



# FINDERS

Tailor Made Investments

השקעות נדל"ן  
אטרקטיביות ביוון

# Sfakaki Hotel, Rethymno, Crete

## HIGHLIGHTS

|   |                            |
|---|----------------------------|
| Price of the property                           | 1,400,000€                 |
| Total built area in sqm                         | 664 (421 sqm for main use) |
| Price per sqm                                   | 2,108€                     |
| Plot area in sqm                                | 1,001.51                   |
| Number of units after reconstruction (optional) | 8                          |
| Construction year                               | 1993                       |



A small and intimate boutique motel (47 rooms) located on a plot of 1,001.51 sqm on the beautiful beach of the island of Crete, near the city of Rethymno. In recent years the property has been inactive and needs renovation.

The property is built in two separate units with a total area of 664 sqm (of which 421 sqm for main use): 1. The reception building which also includes a large basement. 2. The rooms building which includes 2 floors and is divided into 7 apartments of 40 sqm and another studio apartment of 25 sqm. Each apartment has a private bathroom, a kitchen and a balcony overlooking the sea.

There are building rights additional 310.61 sqm.

The plan is to renovate the existing building and to build another building for a hotel that will include a total of 47 beds. The units on the ground floor will enjoy a private pool and gardens.

| Building 1            |        |  |
|-----------------------|--------|--|
| Floor                 | Sqm    |  |
| Basement              | 77.65  | Warehouses                             |
| Ground Floor          | 77.65  | Reception                              |
| Building 2            |        |  |
| Floor                 | Sqm    |  |
| Basement              | 181.32 | Warehouses                             |
| Ground Floor          | 163.38 | 3 apartments + studio - with balconies |
| 1 <sup>st</sup> Floor | 164.01 | 4 apartments with balconies            |

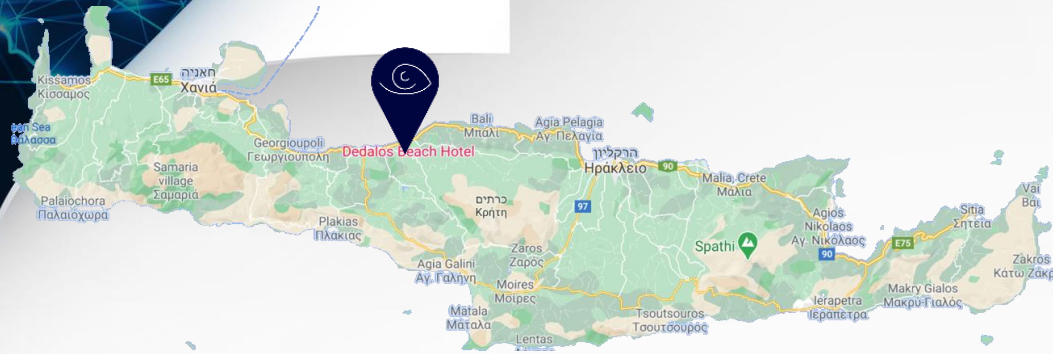
# Sfakaki Hotel, Rethymno, Crete

## ABOUT THE AREA

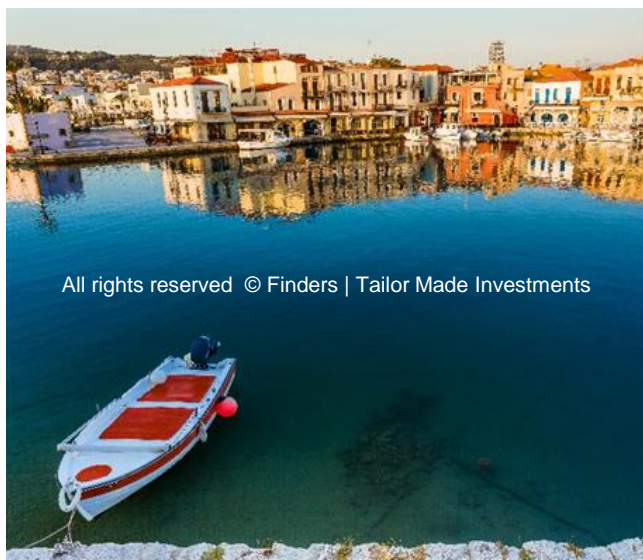
The small village of Sfakaki offers one of the most spectacular and famous beaches on the island of Crete. The location of the village is ideal due to its proximity to the city of Rethymno (only 10 km from the city), the access to the beautiful beach and the proximity to the highway which allows access to all parts of the island of Crete.

