



196
KALYVES
C R E T A





196
KALYVES
CRETA

196
*steps from your
sanctuary to the
sand...*



Welcome to 196 Kalyves

- The Concept 03
- The Architectural Vision 06
- Wellness 08
- Blueprints for Living 13
- The Details 38
- The Location 39
- Management & Rentals 53
- Strategic Value 54
- Cretan Coast 55



the Concept

*Where village soul meets
coastal calm*

Experience a living environment designed to help you decompress and rediscover your center. 196 Kalyves is more than a residence; it is a wellness-focused destination where the horizons of the Aegean meet uncompromising design.

Surrounded by the dual power of mountain and sea, our spaces are crafted to be your personal anchor.

Whether you are engaging with the authentic rhythm of the village or retreating into the quiet harmony of your home, every element is curated to ensure you leave the modern world behind.





196
KALYVES
CRETA

the
Architectural
Vision
Designed for Stillness

2 INFINITY POOLS

Sharp and stylish

Our 58 curated spaces are rooted in authentic Cretan materials with a modern interpretation. The views are framed, not interrupted, by sleek, floor-to-ceiling glazing, turning the sea and the Lefka Ori mountains into living art. Exteriors are grounded in cool sandstone,

while interiors are finished with muted tonal ceramics in veined Travertine. This is a design built for durability, light, and calm.



196 KALYVES | BUILDING 2



The cicada's song, the silver of the olive, and the blue air of the Aegean: these are the foundations of our home.

Yiannis Ritsos



THE YOGA AND WELLNESS CENTER

Your Wellness

The Luxury of Equilibrium

Recovery is a core component of the 196 lifestyle. We have created a destination where the restorative energy of the Mediterranean meets a framework for total relaxation. This is your personal anchor—a space designed to decompress.

Our wellness sanctuary features a dedicated yoga studio, a professional gym, and a spa suite complete with a sauna and cold plunge for contrast therapy. Surrounded by meticulously landscaped gardens, our dual infinity pools provide a seamless transition from the dynamic energy of the village to the absolute stillness of your retreat.



YOGA CENTER & CLASSES



GYM FACILITIES



INFINITY POOLS

SPA FACILITIES & SERVICES

Wellness & Tranquility



196 KALYVES | GYM AREA OVERLOOKING THE RESORT

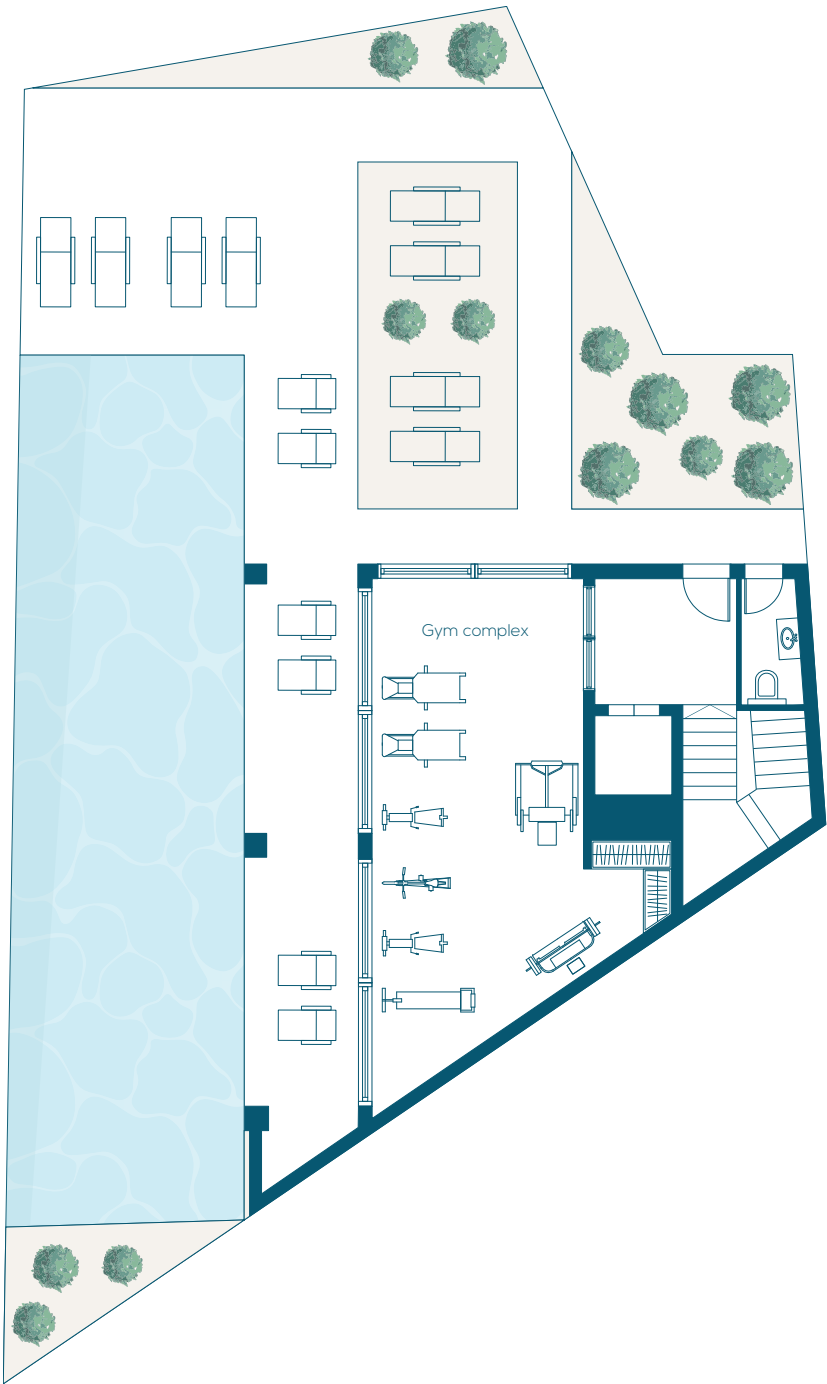


196 KALYVES | YOGA TRAINING ROOM

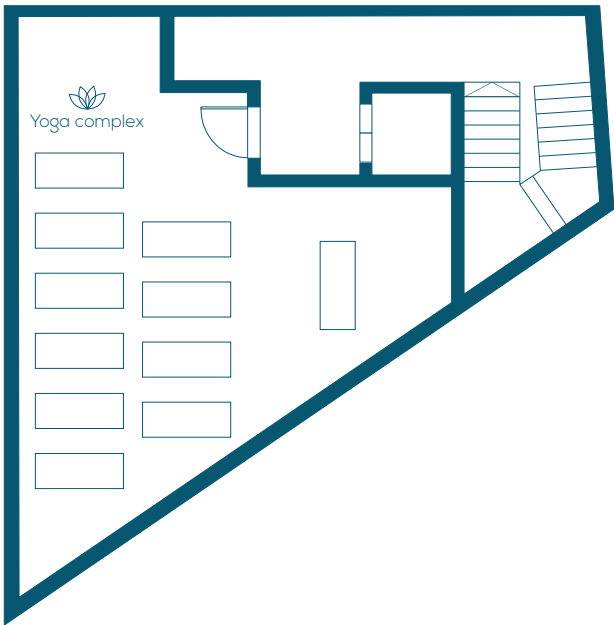
WELLNESS COMPLEX

GYM, YOGA AND WELLNESS COMPLEX

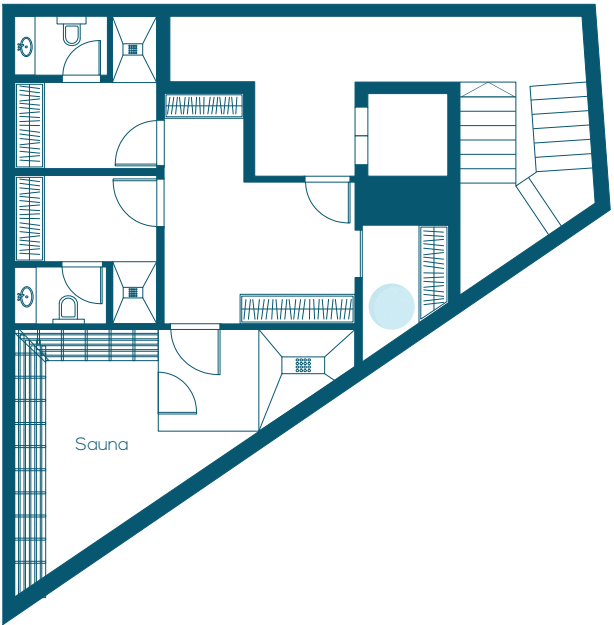
Gym area, 3rd level, 43.40 sqm
Exterior swimming pool 64 sqm



Yoga complex, 1st level
52.75 sqm



Wellness area, 2nd level
52.75 sqm



BUILDING 1



BUILDING 2

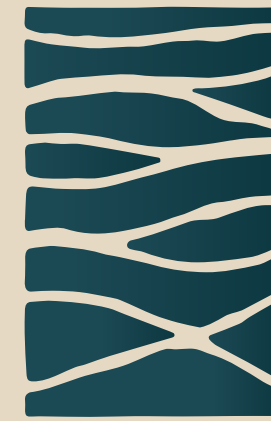


BUILDING 3



BUILDING 4





196
KALYVES
CRETA

the Blueprints for Living

Your new home away

Sixteen distinct configurations, each engineered for light, durability, and enduring calm.

Our versatile layouts range from intimate one bedroom retreats to duplex garden apartments and expansive penthouses, offering a tailored choice for every unique lifestyle.



196
KALYVES
CRETA

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

56 A,B

55 A,B

196 Kalyves

Siteplan & Units



196 KALYVES | PENTHOUSE LIVING ROOM



196 KALYVES | PENTHOUSE BALCONY



196 KALYVES | TYPICAL APARTMENT



196 KALYVES | PENTHOUSE BEDROOM



196 KALYVES | GARDEN UNIT LIVINGROOM






196
KALYVES
CRETA

BUILDING 1

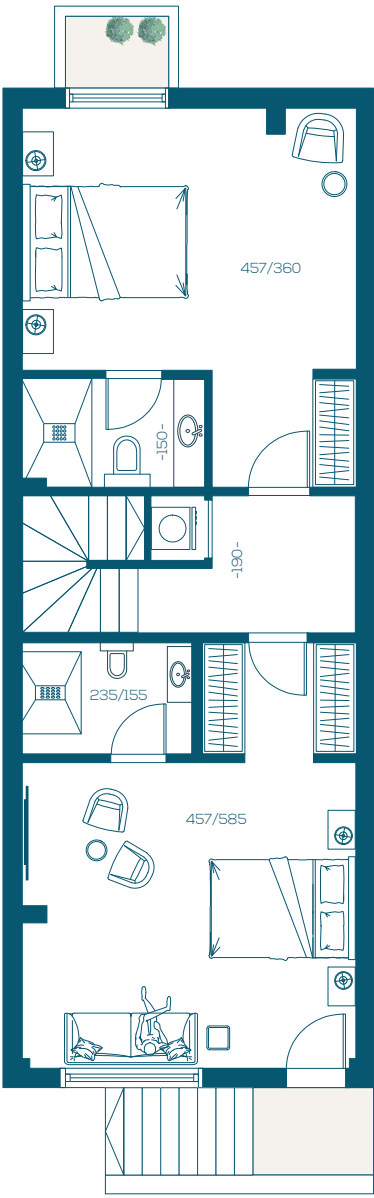
units 1-22

BUILDING 1

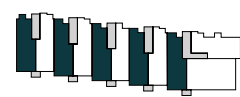
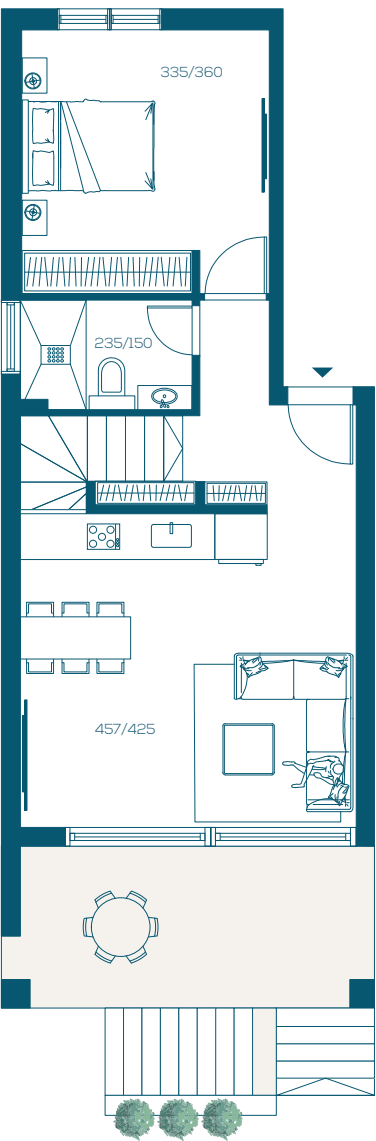
1G. A-L

