

 pasiphae village





Located just 16 kilometers from the town of Chania and 30 kilometers from Chania International Airport, you will find Pasiphae Village.



According to myth, Pasiphae was the Cretan moon goddess, daughter of Helios (the Sun) and nymph Crete and she who shined on all.

Minos loved Pasiphae, the daughter of Sun and together had eight children, Androgeos, Katreas, Glafkos, Dafkalion, Ariadne, Xenodiki, Akalli and Phaedra. According to mythology, when Minos asked Neptune for a sign that would mean he would become the King of Crete, from the sea emerged a beautiful bull that Minos refused to sacrifice, thus

irritating Neptune who punished Minos by making his wife Pasiphae fall in love with the white bull. Pasiphae, with the help of a wooden cow made by Daedalus, was united with the bull and gave birth to Minotaur, who had the body of a human and the head of a bull. According to myth, this creature lived in the Labyrinth, in the palace's underground and was fed with the blood of youngsters. The famous Athenian hero Theseus defeated Minotaur and relieved Athens from the harsh 'blood tax' that paid to this supernatural creature.

Pasiphae Village is a holiday home complex consisting of 33 apartments and townhouses 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.



Pasiphae Village features all the best Mediterranean lifestyle has to offer.

You will have the option of enjoying quiet moments at home surrounded by private and communal landscaped gardens.

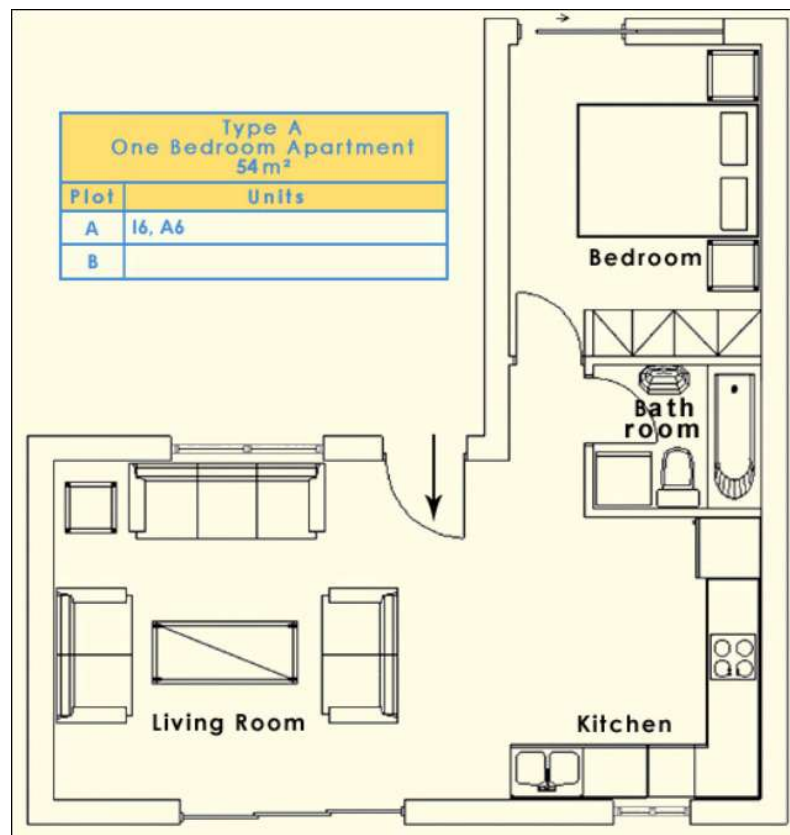
You may also relax on the breathtaking sandy beach located just 200 meters from the complex, in the comfort and privacy of your own backyard or in the spacious communal swimming pool and sunbathing patios offered to the residents.