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

The property is centrally located - between the two international airports in Crete: The Chania International Airport & Heraklion International Airport.



|                                       |              |
|---------------------------------------|--------------|
| Distance from the sea in meters       | On the beach |
| Distance from Rethymno in km          | 10           |
| Distance from Heraklion airport in km | 70           |
| Distance from Chania airport in km    | 72           |



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**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, Iraptra 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.









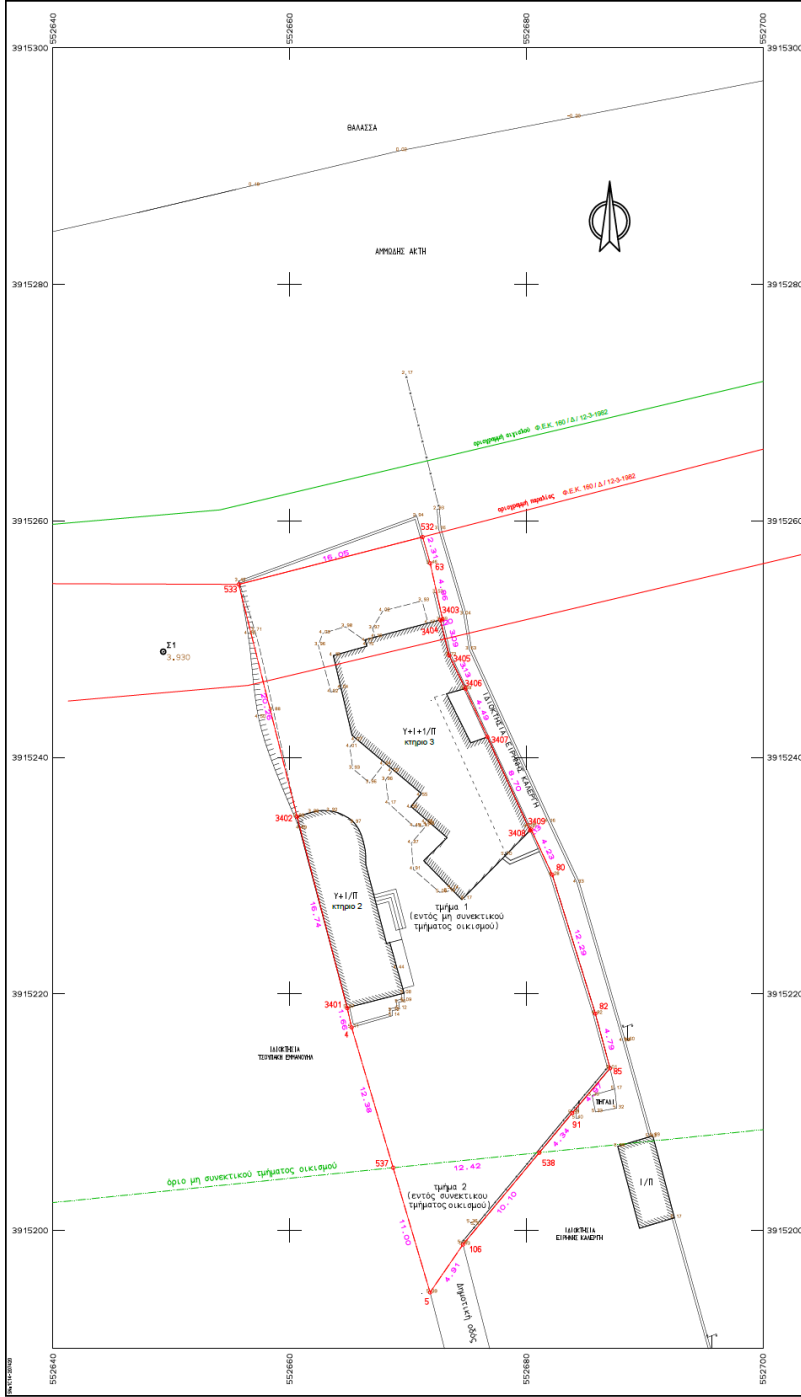
**3D VISUALIZATION AFTER RENOVATION**







## 3D VISUALIZATION AFTER RENOVATION



| ΣΥΝΤΕΤΑΓΜΕΝΕΣ ΟΡΟΓΡΑΦΙΕΣ |      |      |       |     |     |      |       |      |      |     |       |
|--------------------------|------|------|-------|-----|-----|------|-------|------|------|-----|-------|
| Α                        | Χ    | Υ    | ΩΜΕΤΡ | Α   | Χ   | Υ    | ΩΜΕΤΡ | Α    | Χ    | Υ   | ΩΜΕΤΡ |
| 537                      | 3401 | 3402 | 533   | 530 | 531 | 3403 | 3404  | 3405 | 3406 | 538 | 106   |
| 537                      | 3401 | 3402 | 533   | 530 | 531 | 3403 | 3404  | 3405 | 3406 | 538 | 106   |