3 BEDROOM DUPLEX GARDEN
INTERNAL 119 sqm | EXTERNAL 11 spm
APARTMENTS 1,3,5,7,9

Lower ground floor
67.5 sqm



Ground floor
51.7sqm



BUILDING 1



BUILDING 2



BUILDING 3

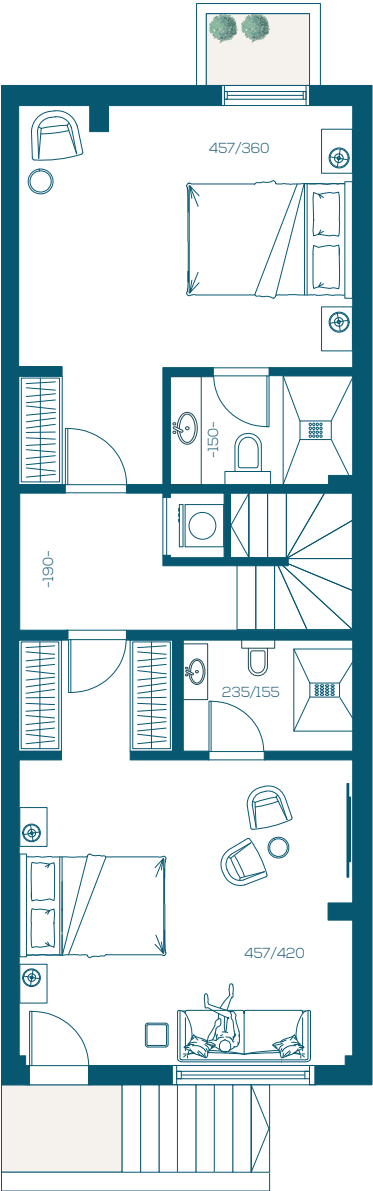


BUILDING 1

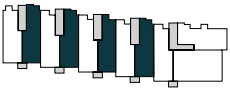
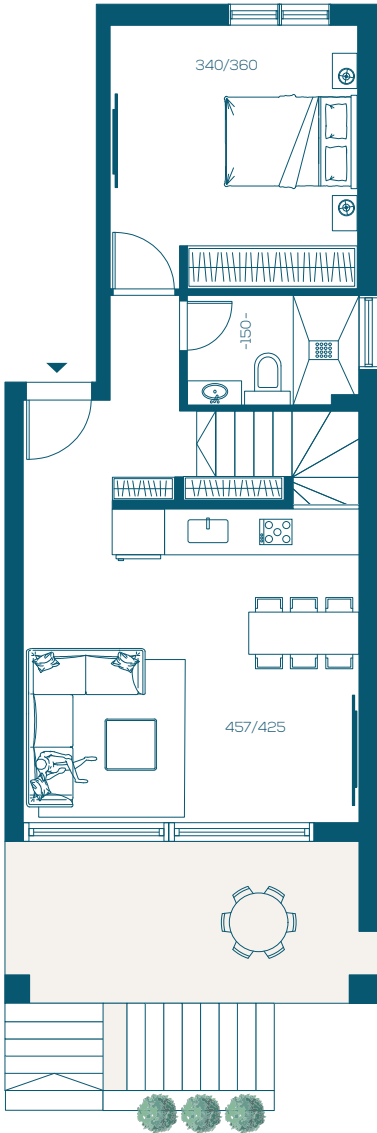
1G. A-R

3 BEDROOM DUPLEX GARDEN
INTERNAL 119 sqm | EXTERNAL 11 spm
APARTMENTS 2,4,6,8

Lower ground floor
67.5 sqm



Ground floor
51.7sqm



BUILDING 1



BUILDING 2



BUILDING 3

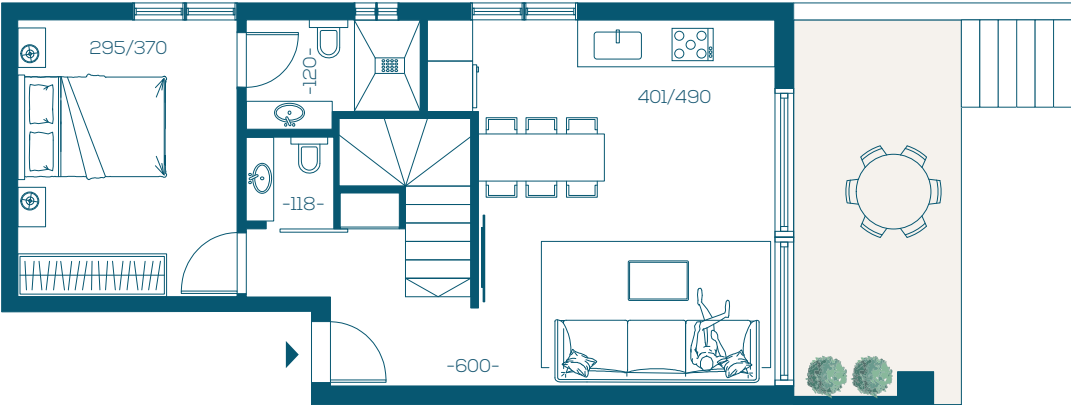


BUILDING 1

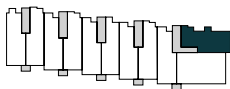
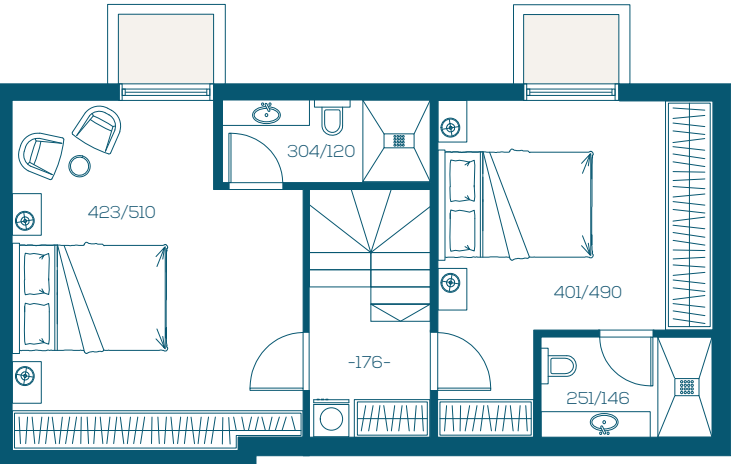
1G. B

3 BEDROOM DUPLEX GARDEN
INTERNAL 110.75 sqm | EXTERNAL 12.10 spm
APARTMENT 10

Ground floor
52.65 sqm



Lower ground floor
58.1 sqm



BUILDING 1



BUILDING 2



BUILDING 3

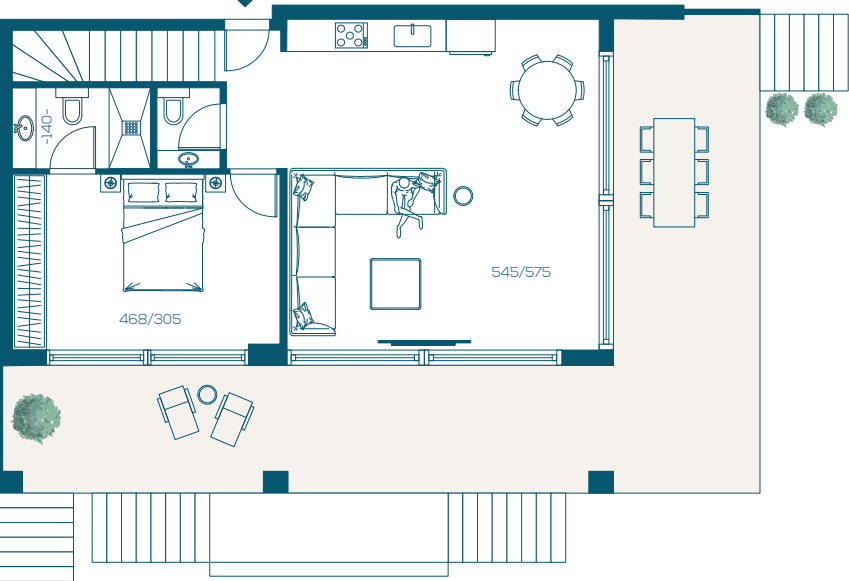


BUILDING 1

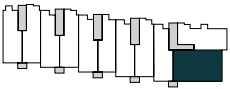
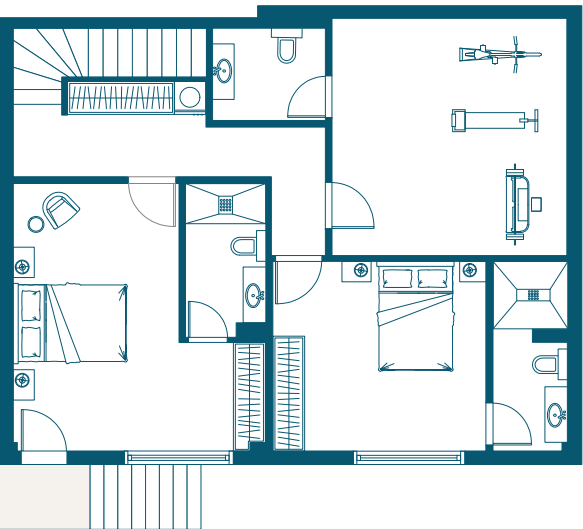
1G. C