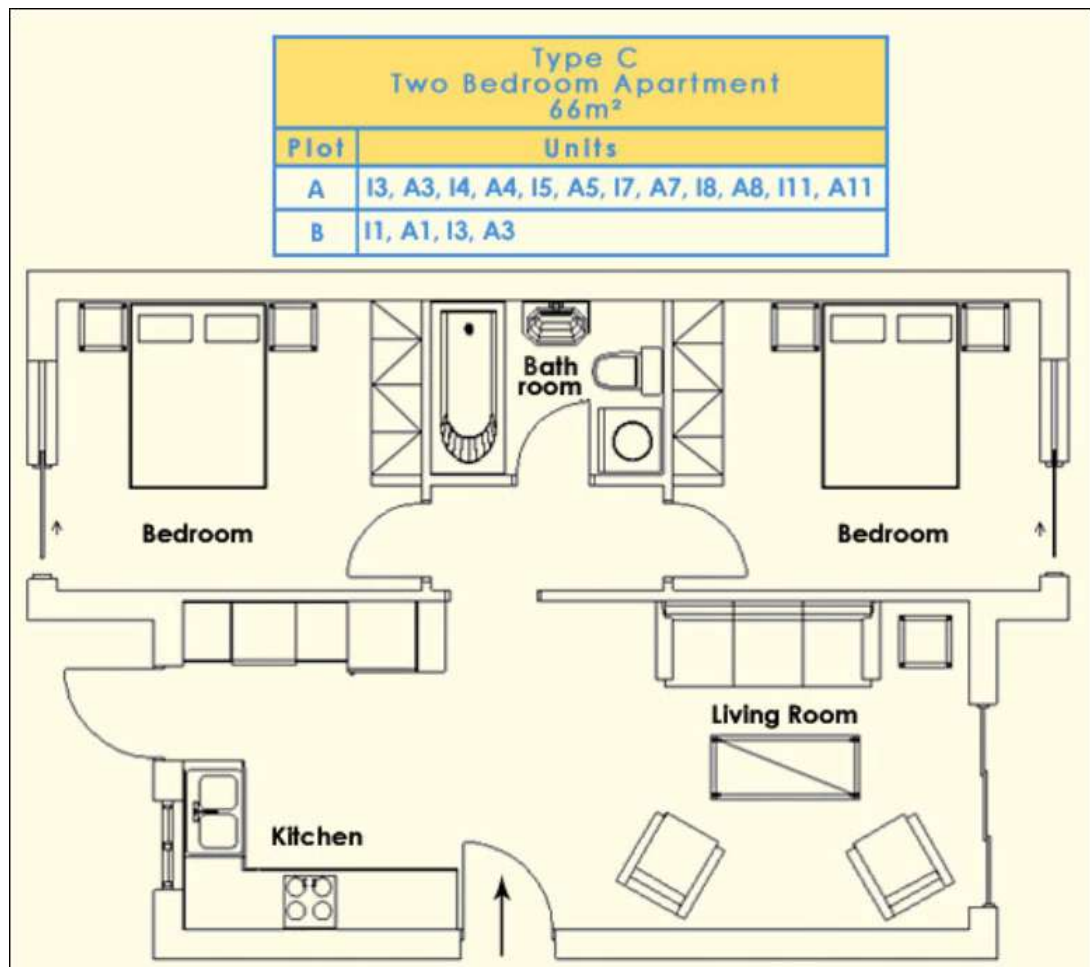
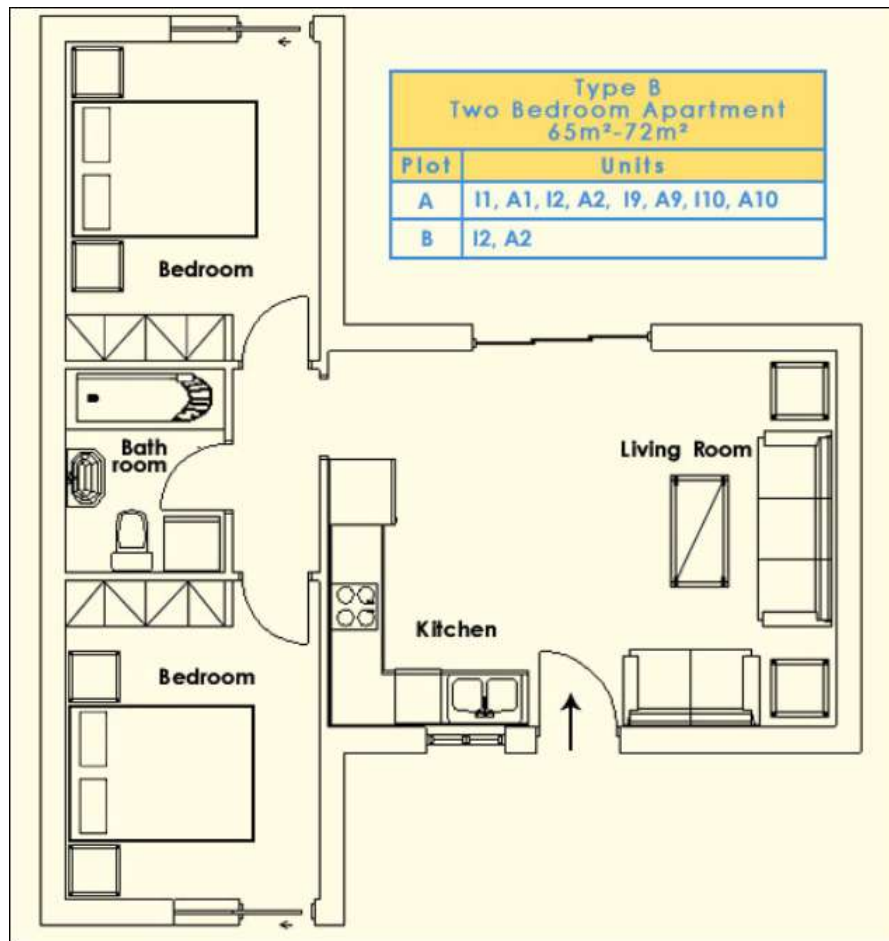
If your taste calls for a more cosmopolitan environment, the development is within walking distance from restaurants, local cafes, shopping facilities and other services offered in the villages of Platanias and Maleme. Moreover, Pasiphae Village is just 200 meters away from public transport, offering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

