



# THE RIVER

KALYVES | CRETA







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KALYVES | CRETA

*Curated by Design  
Centered by Nature*







# Welcome to The River

The Visio | Wellness | The Apartments | Blueprints for Living  
| The Location | Strategic Value | Management & Rentals | Cretan Coast





THE RIVER  
KALYVES | CRETA

# A Modern Twist on a Village Soul

A collection of 48 boutique garden studios, one, two-bedroom and duplex residences. Anchored by landscaped gardens and an infinity pool.







THE RIVER  
KALYVES | CRETA

# The Art of Immediate Living

Each residence will be delivered curated, stylized, and operationally ready — from the furniture to linens.



SPA FACILITIES & SERVICES

SHARED INFINITY POOL

# Wellness & Tranquility

In Collaboration with 196 Kalyves

YOGA CENTER & CLASSES

GYM FACILITIES





196  
KALYVES  
CRETA



THE RIVER  
KALYVES | CRETA

# Wellness & LifeStyle

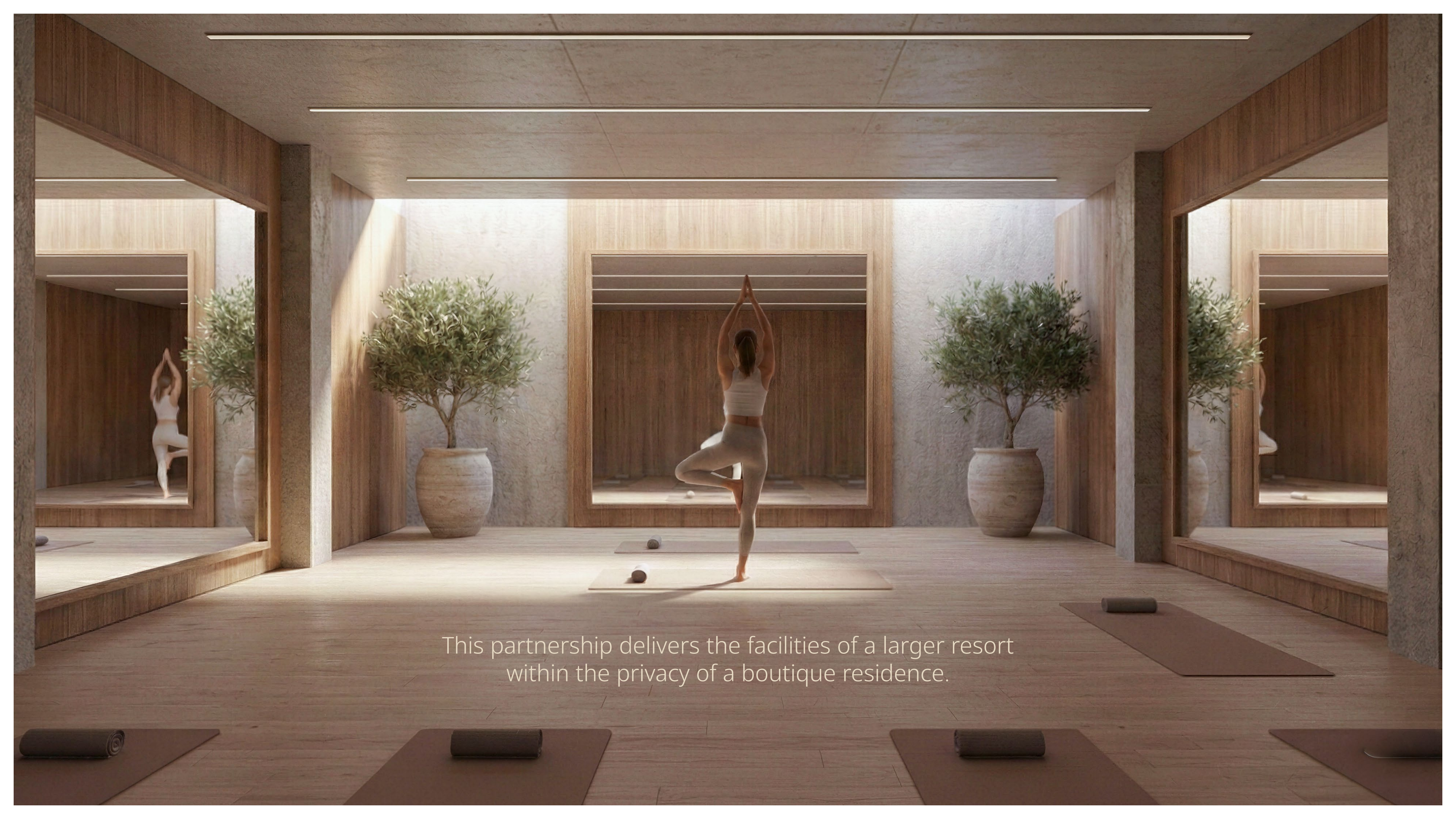
*The 196 Advantage*

The River's private overflow infinity pool and landscaped gardens are enhanced by an exclusive partnership with the 196 Wellness Club, located just 130m away.

Providing owners with additional professional-grade facilities, including a sauna, cold plunge therapy, high-spec gym, and yoga studio.

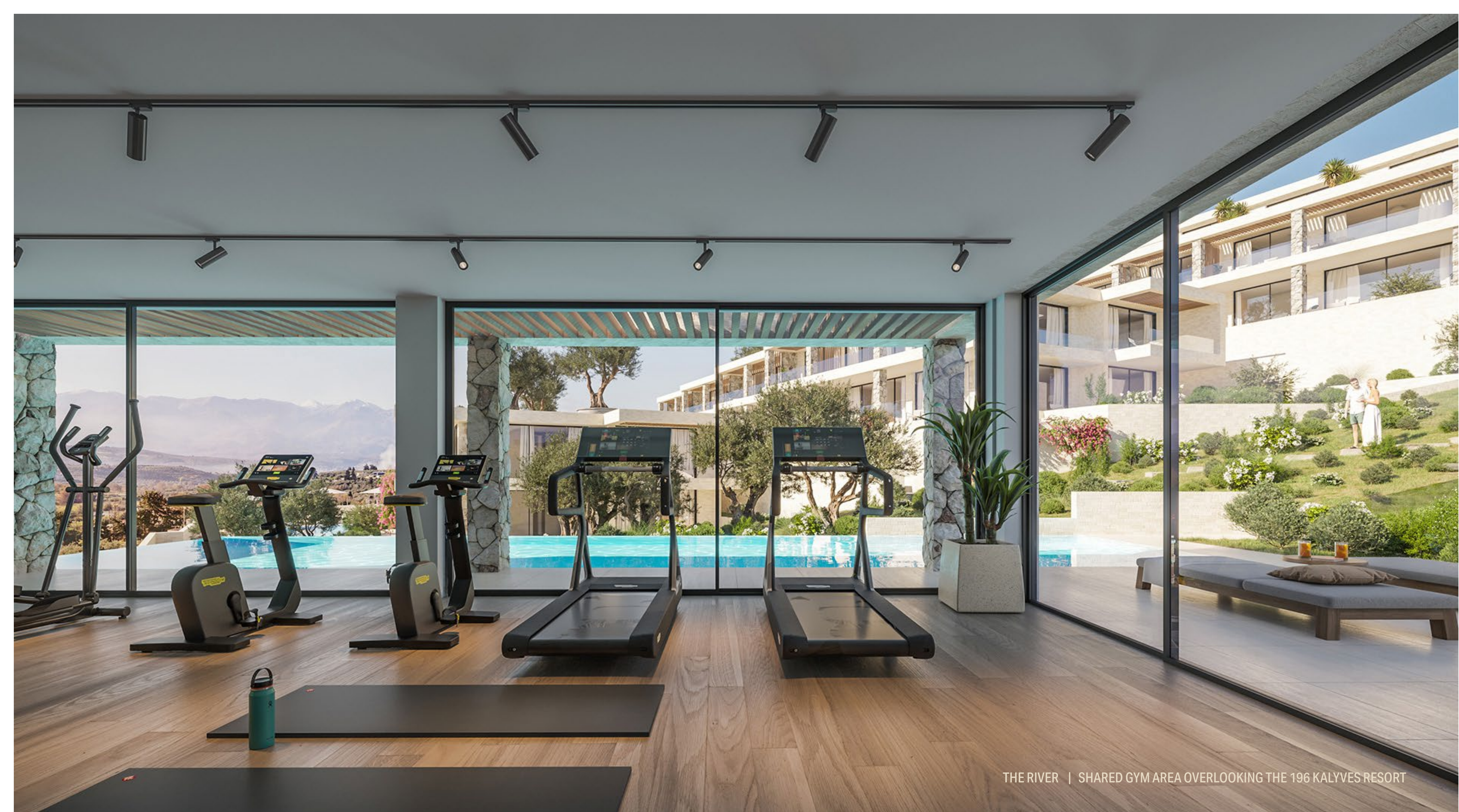




A woman in a white tank top and leggings is performing a yoga pose (Tree Pose) in a modern, minimalist studio. She is standing on a wooden floor, with her arms raised and hands clasped above her head. The studio features large windows, potted plants, and several yoga mats with rolled-up towels. The lighting is warm and natural, creating a serene atmosphere. The text is centered at the bottom of the image.

This partnership delivers the facilities of a larger resort  
within the privacy of a boutique residence.