4 BEDROOM DUPLEX GARDEN
INTERNAL 154.5 sqm | EXTERNAL 44 spm
APARTMENT 11

Ground floor
65.65 sqm



Lower ground floor
88.85 sqm



BUILDING 1



BUILDING 2



BUILDING 3

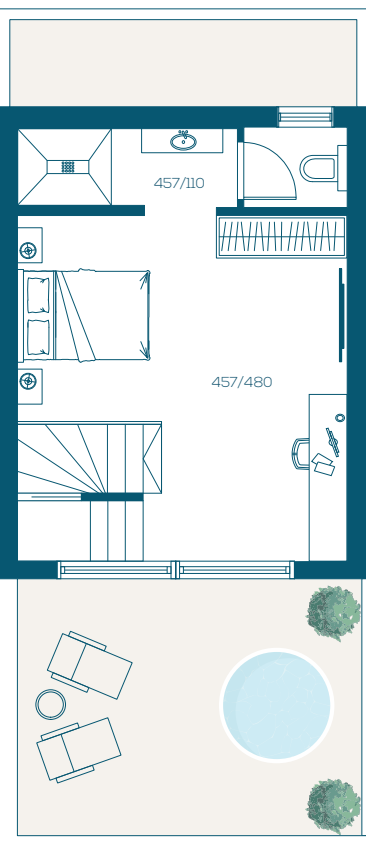


BUILDING 1

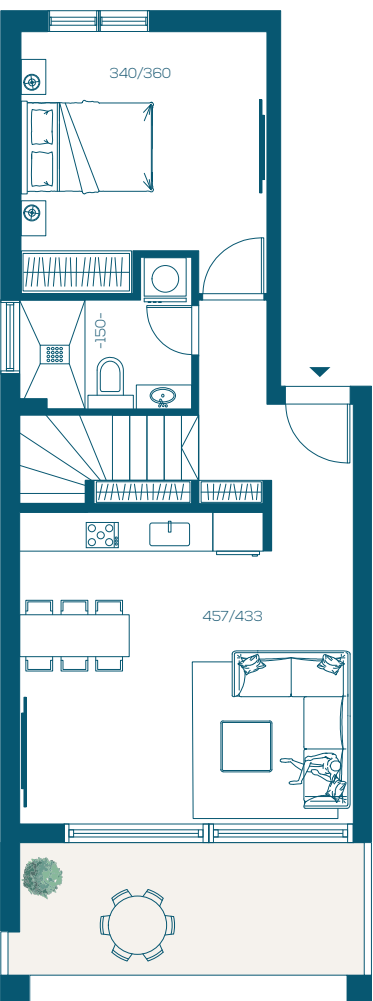
1P. D-L

2 BEDROOM DUPLEX PENTHOUSE
INTERNAL 84.75 sqm | EXTERNAL 28.65 spm
APARTMENTS 12,14,16,18,20

Penthouse floor
33 sqm



First floor
51.75 sqm



BUILDING 1



BUILDING 2



BUILDING 3

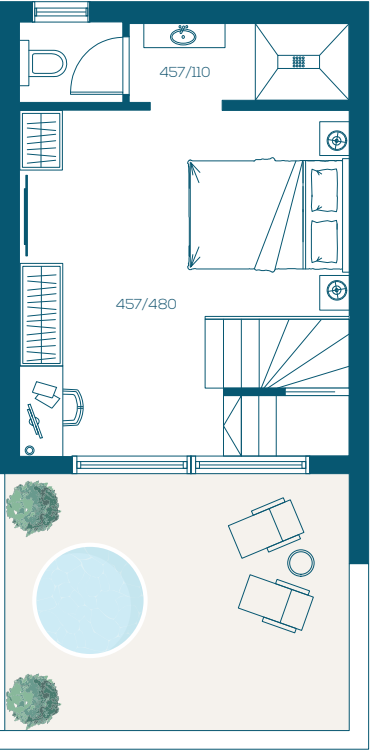


BUILDING 1

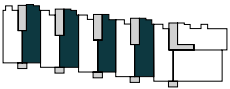
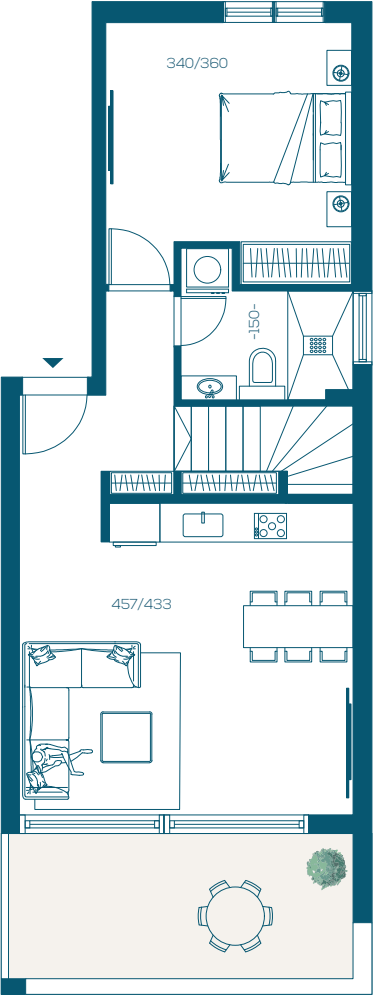
1P. D-R

2 BEDROOM DUPLEX PENTHOUSE
INTERNAL 84.75 sqm | EXTERNAL 28.65 spm
APARTMENTS 13,15,17,19

Penthouse floor
33 sqm



First floor
51.75 sqm



BUILDING 1



BUILDING 2



BUILDING 3



BUILDING 1

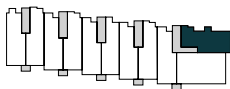
1P. E

2 BEDROOM PENTHOUSE APARTMENT
INTERNAL 86.65 sqm | EXTERNAL 38.95 spm
APARTMENT 21

First floor
52.65 sqm



Penthouse floor
34 sqm



BUILDING 1



BUILDING 2



BUILDING 3

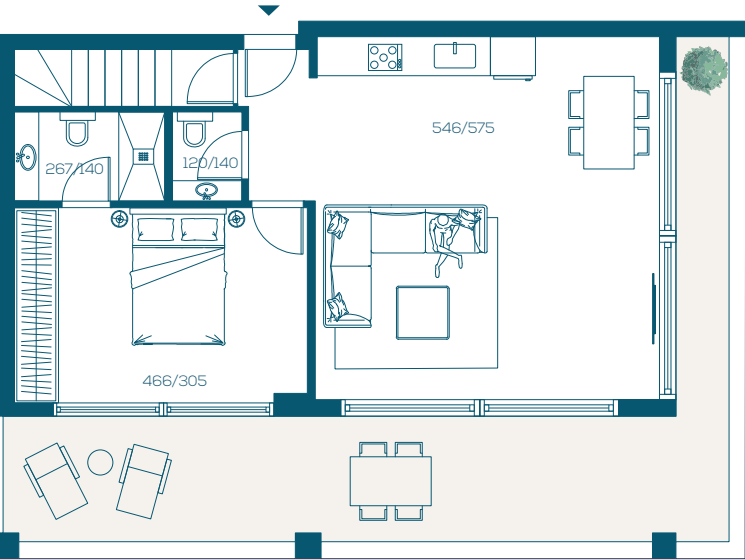


BUILDING 1

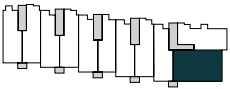
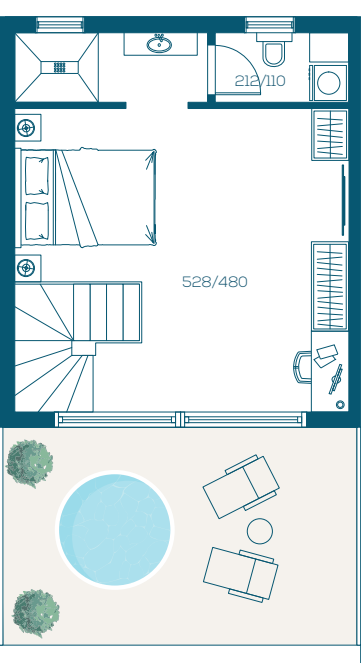
1P. F