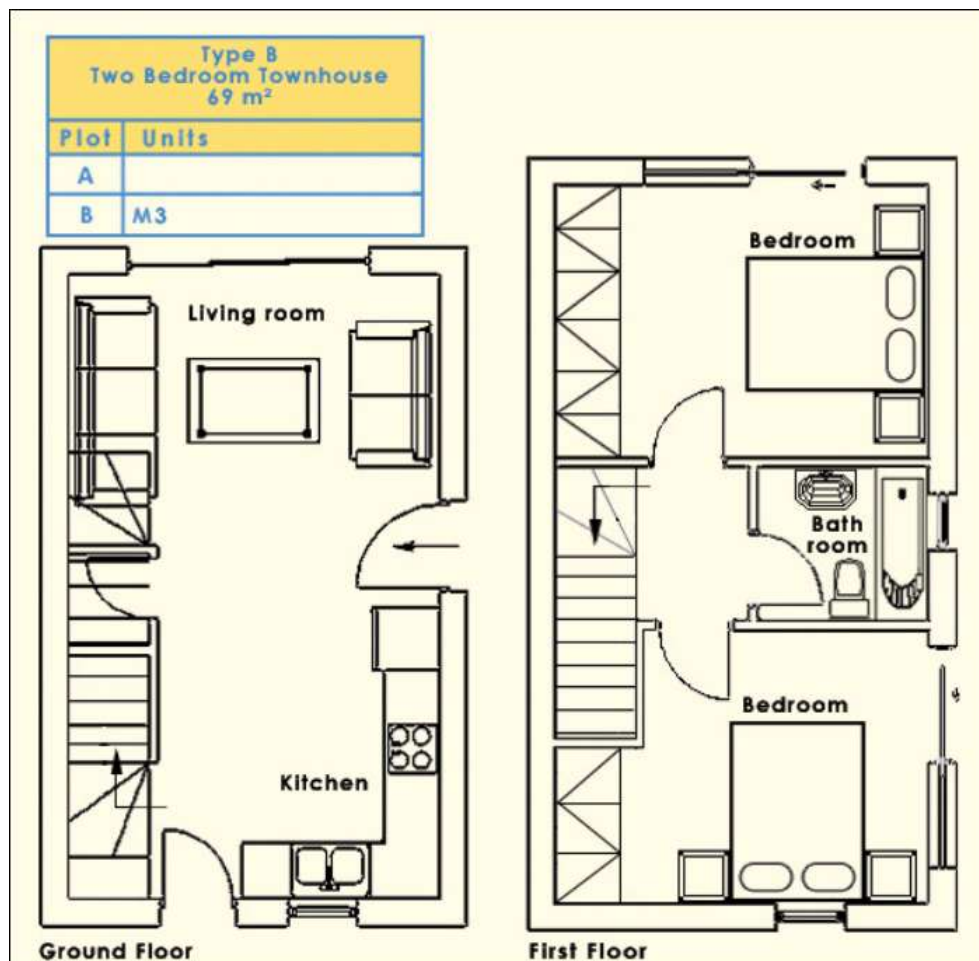
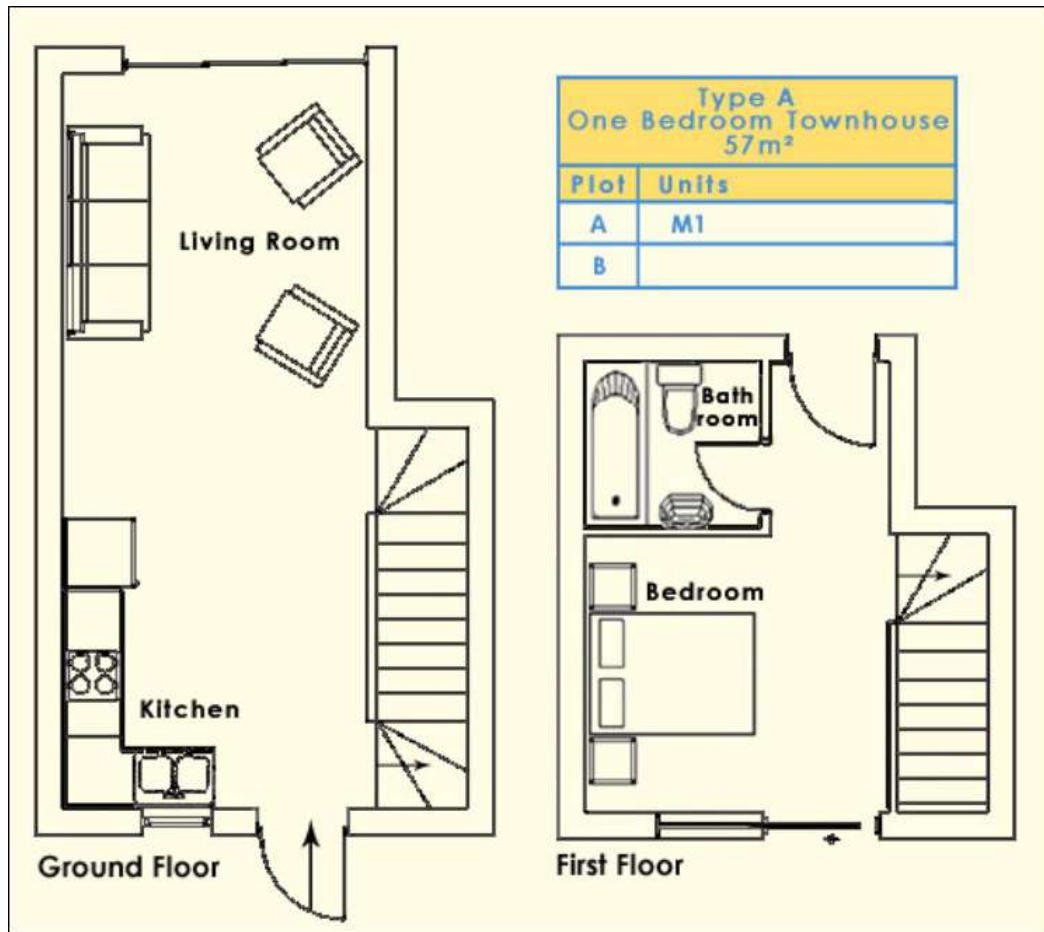