| ΙΔ:1                         |       |        |       |        |       |        |       |        |       |        |       |
|------------------------------|-------|--------|-------|--------|-------|--------|-------|--------|-------|--------|-------|
| ΣΗΜΕΙΑ:21 ΕΜΒΛΑΔΟ:1001,51 μ² |       |        |       |        |       |        |       |        |       |        |       |
| ΠΕΡΙΦ                        | ΗΜΕΣ  | ΠΛΕΥΡΑ | ΗΜΕΣ  | ΠΛΕΥΡΑ | ΗΜΕΣ  | ΠΛΕΥΡΑ | ΗΜΕΣ  | ΠΛΕΥΡΑ | ΗΜΕΣ  | ΠΛΕΥΡΑ | ΗΜΕΣ  |
| 537                          | 11,00 | 537    | 4     | 12,38  | 537   | 5      | 3401  | 1,48   | 537   | 16,14  | 537   |
| 3401                         | 20,26 | 3402   | 12,38 | 3402   | 12,38 | 3402   | 12,38 | 3402   | 12,38 | 3402   | 12,38 |
| 537                          | 11,00 | 537    | 4     | 12,38  | 537   | 5      | 3401  | 1,48   | 537   | 16,14  | 537   |
| 3401                         | 20,26 | 3402   | 12,38 | 3402   | 12,38 | 3402   | 12,38 | 3402   | 12,38 | 3402   | 12,38 |

| ΙΔ:11                        |       |        |       |        |       |        |       |        |       |        |       |
|------------------------------|-------|--------|-------|--------|-------|--------|-------|--------|-------|--------|-------|
| ΣΗΜΕΙΑ:19 ΕΜΒΛΑΔΟ:2936,62 μ² |       |        |       |        |       |        |       |        |       |        |       |
| ΠΕΡΙΦ                        | ΗΜΕΣ  | ΠΛΕΥΡΑ | ΗΜΕΣ  | ΠΛΕΥΡΑ | ΗΜΕΣ  | ΠΛΕΥΡΑ | ΗΜΕΣ  | ΠΛΕΥΡΑ | ΗΜΕΣ  | ΠΛΕΥΡΑ | ΗΜΕΣ  |
| 537                          | 11,00 | 537    | 4     | 12,38  | 537   | 5      | 3401  | 1,48   | 537   | 16,14  | 537   |
| 3401                         | 20,26 | 3402   | 12,38 | 3402   | 12,38 | 3402   | 12,38 | 3402   | 12,38 | 3402   | 12,38 |
| 537                          | 11,00 | 537    | 4     | 12,38  | 537   | 5      | 3401  | 1,48   | 537   | 16,14  | 537   |
| 3401                         | 20,26 | 3402   | 12,38 | 3402   | 12,38 | 3402   | 12,38 | 3402   | 12,38 | 3402   | 12,38 |

| ΙΔ:12                      |       |        |       |        |       |        |       |        |       |        |       |
|----------------------------|-------|--------|-------|--------|-------|--------|-------|--------|-------|--------|-------|
| ΣΗΜΕΙΑ:4 ΕΜΒΛΑΔΟ:164,89 μ² |       |        |       |        |       |        |       |        |       |        |       |
| ΠΕΡΙΦ                      | ΗΜΕΣ  | ΠΛΕΥΡΑ | ΗΜΕΣ  | ΠΛΕΥΡΑ | ΗΜΕΣ  | ΠΛΕΥΡΑ | ΗΜΕΣ  | ΠΛΕΥΡΑ | ΗΜΕΣ  | ΠΛΕΥΡΑ | ΗΜΕΣ  |
| 537                        | 11,00 | 537    | 4     | 12,38  | 537   | 5      | 3401  | 1,48   | 537   | 16,14  | 537   |
| 3401                       | 20,26 | 3402   | 12,38 | 3402   | 12,38 | 3402   | 12,38 | 3402   | 12,38 | 3402   | 12,38 |
| 537                        | 11,00 | 537    | 4     | 12,38  | 537   | 5      | 3401  | 1,48   | 537   | 16,14  | 537   |
| 3401                       | 20,26 | 3402   | 12,38 | 3402   | 12,38 | 3402   | 12,38 | 3402   | 12,38 | 3402   | 12,38 |