2 BEDROOM DUPLEX PENTHOUSE
INTERNAL 102.95 sqm | EXTERNAL 50.75 spm
APARTMENT 22

First floor
65.85 sqm



Penthouse floor
37.1 sqm



BUILDING 1



BUILDING 2



BUILDING 3



KALYVES
CRETA

BUILDING 2

units 23-40

BUILDING 2

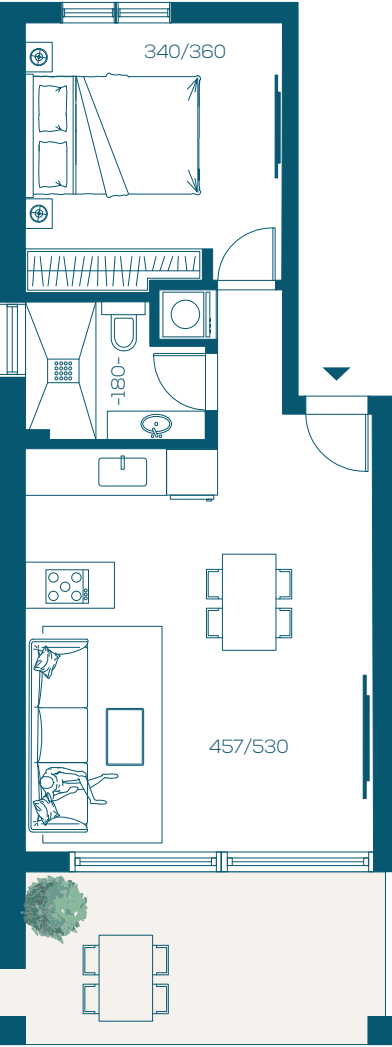
2G. G-L

1 BEDROOM GARDEN

INTERNAL 51.75 sqm | EXTERNAL 11 spm

APARTMENTS 23,25,27,29

Garden floor
51.75 sqm



BUILDING 1



BUILDING 2



BUILDING 3



BUILDING 2

2G. G-R

1 BEDROOM GARDEN

INTERNAL 51.75 sqm | EXTERNAL 11 spm

APARTMENTS 24 ,26 ,28

Garden floor
51.75 sqm



BUILDING 1



BUILDING 2



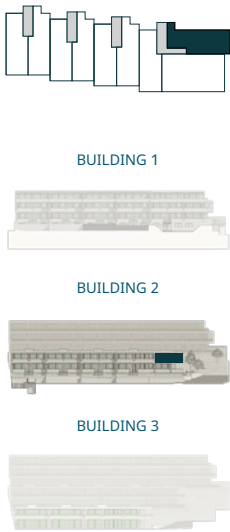
BUILDING 3



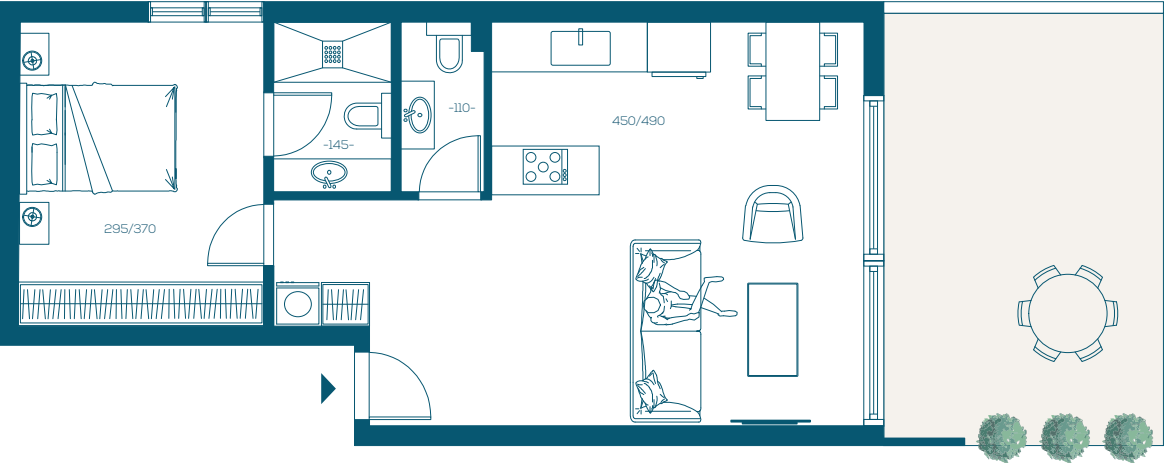
BUILDING 2

2G. H

1 BEDROOM GARDEN APARTMENT
INTERNAL 52.5 sqm | EXTERNAL 18.4 spm
APARTMENT 30



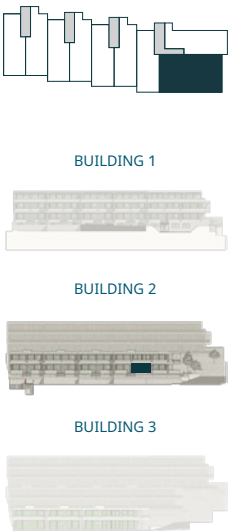
Ground floor
52.5 sqm



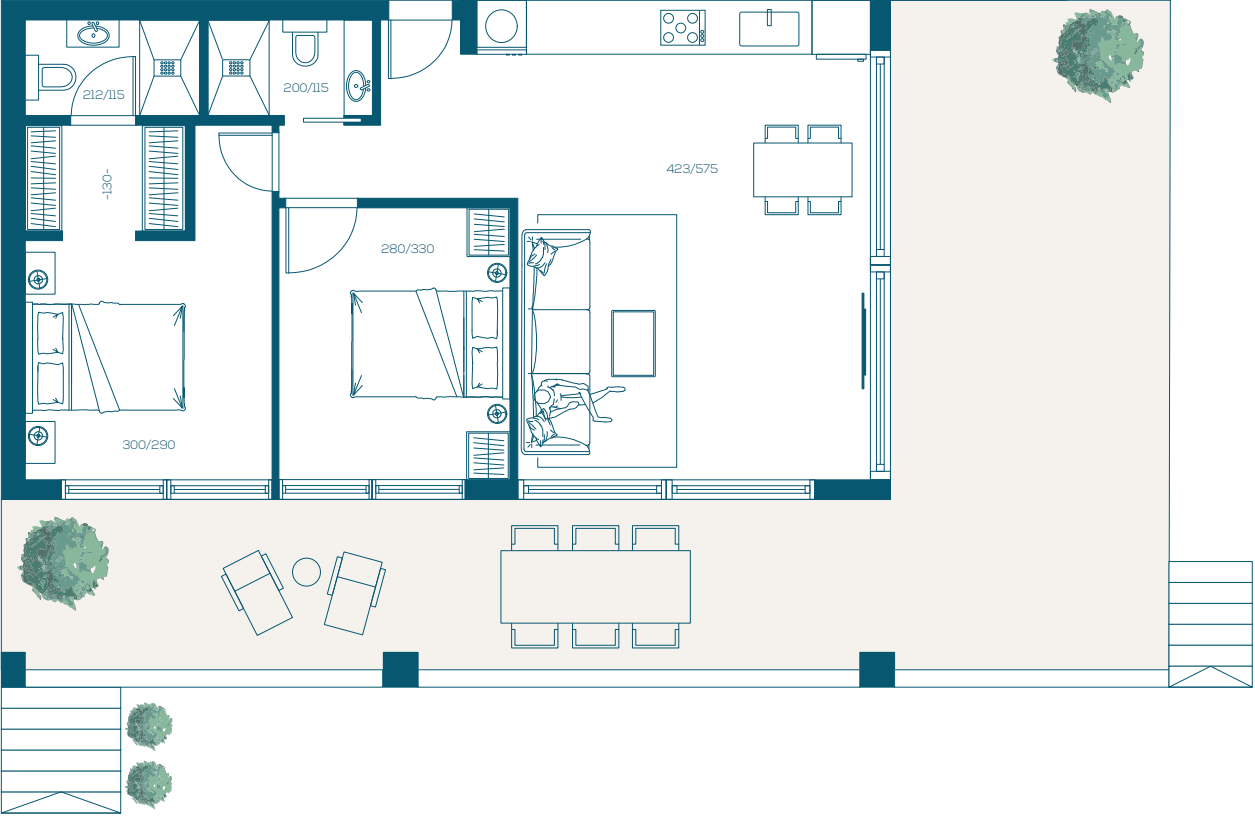
BUILDING 2

2G. I

2 BEDROOM APARTMENT
INTERNAL 65.65 sqm | EXTERNAL 50.9 spm
APARTMENT 31



Ground floor
65.65 sqm



BUILDING 2

2P. G-L

1 BEDROOM PENTHOUSE

INTERNAL 51.75 sqm | EXTERNAL 11 spm

APARTMENT 32 ,34 ,36 ,38

Penthouse floor
51.75 sqm



BUILDING 1



BUILDING 2



BUILDING 3



BUILDING 2

2P. G-R

1 BEDROOM PENTHOUSE

INTERNAL 51.75 sqm | EXTERNAL 11 spm

APARTMENTS 33 ,35 ,37

Penthouse floor
51.75 sqm



BUILDING 1



BUILDING 2



BUILDING 3



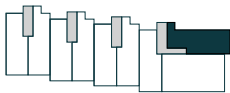
BUILDING 2

2P. J

1 BEDROOM PENTHOUSE

INTERNAL 52.5 sqm | EXTERNAL 11 spm

APARTMENT 39



BUILDING 1



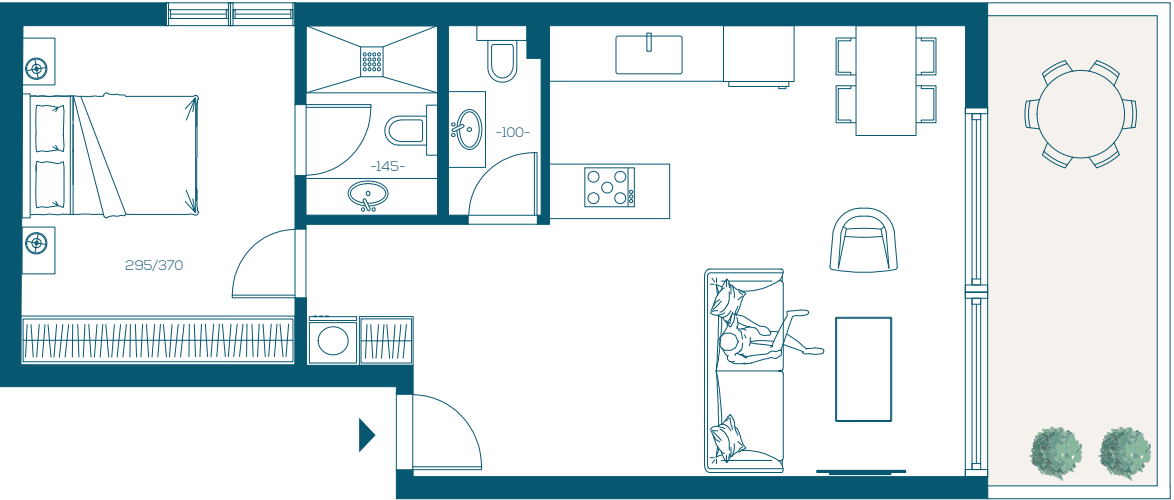
BUILDING 2



BUILDING 3



Penthouse floor
52.5 sqm



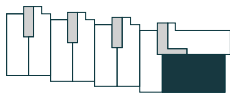
BUILDING 2

2P. K

2 BEDROOM PENTHOUSE

INTERNAL 65.65 sqm | EXTERNAL 33.3 spm

APARTMENT 40



BUILDING 1



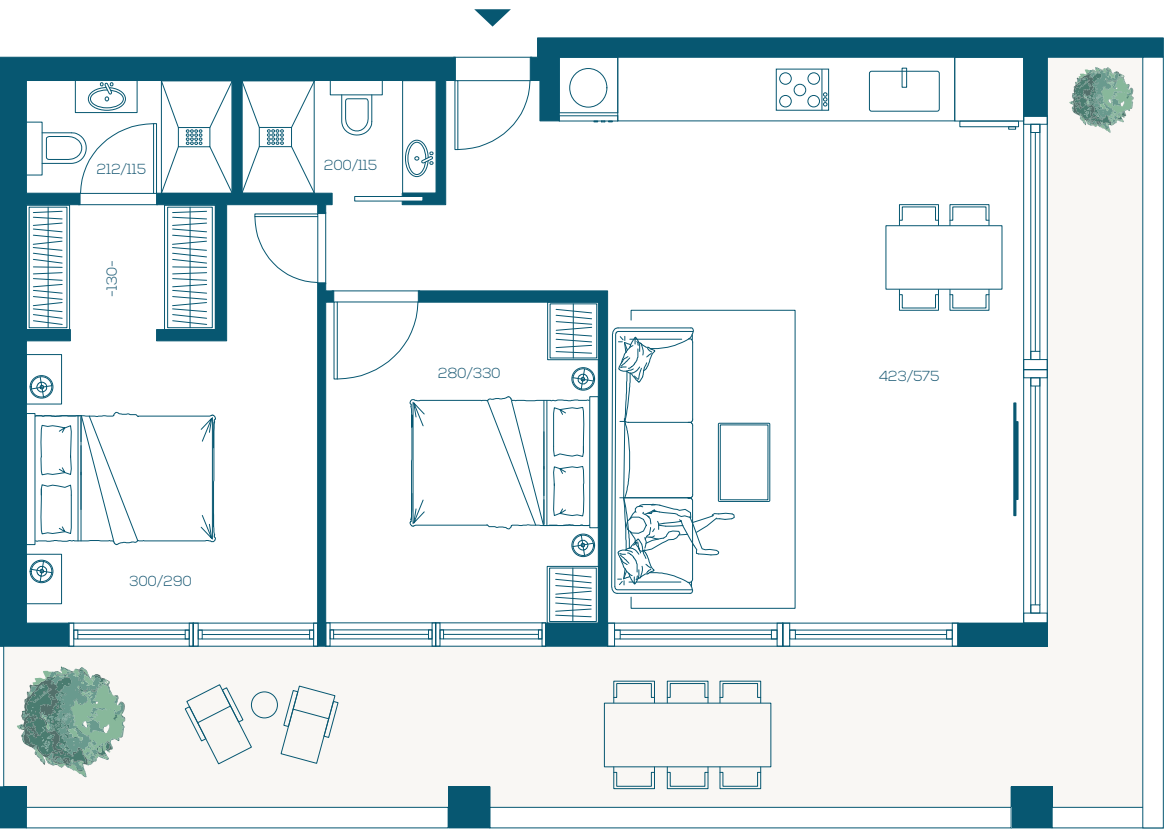
BUILDING 2



BUILDING 3



Penthouse floor
65.65 sqm






196
KALYVES
CRETA

BUILDING 3&4

units 41-58

BUILDING 3

3G. G-L

1 BEDROOM GARDEN APARTMENT
INTERNAL 51.75 sqm | EXTERNAL 17 spm
APARTMENTS 41 ,43 ,45

Ground floor
51.75 sqm



BUILDING 1



BUILDING 2



BUILDING 3

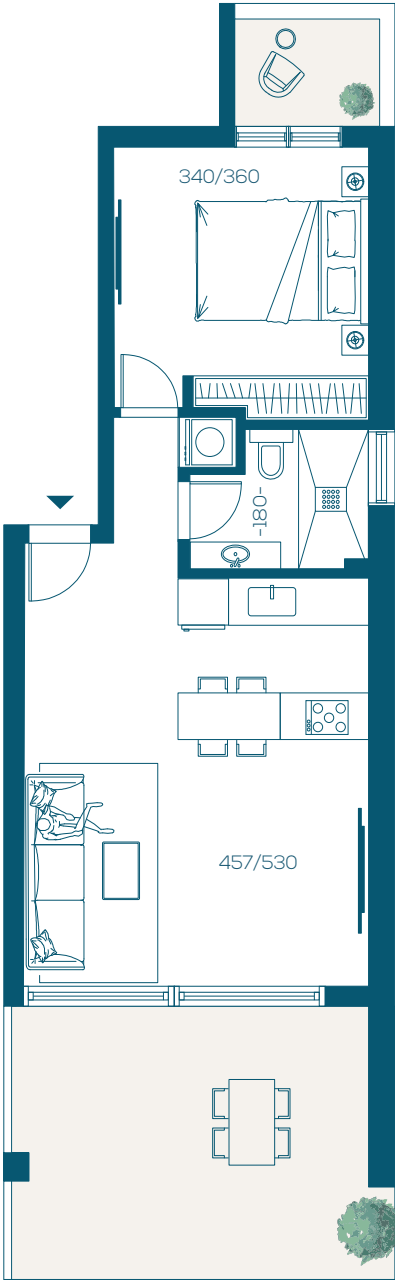


BUILDING 3

3G. G-R

1 BEDROOM GARDEN APARTMENT
INTERNAL 51.75 sqm | EXTERNAL 17 spm
APARTMENTS 42 ,44

Ground floor
51.75 sqm



BUILDING 1



BUILDING 2



BUILDING 3

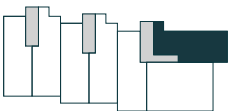
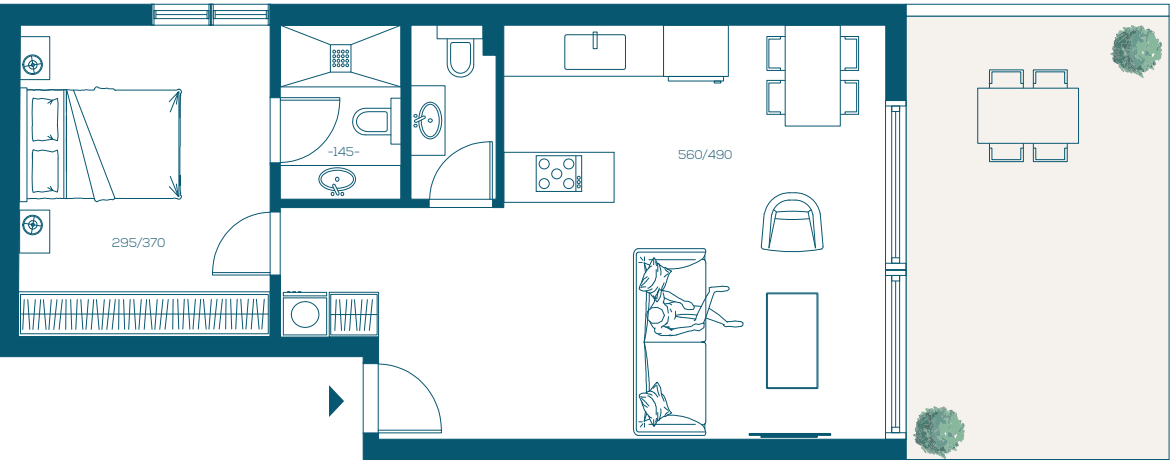


