

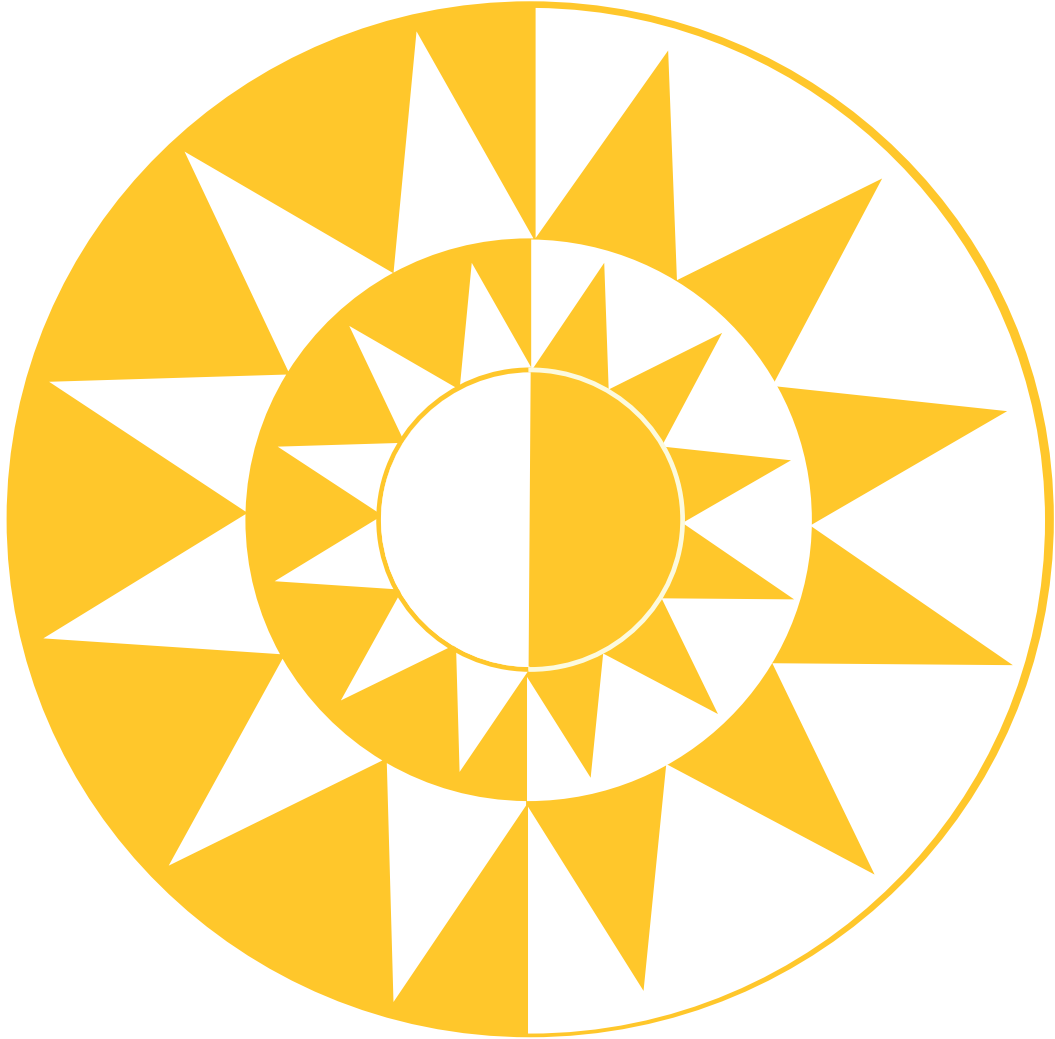


efzin

Quality in life
Real Estate Agency

Welcome home

www.efzin-property.gr



Once upon a time... That's how fairy tales begin.

However, we don't want to narrate a fairy tale. We want to urge you to live a fairy tale, in a place that we don't acclaim as the navel of earth, but we allege nature and spiritual place. A region hospitable and beautiful which undermines the conventional reality of our lives, "a place of love", that against the blatancy of time, brutality, emptiness, pseudo-culture of populism keeps values and ideals, teaching civilization, offering not just life... but quality in life.

We live in this blessed place, and we invite you "traveler" to come, "to dock in harbor" to hear its breath and smile, its days and nights to embrace you, the aroma of night flowers and jasmine to intoxicate you, to feel the warmth of the smiles of its people. To walk the beautiful villages accompanied by the "good morning" and "good night" of unknown passersby, to feel as if you have finally returned... here to your home.

Here we know what quality in life means.

