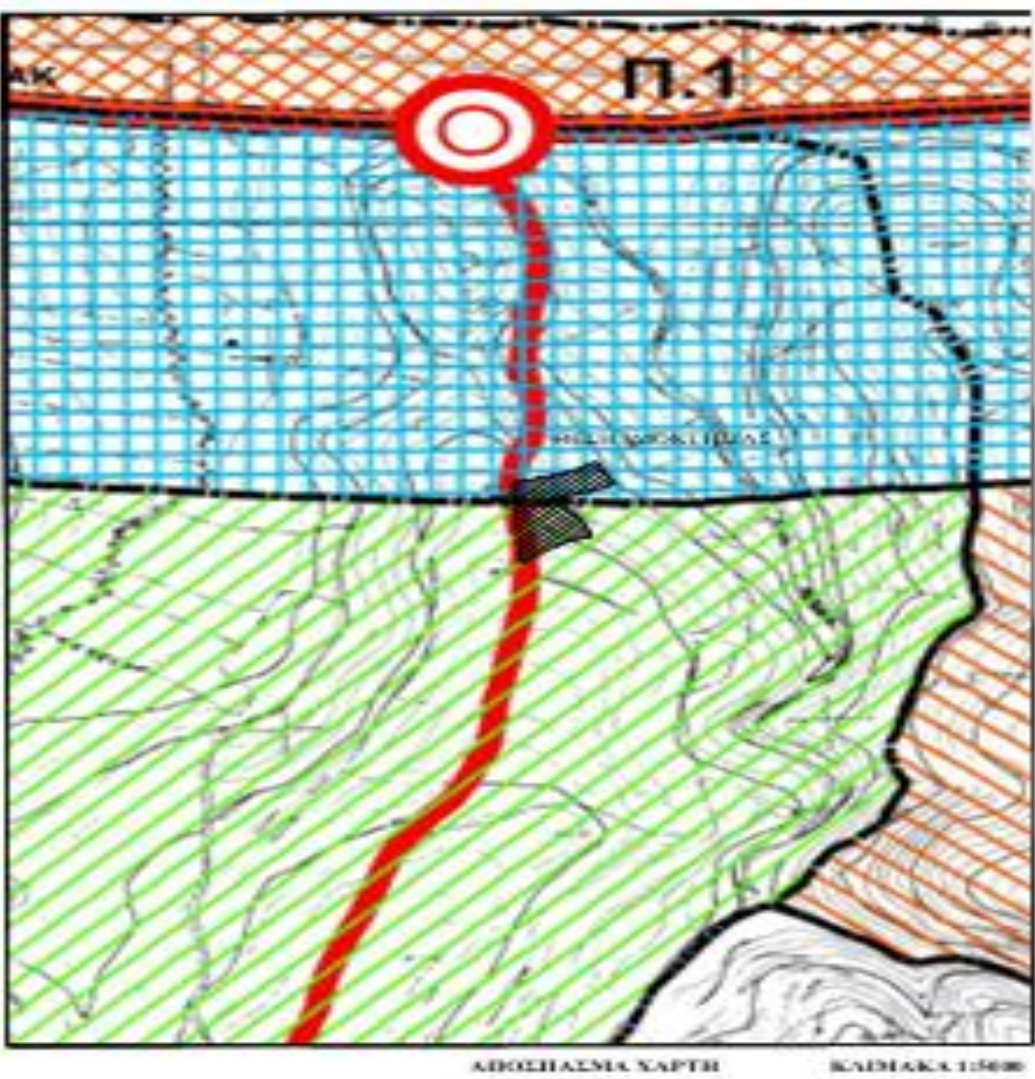
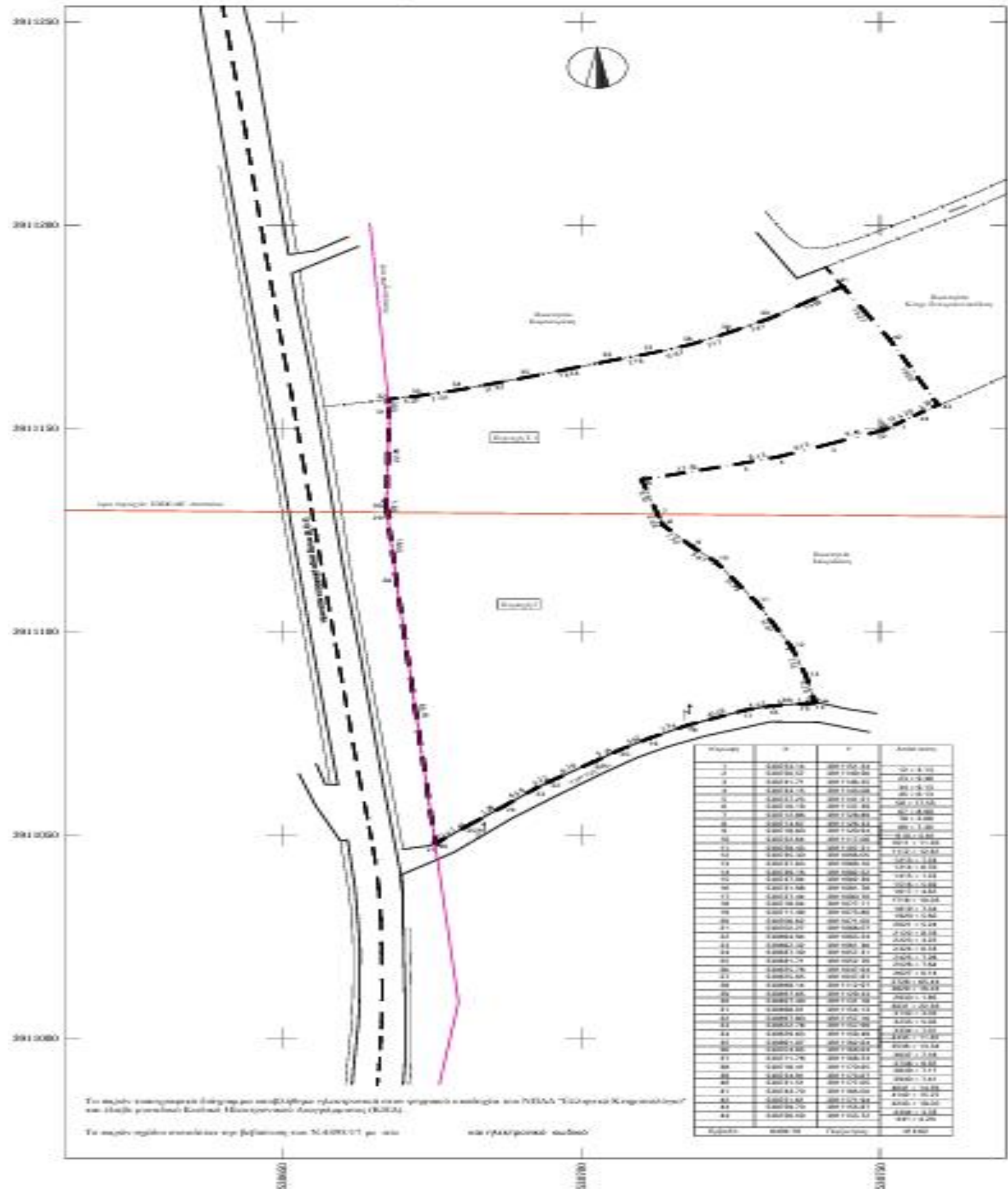