**ΥΠΟΜΝΗΜΑ**  
(Υπομνημα αριθμ. 611/77)

Το οικοπέδο που περιγράφεται με τα στοιχεία 5-537-4-3401-3402-533-532-63-3403-3404-3405-3406-3407-3408-3409-80-82-85-91-538-106-5 αποτελεί ιδιοκτησία των :

**ΔΑΜΑΝΑΚΗ ΚΩΝΣΤΑΝΤΙΝΟΥ** του **ΗΛΙΑ** 3/6  
**ΚΑΤΩΜΕΡΗ ΙΩΑΝΝΗ** του **ΚΩΝ/ΝΟΥ** 1/6  
**κληρ. ΚΑΤΩΜΕΡΗ ΧΑΡΙΤΩΝ** του **ΚΩΝ/ΝΟΥ** 1/6  
**ΚΑΤΩΜΕΡΗ ΠΑΡΑΣΧΟΥ** του **ΚΩΝ/ΝΟΥ** 1/6

Το παραπάνω περιγραφόμενο οικόπεδο ανήκει εντός των ορίων του οικισμού Σφακιάς, της τοπικής κοινότητας Παγκαλιόχωρου, της δημοτικής ενότητας Αρκαδίου του Δήμου Ρεθύμνου, της περιφερειακής ενότητας Ρεθύμνου.

**ΕΜΒΛΑΔΟΜΕΤΡΗΣΕΙΣ**

Οι εμβαδομετρήσεις έγιναν αναλυτικά από τον συνημμένο πίνακα συνημμένων και από τη σχέση :

$$E = (1/2) \times \sum_{i=1}^n x_i \times (y_{i+1} - y_{i-1})$$

**ΕΜΒΛΑΔΟΝ ΟΙΚΟΠΕΔΟΥ :** ..... **1.001,51 τ.μ.**  
 Εμβαδόν τμήματος 1 (εντός μη συνεκτικού τμήματος):..... 936,62 τ.μ.  
 (537-4-3401-3402-533-532-63-3403-3404-3405-3406-3407-3408-3409-80-82-85-91-538-537)

Εντός του τμήματος 1 υφίσταται πλακοσκεπής ξενοδοχειακή μονάδα με:

- υπόγειο κτήριο 2 (αποθήκη) ..... 77,65 τ.μ.
- υπόγειο κτήριο 3 (αποθήκη) ..... 115,60 τ.μ.
- υπόγειο κτήριο 3 (δομάτια ξενοδοχείου) ..... 65,72 τ.μ.
- ισόγειο κτήριο 2 (Reserption) ..... 77,65 τ.μ.
- ισόγειο κτήριο 3 (δομάτια ξενοδοχείου) ..... 163,38 τ.μ.
- οροφος κτήριο 3 (δομάτια ξενοδοχείου) ..... 164,01 τ.μ.

Εμβαδόν τμήματος 2 (εντός συνεκτικού τμήματος):..... **64,89 τ.μ.**  
 (537-538-106-5-537)

**ΟΡΟΙ ΔΟΜΗΣΗΣ**  
 Π.Δ. 24-4-85 Φ.Ε.Κ. 181/Δ/3-5-85  
 Αποφ. Νομ. Τ.Π. 2672/07-07-87 Φ.Ε.Κ. 712/Δ/31-07-87  
 Αποφ. Νομ. Τ.Π. 243/07-06-88 Φ.Ε.Κ. 615/Δ/24-08-88  
 Αποφ. Νομ. Τ.Π. 5183/30-05-89 Φ.Ε.Κ. 713/Δ/22-11-89  
 Αποφ. Νομ. Τ.Π. 6527/01-12-95 Φ.Ε.Κ. 1172/Δ/29-12-95  
 Αρτιότητα εμβαδού : 1000 τ.μ.(ΜΣ) - 500,00 τ.μ.(Σ)

Το παραπάνω περιγραφόμενο οικόπεδο είναι άρτιο και οικοδομήσιμο σύμφωνα με την §4γ του άρθρου 35 του Ν. 3937 όπως έχει τροποποιηθεί και ισχύει σύμφωνα καθώς εντός του Δημοτικού όρου που έχει πρόσφορο υφίστανται δίκτυα κοινής ωφέλειας (όδρευση).