- *Here the day paints your eyes with dew drops.*
- *The sunset fires you with colors.*
- *The night... velvet witch... takes you off.*

Here we don't let joy give its place to cynism, as we know how to talk with laughter, an international language that doesn't need translation. We make our joys and sorrows song and dance and "mantinades" (cretan proverbs).

We learn what pride means. Pride, not with the meaning of brashness or overriding arrogance, but with the meaning of self-respect and personal dignity, Uniqueness, ethos, politeness of quality.

Here we put together our scattered "wants" and anchor them. Here you choose to build your dream. Here you re-learn what Life means... Quality of Life

W e l c o m e

Faithfully yours

"Ef Zin"

Elena - Tasoula Oikonomaki & colleagues.

(Translation Alexia Georgiakakis)



4. Ef Zin is an established Real Estate Agency in the Western region of Crete.

We can guarantee you good service offering information and advice, because we have your interest at heart.

We are an organised office with a friendly sales team, cooperating with competent lawyers, architects and engineers.

Our office specialists can provide:

- Property appraisals
- Financing
- Insurance
- Legal advice
- Permission planning advice
- Restoration services
- Construction services

"Efzin Real Estate Agency" has been active in real estate for 10 years now, trying with commendable actions and planning to cover, as much as possible, part of Chania's needs in this area.

Through those years "Efzin Real Estate Agency" tries to help every potential buyer or seller, on selection and way of purchase and sale of mobile or immobile property. This attempt is based solidly on experience but also on the good intentions of its colleagues. 'Efzin Real Estate Agency' cooperates with a number of professionals that provide specialized information for its clients.

Financing

Efzin Real Estate Agency cooperates with some of the leading banks in Greece. We can help with your financial needs at no additional cost. Our goal is to see you happily settled into your dream project with best financial support possible.

Chania

Chania is on the western part of Crete which covers an area of 2376 km² and has a population of 140.000 (census from 1991). It is divided into 25 municipalities, with the town of Chania (population 52.000) as the Capital City. The south part of the Island, facing the Libyan Sea has more hours of sunshine per day than the rest of Europe.

The distinguishing sight that defines Chania is the imposing view of the White Mountains (Lefka Ori) with a length of about 40 km. The highest peak is Pachnes 2453 m. which has snow until the end of May. The district of Chania has more natural spring water (65%) than any other part of Crete, which is the reason for the rich vegetation including fruit bearing trees and tropical plants.

The Samaria Gorge is 43 km south from Chania and has a length of 18 km (approximately 5 hours to walk). It is the longest Gorge in Europe. The entrance for the Gorge is at Omalos and in 1962 the area became a National Park. It has received 3 awards (1980, 1984, 1989) from the European Committee for its natural environment.

Chania is still a paradise with a lot of plants and wildlife.

The lilies of the sea (*pancratium maritimum*), the lavdano (*laudanum*), the Cretan tulips (*tulipa cretica*),

Insurance

Our agency can also see to it that your new investment is well protected by a reliable insurance broker. One of the many protection plans offered by the companies we cooperate with can cover your needs.

S e r v i c e s



dittany (*origanum dictamnus*), malotira - mountain tee (*fideritis cretica*). On Omalos you can find

stamnagathi (*cichorium spinosum*). On Crete you can find 200 unique plants, 30% of which exist only in the district of Chania. There is a lot of wildlife to be seen in the mountains and Gorges of Chania. The Cretan goat "kri-kri" (*capra aegagrus*). There is a variety of birds including the Golden Eagle (*aquila chrysaetos*). You can also see ferrets (*martes foina bunitus*), weasels (*mustela nivalis galinithias*) and other countryside animals.

Information: www.hania.gr

Formalities and guidelines to follow when buying a property in Greece

All EU citizens have equal rights concerning the purchase or sale of property in Greece. Non EU citizens are also free to buy property in Greece, however with some restrictions as described below. The documents required for signing a property-purchase contract are:

a) Both the buyer and the seller must provide:

- A valid passport (or a legal identity card for EU citizens only)
- A Greek fiscal number which is obtainable by non Greek citizens, within 5 working days by the Greek Tax Authorities.

b) The seller should provide a "clean" B' Tax certificate issued by the competent Tax Authority, according to Law 1882/1990 proving that he has no outstanding debts towards the Hellenic Fiscus.

c) An additional special permission is required for the purchase of properties close to the Greek borders. Such permission will be issued by the local Department Authorities and is not granted to non EU citizens.