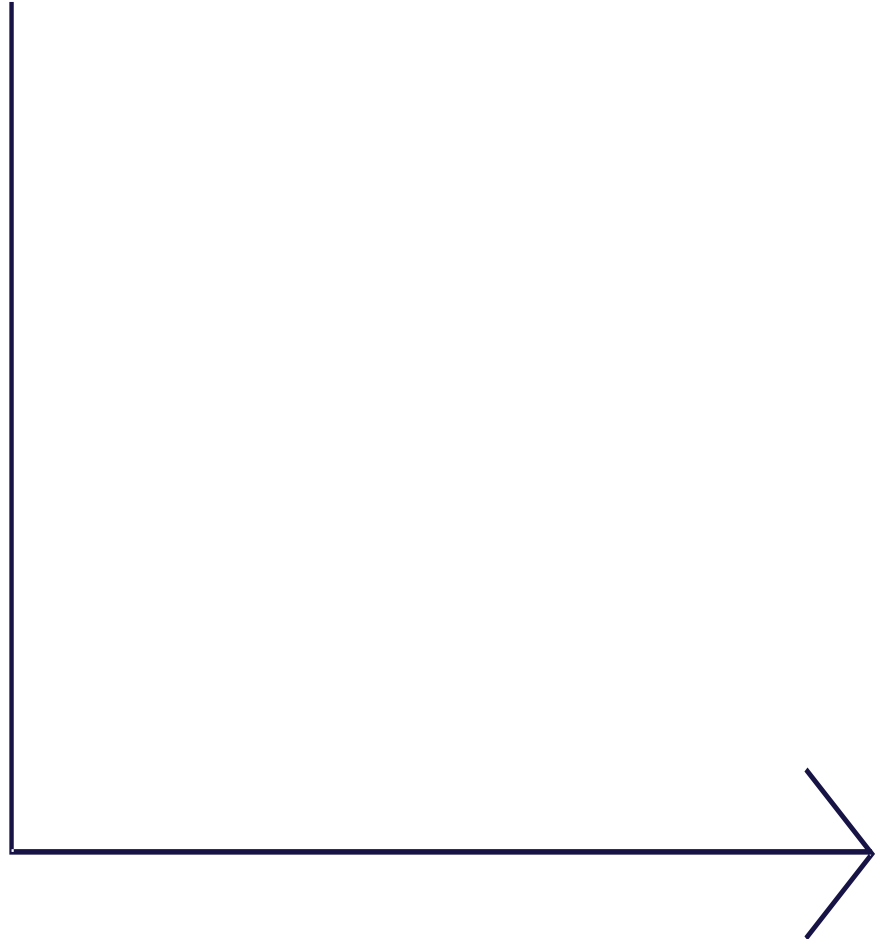
This property is perfectly suited for the development of a private villa retreat or as a long-term investment in Crete’s booming residential market.