THE RIVER | SHARED GYM AREA OVERLOOKING THE 196 KALYVES RESORT

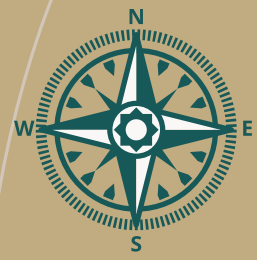




196  
KALYVES  
CRETA

THE RIVER  
KALYVES | CRETA

kalyves Village



TO RETI





# Dialog Between Traditional & Modern

Aerial View of THE RIVER project



# The Apartments

Three perspectives.  
One Address.

From the secluded studios with substantial gardens, to the framed elevated views of the duplex apartments — each space created to invite the spirit of the Xydas River and Mediterranean light inside.







THE RIVER RESORT | GARDEN APARTMENT





THE RIVER RESORT | GARDEN APARTMENT





Positioned 200m from the Aegean  
shoreline and Kalyves village center









THE RIVER RESORT | DUPLEX APARTMENT





THE RIVER RESORT | DUPLEX APARTMENT





THE RIVER RESORT | STUDIO APARTMENT









THE RIVER  
KALYVES | CRETA

# The Plans

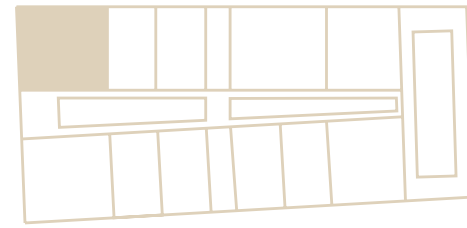
## 48 Boutique Apartments

From garden studios to one and two-bedroom, single to duplex residences.

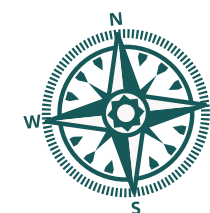




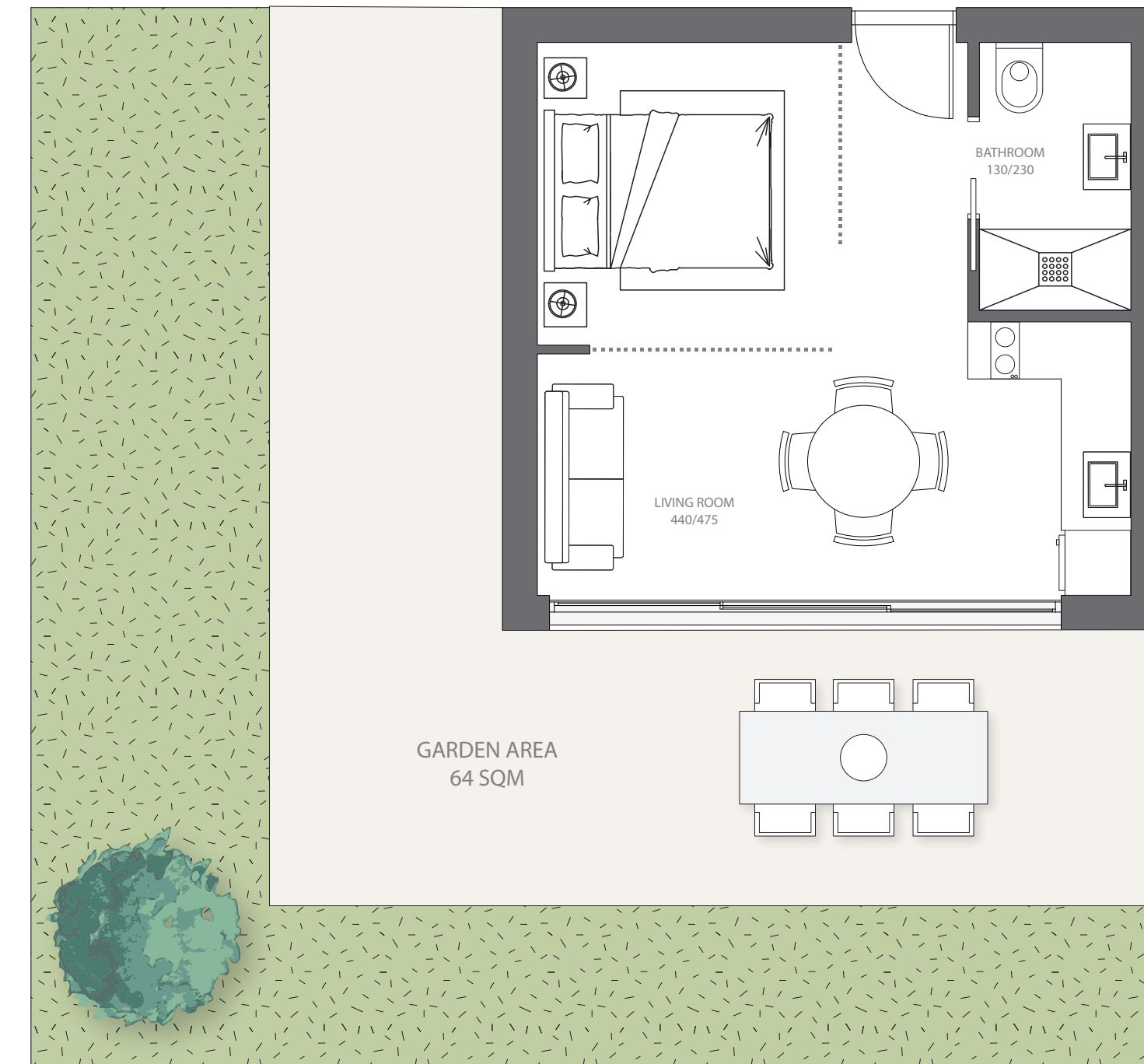
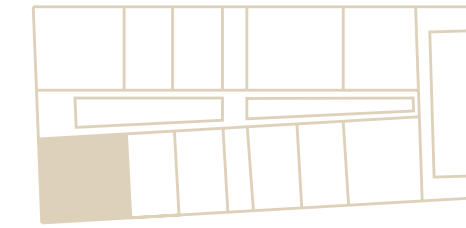
BLOCK A&B



**Block A, Unit 01 — Garden Studio Plus | Ground**  
 Floor | 24.9 sqm internal / 68 sqm garden



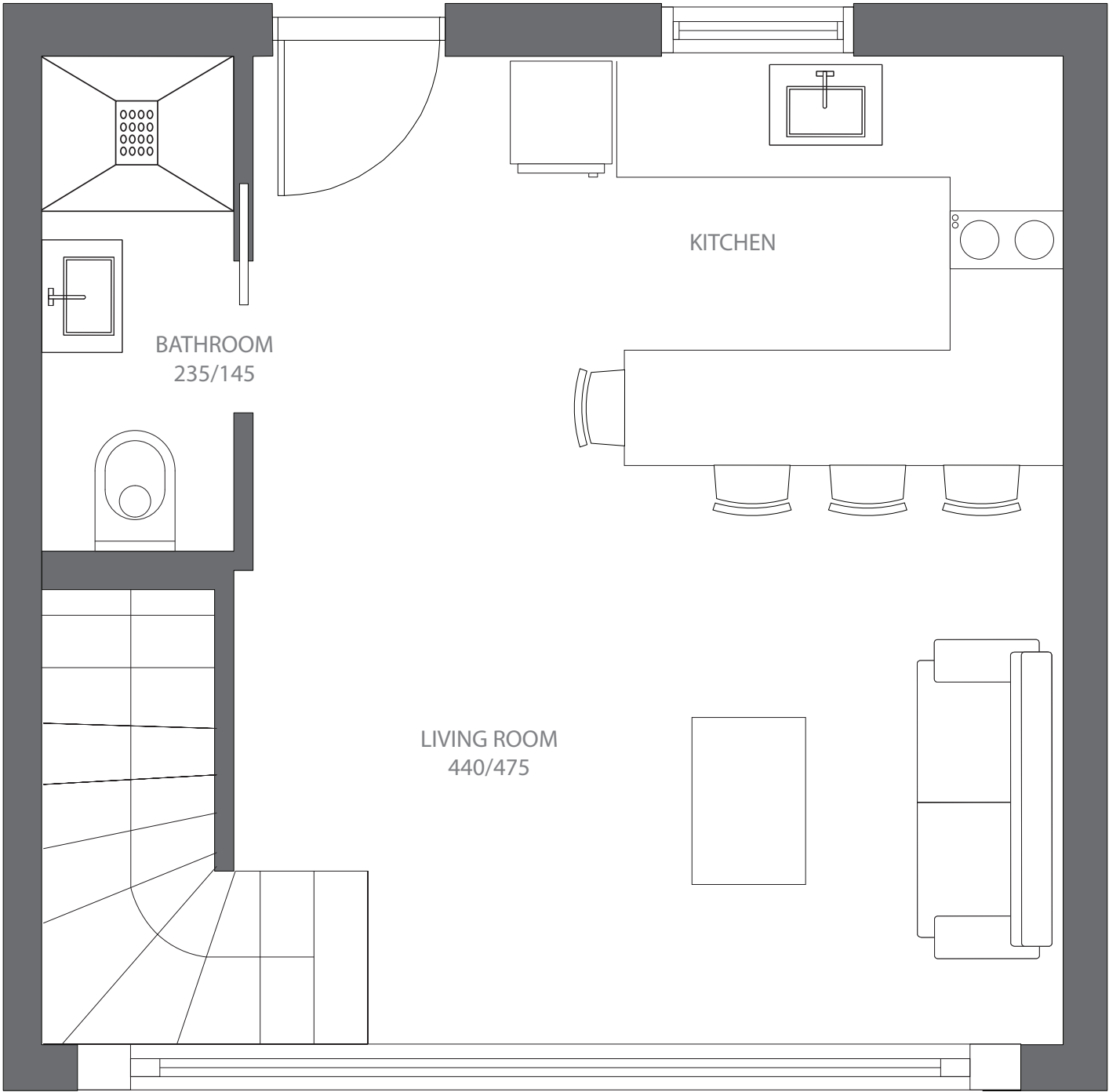
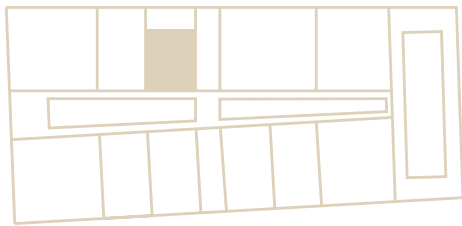
BLOCK A&B