According to the Greek law, the purchase contract, known also as a "Purchase Deed", is signed by the buyer and the seller in the presence of:

- A Notary Public
- A lawyer appointed by the buyer
- A lawyer appointed by the seller

The buyer's lawyer is liable to investigate that the property being bought is free and clear of any charge, lien, mortgage, and especially of estate taxes (viz. land property and inheritance) or municipal taxes, damages to neighboring owners and so forth. This investigation, held by the buyers lawyer, is the guarantee that the Title Deed of Ownership and the relevant certificates issued by the land registry, show that no third party claim or challenge of any kind exists.

Special attention must be paid to assure that the property is sold and will be delivered to the buyer, with the benefit of full vacant possession.

Additional costs for the purchase of property, come in the shape of:

- 1) 8-11% "property transfer tax" on the contract price, payable when buying only. The declared contract price cannot be less than the published government value which is usually far below the real cost.
- 2) 1-2 % lawyer's fees on the contract value, subject of agreement between the lawyer and his client.
- 3) expenses of 1,5% on the contract value, for the completion of the contract, like notary fees, registry etc..

All expenses for the conclusion of the final contract, including the relative tax of property transfer will be borne by the buyer. However, each contracting party will pay the fees of his legal representative who will be present at the signing of the contract, as is required by the Greek Law.



REAL ESTATE BROKER'S FEES

- (1) For Real Estate transactions up to 75.000 euro the minimum fee is 1.500 euro. For each party.
- (2) For all Real Estate transactions over and above 75.000 euro the minimum charge for each party is 2% of the real market value the property is sold. When the property is located further than 25 kilometers from the city center of Chania then the real estate fee is 3%. The Value Added Tax of 19% is not included.
- (3) For all business leases or rental agreements the minimum charge is the amount of 1 months rent plus 2% of the agreed good will amount (if any) payable by the lessee to the lesser.
- (4) The Real Estate fee for properties located in the excess of 20 km. distance (from the City centre) and for properties over the value of 300.000 euro is negotiated between the realtor and the parties involved in the Listing Assignment.

6. Custom fit constructions

Efzin Real Estate Agency can help make your dream house become reality.

By cooperating with the leading specialists in all fields of construction we can take your image of the perfect home and step by step bring it to life.

Step 1: Choosing the right plot.

Efzin Real Estate Agency has plots of all sizes and locations.
With the help of our agents we will take you to visit a number of plots in various areas.
One is bound to suit your needs.

Step 2: Financing.

If desired Efzin Real Estate Agency cooperates with some of the leading banks in Greece.
We can help with your financial needs at no additional cost.
Our goal is to see you happily settled into your dream project with the best financial support possible.

Step 3: Formalities and designing.

We have been in the business for over 12 years now and have learned how to deal with all the bureaucracy surrounding the formalities that have to be done from start to end.
We can provide an extensive list of lawyers, notary publics, architects and engineers.
All which have been tested through time for their hard work, loyalty and above all professionalism.

Step 4: The construction.

Our team of builders is closely monitored by us the entire time of the construction.
Laying out the foundations, using the right metals and cement mix, carefully placing the bricks, electrical wiring, plumbing, painting and landscaping sounds simple on paper and that's how Efzin Real Estate Agency keeps it for you.
We're here to get the job done. Period.

Step 5: Enjoy...



Cretan hospitality

At some point it was rumoured that Zeus the Great, the master of the ancient pantheon, who was born in the Diktean Cave, and was brought up in the mountain of Idi, had died and had been buried at his place of birth, Crete. True to Zeus, the poet of Hellenistic times, Kalimachos from Alexandria, dedicates a hymn in which he strongly refutes the unacceptable, in his opinion, story: "...Oh father... The Cretans have always been liars. But why have they gone as far as in the grave, Oh king, to bury you. But you have not died, you are immortal."

Indeed the Cretans were lying. It is irrefutable however that they had their reasons for wanting their grand god to die, reasons that no one else could comprehend: a god who is the embodiment of nature is a god who dies every year and is reborn even stronger with the blossoming spring.... Similarly, Zeus, born and raised in Crete, dies and is resurrected, lives and reigns. It is also self-explanatory that he who is in harmony with nature and lives at her pace cannot but respect, love and accept her offspring.

The people of Chania will overwhelm you with their love, share with you whatever they have and they will make you feel at home. It is neither a pretentious way of showing off nor a matter of habit or honour; it

is simply a way of life and an articulation of their soul's desire. Nothing belongs to the Cretan. His home is all of the Cretan land and none of it has any boundaries. With joy and pride he recognizes that he himself is also a guest of honour in the castle of his generous father, Xenios Zeus, the Cretanborn.