Το παραπάνω περιγραφόμενο οικόπεδο δεν υπάγεται στις διατάξεις του Ν. 1337/83 και δεν έχει υποχρέωση εισφοράς σε γη και ζήρμη.

Τα όρια της ιδιοκτησίας υποδείχθηκαν από τον κ. Δαμανάκη Κωνσταντίνο με αποκαλειστικά δικά του ευθήνη.

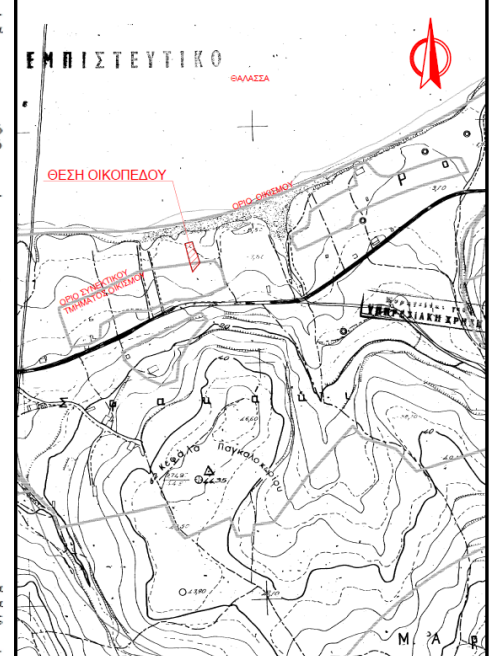
Το πάνω τοπογραφικό διάγραμμα συντάχθηκε σύμφωνα με τη διαταξείς του Ν. 651 / 77.

Οι συνημμένες αναφέρονται στο κρατικό σύστημα αναφοράς και στο προβολικό σύστημα Ε.Γ.Σ.Α. 87.

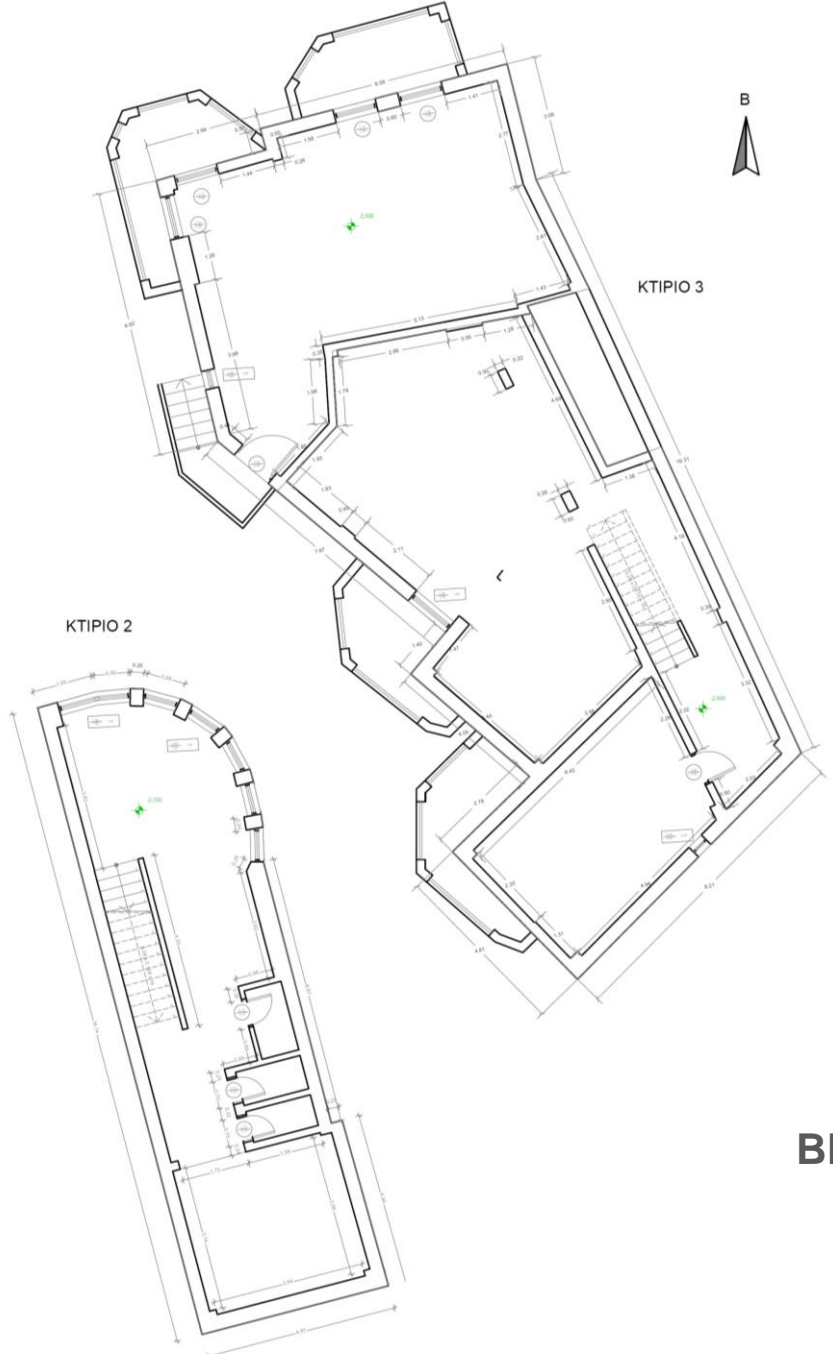
Η εξέταση έγινε με τη χρήση γεωδαιτικού δέκτη G.P.S. L1-L2 και χρήση του δικτύου ΗΕΡΟΣ με την τεχνική V.R.S.-R.T.K., ενώ η απόσταση έγινε με τη χρήση γεωδαιτικού σταθμού Ε.Δ.Μ. υψηλής ακρίβειας.