**Block B, Unit 07 — Garden Studio Plus | Ground**  
 Floor | 29.4 sqm internal / 64 sqm garden



BLOCK A&B



First Floor

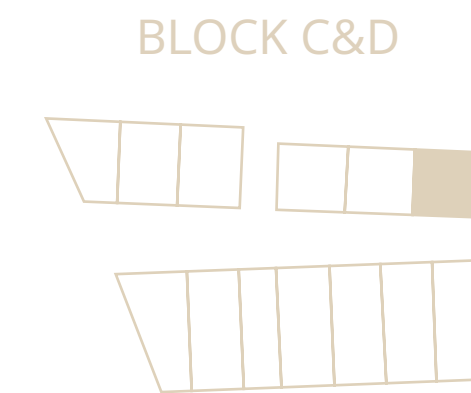
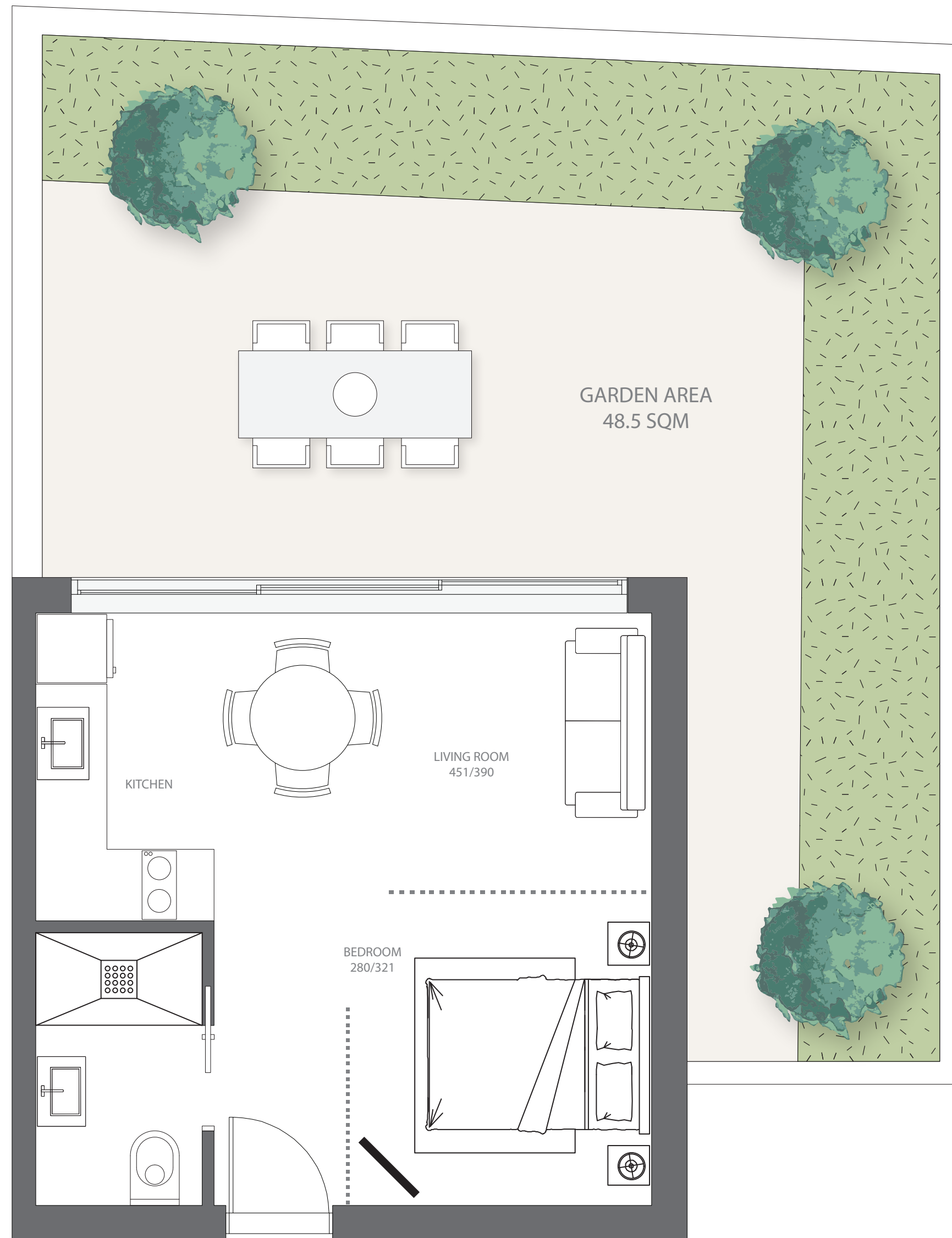


Attic Floor

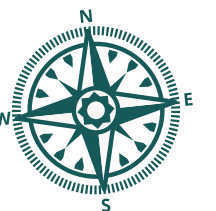
Block A, Unit 15 — One Bedroom Duplex Penthouse  
First Floor | 53 sqm internal / 10 sqm Balcony