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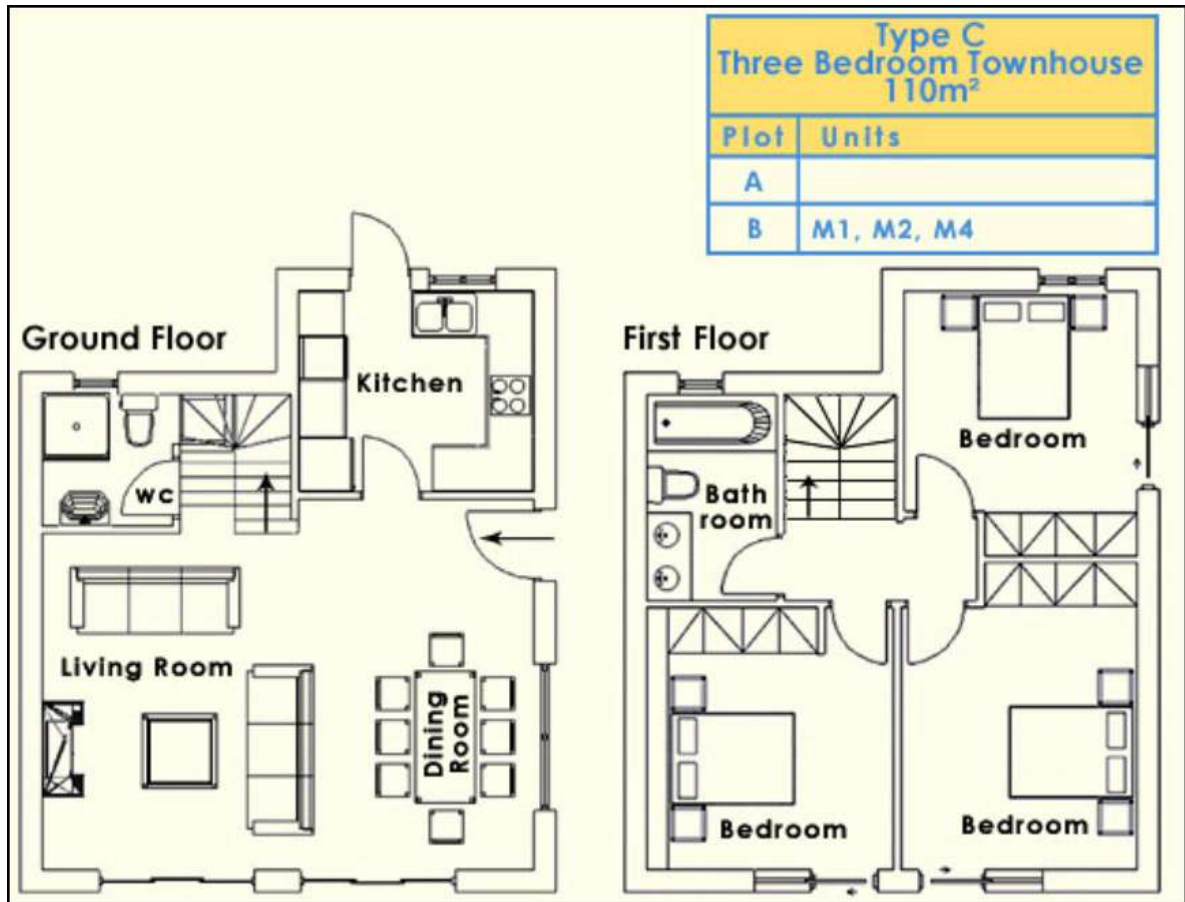