# BLUEPRINTS - TOPOGRAPHY

## ΑΠΟΣΠΑΣΜΑ ΧΑΡΤΗ ΚΛΙΜΑΚΑΣ 1:5000



|  |   |              |
|--|---|--------------|
| ΤΕΧΝΙΚΟ ΓΡΑΦΕΙΟ ΜΕΛΕΤΩΝ  |   | ΚΛΙΜΑΚΑ      |
| ΓΡΗΓΟΡΑΚΗΣ ΔΗΜΗΤΡΗΣ ΤΟΠΟΓΡΑΦΟΣ ΜΗΧΑΝΙΚΟΣ Α.Π.Θ.                                  |   | 1:200        |
| ΓΡΑΦΕΙΑ: 13-15 Ήρωων Τ.Κ. 14100 Τηλ.: +30 210 556875 e-mail: greg@topoengine1.gr |   | Ισοβ. έκδοση |
| ΘΕΜΑ   | ΤΟΠΟΓΡΑΦΙΚΟ ΔΙΑΓΡΑΜΜΑ                                     | ΑΡ. ΣΧΕΔΙΟΥ  |
| ΕΡΓΟ   | :   | 147.3.1      |
| ΒΕΣΗ   | : ΕΝΤΟΣ ΟΙΚΗΣΕΩΣ ΣΦΑΚΙΑΣ Τ.Κ. ΠΑΓΚΑΛΙΟΧΩΡΟΥ Δ.Ε. ΑΡΚΑΔΙΟΥ |              |
| ΕΡΓΟΔΟΤΗΣ  | : ΔΑΜΑΝΑΚΗΣ ΚΩΝΣΤΑΝΤΙΝΟΣ                                  |              |
| ΗΜΕΡΟΜΗΝΙΑ   | : ΦΕΒΡΟΥΑΡΙΟΣ 2016  |              |