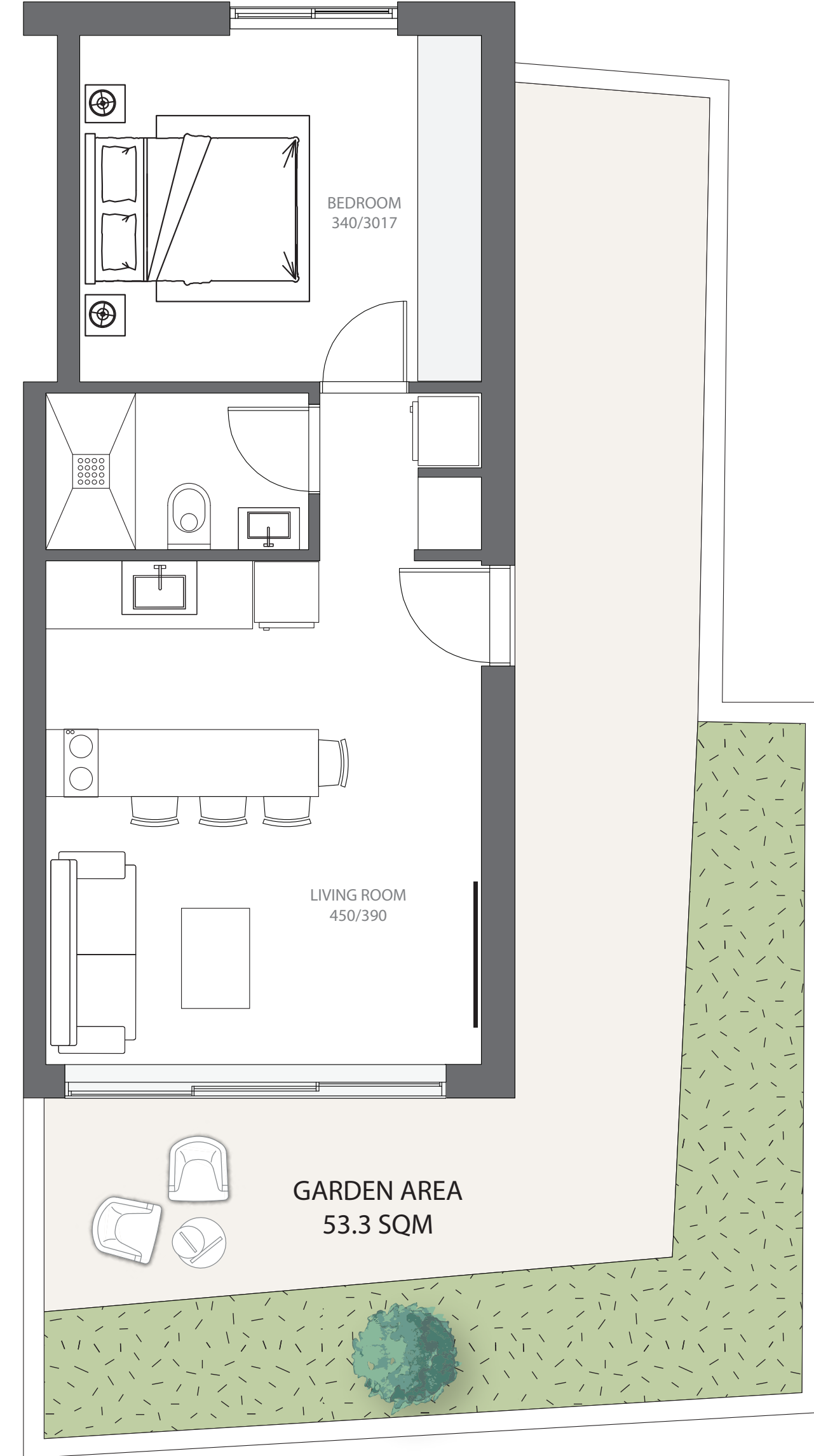
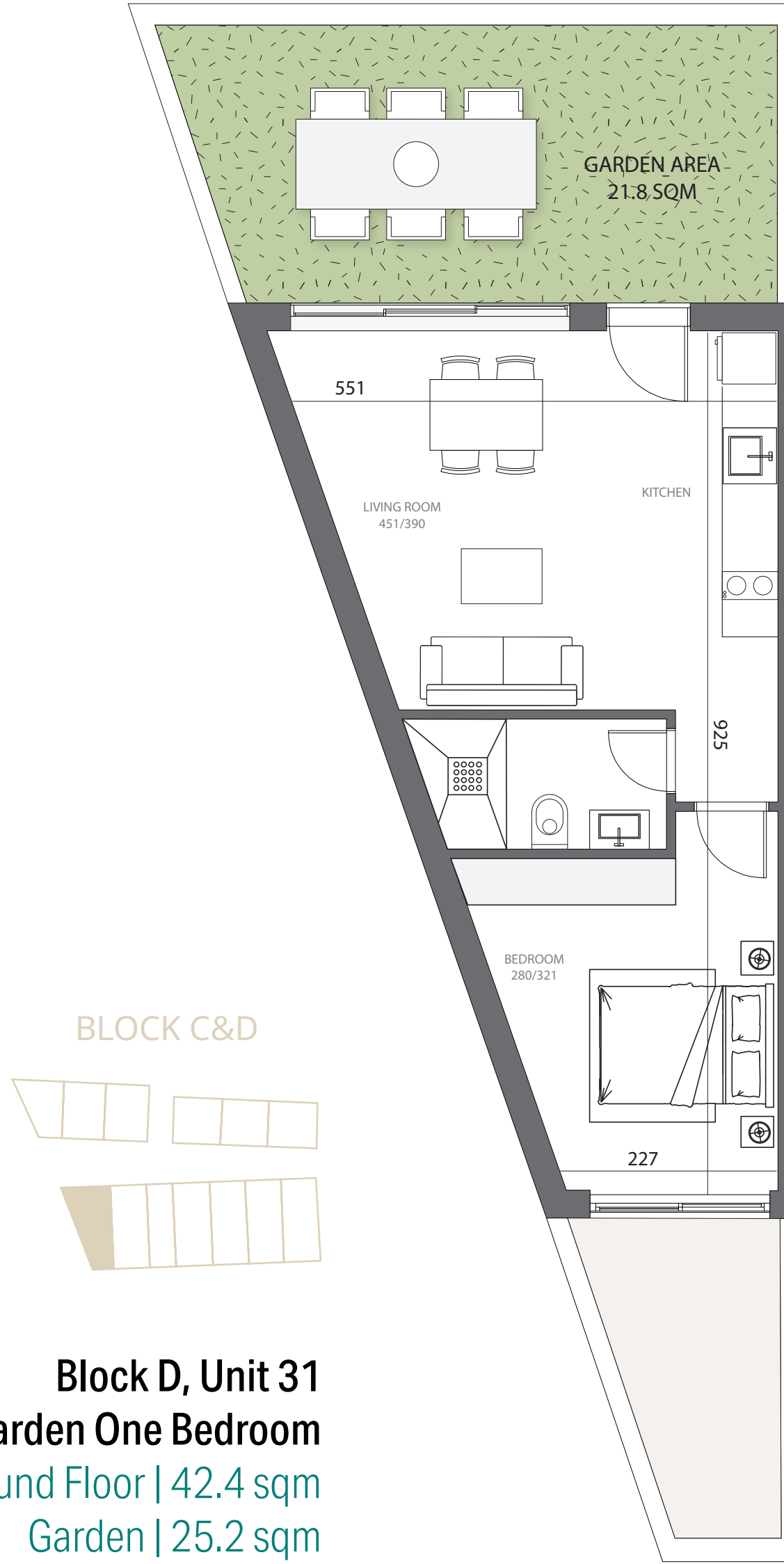


