

### **AGIA PELAGIA – Nephele Complex – Residence N3**

Three-storey stone house 180m<sup>2</sup> with roof made of wood and tile, private land 436m<sup>2</sup>, communal swimming pool 80m<sup>2</sup> with overflow, large surrounding area (220m<sup>2</sup>) covered with stone, wooden pergola and planting.

#### **SPECIFICATIONS**

- Large covered verandas (approximately 20m<sup>2</sup>) with railing section made from glass so as not to obstruct the enchanting view.
- Inside doors of Italian origin and modern design.
- PVC frames on windows and doors of German origin (imitation wood), double-glazed windows, screens and electric shuttering. These frames are ideal for residences in close proximity to the sea.
- Wooden railings at the borders made from specially treated wood.
- Oak wooden flooring in all the main bedrooms.
- Floor tiling in all the remaining rooms. First class quality tiles.
- High quality kitchens of exceptional Italian design.
- Bathrooms of the highest aesthetic design and construct, with shower and bathtub, all accessories, mirror and wooden furniture with sunken washbasin.
- Full heating installation with electrical panels with thermostats in each body for largest economy, and pre-installation for air conditioning in every room so you do not need much effort to install them.
- Electric & solar water heater for more economy in the summer and environmental reasons.
- Modern wardrobes with sliding sheets of glass in all bedrooms.
- Video-audio entry system linked to the main entrance of the complex for safety and functionality.
- Independent water tank 5m<sup>3</sup> for greater autonomy.
- Two exclusive parking spaces.
- Trees, bushes and grass suited to the local climate have been planted and an automatic watering system has been installed in all areas.
- Paved and lit internal access roads leading to each residence.
- Electronic access entrance for vehicles and separate entrance for pedestrians.
- Third generation biological cleaning for the needs of the complex.

## AREA FEATURES

### The history of the island

- Rich and centuries long history that can be sensed anywhere
- This island is the homeland of gods and legends
- It has been governed by mythical kings
- Great artists, poets, authors and philosophers were born here

### Its colour and its climate

- You can feel the Mediterranean climate all the time
- You can see the Mediterranean colour all over
- You can taste the cretan cuisine
- You can feel the sea lost in its freshness, in its unbounded blue

### Αποστάσεις & χρόνοι

- 400m from the sea (5min)
- 17km from the town of Heraklion (15min)
- 18km from the port of Heraklion (20min)
- 19km from the International Airport «Nikos Kazantzakis» (20min)

### Services

- Hospital and Health services in Heraklion
- International Airport
- Port
- Shops in Heraklion
- Local markets
- 18 hole golf court
- Water parks
- Organized beaches
- Beach bars
- Nightlife
- Calm and isolated sand beaches