BUILDING 3

3G. L

1 BEDROOM GARDEN APARTMENT
INTERNAL 52.5 sqm | EXTERNAL 17.55 spm
APARTMENT 46

Ground floor
53 sqm



BUILDING 1



BUILDING 2



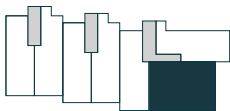
BUILDING 3



BUILDING 3

3G. M

2 BEDROOM GARDEN APARTMENT
INTERNAL 65.65 sqm | EXTERNAL 49.7 spm
APARTMENT 47



BUILDING 1



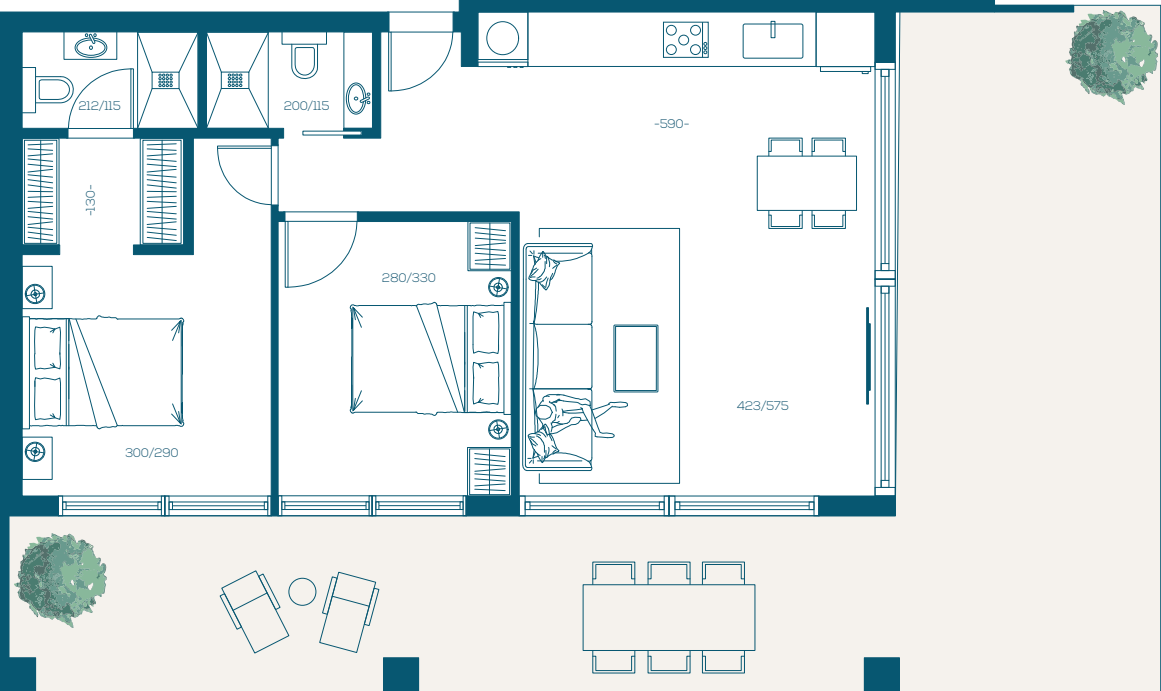
BUILDING 2



BUILDING 3



Ground floor
65.65 sqm



BUILDING 3

3P. G-L

1 BEDROOM PENTHOUSE
INTERNAL 51.75 sqm | EXTERNAL 11 spm
APARTMENTS 48 ,50 ,52



BUILDING 1



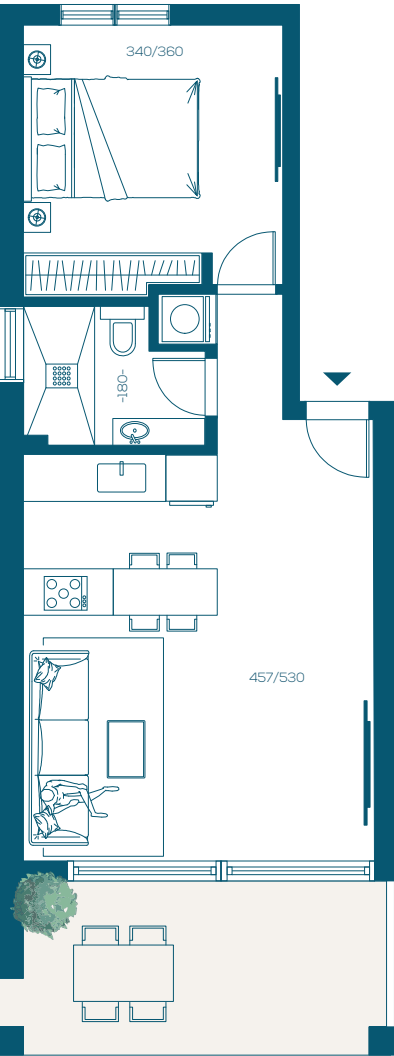
BUILDING 2



BUILDING 3



Penthouse floor
51.75 sqm



BUILDING 3

3P. G-R

1 BEDROOM PENTHOUSE

INTERNAL 51.75 sqm | EXTERNAL 11 spm

APARTMENTS 49,51

Penthouse floor
51.75 sqm



BUILDING 1



BUILDING 2



BUILDING 3



BUILDING 3

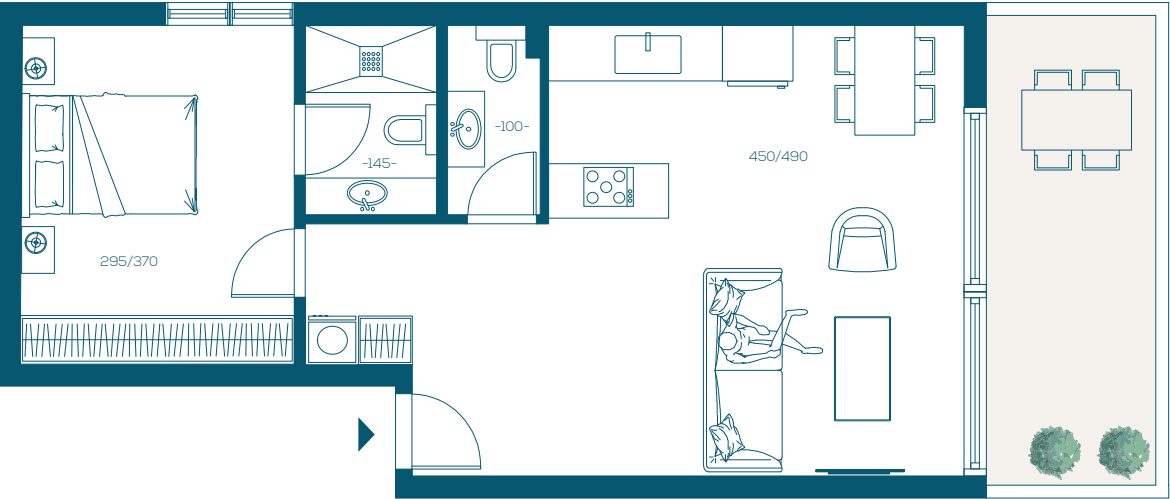
3P. N

1 BEDROOM PENTHOUSE

INTERNAL 52.5 sqm | EXTERNAL 11 spm

APARTMENT 53

Penthouse floor
52.5 sqm



BUILDING 1



BUILDING 2



BUILDING 3

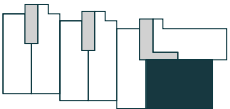
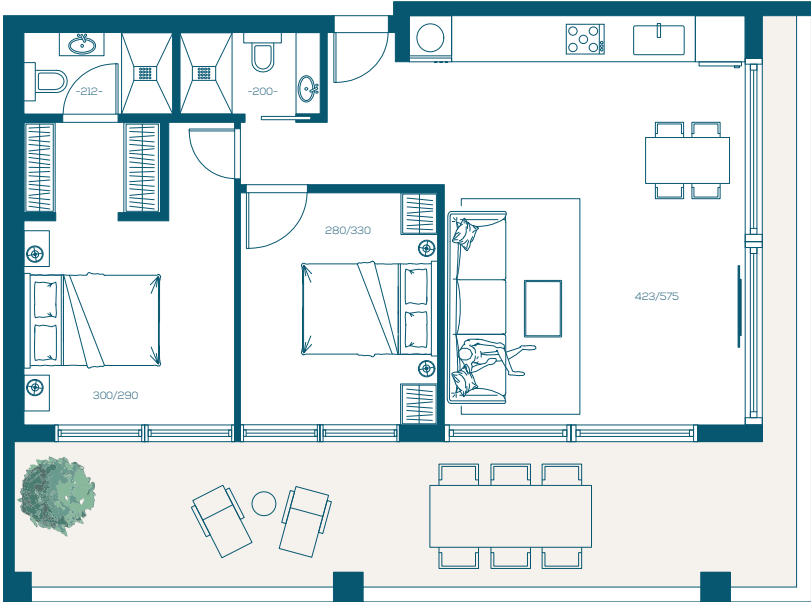


BUILDING 3

3P. O

2 BEDROOM PENTHOUSE
INTERNAL 65.65 sqm | EXTERNAL 28.4 spm
APARTMENT 54

Penthouse floor
65.65 sqm



BUILDING 1



BUILDING 2



BUILDING 3

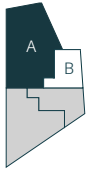
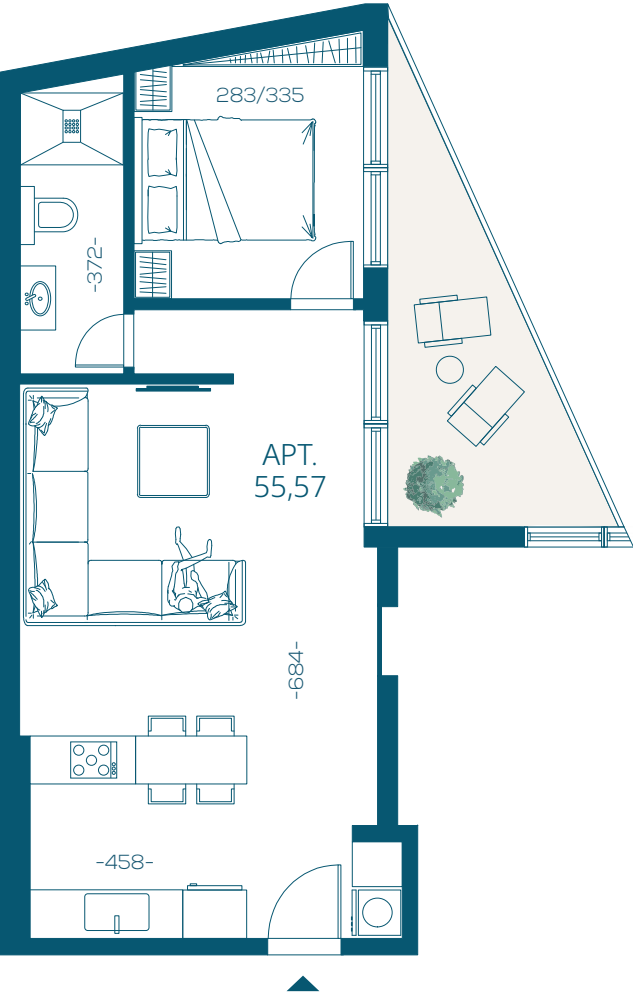


BUILDING 4

4G.