Info: www.hania.gr



City properties

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Urbanization is a phenomenon that has hit Crete just as it has the rest of the world. This has brought a high demand on city properties.

Builders have answered to the call and apartments of all sizes are available. Though due to high demand sales are usually done off plan.

Efzin Real Estate Agency cooperates with just about every single builder on Western Crete. We also list previously owned constructions that are for sale.

The main parameter that determines the price is of course the location, secondly the quality of the building, extras and year of construction.

The average price for new constructions is approximately 2,300 euro per square meter.

This can increase up to 3,000 or even 3,500 euro/sq.m.

The value of the property is less if it is older, or if the location is secondary.



The City of Chania

The most poetic city of Crete when you walk through it leaves you with a pleasant taste of beauty. Built on the ruins of ancient Kidonia it has seen and survived many invaders, but has also tasted civilizations that left their marks on building faces, castles, walls, antiquities, monasteries and churches.

The city has two entrances: the airport of Akrotiri, and the port of Souda (the largest in the Mediterranean). The public market holds a master place in the center of the city, a brilliant cross-shaped building that was completed in 1913, and in proportion with the one in Marseilles.

Near the city center the Public Garden awaits you next to the "Peace and Friendship of the people" park. The gardens are the prettiest in Crete, and also the public garden offers a small zoo with animals from Cretan fauna.

The Venetian port picturesque any time and season is attractive to visitors and locals, for it's beauty and for it's choices of entertainment for all tastes and demands. The old city "intramural" districts preserve their Venetian nobility. Narrow paved alleys are surrounded with tasteful renewed houses, from various

ages, are offered for a pleasant walk. Many neoclassic houses are also saved in districts which "neighbor" with the city of Chania, like Halepa.

Info: www.hania.gr

8. Buying in the old



- Situated around the Venetian harbor of Chania is one of the islands jewels.
- The old town has a long history dating back to Arab, Byzantine, Venetian, and Turkish occupation.
- Archeological laws dating back as far as the Ottoman period still exist!
- So, purchasing property within the old town limits can be tricky business.
- Efzin Real Estate Agency has a team of experts with the appropriate experience to help overcome such obstacles.
- We cooperate with leading engineers and architects in the field making every step even easier.
- Properties in the old town have either been restored or are in need of restoration.
- Prices depend on the condition of the property or the amount of restoration that has done.
- For more details please contact our agency.



Crete's History

The Mediterranean diet is currently considered by Nutritionists as a *modus vivende* that endows people with longevity and sound health, with Crete at its epicentre, as supported by research conducted on an international scale¹. It was established that the inhabitants of Crete manifest the lowest mortality indices with respect to cardiovascular diseases and cancer. Researchers then focused their attention on the particular aspects of nutrition responsible for such robust health.

The history of Cretan diet is very old; its roots lie deep in the Neolithic Age. Today science has no proof, only circumstantial evidence of the dietary habits of Cretans 5,000 years ago. However, a clear picture of those habits emerges from as far back as 4,000 years ago, when the Minoan civilization was at its peak. On the basis of archaeological findings, it seems that ancient Cretans, the Minoans, consumed pretty much the same products that are being consumed by modern Cretans today. Large clay jars (pithoi) were found in Minoan palaces that were used for the storage of olive oil, grain, legumes, and honey. In various pictorial representations² we can also see the magnificent world of Cretan plants and herbs.

During the Byzantine period, the Cretans remained faithful to their dietary legacy and cooking habits. On the one hand, urban families were keen on preparing elaborate meals distinguished for their

exceptional taste. On the other hand, the rural population subsisted strictly on products grown: greens, fruit, legumes, olives and olive oil. The Cretans, however, applied their accumulated knowledge and imagination to these lowly products producing delicious results. This practice sustained Cretans through adverse times, in periods of successive occupation by the Arabs (824-961), the Venetians (1204-1669) and the Turks (1669-1898). A turning point in the Cretan diet occurred with the introduction of new crops, particularly of the tomato, from the New World.

The conquerors came and went from Crete, but the Cretan spirit, religion, language and cuisine remained unchanged over the centuries!



Thinking of investing?

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Efzin Real Estate Agency has an extensive list of properties, plots, businesses and hotels to make your investment grow annually!

Crete's prime location, uniting 3 continents (Europe, Africa and Asia) together with its growth due to its booming tourism, fantastic weather, two international airports (Chania, Heraklion), 3 General Hospitals, a University Research and Development Hospital, numerous public and private educational institutes, and 4 major ports (one of those being the largest natural harbor in the Mediterranean, Souda Bay) means that you can't go wrong coming to Crete to invest.