**Block C, Unit 30 — Garden Studio Plus**  
Ground Floor | 31.4 sqm internal / 48.5 sqm Garden

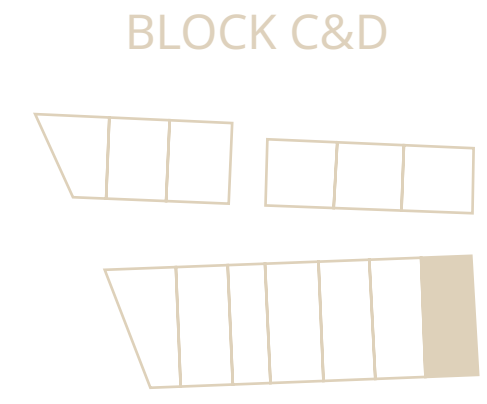




**Block D, Unit 31**  
**Garden One Bedroom**  
Ground Floor | 42.4 sqm  
Garden | 25.2 sqm

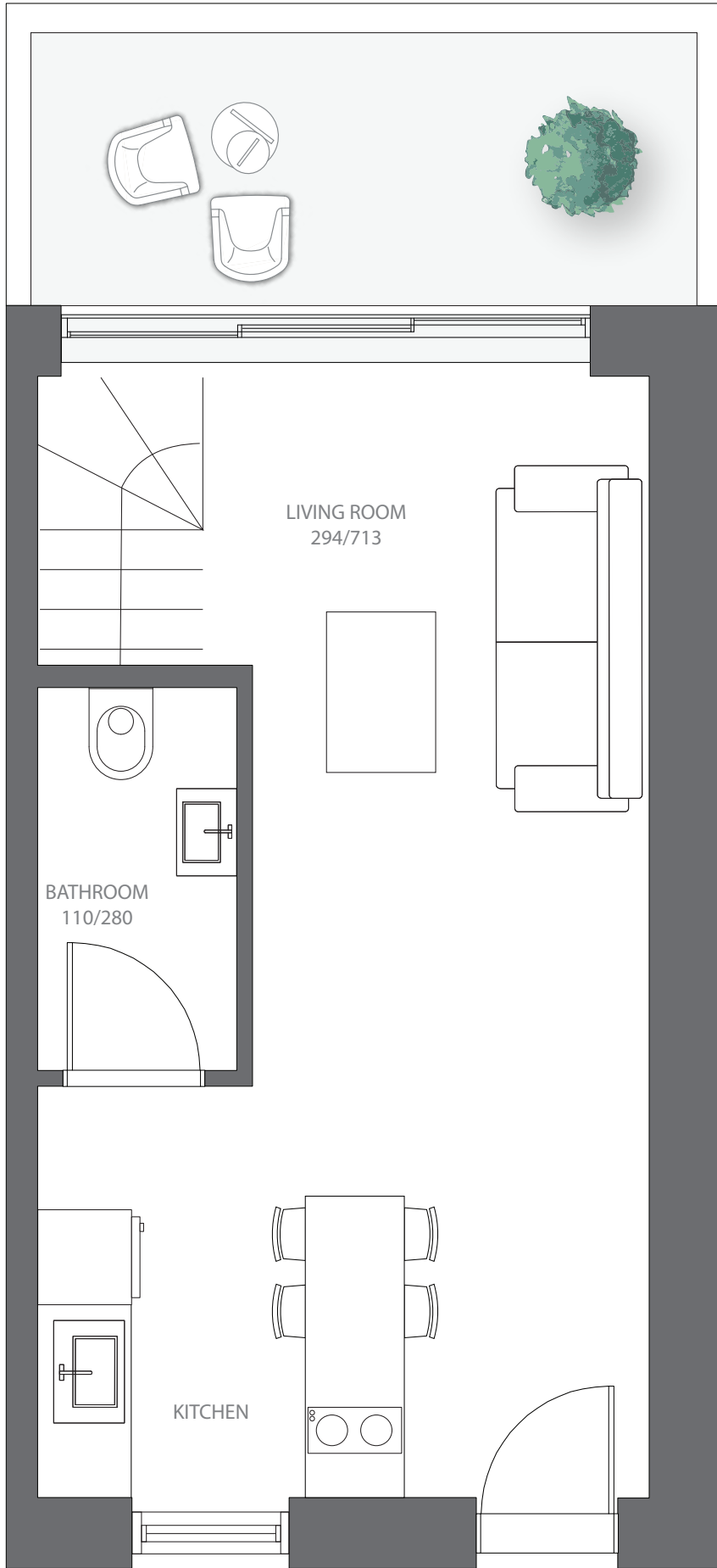


**Block D, Unit 36**  
**Garden One Bedroom**  
Ground Floor | 40.3 sqm |  
Garden | 53.3 sqm

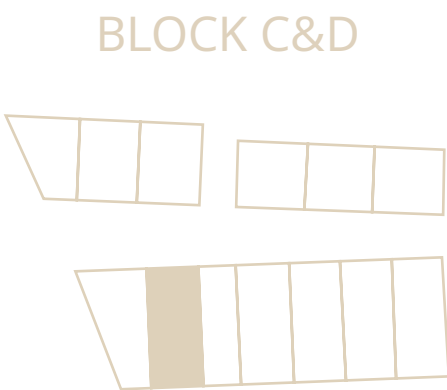
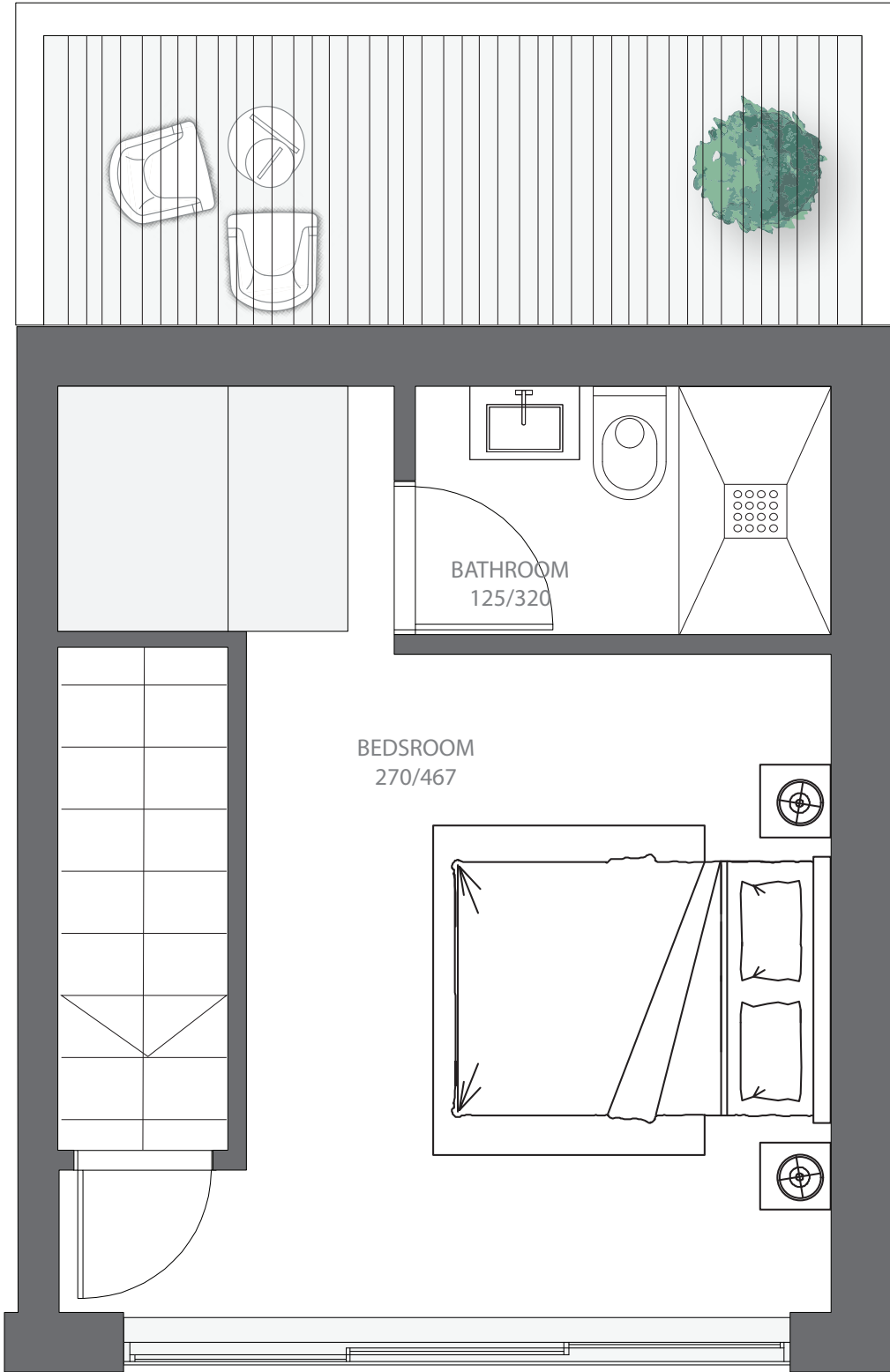




First Floor



Attic Floor



**Block D, Unit 44 — One Bedroom Duplex Penthouse**  
First Floor | 58.4 sqm internal / 20.4 sqm Balconies





# Apartment Table | Blocks A+B

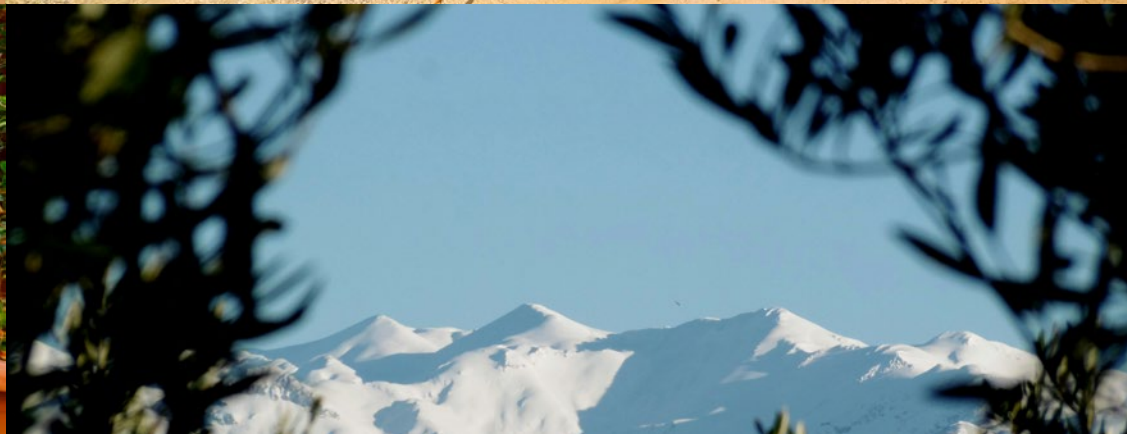
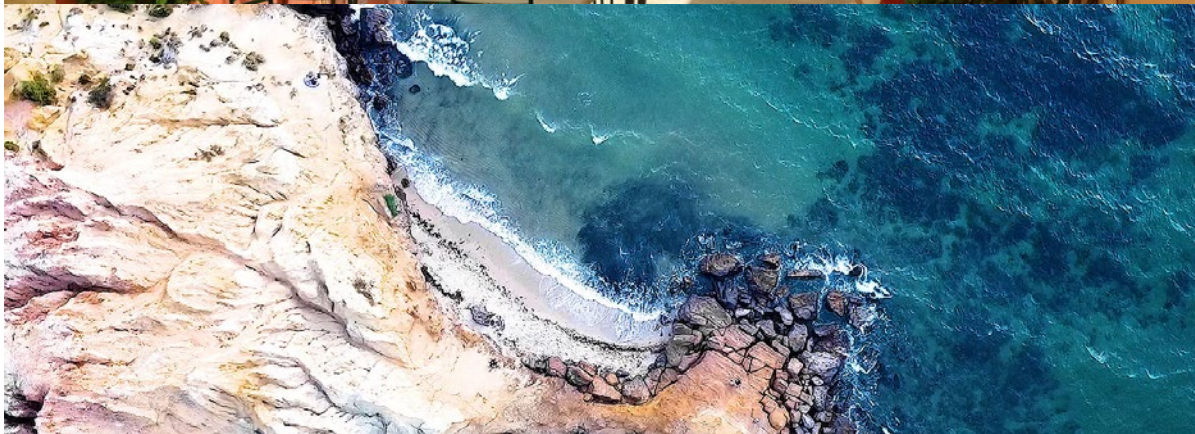
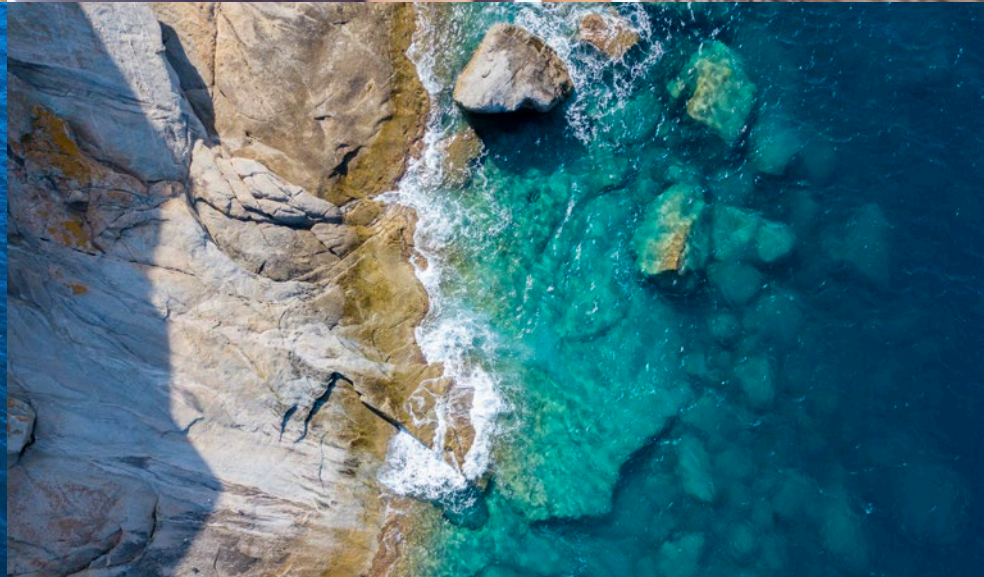
| All Apartments are fully furnished including W/G, A/C, Furniture, Lights, Decoration, and extensive Rental Package |      |                       |                |           |          |                 |              |                |
|--------------------------------------------------------------------------------------------------------------------|------|-----------------------|----------------|-----------|----------|-----------------|--------------|----------------|
| BLOCK                                                                                                              | UNIT | TYPE                  | CLOSED AREA M2 | LOFT AREA | TOTAL M2 | TERRACE/GAR-DEN | Living Space | View           |
| A                                                                                                                  | 1    | GARDEN STUDIO PLUS    | 29.4           |           | 29.4     | 68.0            | 97.4         | Garden View    |
|                                                                                                                    | 2    | GARDEN STUDIO PLUS    | 28.7           |           | 28.7     | 23.0            | 51.7         | Garden View    |
|                                                                                                                    | 3    | GARDEN STUDIO PLUS    | 29.7           |           | 29.7     | 24.0            | 53.7         | Garden View    |
|                                                                                                                    | 4    | GARDEN STUDIO PLUS    | 28.7           |           | 28.7     | 24.0            | 52.7         | Garden View    |
|                                                                                                                    | 5    | GARDEN STUDIO PLUS    | 28.6           |           | 28.6     | 23.0            | 51.6         | Garden View    |
|                                                                                                                    | 6    | GARDEN 1BR            | 43.7           |           | 43.7     | 35.0            | 78.7         | Garden View    |
|                                                                                                                    | 13   | 1 BR DUPLEX PENTHOUSE | 31.9           | 20.6      | 52.5     | 9.9             | 62.4         | Sofa -Sea View |
|                                                                                                                    | 14   | 1 BR DUPLEX PENTHOUSE | 30.2           | 20.1      | 50.3     | 9.8             | 60.1         | Sofa -Sea View |
|                                                                                                                    | 15   | 1 BR DUPLEX PENTHOUSE | 32.2           | 20.8      | 53.0     | 10.0            | 63.0         | Sofa -Sea View |
|                                                                                                                    | 16   | 1 BR DUPLEX PENTHOUSE | 30.9           | 20.6      | 51.5     | 9.4             | 60.9         | Sofa -Sea View |
|                                                                                                                    | 17   | 1 BR DUPLEX PENTHOUSE | 30.2           | 20.0      | 50.2     | 9.4             | 59.6         | Sofa -Sea View |
|                                                                                                                    | 18   | 2BR DUPLEX PENTHOUSE  | 46.9           | 20.8      | 67.7     | 29.9            | 97.6         | Sofa -Sea View |
|                                                                                                                    |      |                       |                |           |          |                 |              |                |
| B                                                                                                                  | 7    | GARDEN STUDIO PLUS    | 29.4           |           | 29.4     | 64.0            | 93.4         | Mountain View  |
|                                                                                                                    | 8    | GARDEN STUDIO PLUS    | 28.6           |           | 28.6     | 22.0            | 50.6         | Mountain View  |
|                                                                                                                    | 9    | GARDEN STUDIO PLUS    | 29.7           |           | 29.7     | 23.0            | 52.7         | Mountain View  |
|                                                                                                                    | 10   | GARDEN STUDIO PLUS    | 28.7           |           | 28.7     | 22.0            | 50.7         | Mountain View  |
|                                                                                                                    | 11   | GARDEN STUDIO PLUS    | 28.7           |           | 28.7     | 22.0            | 50.7         | Mountain View  |
|                                                                                                                    | 12   | GARDEN 1BR            | 43.6           |           | 43.6     | 33.0            | 76.6         | Mountain View  |
|                                                                                                                    | 19   | 1 BR DUPLEX PENTHOUSE | 31.9           | 20.6      | 52.5     | 9.9             | 62.4         | Mountain View  |
|                                                                                                                    | 20   | 1 BR DUPLEX PENTHOUSE | 30.2           | 20.1      | 50.3     | 9.8             | 60.1         | Mountain View  |
|                                                                                                                    | 21   | 1 BR DUPLEX PENTHOUSE | 32.2           | 20.8      | 53.0     | 10.0            | 63.0         | Mountain View  |
|                                                                                                                    | 22   | 1 BR DUPLEX PENTHOUSE | 30.9           | 20.6      | 51.5     | 9.4             | 60.9         | Mountain View  |
|                                                                                                                    | 23   | 1 BR DUPLEX PENTHOUSE | 30.2           | 20.0      | 50.2     | 9.4             | 59.6         | Mountain View  |
|                                                                                                                    | 24   | 2BR DUPLEX PENTHOUSE  | 46.9           | 20.8      | 67.7     | 29.9            | 97.6         | Mountain View  |
|                                                                                                                    |      |                       |                |           |          |                 |              |                |



