

## PALEOKASTRO – "POSEIDON" VILLA

### Distances & travel times

- Right by the sea
- 15km from the town of Herakleion (15 min)
- 16 km from the port of Herakleion (20 min)
- 17 km from "Nikos Kazantzakis" International Airport (20 min)

### Nearest Services

- University hospital and health services of Herakleion
- International airport
- Port
- Herakleion market
- Local markets
- 18-hole golf course
- Water parks
- Organised beaches
- Beach bars
- Nightlife
- Quiet and peaceful sandy beaches
- Excursions in the surrounding nature
- Fishing in quiet bays
- Hiking and jogging nearby
- Visits to local historical monasteries

### DESCRIPTION OF THE COMPLEX

- Luxury villa right next to the sea with its own sea shore of approximately 30 metres.
- The residence is built on a 2.350m<sup>2</sup> plot and has independent access & entrances.
- 6 Bedrooms with en-suit bathrooms
- The villa has three floors with a total surface area including main and auxiliary rooms of 496m<sup>2</sup>. They are positioned in such a way to the first light of day as the villas face east.
- The location of the plot provides a fantastic view of the entire town of Herakleion during the day and facing Mount Juktas and Dia island. At night, it offers a unique view starting from the airport, stretching to the port and onto the lights of the town of 250,000 inhabitants.
- Swimming pool 60m<sup>2</sup>
- To construct this ultra-modern residences we used concrete, stone, glass, the highest quality wood, inoxidizable metal, granite, glass bricks and the highest-grade ceramics.

### 2<sup>nd</sup> LEVEL – ENTRANCE – LIVING ROOMS

The main entrance from the access road leads to an open space built with beige stone paving blocks where the parking spaces for three cars are located. A passage covered with earth-coloured travertine marble leads to the main entrance of the house, which is on the middle level.

Upon entering the house, there is the stairway on the left which leads to the bedrooms and on the right we see the glass lift which stops at all three levels (bedrooms-living room-guest rooms). There is a full view of the sea from the lift on every floor.

The kitchen is located on the left next to the stairway, which we enter through a glass door. The kitchen has Italian furniture, which are made from the latest and most modern materials (tinted glass) and the "island" which has the sink and hobs.

The kitchen also includes smart cupboards and multi-functional cabinets. Apart from the cupboards and cabinets, a large high-quality granite worktop 340 cm long and 60 cm wide is built on the side towards the dining room.

On the side facing the dining room, we there is an opening covered with 0.6 cm thick triplex glass. This glass can be raised with an electric mechanism to facilitate the serving process to the dining room.

The combined dining and living areas are awash with light and paved with tiles 60x60 "A" quality.

This room, which leads to the main terrace, holds two living areas and a dining area, as well as additional fixtures such as cabinets or credenzas. This combined space is completed with a modern minimal fireplace. And a beautifully designed guest WC.

The main terrace is covered with tiles 60x60. There is a glass panel for protection but which does not block the view when sitting on the terrace.

On the right side of the terrace, there is a glass passageway which leads to the pool, and an elegant stairway takes us down to the garden and from there onto the wonderful alleys and the stone path leading to the sea.

On the rear side of the villas, there are two terraces. One is in front of the dining area, and the other in front of the kitchen to which there is also an additional entrance.

### **3<sup>rd</sup> LEVEL**

Going up to the upper level we have the family bedrooms covered with oak wood.

The master bedroom is at the front and has a total surface area of 60 m<sup>2</sup>, which will host the owner of the villa. It covers the entire forefront of the floor and includes: the bedroom area, a small living area, a special dressing room and an exquisite bathroom, the two walls of which are made of glass so as not to block the view.

In detail: In the bathroom, the Jacuzzi has been placed behind the glass offering its user a picture perfect view of the vastness of the sea, the city lights, and the planes taking off without having to hear the noise. The user can also choose to watch a movie on the plasma TV in front of him. This room has a wood counter with two countertop washbasins, WC, shower built with an innovative sandwich wall made from glass and white pebbles. The room also has a built-in storage vat for clothing and other bathroom accessories. The bathroom has maple wood flooring and pebbles covered with glass. The ceiling has been formed in such a way as to provide concealed lighting and halogen spot lights.

The dressing room contains modern wooden wardrobes with internal lighting with different arrangements for the gentleman and for the lady. The wardrobes have an attractive design and are practical, as is the 2 m high and 90 cm wide mirror. The

dressing room is lit with a concealed lighting system which works with light sensors, and is also air conditioned. The floor is from maple wood.

A three-panel sliding balcony door leads from the bedroom to a wonderful balcony, offering a unique view of the vastness of the southern Aegean Sea, and a panoramic view of the town of Herakleion.