1 BEDROOM APARTMENT + SELF CONTAINED 1 BED STUDIO
INTERNAL 55,57: 54.10 sqm, 56,58: 29.35 sqm | EXTERNAL 9.25 spm
APARTMENTS 56, 55 1ST LEVEL, 57,58 2ND LEVEL

1 BEDROOM APARTMENT
1st & 2nd Level
54.10 sqm



BUILDING 1



BUILDING 2



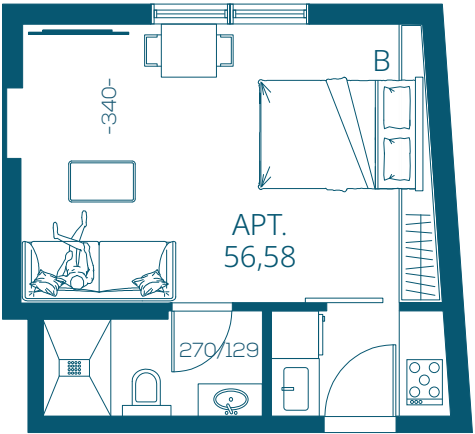
BUILDING 3



BUILDING 4



STUDIO APARTMENT
1st & 2nd Level
29.35 sqm
Can be sold separately



BUILDING 1

units 1-22

TYPE	Unit	Unit Type	Bedrooms	Bathrooms	Lower Ground Floor	Ground Floor	First Floor	Penthouse Floor	(Total(m2	Terraces	Living Space
TYPE A											
1G A-L	U 1	Duplex Garden Apartment	3	3	67.5	51.75	0	0	119.25	11	130.25
1G A-R	U 2	Duplex Garden Apartment	3	3	67.5	51.75	0	0	119.25	11	130.25
1G A-L	U 3	Duplex Garden Apartment	3	3	67.5	51.75	0	0	119.25	11	130.25
1G A-R	U 4	Duplex Garden Apartment	3	3	67.5	51.75	0	0	119.25	11	130.25
1G A-L	U 5	Duplex Garden Apartment	3	3	67.5	51.75	0	0	119.25	11	130.25
1G A-R	U 6	Duplex Garden Apartment	3	3	67.5	51.75	0	0	119.25	11	130.25
1G A-L	U 7	Duplex Garden Apartment	3	3	67.5	51.75	0	0	119.25	11	130.25
1G A-R	U 8	Duplex Garden Apartment	3	3	67.5	51.75	0	0	119.25	11	130.25
1G A-L	U 9	Duplex Garden Apartment	3	3	67.5	51.75	0	0	119.25	11	130.25
TYPE B											
1G B	U 10	Duplex Garden Apartment	3	3	58.1	52.65	0	0	110.75	12.1	122.85
TYPE C											
1G C	U 11	Duplex Garden Apartment	4	3	88.85	65.65	0	0	154.5	44	198.5
TYPE D											
1P D-L	U 12	Duplex Penthouse	2	2	0	0	51.75	33	84.75	28.65	113.4
1P D-R	U 13	Duplex Penthouse	2	2	0	0	51.75	33	84.75	28.65	113.4
1P D-L	U 14	Duplex Penthouse	2	2	0	0	51.75	33	84.75	28.65	113.4
1P D-R	U 15	Duplex Penthouse	2	2	0	0	51.75	33	84.75	28.65	113.4
1P D-L	U 16	Duplex Penthouse	2	2	0	0	51.75	33	84.75	28.65	113.4
1P D-R	U 17	Duplex Penthouse	2	2	0	0	51.75	33	84.75	28.65	113.4
1P D-L	U 18	Duplex Penthouse	2	2	0	0	51.75	33	84.75	28.65	113.4
1P D-R	U 19	Duplex Penthouse	2	2	0	0	51.75	33	84.75	28.65	113.4
1P D-L	U 20	Duplex Penthouse	2	2	0	0	51.75	33	84.75	28.65	113.4
TYPE E											
1P E	U 21	Duplex Penthouse	2	2	0	0	52.65	34	86.65	38.95	125.6
TYPE F											
1P F	U 22	Duplex Penthouse	2	2	0	0	65.85	37.1	102.95	50.75	153.7

BUILDING 2

units 23-40

TYPE	Unit	Unit Type	Bedrooms	Bathrooms	Lower Ground Floor	Ground Floor	First Floor	Penthouse Floor	(Total(m2	Terraces	Living Space
TYPE G											
2G G-L	U 23	Garden Apartment	1	1		51.75		0	51.75	11	62.75
2G G-R	U 24	Garden Apartment	1	1		51.75		0	51.75	11	62.75
2G G-L	U 25	Garden Apartment	1	1		51.75		0	51.75	11	62.75
2G G-R	U 26	Garden Apartment	1	1		51.75		0	51.75	11	62.75
2G G-L	U 27	Garden Apartment	1	1		51.75		0	51.75	11	62.75
2G G-R	U 28	Garden Apartment	1	1		51.75		0	51.75	11	62.75
2G G-L	U 29	Garden Apartment	1	1		51.75		0	51.75	11	62.75
TYPE H											
2G H	U 30	Garden Apartment	1	1		52.5		0	52.5	18.4	70.9
TYPE I											
2G I	U 31	Garden Apartment	2	2		65.65		0	65.65	50.9	116.55
TYPE G											
2P G-L	U 32	Penthouse Apartment	1	1		0		51.75	51.75	11	62.75
2P G-R	U 33	Penthouse Apartment	1	1		0		51.75	51.75	11	62.75
2P G-L	U 34	Penthouse Apartment	1	1		0		51.75	51.75	11	62.75
2P G-R	U 35	Penthouse Apartment	1	1		0		51.75	51.75	11	62.75
2P G-L	U 36	Penthouse Apartment	1	1		0		51.75	51.75	11	62.75
2P G-R	U 37	Penthouse Apartment	1	1		0		51.75	51.75	11	62.75
2P G-L	U 38	Penthouse Apartment	1	1		0		51.75	51.75	11	62.75
TYPE J											
2P J	U 39	Penthouse Apartment	1	1		0		52.5	52.5	11	63.5
TYPE K											
2P K	U 40	Penthouse Apartment	2	2		0		65.65	65.65	33.3	98.95

BUILDING 3

units 41-54

TYPE	Unit	Unit Type	Bedrooms	Bathrooms		Ground Floor		Penthouse Floor	(Total (m2	Terraces	Living Space
TYPE G											
3G G-L	U 41	Garden Apartment	1	1		51.75		0	51.75	17	68.75
3G G-R	U 42	Garden Apartment	1	1		51.75		0	51.75	17	68.75
3G G-L	U 43	Garden Apartment	1	1		51.75		0	51.75	17	68.75
3G G-R	U 44	Garden Apartment	1	1		51.75		0	51.75	17	68.75
3G G-L	U 45	Garden Apartment	1	1		51.75		0	51.75	17	68.75
TYPE L											
3G L	U46	Garden Apartment	1	1		53		0	53	17.5	70.5
TYPE M											
3G M	U47	Garden Apartment	2	2		65.65		0	65.65	49.7	115.35
TYPE G											
3P G-L	U 48	Penthouse Apartment	1	1		0		51.75	51.75	11	62.75
3P G-R	U 49	Penthouse Apartment	1	1		0		51.75	51.75	11	62.75
3P G-L	U 50	Penthouse Apartment	1	1		0		51.75	51.75	11	62.75
3P G-R	U 51	Penthouse Apartment	1	1		0		51.75	51.75	11	62.75
3P G-L	U 52	Penthouse Apartment	1	1		0		51.75	51.75	11	62.75
TYPE N											
3P N	U 53	Penthouse Apartment	1	1		0		52.5	52.5	11	63.5
TYPE O											
3P O	U 54	Penthouse Apartment	2	2		0		65.65	65.65	28.4	94.05

BUILDING 4

units 55-58

TYPE	Unit	Unit Type	Bedrooms	Bathrooms		Ground Floor		Penthouse Floor	(Total (m2	Terraces	Living Space
TYPE P											
4G P - A	U 55	IST LEVEL	1	1		54.10			54.10	9.25	63.35
4G P - B	U56	IST LEVEL	STUDIO	1		29.35			29.35		29.35
4P P - A	U57	2ND LEVEL	1	1		54.10			54.10	9.25	63.35
4P P - B	U58	2ND LEVEL	STUDIO	1		29.35			29.35		29.35



WELLNESS & GARDENS

- Two chlorine-free, eco-friendly overflow pools (65m² and 60m²).
- Anti-slip surrounds Provenza Travertine granite porcelain (120x60).
- Fully equipped fitness center with professional training equipment.
- Dedicated studio for yoga and pilates.
- Custom dry sauna, ice-bath, rain shower, and private dressing rooms.
- Outdoor relaxation and meditation zones with direct sea views.



STRUCTURAL DETAILS

- Certified A energy efficiency rating.
- High-grade reinforced concrete structural system.
- Advanced roofing thermal isolation and full waterproofing for all wet areas.
- Natural sandstone facade in accordance with architectural design.
- High-grade reinforced concrete and premium waterproofing throughout.
- Electrical and mechanical installations fully compliant with EU standards.
- Eco-friendly lighting systems.
- Specialized waterproofing for all pools and subterranean structures.
- High-security aluminum entrance doors.



LANDSCAPING & GROUNDS

- Natural sandstone facade and organic stone detailing throughout.
- Landscaped Mediterranean gardens with natural olive trees.
- Dedicated communal pedestrian walkways.
- Fully automated water management system for all greenery.
- Architectural lighting for all walkways and exterior areas.



WINDOWS & OPENINGS

- Main Living Areas: Floor-to-ceiling triple-glazed aluminum frames with thermal break insulation.
- External Windows: Double-glazed aluminum frames with integrated mosquito nets.
- High-security aluminum entrance doors.
- Balconies seamless glass railings for unobstructed views and safety.
- Internal Doors: off-white wood-effect finish with hidden hinges and fitted bedroom wardrobes.

Disclaimer

All materials, brands, and specifications are subject to availability and may be substituted with alternatives of equal or superior quality, in accordance with architectural and engineering requirements.

SPECIFICATIONS

the Details



INTERIOR

- Flooring (Living & Bedrooms): Provenza Travertine 120x60 high-quality Granite Porcelain
- Flooring (Bathrooms & Balconies): Anti-slip Provenza Travertine 120x60 high-quality Granite Porcelain.
- Split level Inverter VRF air-conditioning system in living room and bedrooms
- Washing machine installed in designated niche, as per plans
- Optional Flooring: Waterproof wood-effect SPC available for bedrooms.
- Eco-friendly paints throughout.
- Fitted bedroom wardrobes.
- Electrical and Mechanical installations in accordance with EU standards.