Venetian style hotel. A fine example is a luxury pension in the heart of Chania.

It has:

- A combination of wood and stone with the Venetian style and colors.
- A fine replica of Renaissance and Classical art with antiques and spectacular view that give a signature of elegance and romance.
- A class rating
- 10 luxury rooms
- 430 square meters property size
- 190 square meter ground floor restaurant with 35sq.m. patio.

[For price please contact.](#)

Small hotel.

- On a 2000 square meter plot
- 200m from the beach
- 8 studios
- Fully furnished
- 2 pools
- 2 bars
- Billiard room
- Hydro gym
- Allowance to build an additional 500 square meters

[For price please contact.](#)

Large luxury hotel unit. Within the ca 20.000 sq.m. of the hotel you may find:

- 140 rooms.
- Air-conditioned Restaurant where breakfast and dinner are served in buffet form.
- 2 fresh water swimming pools
- 1 children's swimming pool (fresh water)
- Umbrellas and sun beds by the pool area
- Umbrellas and sun beds on the beach
- Children's playground in the garden area
- Water sport facilities at a short distance
- Large screen satellite television lounge
- Billiard and table-tennis

[For price please contact.](#)

Sea front homes projects

Ideal for those of you wishing to live on Crete right by the water. Both projects are situated in front of gorgeous beaches and within walking distance to the nearest town.



Project A

This project has been completed and buyers can move in immediately.

It is a complex of 24 holiday homes, consisting of 16 two-bedroom flats and 8 maisonettes.

In the complex there is common swimming pool and garden, as well as parking spaces.

There is also a possibility for a private pool for the maisonettes as an optional extra.

[The price varies according to size. Please contact for details.](#)



Climate

The morphology of the landscape and the location of Crete in the center of the Mediterranean have a direct effect on the climate of the prefecture of Chania which is characterized as temperate Mediterranean and particularly dry with sunlight 70% of the year. Winter is mild and the climate from November to March is characterized as cold, but not frosty with frequent showers. A white carpet of snow may often be seen covering the peaks of the White Mountain range at the beginning of November that lasts until the end of May but rarely will it be observed in the plains.

The weather in April is sweet and pleasant and few are the times when the sunlight is suddenly replaced by light rain. In October it rarely rains, the weather is still warm and mild and a dip in the sea is still a pleasant one. May and September are usually sunny, but not excessively warm. The summer however is quite hot and arid with June and July being the hottest months of the year and without rainfall. In the semi mountainous and mountainous

regions of the prefecture the temperatures are lower, whereas in the southern coast and in the inland plains it is higher by a few degrees.

Another important characteristic of the region is the fact that the sea temperatures in the southern coast during the winter are almost the same as the sea temperatures in northern Europe in the summer. Consequently, winter swimming has gained in popularity in recent years.

The morphology, geography and the climate make for an idyllic land where nature's balance reigns and monotony is conspicuous only by its absence. It combines the tall, unscalable and harsh mountain ranges with the fertile plains, the large ports with the quaint bays, the bustling north with the serene south, the peninsula with the sea, the snow and the rain with the abundant sunlight. A land which could indisputably be characterized as "the island of the Makares" or "paradise" according to the ancient Greeks.



Project B

This project is an example of Mediterranean costal properties. Gracefully set on the Cretan shores this unique development displays an intricate mix of design, comfort and construction, inspired by the true essence of Mediterranean living. Extensive use of local materials and lush landscape gardens of local character, ensure that the development is one with the environment.

The project offers 1, 2 and 3 bedroom apartments and villas enhanced by a large themed communal pool. A club house, bar and restaurant as well as mini market and games room are some of the additional benefits that owners of these special properties will be able to enjoy.

The price varies according to size. Please contact for details.



Average Temperatures in Celsius (°C)									
	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov
Air	13.6	16.6	20.3	24.3	26.1	26.0	23.4	20.0	16.7
Relative humidity (%)									
	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov
	66.1	62.0	61.0	56.6	56.7	58.1	61.5	65.7	67.6
Sunshine average per day (in hours)									
	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov
	5.42'	7.36'	9.42'	11.42'	12.00'	11.12'	9.24'	6.24'	5.00''

Sea View Homes

The essence of living on an island like Crete is to be able to enjoy a lovely sea view. Efzin Real Estate Agency has many such homes listed.



Sea view Project A

Located just 16 kilometres from the town of Chania and 30 kilometres from Chania International Airport.