On the rear side of the floor, there are two other master bedrooms with oak wooden flooring and highly attractive en suite bathrooms with granite tiling and Italian sanitaryware. Both bathrooms have the fittings for TV and telephone. Both bedrooms have their own terrace with granite tiling.

Finally, at this floor there is space for a minimal office with a wonderful view.

## **1<sup>st</sup> LEVEL**

This level includes:

- **Playroom**

On the side facing the sea, an approximately 30 m<sup>2</sup> playroom has been created, one side of which "sees" the atrium and special tropical plants and trees. From the terrace, we are led to the wonderful garden with the lawn and colourful roses.

- **Master bedroom – Prime guestroom**

An exceptional independent bedroom (guest room) with a modern bathroom, tiled floor and unlimited view of the sea. The sliding balcony door leads to large terrace which has a view of the sea offering a cooling area at all hours of the day. This room, as do most of the rooms in the villa, have been fitted with Internet, satellite TV and internal telephone connections.

- **Second Guest room**

On the rear side, there is a second bedroom (guestroom) with an en suite bathroom with a window that looks at the side garden of the Villa.

- **Service room**

The service bedroom with an en suite bathroom can hold a double bed. This bedroom is directly connected to particularly functional areas such as the laundry room, and the main linen press of the house.

- **Cellar**

A closed cellar has been built on this level, without external lighting and in which there will be special flooring and climate control with automatic moisture and temperature control, which is necessary for wines to be preserved and matured.

- **Auxiliary rooms**

Right next to the main areas and under the pool area, ancillary rooms covering more than 115 m<sup>2</sup> have been designed as follows:

- Sauna
- Hammam
- Two showers
- Changing rooms
- WC
- Boiler room
- Wardrobe
- Gym with special oak flooring
- Storage room
- Potable water tank
- Tank for the pool
- Stairway leading straight to the pool

This level can also be accessed from an independent main entrance to assist guests and staff.

### **ELECTRICAL MECHANICAL INSTALLATIONS**

This house has been designed as a modern and functional home. The basic points are:

- Air conditioning throughout the house (independed for each room) with the VRV.
- Heating oil boiler to heat the inoxidizable radiators in all the bathrooms and towel warmers, and a hot water boiler supplying all bathrooms and the kitchen.
- BMS installation for centralised electrical control.
- Installation of low voltage circuits for computers, Internet, sound and image and telephone throughout the house.
- Instalation for 8 Cameras with remote access and alarm system that covers all areas doors and windows of the residence.
- Perfect plumbing installation supported by the main water tank of at least 15 m<sup>3</sup>. The water supply in the internal and external system will be with an electric pressure pump.
- Main treatment tank where a 3<sup>rd</sup> generation wastewater treatment system will be installed.
- The infrastructure for the installation of a generator for the necessary functions of the villa has been included. (not the generator)

### **POOL SUROUNDING - POOL**

We have builited a pool with special architecture (overflowing with waterfall) and a hydrom-masaz in which up to six people can sit. We have placed an external shower near the pool.

The areas around the pool is paved with earth coloured marble in a superb architectural design. At the back, there is a pergola with a large marble table.

On the garden level, there will be a small water tank into which the waterfall from the large pool will flow. The external side of the pool will have a stone surface and will be lit.

Finally, there is a covered area with barbecue, woden oven, refrigerators, sink and cupboards for crockery and all necessary for the preparation and serving of food at the marble kitchen table.

### **LANDSCAPING - OUTDOOR LIGHTING**

The south side of the house will have a courtyard and three parking spaces. This space will be covered with earth-coloured paving stones with beautiful surrounding flowerbeds. On the east side and in the area in front of the houses, there will be an approximately 7 m wide garden all along the length.

From this area up to the sea, there will be alleys formed with stone walls and a stone path has been paved with Milatos black stone. Each alley will have a lawn and decorative plants. In the last alley 10 metres above the sea, we will build a wooden pergola on top of four stone columns and surrounding built benches. There will be a

path with stone steps leading from this alley to the sea to facilitate access. All the walls have recesses every five meters so that lights can be installed. The same will be done for all the surrounding walls, offering a highly attractive image at night.

### **PLANTS**

As mentioned above, all the alleys will have grass. Trees that flourish in the area will be planted all around the plot. Bushes will be planted in all the alleys in order to block the view of the sea from the property.

An underground watering system has been installed throughout the properties to water the lawn and trees separately from the modern water treatment tank.

### **SECURITY**

The two villas offer their residents exceptional security.

- Access from the south side is impossible.
- There is a single road leading to the residences and which could be monitored with a closed circuit surveillance system.
- From the east side, there is a neighbor house and we have built a high surrounding wall.
- From the sea side, closed circuit surveillance cameras is in place as well as a door in order to close access to the house.
- There is no access from the north-western side and a closed circuit camera is in place as well.