PLOTS









TECHNICAL SPECIFICATIONS

Pasiphae Village is presently under construction using State of the Art Technology, top quality building materials and fixtures, fittings and finishes which have been carefully selected to comply with our Company's high standards of quality, durability and aesthetics.

Construction specifications are as follows:

1. FOUNDATIONS AND SUPERSTRUCTURE.

The foundations and structural frame of the buildings will be constructed of reinforced concrete of grade 20 and 25 (i.e. characteristic compressive strength of concrete at 28 days of 20 and 25N/mm²). Steel reinforcement in the concrete will be of deformed high yield steel bars of grade 460 i.e. 460 N/mm² characteristic strength. The structural design of the buildings will comply with the Greek Seismic Codes of Practice of the year 2000, with the Greek Codes of Practice for reinforced concrete structures of the year 2000 and with European design standards EC2. Design work is based on the results of in-situ soil and geotechnical studies carried out specifically for this project.

2. WALLS AND FINISHES.

Both internal and external walls shall be constructed using kiln-baked clay hollow blocks using a 1:1:6 cement :lime sand mortar mix.

External walls will be double leaf cavity walls with an overall thickness of 25cm. the internal cavity will be insulated with 5 cm thick thermal WALLMATE insulation sheets.

Internal party walls separating individual properties, will be constructed of double leaf cavity walls with an overall thickness of 30cm. The internal cavity will be

insulated with 5cm thick ROCKWOOL sound insulation, to reduce noise from adjacent properties.

Internal partition walls will be constructed of single leaf block walls. The top ends of both single leaf and double cavity walls will be tied together by one or two reinforced concrete tie-beams.