# Apartment Table | Blocks C+D

| All Apartments are fully furnished including W/G, A/C, Furniture, Lights, Decoration, and extensive Rental Package |      |                       |                |           |          |                |              |                |
|--------------------------------------------------------------------------------------------------------------------|------|-----------------------|----------------|-----------|----------|----------------|--------------|----------------|
| BLOCK                                                                                                              | UNIT | TYPE                  | CLOSED AREA M2 | LOFT AREA | TOTAL M2 | TERRACE/GARDEN | Living Space | View           |
| C                                                                                                                  | 25   | GARDEN STUDIO         | 29.9           |           | 29.9     | 37.4           | 67.3         | Garden View    |
|                                                                                                                    | 26   | GARDEN STUDIO PLUS    | 32.4           |           | 32.4     | 21.8           | 54.2         | Garden View    |
|                                                                                                                    | 27   | GARDEN STUDIO PLUS    | 33.8           |           | 33.8     | 20.6           | 54.4         | Garden View    |
|                                                                                                                    | 28   | GARDEN STUDIO PLUS    | 31.3           |           | 31.3     | 25.8           | 57.1         | Garden View    |
|                                                                                                                    | 29   | GARDEN STUDIO PLUS    | 30.3           |           | 30.3     | 22.5           | 52.8         | Garden View    |
|                                                                                                                    | 30   | GARDEN STUDIO PLUS    | 31.4           |           | 31.4     | 48.5           | 79.9         | Garden View    |
|                                                                                                                    | 37   | 1 BR DUPLEX PENTHOUSE | 31.4           | 21.8      | 53.2     | 9.1            | 62.3         | Sofa -Sea View |
|                                                                                                                    | 38   | 1 BR DUPLEX PENTHOUSE | 33.9           | 25.6      | 59.5     | 7.5            | 67.0         | Sofa -Sea View |
|                                                                                                                    | 39   | 1 BR DUPLEX PENTHOUSE | 36.3           | 26.7      | 63.0     | 8.1            | 71.1         | Sofa -Sea View |
|                                                                                                                    | 40   | 1 BR DUPLEX PENTHOUSE | 33.9           | 23.3      | 57.2     | 9.1            | 66.3         | Sofa -Sea View |
|                                                                                                                    | 41   | 1 BR DUPLEX PENTHOUSE | 31.8           | 22.5      | 54.3     | 8.6            | 62.9         | Sofa -Sea View |
|                                                                                                                    | 42   | 1 BR DUPLEX PENTHOUSE | 34.1           | 23.4      | 57.5     | 9.1            | 66.6         | Sofa -Sea View |
|                                                                                                                    |      |                       |                |           |          |                |              |                |
| D                                                                                                                  | 31   | GARDEN 1BR            | 42.4           |           | 42.4     | 25.2           | 67.6         | Mountain View  |
|                                                                                                                    | 32   | GARDEN 1BR            | 42.3           |           | 42.3     | 17.9           | 60.2         | Mountain View  |
|                                                                                                                    | 33   | GARDEN 1BR            | 40.3           |           | 40.3     | 17.5           | 57.8         | Mountain View  |
|                                                                                                                    | 34   | GARDEN 1BR            | 42.1           |           | 42.1     | 16.2           | 58.3         | Mountain View  |
|                                                                                                                    | 35   | GARDEN 1BR            | 41.8           |           | 41.8     | 15.1           | 56.9         | Mountain View  |
|                                                                                                                    | 36   | GARDEN 1BR            | 40.3           |           | 40.3     | 53.3           | 93.6         | Mountain View  |
|                                                                                                                    | 43   | DUPLEX PENTHIUSE 1BR  | 31.9           | 23        | 54.9     | 19.2           | 74.1         | Mountain View  |
|                                                                                                                    | 44   | DUPLEX PENTHIUSE 1BR  | 35.8           | 22.6      | 58.4     | 20.4           | 78.8         | Mountain View  |
|                                                                                                                    | 45   | DUPLEX PENTHIUSE 1BR  | 35.5           | 22.6      | 58.1     | 19.8           | 77.9         | Mountain View  |
|                                                                                                                    | 46   | DUPLEX PENTHIUSE 1BR  | 32.8           | 21.6      | 54.4     | 18.5           | 72.9         | Mountain View  |
|                                                                                                                    | 47   | DUPLEX PENTHIUSE 1BR  | 32.8           | 21.6      | 54.4     | 18.6           | 73.0         | Mountain View  |
|                                                                                                                    | 48   | DUPLEX PENTHIUSE 1BR  | 35.6           | 22.6      | 58.2     | 19.9           | 78.1         | Mountain View  |









# The Village of Kalyves

*Where the Xydas River meets the sea.*

Kalyves is a leading coastal destination in Crete situated between the groves of Apokoronas and Souda Bay.