KITCHEN

- High-Pressure countertops and splashback, soft-touch with a choice of colours.
- Cabinetry: Handleless design with solid black aluminum frames with Blum soft-closing mechanisms. Choice of colours.
- Frankie mixer taps with a composite granite sink.
- Built in Appliances: Fridge/Dishwasher/Extractor Hood/Integrated Oven/Ceramic hob



BATHROOM

- Sanitaryware: Wall-mounted toilets with concealed cisterns and soft-closing seats.
- Bathroom Surfaces: Floor-to-ceiling Granite Porcelain in travertine finish with decorative accent tiling.
- Decorative Feature wall
- High-quality chrome taps and walk-in shower with safety glass screen.
- Bathroom Cabinet with integrated sink and mirror
- Towel Radiator



PREMIUM PACK INCLUSIONS

The following items are only included with the Premium Pack:

- VRF air-conditioning system
- Washing Machine
- Built in Kitchen appliances
- Towel radiator

Optional Extras:

- 2-3 person jacuzzi
- Furniture Packs: Minimalist or Classic
- Complete internal Lighting fixtures package



196
KALYVES
CRETA

The village of Kalyves

Feel the pulse. An authentic Cretan tapestry.

Nestled between the fertile olive groves of Apokoronas and the turquoise waters of Souda Bay, Kalyves offers a rare slice of "living" Crete. Moving to a rhythm defined by the gentle Xydas River rather than the pace of major tourist hubs, the village is a vibrant canvas where the White Mountains frame traditional stone houses and vine-draped tavernas.

It is a destination where heritage thrives alongside modern comforts, offering a sophisticated, grounded escape for those who value authenticity.

The shoreline remains the village's centerpiece, boasting expansive, sun-drenched stretches of golden sand that hold the Mediterranean heat long into the evening.

Whether you're lounging under the tamarisk trees of the main beach or exploring the river-cooled waters of Kiani Akti, the atmosphere is one of profound tranquility.

These Blue Flag beaches offer calm, shallow waters perfect for slow, contemplative swims—an ideal setting for "slow travel" enthusiasts to transition seamlessly from a seaside afternoon to a waterfront dinner of fresh seafood and chilled local wine.



196 KALYVES | VILLAGE COASTLINE



DISTANCE BY CAR

 **KERA BEACH**
6 Mins | 2.3 km

ALMIRIDA BEACH
10 Mins | 4.6 km

HERMAN'S BEACH
2 Mins | 600 m

KLANI BEACH
5 Mins | 2.7 km

BALOS LAGOON
95 Mins | 72 km

 **SAMARIAGORGE**
60 Mins | 59 km

 **RETHIMNO**
43 Mins | 47 km

CHANIA
30 Mins | 22 km

 **SOUDA PORT**
15 Mins | 13 km

 **CHANIA INT. AIRPORT**
30 Mins | 28 km


196
KALYVES
CRETA

KALYVES

TO CHANIA

196 Kalives

In the Village's Center

196 steps to the heart of village life. From the energy of the central square and local tavernas to the quiet charm of the fishing harbor and beach, the community is yours to explore.



196
KALYVES
CRETA

kalyves

TO RETHIMNO





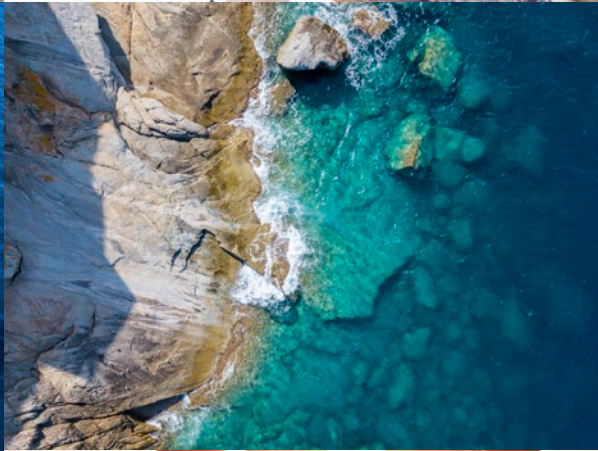
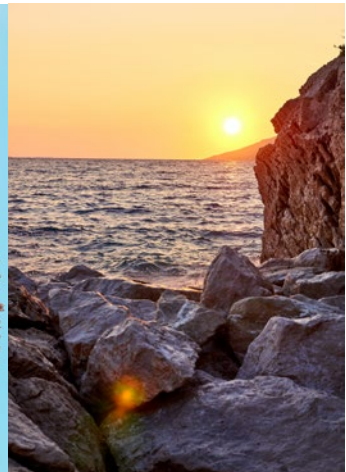
196
KALYVES
CRETA

I belong to a small
country. A stone cape
in the Mediterranean,
it has nothing to
distinguish it but the
efforts of its people,
the sea, and the light
of the sun

George Seferis



196
KALYVES
CRETA

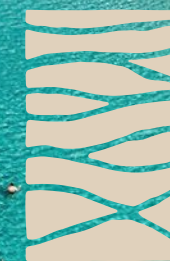


Welcome to Crete

A Landscape of Legends and Opportunity

As Greece's largest island, Crete possesses a scale unmatched in the Mediterranean. From the snow-capped White Mountains and dramatic gorges to its Blue Flag shorelines, it is a landscape of character supported by a robust, year-round economy.

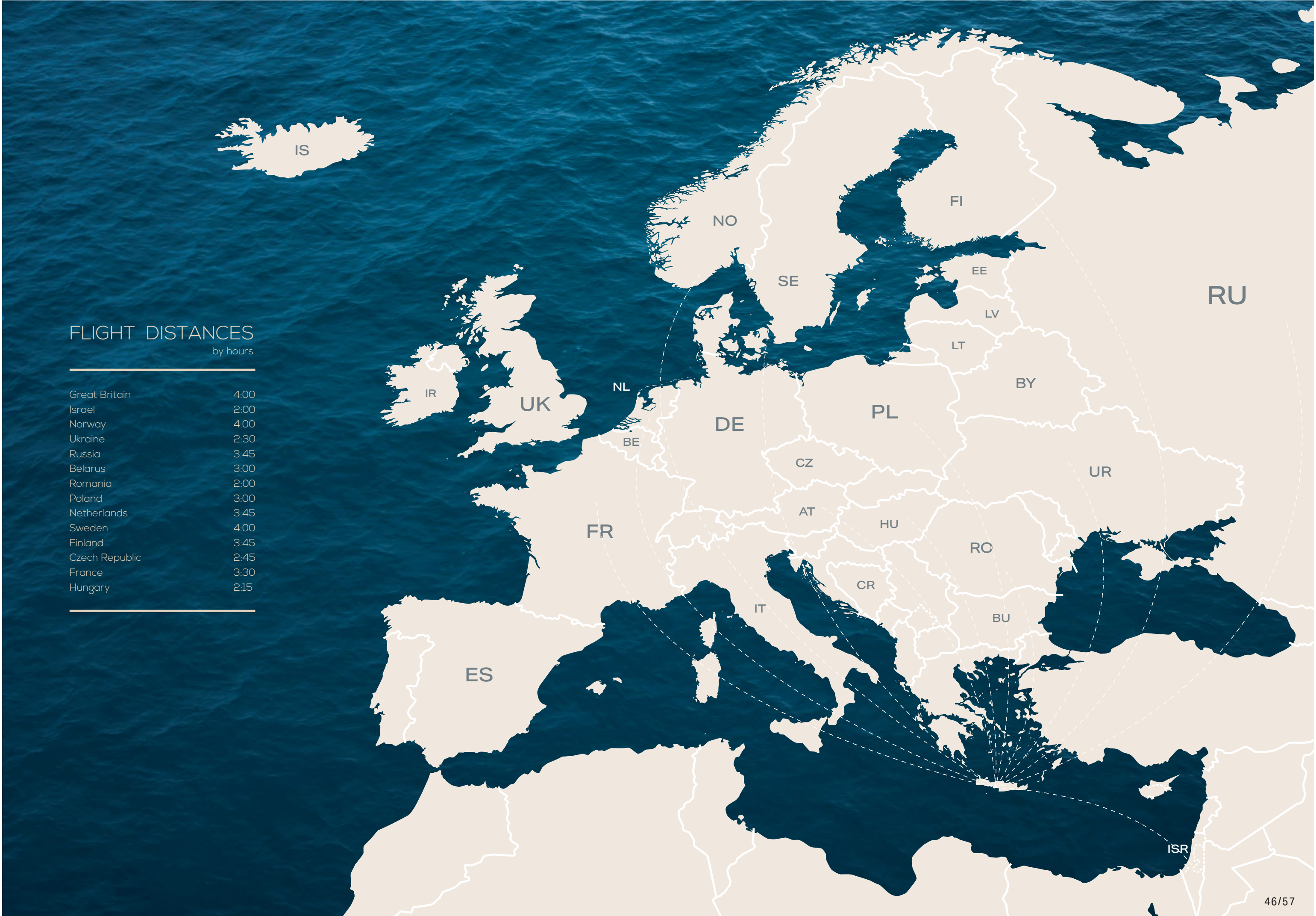
As the seat of the Minoan civilization, Crete is defined by a deep historical heritage that serves as the island's foundation. Here, ancient Bronze Age sophistication and Venetian architecture are seamlessly intertwined, forming the backbone of modern life. This enduring spirit is expressed through the island's famous culinary traditions and of course hospitality 'Philoxenia' — which literally means 'Friends to a Stranger'



196
KALYVES
CRETA

FLIGHT DISTANCES
by hours

Great Britain	4:00
Israel	2:00
Norway	4:00
Ukraine	2:30
Russia	3:45
Belarus	3:00
Romania	2:00
Poland	3:00
Netherlands	3:45
Sweden	4:00
Finland	3:45
Czech Republic	2:45
France	3:30
Hungary	2:15





MAINLAND

PELOPONNESE

MILOS

SANTORINI

RHODES

KARPATOS

CRETE

DISTANCE TO DIFFERENT ISLANDS AND ATHENS

Various Cretan cities serve as major ferry hubs, offering daily service to Piraeus as well as popular island destinations like Santorini and Mykonos.

- Souda Port (14km from Chania): ferries to Piraeus
- Rethimno Port: ferries to Santorini and Milos
- Heraklion Port: ferries to Santorini, Mykonos and other islands
- Kisamos (Kastelli) Port: ferries to Kythira and Antikythira



Old City of Chania

The Venetian Jewel

A short drive from the stillness of Kalyves lies Chania, a city defined by its 14th-century Venetian Harbour and grand waterfront palaces. It offers a sophisticated metropolitan contrast to village life—a place where high-end gastronomy meets history.

Beyond the harbor's edge, a labyrinth of stone-paved alleys reveals layers of Ottoman and Byzantine history. From the artisanal craftsmanship of the old markets to the iconic Egyptian Lighthouse, Chania remains a cultural anchor—an elegant city defined by the permanence of its past.



196
KALYVES
CRETA



the White Mountains

An Elevated Escape

Rising almost 2500 meters above sea level, the Lefka Ori—or White Mountains—define the horizon of the Chania region. This high-altitude landscape shelters ancient cypress forests and provides a cool, bracing contrast to the heat of the shore.

The mountains offer a diverse arena for adventure. Beyond the legendary trek through the Samaria Gorge, the peaks provide world-class terrain for hiking, mountain biking, and off-road exploration through the high-plateaus of Omalos.

In the winter, the snow-capped summits offer a rare Mediterranean alpine experience, while the spring months reveal the wild flower diversity of the island.

Whether visiting traditional stone villages for a rustic mountain lunch or seeking the silence of the high ridges, the Lefka Ori provides a profound sense of scale and a natural beauty for the modern explorer.



SAMARIA GORGE, CRETE'S MOUNTAINS





LOUTRO



SUP BOARDING



SNOW MOUNTAINS



WORLD HERITAGE LAYERS OF HISTORY

Crete is home to some of the Mediterranean's most significant historical sites. As the seat of the Minoan civilization, the island contains the palace complexes of Knossos and Phaistos—some of the earliest foundations of European history.

This legacy extends from the Roman capital of Gortyn to secluded Byzantine monasteries and monumental Venetian fortifications.

From Bronze Age ruins to medieval citadels, Crete's heritage is a continuous record of the island's distinct architectural identity.