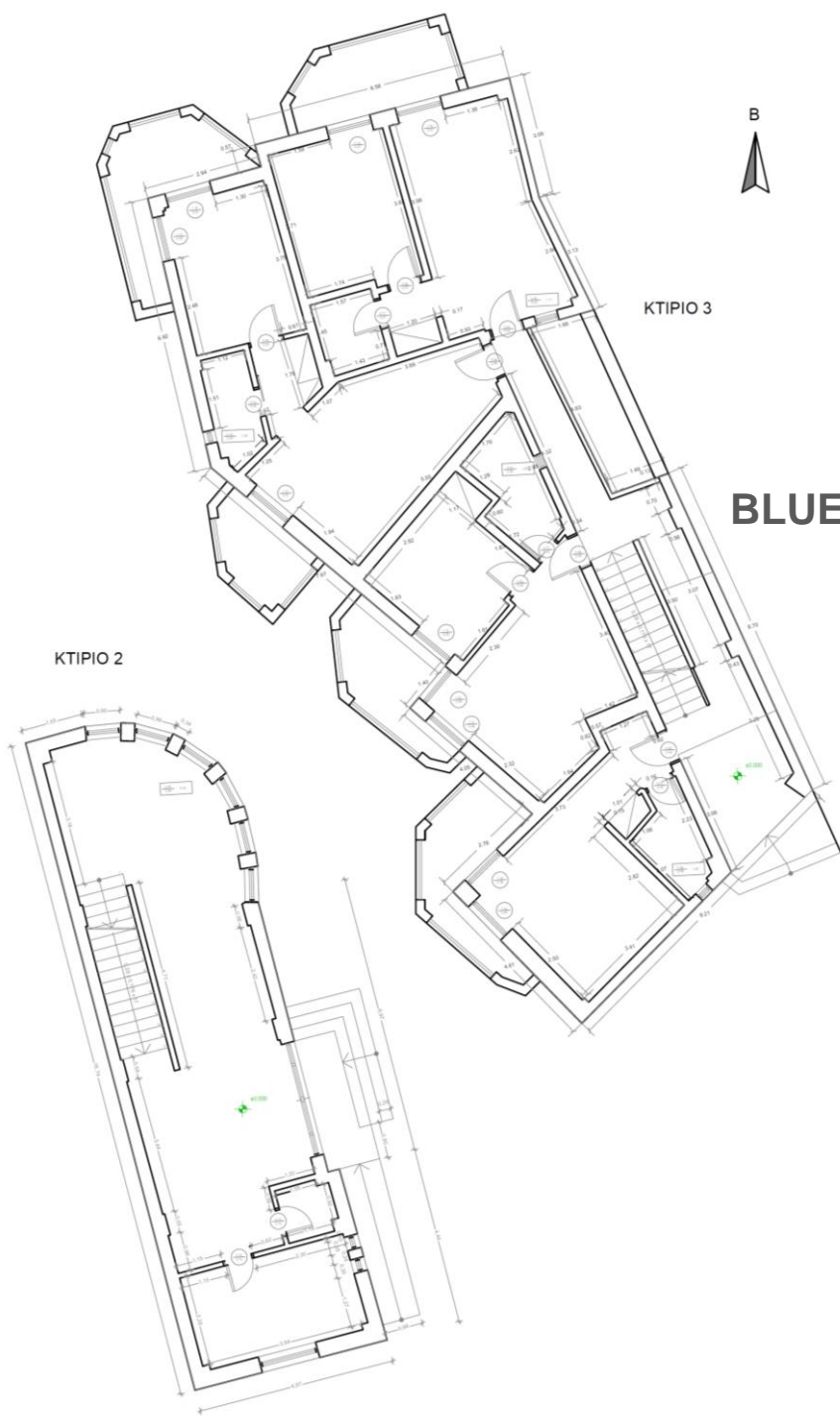
ΚΤΙΠΙΟ 3

ΚΤΙΠΙΟ 2



# BLUEPRINTS - BASEMENT





KTIPIO 3

KTIPIO 2



# BLUEPRINTS – GROUND FLOOR



- **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 definitely worth a visit. At the end of the great 13th-century break, the lighthouse stands, which is actually the 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.

## 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** (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.

## PLACES OF INTEREST



# Airports in Crete



There are 3 airports in Crete: Heraklion (Kazantzakis), Chania (Daskalogianis), and a small airport that currently only receives domestic flights - in Sitia (starting in May 2018, several international flights to Germany have also begun from this airport and the plan is to expand its international operations).

The property is centrally located - midway between the two international airports in Crete: The Chania International Airport, was completely renovated in 2005, its terminal has been significantly expanded and dozens of other destinations have been added worldwide (72 km from the property). Heraklion International Airport is the main airport of Crete Island in Greece, and Greece's second largest airport in terms of passenger traffic, after Athens International Airport. (70 km from the property).

In 2019, construction of a new international airport near Heraklion began. It is estimated that its construction will be completed in 5 years.