All wall surfaces will receive 3 coats of sand cement rendering (i.e. a scratch coat, an intermediate coat and a top coat).

All internal surfaces of the buildings will be painted with 3 coats of plastic paint and all external surfaces with acrylic elastomeric paint. The colour charts are provided by the paint company VIVECHROM.

All floor surfaces will be finished with ceramic floor tiles.

Internal residential areas (i.e. kitchens, sitting rooms, bedrooms, corridors and entrance hallways) will be finished with 30 x 30cm DOMINO TERRA4 ceramic floor tiles and fixed with mortar.

In the bathrooms, the floors will be finished with 20 x 20cm GOLD ART PERU ceramic floor tiles.

Bathroom walls will be finished with 20 x 20cm GOLD ART PERU ceramic wall tiles.

In the kitchen, the wall surface in between the lower and upper wall cupboards will be finished with 20 x 20cm UNDEFASSA mosaic ceramic wall tiles.

External verandah floor surfaces will be finished with 30 x 30cm DOMINO ALVITO NATURA ceramic floor tiles and fixed with mortar.

Stairs will also be finished with ceramic tiles.

4. WOODWORK AND JOINERY.

The main entrance doorway of the properties will be made of timber and finished with a decorative matchboard facing. The kitchen external door will have in addition a fixed double glazed window pane.

All internal doors will be painted flush doors with a laminated solid timber core, hardwood edging and plywood on both faces.

Kitchen units and bedroom wardrobes will have external doors of MDF with a formica sheet finish and internal shelves and drawers will be of white melamine.

The kitchen worktop surface will be of DUROPA and a PYRAMIS BASIC33 stainless steel single basin sink will be provided.

Power supply will be provided for future installation of an electric oven and hob, dish washer, refrigerator, cooker air-extractor hood and for concealed lighting to the kitchen wall units.

Electrical appliances and lighting fixtures for the concealed wardrobe lighting are to be supplied and fixed by the purchaser.

- **ALUMINIUM AND METALWORK**

External doors and windows complete with frames, whether sliding, or hinged, with double glazing and roller shutters, will be of heavy duty aluminium, type EURO as manufactured by METALOUMIN.

- **SANITARY WARE.**

All sanitary ware will be white in colour.

The water closet with seat and cover, the cistern and wash basin with pedestal will be of German manufacture

by DURAVIT DUNE.

The bath will be of acrylic material, of Italian origin and model GLASS.

The mixer taps for the hand wash basins and baths will be of Italian origin, type FRATTINI SERIE 2, whereas the mixer taps for the kitchen sinks will be type PYRAMIS VIVA.

Each bathroom and toilet will be equipped with essential accessories such as soap dish, sponge holder, toilet paper holder, towel rail, a pair of double clothes hooks, all in a chrome finish type ROMEO, together with a wall mirror and matching shelf below.

- **WATER SUPPLY AND DRAINAGE SYSTEMS.**

Hot and cold water supply networks will be of unplasticised (UPVC) pipework. The water supply networks will be supplied complete with chromium plated taps, mixer taps, and all integral fittings.

The cold water supply to the residential buildings will be an "indirect", "storage" or "downfeed" system, whereby potable water supplied from the local Authority water supply network, will feed a storage cistern located inside the residential properties. All cold water draw off points are supplied from the storage cistern. Hot water supply will be provided from electric water heaters which will also obtain a water supply from the storage cistern.

The drainage network will terminate at a communal septic tank for the entire complex. Provision will be made for connection to a future central sewage network of the Municipality of Platania.

The entire complex will be equipped with advanced technological water supply and drainage systems.

- **ELECTRICAL INSTALLATIONS.**

The entire electrical wiring and cable network will be concealed within the walls and floors of the buildings.

The electrical installations will be in full compliance with current European regulations. The installations will provide lighting and small power supply and signals for the electrical appliances within the kitchen, the T.V, the telephone, connection with the internet and for the HVAC systems (heating, ventilation and air conditioning)

A central aerial will be provided for the T.V. Provision is also foreseen for a satellite dish. Wiring and cabling will be provided for possible future installation of roof solar panels for the heating of water in accordance with the strict specifications of the Architectural studies.

All incoming telephone and power supply cables from the telephone company OTE and the Greek public power supply sector of •EH, are conveniently and unobtrusively located underground.