The village operates on a consistent year-round rhythm, supported by its proximity to Chania and a stable local economy. White Mountain views and Blue Flag coastlines are anchored by an extensive village infrastructure. With a dense array of traditional tavernas, supermarkets, pharmacies, and coffee shops, the location offers a self-contained lifestyle.

The River provides a direct foothold in a region where new development is rarely built in such an advantageous position yet demand is constant.

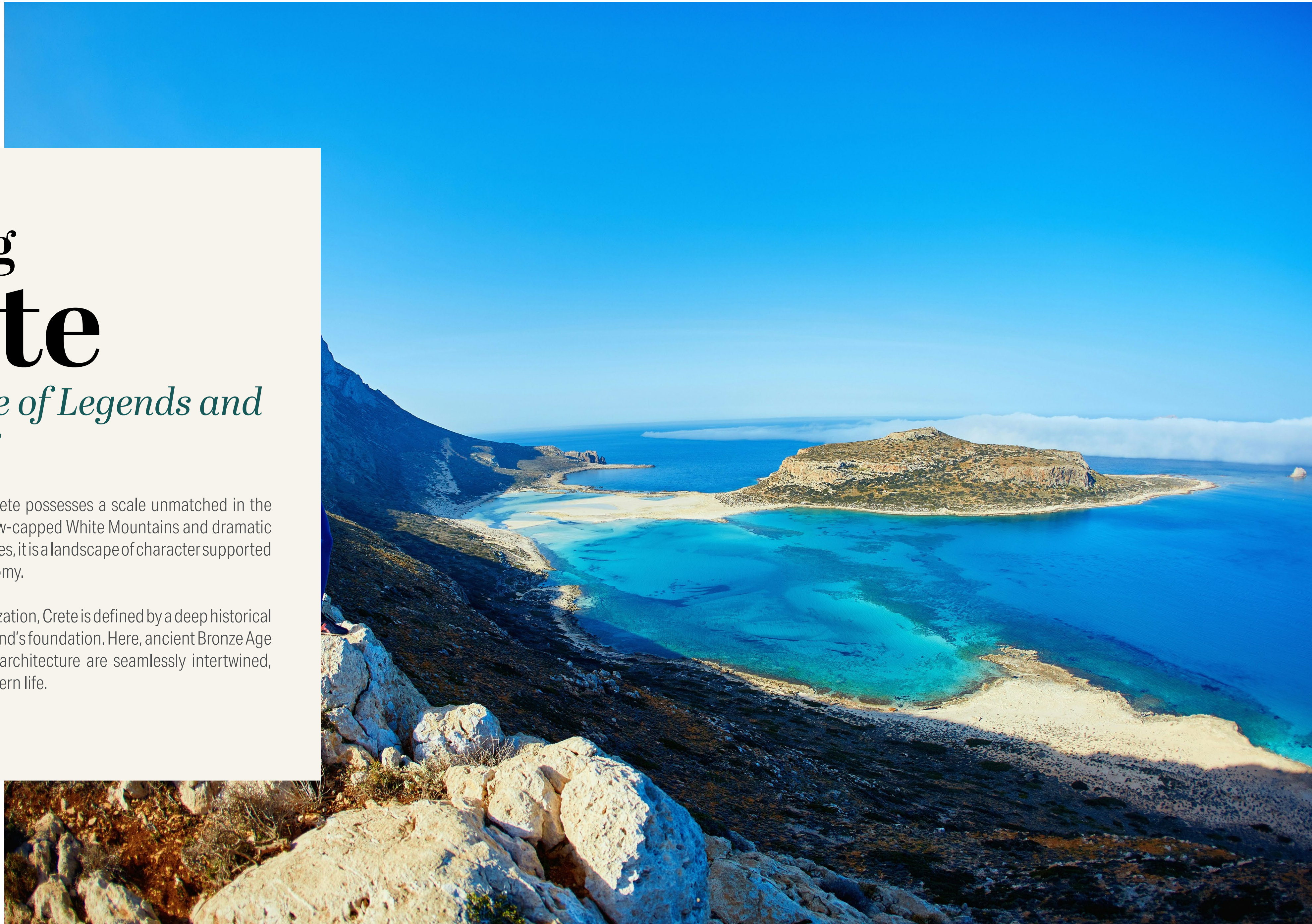


# Amazing Crete

## *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 characters 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.





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



SAMARIA GORGE  
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



KASTEKKI FUTURE INT. AIRPORT  
138 Mins | 155 km



HERAKLION INT. AIRPORT  
106 Mins | 123 km



AERODROMIO

CHANIA

SOUDA

KALYVES

THE RIVER  
KALYVES | CRETE





THE RIVER

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





## CRETE ARRIVAL DATA FOR 2025

- OVER 15 MILLION AIR ARRIVALS IN 2025
- 6.31 MILLION INTERNATIONAL AIR ARRIVALS IN 2025
- %5.8 INCREASE COMPARED TO THE PREVIOUS YEAR
- APRIL 2025 ARRIVALS SURGED BY %16.6, WHILE OCTOBER SAW A %10.5 JUMP COMPARED TO 2024

CHANIA  
INT. AIRPORT

OVER 4.5 MILLION AIR ARRIVALS

HERAKLION  
INT. AIRPORT

OVER 10 MILLION AIR ARRIVALS

KASTELLI (OPENS IN 2027)  
INT. AIRPORT

EXPECTED OVER 15 MILLION INTERNATIONAL AIR ARRIVALS



## 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

MAINLAND

PELOPONNESE

MILOS

SANTORINI

RHODES

KARPATHOS

CRETE





## 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 |





A couple walking away from the camera on a sandy beach towards the ocean at sunset. The woman is wearing a wide-brimmed straw hat and a white lace dress, carrying a small basket. The man is wearing a white short-sleeved shirt and shorts. The sun is low on the horizon, creating a warm glow and long shadows on the sand.

# The World's #1 choice for Retirement

*Where the Xydas River  
meets the sea.*

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.

Jennifer Stevens, Executive Editor  
of International Living



An aerial photograph of the Old Town of Chania, Greece, taken from a high vantage point looking down into the Venetian Harbour. The harbour is a deep blue, semi-circular body of water. The surrounding town is densely packed with multi-story buildings in various colors, including white, yellow, orange, and blue. Many buildings have red-tiled roofs. The waterfront is lined with numerous outdoor cafes and restaurants, where many people are gathered. The overall scene is vibrant and historic.

# *Old* Town 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.





OLD PORT OF CHANIA







# 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





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.



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.

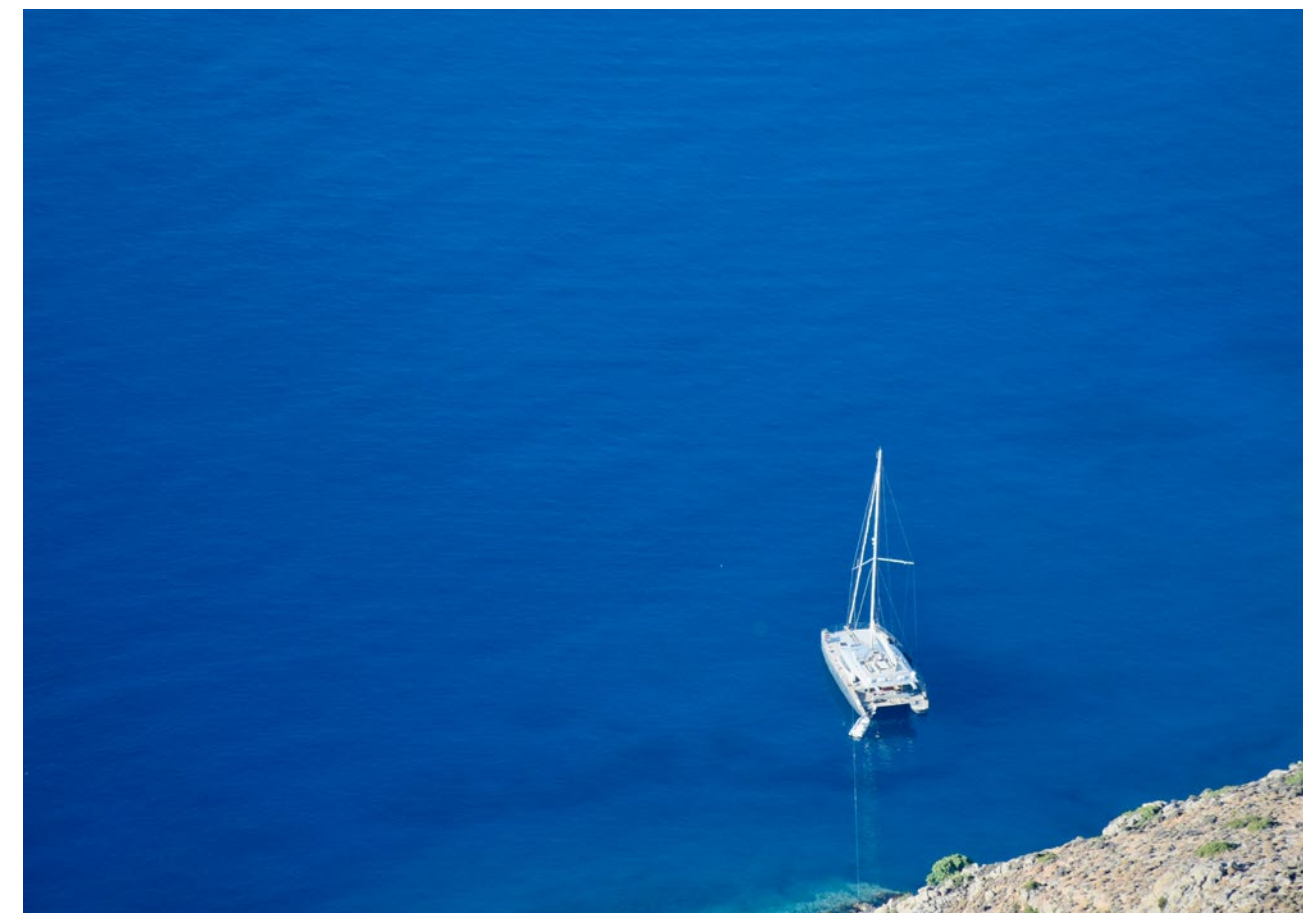




# The Power of Dual Gateways

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

**Crete is in a period of genuine transition.** The island has moved from a seasonal tourism economy into something more durable — a year-round destination drawing a new kind of resident alongside its traditional visitors. Within that shift, one trend is clear: the gap between well-designed, energy-efficient new builds and older coastal stock is widening. Buyers and renters are making sharper distinctions than they were five years ago. A-rated residences in prime coastal positions are not just holding value — they are pulling away from the broader market.