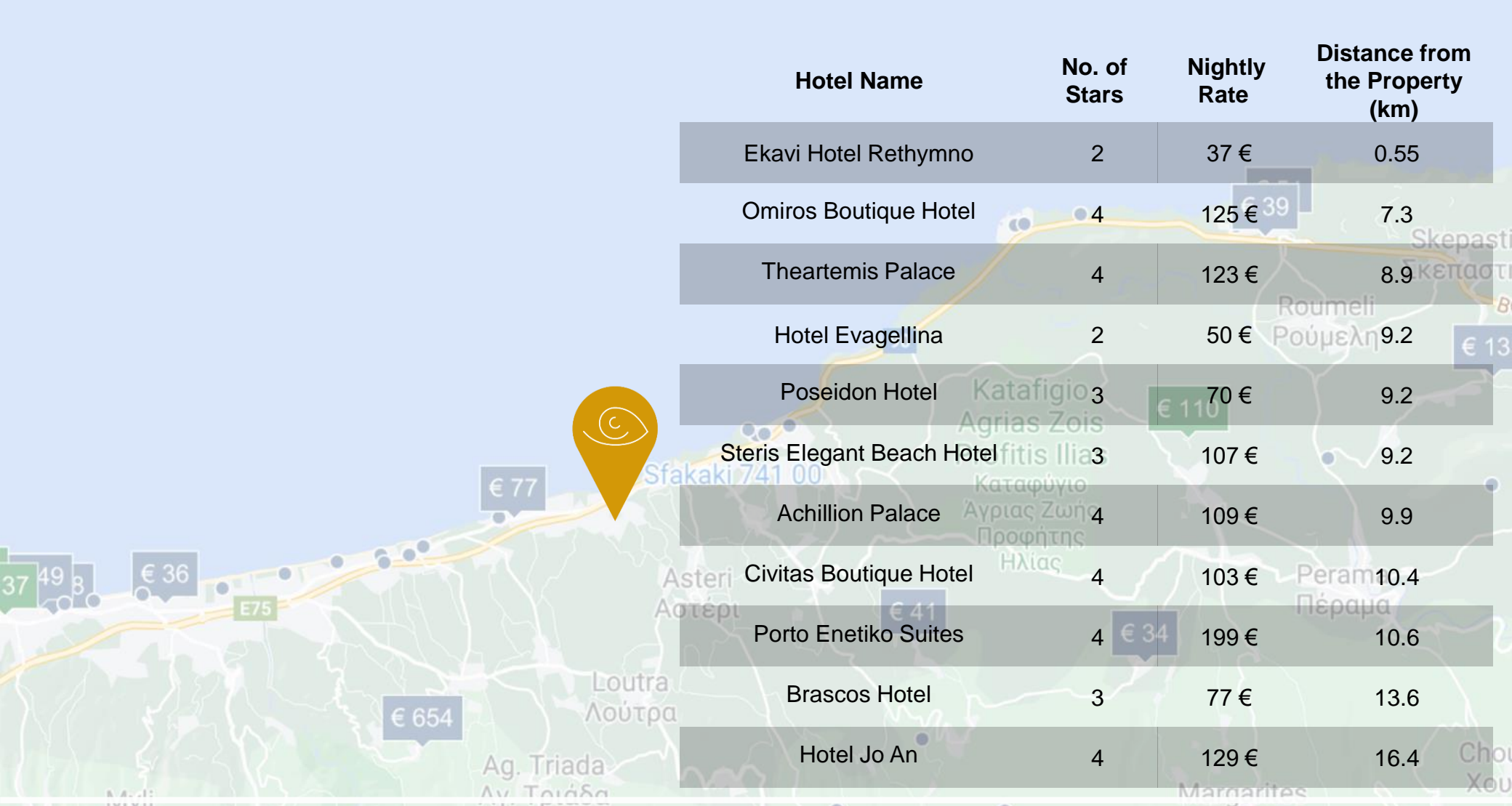


- Pantelis-Restaurant - Greek restaurant on the beach (150 m from the property)
- Poliou House - Greek-traditional family restaurant (2.5 km from the property)
- White Lady Taverna - Family beachfront tavern (4.4 km from the property)
- Taverna Zisis - Beachfront tavern (6.3 km from the property)
- Living Room - Lounge bar for the fashionable young people of Rethymno. The lounge consists of a huge space well designed and a seating area with a view of the sea and the fortress of Rethymno. Diverse music and a lot of chill out music (10.1 km from the property)
- Zefyros - Fish tavern in Rethymno (10.7 km from the property)
- Castelvechio - A Rethymno restaurant specializes in typical Cretan cuisine (10.7 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 it plays rock, pop and hip hop music (10.7 km from the property)
- Figaro - A bar with a special atmosphere in the old town of Rethymno offering light meals and lots of alcohol. Its audience consists of many artists and musicians, and is housed in an ancient and beautiful building (10.7 km from the property)
- Avli - Luxury Rethymno Middle Eastern restaurant with Italian touches (10.8 km from the property)
- Pigadi Restaurant - Romantic restaurant located in the courtyard of a stone house in the Old Town of Rethymno (10.8 km from the property)



## RESTAURANTS & NIGHTLIFE CLOSE TO THE PROPERTY





## HOTELS NEAR THE PROPERTY



# FINDERS

Tailor Made Investments

## Contact Details

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