This holiday home complex consisting of 33 condominiums developed on two plots of land that are separated by a pedestrian street. The complex offers one, two and three bedroom garden and terraced apartments as well as semi-detached townhouses. All residences are of spacious and modern design and offer undisturbed views to the Aegean Sea and "Lefka Ori" mountains.

You will have the option of enjoying quite moments at home surrounded by private and communal landscaped gardens. You may also relax on the breathtaking sandy beach located just 200 meters from the complex, in the comfort and privacy of your own backyard or in the spacious communal swimming pool and sunbathing patios offered to the residents.

If your taste calls for a more cosmopolitan environment, the development is within walking distance from restaurants, local cafes, shopping facilities and other services offered in the villages of Platanias and Maleme. Moreover, the complex is just 200 meters away from public transport, offering convenient access to the town of Chania with its picturesque Venetian Harbor and lively nightlife.

[The price varies according to size. Please contact for details.](#)

A healthy environment / Natural resources

The Cretan civilization has been closely connected to nature from time immemorial and the respect of the Cretan people towards the world which surrounds them is mirrored not only in their way of life but also in their art and religion. The modern Cretan still feels that primeval bond and without much effort he succeeds a harmonious coexistence with the environment.

The natural environment of the prefecture of Chania, as in all of Crete, is preserved in very good condition.

The beaches are clean and large areas of untamed nature on the inner part of the island remain unspoilt.

The rich geomorphology and the temperate climate favour the growth of more than 2100 indigenous plants, 300 of which are endemic, while endemic animals complete the mosaic of Cretan nature.

In the prefecture of Chania one will come across eight zones: coastal, lowland, sub-mountainous,

mountainous, sub - alpine, alpine, wetlands and gorges - ravines each one with its unique flora and fauna. Many of these biotopes are now protected (the shores of Platanias - Gerani - Pyrgos Psilonerou - Maleme, lake of Agia, lake of Kournas, Gavdos, Gavdopoula, Elafonisi, the promontories of Gramvousa and Agia Irene etc-Natura 2000) or have been characterized as national parks (gorge of Samaria).

Every spring the prefecture of Chania is ornamented with a feast of colours from the plethora of blossoming trees, bushes and flowers, while the intoxicating aromas from the herbs infuse the air. The animal kingdom, rejuvenated from the wintry respite, swarms the countryside without seeming to be annoyed in the slightest by the presence of man.



The following examples are but a sample. Please contact us for the sea view home suitable for you.



5 house complex by the ocean

This construction is just a few meters away from the beach and but a 15 minute drive from the city of Chania.

Two of the homes are single storey and the rest double.
Included in all 5 homes are:

- Private swimming pool 30 sq.m
- Fitted kitchen with stainless steel sink
- Fitted wardrobes
- Bathroom accessories and sanitary fittings
- Chimney and option of fireplace
- Pre-installation for solar heater
- Window frames of colored aluminum with shutters
- Double glazed windows
- Mosquito blinds
- Pergolas in the balconies

Property sizes 72 - 82 square m.
Basement sizes 50 - 89 square m.
Plot sizes 432 - 482 square m.

The price varies according to size.
Please contact for details.



Crete Geography

The island of Crete Greece is lying in the crossroads of the continents of Europe, Asia and Africa. It is largest island of Greece with a total area of 8300 square kilometres, a coastline of 1040 kilometres which is 225 kilometres long and 55 kilometres wide. About two thirds of the whole surface of the island is mountainous.

The highest mountain of the island of Greece is Mount Psiloritis, rising at an altitude of 2465 metres (8047 feet); the largest mountain range of Crete is located its western part and is called Lefka Oroi (White Mountains) which consists in more than 20 peaks which are rising above 2000 metres (6500 feet).

Hundreds of caves and rock-shelters have been formed by the geological composition of the island and by the various seismic upheavals experienced by the island over the ages.

Those caves have been used as refuges for resistant and as the first places where Christians honoured their cult.

The island of Crete in Greece has a population of about 520.000 inhabitants mainly leaving in the capital and prefecture, Heraklion, and in the other three main prefectures of Crete which are Chania, Rethymnon and Lassithi.

Because of the many high mountains it has, the island of Crete benefices of the mildest and more pleasant climate of Greece because the mountains act like a barrage to the winds, creating a particular climate, different than in the other parts of the country.

Fertile valleys, clean beaches with fine white and golden sand, green forests, majestic plateaus, palm trees and astonishing gorges are completing Crete's landscape.

The famous Cretan gorges are one of the most characteristically natural beauties of the island.