- **AIR CONDITIONING.**

Provision will be made for the installation of air conditioning units in all residential areas. This will include the supply of electrical power supply cables, drainage systems and the installation of copper piping. The supply and installation of the air condition units will remain the responsibility of the buyer.

- **PRIVATE GARDENS OF GROUND FLOOR RESIDENCES.**

The design and landscaping of the private gardens and planting of shrubs, bushes and plants will be undertaken by specialist landscape Architects. Each private garden will be provided with its own unique plants that will differ from those in the other gardens, however all gardens will contain aromatic plants, ornamental bushes and trees indigenous to the Mediterranean region. Each private garden is bound and separated from the communal areas by the random placing of rockery and plants.

The private gardens are separated from one another by a parapet wall made of exposed concrete in combination with an extended wooden fence.

The remaining areas of the private gardens which are not covered with plants, will have paved areas comprising of 30 x 30cm ceramic tiles, type DOMINO ALVITO NATURA.

- **COMMUNAL AREAS AND SURROUNDING GROUNDS.**

The design and landscaping of the surrounding grounds and planting of shrubs, bushes and plants will be undertaken by specialist landscape Architect.

The surrounding grounds comprise of a central communal garden and communal swimming pool which represents the central focal point of the development.

The communal swimming pool will cover an area of 200m², and will have anti-slip ceramic floor tiles. The perimeter of the swimming pool will have a floor finished with ceramic floor tiles and this area will accommodate communal showers, ornamental vases etc.

The surrounding areas will be paved with "crazy paving" (irregular shaped paving slabs). The communal pathways will be paved with cubed shaped paving stones. The garden will contain a large variety of different plants, including aromatic plants, ornamental bushes and trees indigenous to the Mediterranean region.

The communal garden area will be equipped with an automatic, computerised irrigation, system.

The external site boundary will be created by a combination of densely populated trees and plants and a parapet wall made of exposed concrete.

Thirteen uncovered parking spaces will be provided within the complex for the apartments and four exclusive and private uncovered parking spaces, one for each of the three 3 bedroom townhouses, and one for the 2 bedroom townhouses.

The development will include also for ten closed storage

rooms.

- **THREE BEDROOM TOWNHOUSES**

The three bedroom Townhouses are designed to have a fire place, a roof garden and provision for a jacuzzi.



Project pricelist

	Property No	Floor Area (m ²)	Garden (m ²)	Verandas (m ²)	Parking	Storage	Price (Euro)
B Type 2 bed Apt.	11	71,60	93,84		YES	YES	145,000
	A1	71,60		25,78	YES		135,000
	12	66,02	57,90		YES		135,000
	A2	66,02		17,55	YES		125,000
	13	66,28	52,58		YES	YES	135,000
	A3	66,28		21,51	YES		125,000
	14	66,27	112,94		YES	YES	125,000
	A4	66,27		30,37			115,000
C Type 2 bed Apt.	15	66,38	75,51		YES	YES	130,000
	A5	66,38		22,55			120,000
	16	53,90	62,29				110,000
	A6	53,90		20,16			100,000
	17	65,68	72,75		YES	YES	130,000
	A7	65,68		22,62			120,000
	18	66,21	76,57		YES	YES	130,000
	A8	66,21		22,67			120,000
1 bed Apt.							
C Type 2 bed Apt.							

Project pricelist

Property No	Floor Area (m ²)	Garden (m ²)	Verandas (m ²)	Parking	Storage	Price (Euro)
B Type 2 bed Apt.	I9	66,41	68,66			130.000
	A9	66,82		18,77		120.000
1 bed House Type A	M1	57,33	45,92	23,73	YES	120.000
	I10	65,67	67,76		YES	130.000
	A10	65,92		19,02		120.000
B Type 2 bed Apt.	I11	66,21	114,65		YES	135.000
	A11	66,21		28,09	YES	125.000
C Type 2 bed Apt.	M1	109,56	141,40	64,31	YES	225.000
	M2	109,56	85,39	64,32	YES	220.000
	M3	69,36	48,10	10,85	YES	140.000
	M4	108,80	101,00	69,86	YES	230.000
P O+ B	I1	65,53	80,52		YES	130.000
	A1	65,53		22,65		120.000
	I2	65,40	51,78			130.000
	A2	65,40		21,65		120.000
	I3	66,91	63,61			130.000
	A3	66,91		22,33		120.000

- Verandas for M1, M2, M4 include Roofgardens