It is ideally located within this tranquil yet accessible region, combining natural beauty, cultural heritage, and proximity to key amenities.

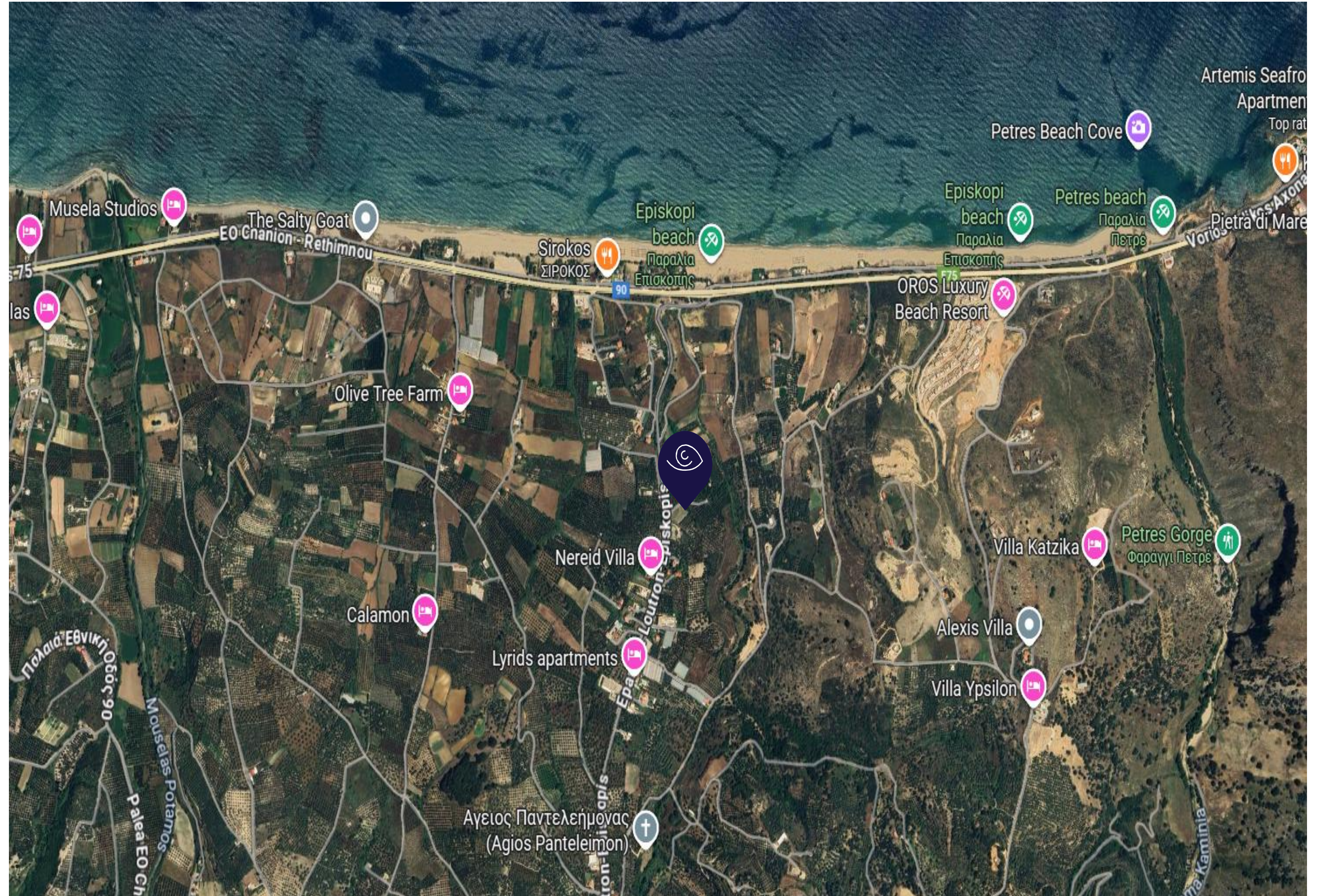
PHOTOS



TOPOGRAPHIC



MAP OF THE AREA



ABOUT THE AREA



Episkopi, located in the Skinavres area of Rethymno, Crete, is a picturesque village approximately 22 km west of Rethymno city.

Situated at an elevation of 120 meters, it offers panoramic views of the northern coast and the fertile Mousselas valley.

The village, with around 600 residents, is rich in history and traditional Cretan architecture, reflecting its past as a bishopric under Venetian rule.



The surrounding area is known for its serene landscapes, nearby Episkopi Beach with shallow, family-friendly waters, and a Mediterranean climate characterized by warm, dry summers and mild, wet winters.

The plot is ideally positioned within this tranquil yet accessible location, approximately 66 km from Chania International Airport (about 1 hour by car) and 80 km from Heraklion International Airport (about 1 hour 15 minutes), combining natural beauty, cultural heritage, and convenient connectivity.

ABOUT THE AREA



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 (10 km from the property).
- **The Venetian port** is pottery, a visit. At the end of the great 13th-century break, the lighthouse stands, which is pottery, Turkish period (10 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 (10 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 (10 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.
- **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** (16 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** (16 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.
- **Kourtaliotiko Gorge** (30 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.
- **Lake Kournas** (32 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.

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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