Those verdant gorges of Greece are full of rare species of flora and fauna protected by strict laws and rules.

Among the rare animals leaving in the gorges, one can see the Cretan goat called Kri-Kri.

The famous and beautiful gorge of Samaria is the most significant of the many gorges in Crete and is one of the trademarks of the island.

It is immense and offers a unique natural and unspoiled beauty of Greece consisting in various trees, wild flowers and other vegetation; the wild goat of Crete (Kri-Kri) is mostly leaving in this gorge. Other important gorges of Crete are the one of Imbros, Kourtaliotis river, Aradena and Tipoliano.

14. Traditional Homes

Some of the most beautiful homes listed by Efzin Real Estate Agency are designed with tradition in mind. These homes blend and respect Crete's nature. Many times, to build, materials from the surrounding grounds are used. Arches, stones, and earth colors are fundamental, thus making their residents feel the long history of Crete.

Restored historic house.

This prime example of exquisite restoration is a walk in time. It used to belong to a Turkish Pasha and truly lives up to any occasion. A stunning view all the way to the beach, just 3.5 kilometers away. Sitting on a 920 square meter plot that includes a sizable chapel and soon to include a pool. Inside, within the 300 square meter property, there are antiques gathered with taste and patience. Also an interior well!

It has 2 floors with 4 bathrooms multiple living rooms and 5 bedrooms.

[Please contact for price.](#)

Stone built homes 100m away from the beach!

Group of 10 homes with swimming pool.
Distance from Chania 10km.
Distance from airport 5km.

Apartments from 54 square meters to 85.

With 1 and 2 bedrooms.

[Please contact for price.](#)

Maisonettes from 84 square meters to 120.

With 1 and 3 bedrooms.

[Please contact for price.](#)

Mountain top stone built homes.

Distance from sea 15km
Distance from Chania 15km
Distance from airport 20km

Apartments from 61 square meters to 88.

With 1 and 3 bedrooms.

[Please contact for price.](#)

Maisonettes from 64 square meters to 66.

With 1 and 3 bedrooms.

[Please contact for price.](#)

Traditional style sea view homes.

Western Crete Platanias area.
3 detached homes.
One of witch is a maisonette.
Completion early 2007.
All include private pools.
1500 meters from the beach.

Property size range: From 50 91 square meters.
Plot size range: From 550 1100 square meters.

[Please contact for price.](#)

Crete's architecture

Crete Greece has many fine examples architectural jewels. Venetians and Turkish invaders have influenced the architecture of the island and many buildings of this period are still standing today and embellishing Crete. For defensive reasons, Venetians have fortified a lot of villages and towns, using skilled Italian engineers; also for defence they built a series of superb castles as well as numerous towers that can be found today all over the island.

To indicate the grandeur and magnificence of their civilization, Venetians adorned many towns of Crete Greece with sumptuous monuments such as grand public buildings, homes for the officials, palaces, fountains, loggias, clocks and squares that can still be admired today in Rethymno, Heraklion and Hania. Unique Venetian neighbourhoods can be seen in Rethymno and Chania. Western Renaissance also influenced the architecture of the island of Crete Greece.

This architectural influence can still be seen in many of the houses and in various churches and monasteries.





Traditional Homes

Turkish domination also brought influences to the architecture of Crete Island. The "sachnisi" is one example and consists in a wooden balcony added to the first floor of the older Venetian houses.

Numerous examples of rural Cretan houses can be seen and consist in simple, cubic constructions made of stone, wood and earth and have a few openings.

Later the walls of the houses of Crete Island were painted in ochre, blue or pink. This type of house has a single room with a terraced roof built with long wooden boards and supported by a wooden crossbeam which was later replaced by a stone semi-circular arch called the "kamara". The more advanced form of the Cretan house consists in a double-arched house with added buildings (in an L shape) and two-storey.

Window frames and doors are painted in bright colours, walls are whitewashed and roofs are tiled. Many examples of the beautiful Cretan architecture and Venetian one have been well-preserved and form a part of the social and cultural history of the beautiful island of Crete.

Info by: www.greeka.com



Efzin Real Estate Agency presently has more than 500 plots listed in its database.

From small pieces of land to build a sizable house to mid range plots to have a larger home with spacious living grounds.

Agricultural plots come in all sizes. From 500square meters up to complete hill sides. Many times including olive, orange, mandarin trees and more.

Furthermore we have plots of appropriate size to build hotels, resorts or even a golf course!

The following are a few examples:

1) BEACH FRONT PROPERTY SOUTHERN CRETE

45.000 square meters within town limits.