KNOSSOS



PREVELI



CYCLING



BALOS BEACH

PLACES TO VISIT EXPLORE CRETE

The Coast: Sail to the lagoons of Balos or relax on the pink sands of Elafonisi. From Blue Flag beaches to protected coves, the coastline offers a mix of open sea and calm waters.

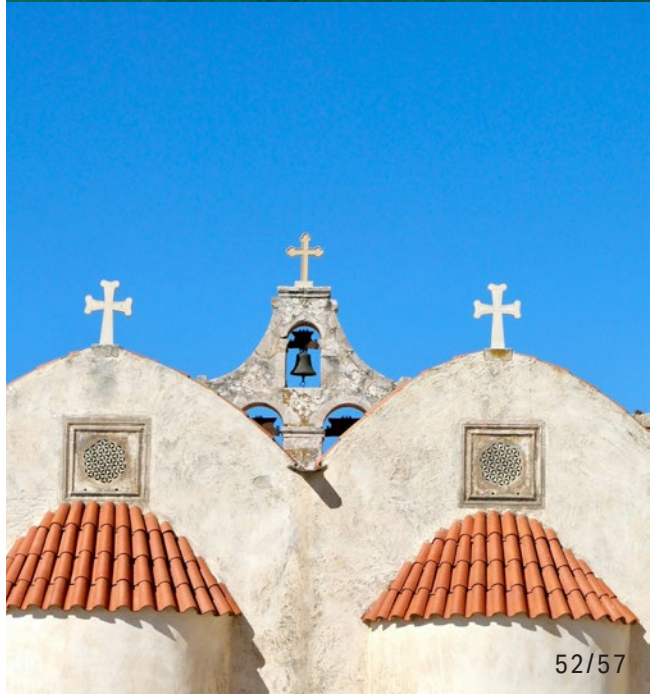
The Mountains: Trek the Samaria Gorge or access the high-altitude plateaus of the White Mountains. A landscape for hiking, cycling, and quiet retreat. Heritage: Visit the Minoan palace of Knossos or the Roman city of Gortyn.

The Cretan Diet: Renowned for its link to longevity, the island's gastronomy is rooted in olive oil, wild herbs, and seasonal purity. It is a culinary tradition defined by the land.

Sport & Leisure: From kite-surfing at Falassarna to mountain biking through olive groves or golfing on the championship course of Elounda. The island provides a diverse arena for active pursuits and high-end recreation.



SPINALONGA FORTRESS





Local Experts, Exceptional Service

The Ultimate Property Management Team

Operational oversight at 196 Kalyves is provided by our local partners with nearly two decades of experience in the Cretan market. This ensures a professional, hands-free environment where both the site's amenities and your individual investment are preserved to the highest standards.

Management & Rentals

A dedicated annual service included in your yearly management fee, ensuring the long-term integrity of the 196 Kalyves and its shared facilities.



Wellness

Professional regular cleaning and maintenance of all communal facilities to ensure seamless functionality.



Landscape & Grounds

Professional gardeners will care for the Mediterranean landscaping and irrigation management to maintain the 196 aesthetic.



Environment

Regular cleaning of all communal pathways and shared areas, including post-storm site inspections.

Private Management & Rental Optimization optional

A comprehensive solution for owners seeking direct property management or to maximize their home as a rental investment.



Bespoke Property Management

Specialized off-season protection for your private residence, including routine servicing and internal maintenance checks.



Revenue & Yield Management

Full-service marketing, dynamic pricing, and booking management to maximize occupancy and annual returns.



Regulatory & Financial Transparency

Comprehensive handling of Greek tax registrations (AMA) alongside monthly owner statements providing a clear breakdown of occupancy and rental income.

The Power of Dual Gateways

Your investment is positioned between the island's two primary economic engines, providing a level of connectivity that few islands can match:

- Chania International (CHQ): Recently surpassing 4.1 million annual passengers, Chania is the primary gateway for the UK, Scandinavian, and Western European markets.
- Heraklion International (HER): As Greece's busiest regional hub, Heraklion has crossed the 10 million passenger milestone, ensuring a constant global flow.
- Future Capacity: With the landmark Kastelli project designed to eventually handle 15 million passengers, Crete is securing its position as a year-round global hub for decades to come



Performance & Fiscal Certainty

Crete continues to lead the Greek market, with capital appreciation reaching 14.1% over the most recent annual cycle - significantly outpacing the national average.

- Record Demand: With over 14 million combined arrivals, the island has effectively extended its high-occupancy window into the «shoulder seasons» of April and November.
- Tiered Tax Incentives: Modern fiscal frameworks provide significant advantages for international owners. These include a 7% flat tax rate for retirees on foreign income and substantial income tax exemptions for professionals relocating their base to Greece.
- Finite Supply: As coastal building regulations tighten, turn-key developments in the Chania region are becoming a finite resource, ensuring 196 Kalyves remains a rare and sought-after commodity.



Strategic Investment Insights

Investing in 196 Kalyves is a calculated entry into one of the Mediterranean's most resilient real estate markets. In 2026, Crete stands as a global benchmark for stable, high-yield assets, anchored by record-breaking growth and a permanent, year-round economy.

The World's 1# Choice for Retirement

Jennifer Stevens, Executive Editor of International Living

In early 2026, Greece officially claimed the top spot as the Best Place to Retire in the World (International Living), surpassing long-standing leaders like Portugal and Spain.

This ranking is driven by a unique alignment of fundamentals: world-class private healthcare, an exceptionally high «social affinity» rating, and a lifestyle proven to promote longevity.

For the 196 investors, this global endorsement secures long-term resale demand from a high-net-worth demographic.

Cretan Coast



*Years of Experience and
Crete Know-How.*

*"At Cretan Coast, we look beyond the build to define
a new standard of Mediterranean living."*

At Cretan Coast, we look beyond the build to define a new standard of Mediterranean living. While our company represents a fresh chapter in regional Cretan development, our foundation is built on three decades of international success.

As a distinctive venture founded by well-established real estate entrepreneurs, we bring a proven track record of delivering hundreds of residential units across the Mediterranean. By combining this international development expertise with the deep local knowledge of Alpha Omega - an exceptional construction company with over 20 years of experience in the Chania region - Cretan Coast delivers a fresh, yet highly reliable approach to residential development.

Positioned to become a leading name in lifestyle development, Cretan Coast already has three carefully planned projects in the pipeline in the sought-after area of Kalyves, comprising more than 100 residential units. Each development is thoughtfully designed to blend contemporary living with the natural beauty and character of the Cretan coastline. By merging international best practices with the island's top-tier professionals, we ensure that every square meter meets a world-class standard of excellence.

All projects are situated in exceptional locations and offer a diverse range of residences, from elegant luxury villas to compact, high-quality holiday units. Designed to meet the needs of both lifestyle buyers and global investors our developments emphasize quality construction, smart layouts, and long-term value.

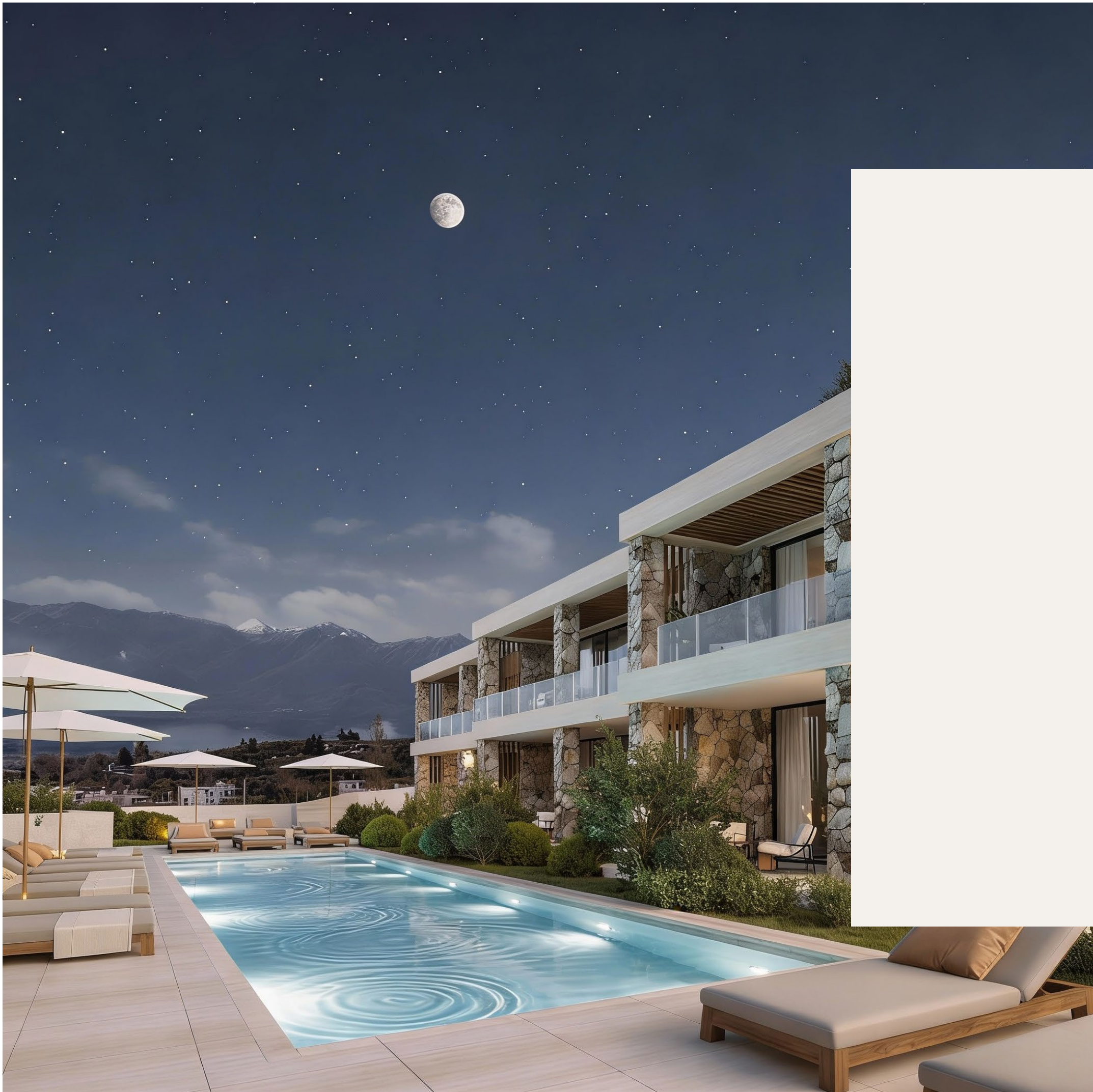
Whether you are seeking a high-yield asset or a Mediterranean sanctuary, Cretan Coast provides a comprehensive, end-to-end solution while providing residents with an authentic Mediterranean living experience.



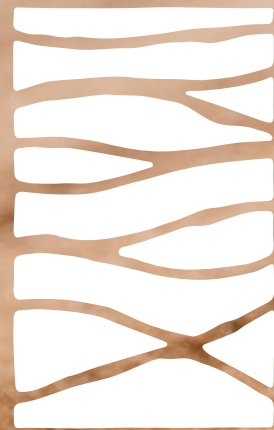
”

At Cretan Coast,
we look beyond
the build to define
a new standard
of Mediterranean
living.





196
KALYVES
CRETA



196
KALYVES
C R E T A

196 steps to the beach

Kalyves, Crete



196
KALYVES
C R E T A



Cretan
Coast

+31 6-2978-0995 | info@cretancoast.com | www.196kalyves.com

Disclaimer: The information provided in this brochure is indicative only. We can only show a general impression of the range and quality of properties available. This brochure does not constitute a contract or warranty. Therefore, please view the artist's impression, layouts and specifications as guidance only and appreciate that, as the development progresses, changes may become necessary. The developer reserves the right to make such changes from time to time without notice. Customers must therefore rely on their own discretion to verify any information provided. The developer bears no responsibility in the event of any contradiction or discrepancy between reality and brochure.