This beach front plot builds up to 36.000 square meters. Appropriate for community settlement.

For price please contact.

2) NORTHERN CRETE BEACH FRONT

2.075.000 square meter plot! Appropriate for golf course, houses or hotel complex.

For price please contact.

3) NORTHERN CRETE

140.000 square meter plot out of town limits and a road length away from the sea. Suitable for hotel complex.

For price please contact.

4) NORTHERN CRETE BEACH FRONT

97.500.000 square meters! Suitable for private construction planning.

For price please contact.

5) SOUTHERN CRETE. ELAFONISSI BEACH FRONT

116.000 square meters by the sea. 60.000 square meters have been declassified and approved for construction with 600 meters front. Suitable for hotel complex.

For price please contact.

6) PLOT FOR LEASE

5.500.000 square meter plot suitable for commercial purposes. Can be leased for up to 65 years.

For price please contact.

7) WESTERN CRETE

900.000 square meter rolling hill plot. Ideal for agro tourism and European funding programs in general.

For price please contact.

8) KALIVES

4.000 square meters within city limits. With fantastic sea view. 300 meters from the beach front. Can build up to 3.200 square meters. Ideal for a home complex unit.

For price please contact.

9) WESTERN CRETE APOKORONAS REGION

4.000 square meters. Olive grove plot with mountain view. Can build up to 200 square meters.

For price please contact.

10) WESTERN CRETE APOKORONAS REGION

500 square meter plot with direct sea view. Can build up to 400 square meters.

For price please contact.

11) WESTERN CRETE APOKORONAS REGION

1.200 square meter plot. Just 500 meters from beach front. Can build up to 720 square meters.

For price please contact.

12) MALEME, CHANIA

2.500 square meters. Beach front within 200 meters. Can build up to 2.000 square meters. Ideal for holiday homes. Plot can be divided.

For price please contact.

13) AKROTIRI CHANIA

2.000 square meter mountain view plot. Can build up to 800 square meters.

For price please contact.





Places of natural beauty

If the prefecture of Chania were to be characterized, perhaps the most appropriate appellation would be the "Prefecture of the Gorges" since dozens of gorges traverse the mountainous regions of Chania. Indisputably, Samaria gorge is of unparalleled beauty as well as the most renowned.

It is 16 km in length and its width ranges from 3.5 to 150 metres, with vertical cliffs which may reach a sheer 500 metres in height. In order to traverse it one needs approximately 5 to 6 hours and the gorge is open from May to October. It is a national park inside which one will find rare types of Cretan flora from the cypress and the pine tree to the dittany and the wildflower, while it is also the natural habitat of the wild goat or the Kri Kri.

If the appellation "Prefecture of the Gorges" is not considered justifiable then perhaps the "Prefecture of the Caves" is more appropriate as it has more than 1500 land and sea caves. A very prominent one is the cave of the Elefantos, close to Plaka in Apokoronas, which has an underwater entrance and has only partially been explored up to date.

The beaches of Nea Chora, Chrysi Akti, Agioi Apostoloi, Agia Marina, Platanias, Gerani, Maleme, Kolympari, Ksamos, Paleochora, Fragokastalo, Kalives, Almirida, Georgioupolis and Kavros are organized and capable of offering visitors a wide variety of services, facilities and conveniences. Less

crowded and more unspoiled beaches, with clean sand and crystal clear blue waters can be found by nature lovers if they distance themselves from the touristic centers.

In Phalasarna, the sandy beach which was voted the best in Europe in 2002, stretches for 3km and it can be combined with a hike to the ancient port.

Info: www.hania-crete.gr



Efzin Real Estate Agency's main slogan is Quality in Life.

We believe and support our ideals.

In the past year Efzin Real Estate Agency has sponsored the most attractive sporting event that was hosted in the center of Chania city.

The Chania Triathlon was a national event hoping to reach international Ironman status.

More than 3000 spectators witnessed the strength and courage of triathletes from around the country as well as Germany and the United States.

The race was organized by the City of Chania with the support of the mayors' office.

Hands on help also came from the Coast Guard, Police Department, volunteer groups, running and cycling clubs.

Efzin Real Estate Agency was the main sponsor promoting the birth of this new event.



We also stand by individual athletes helping them reach their goals to the max.
One of these individuals competes in 5-10 kilometer running events and marathons.



Ευ ζην The meaning of Efzin.

When Alexander the Great was talking to his soldiers he referred to his teacher Aristotle and said:

"to my father I owe my < > (life itself),
but to my teacher I owe < > (Quality in life)"

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