The River is built to sit on the right side of that gap. Turnkey, curated, operationally ready from day one.

## Best Place to Retire in the World

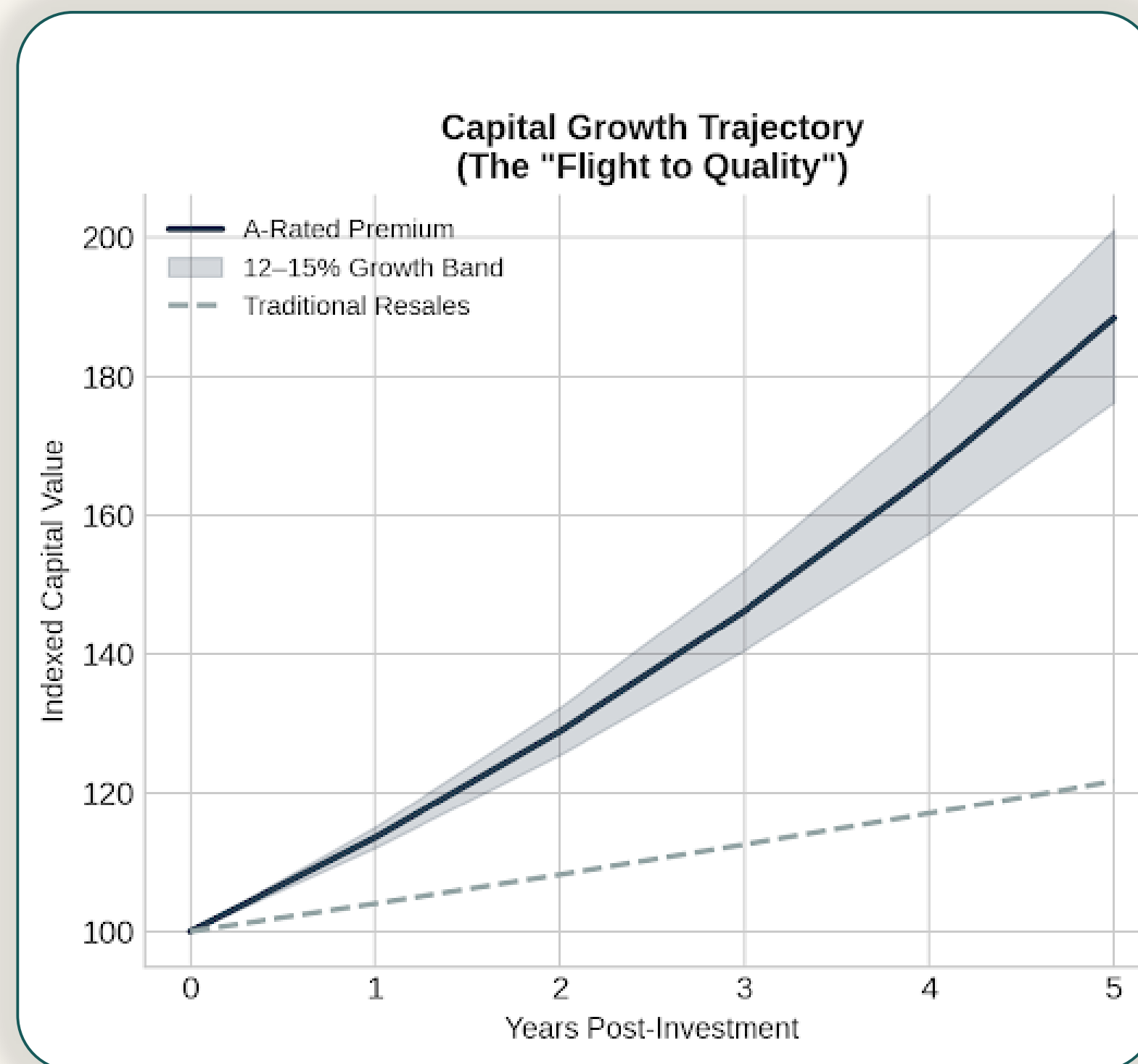
In early 2026, Greece officially claimed the top spot as the Best Place to Retire in the World (International Living), surpassing long-standing leaders like Portugal and Spain.

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.





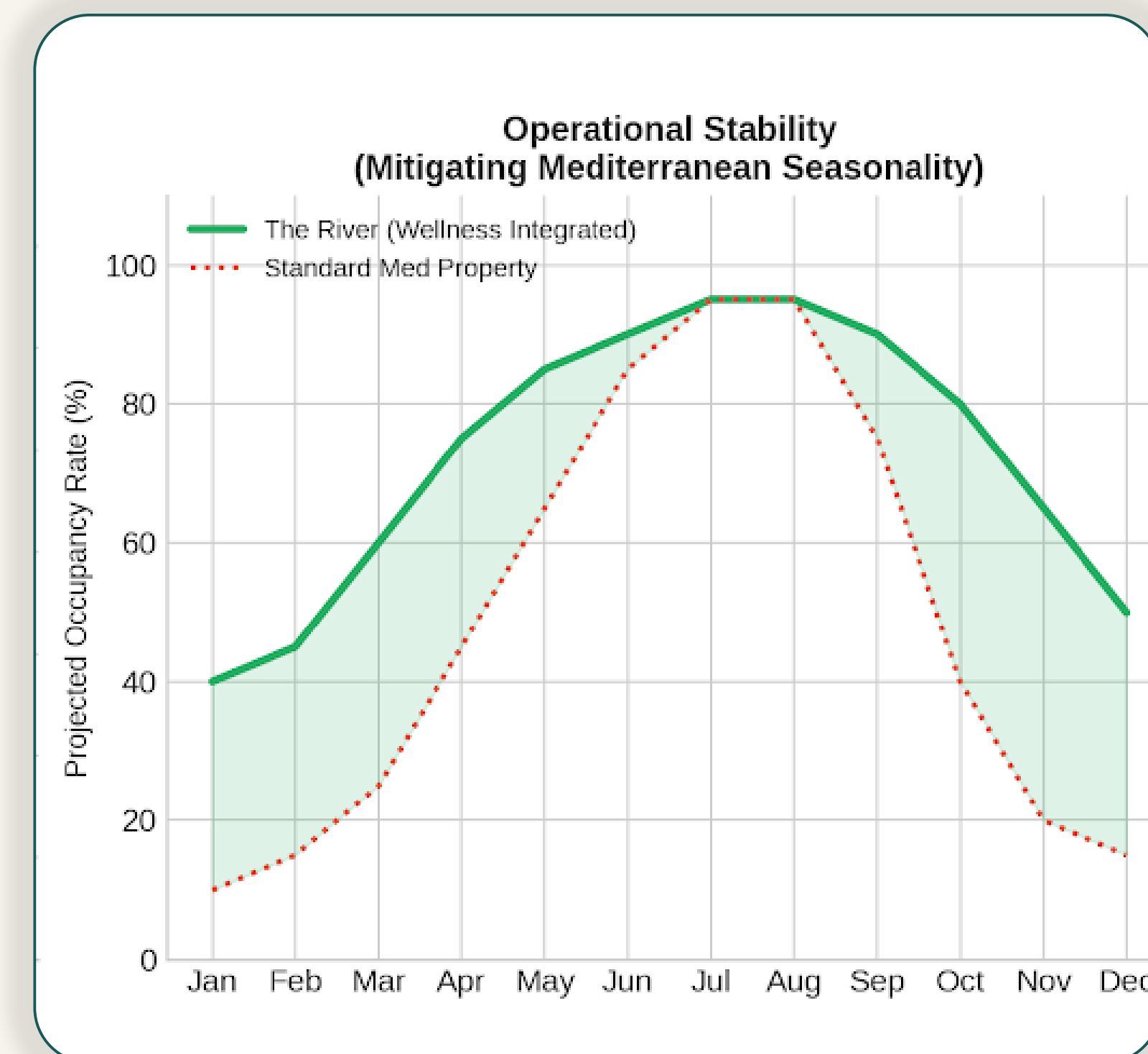


## Capital Growth Trajectory

designed to give investors a quick, highly readable understanding of the project's value proposition.

## Operational Stability

The shaded green area visually represents the recaptured revenue during those cooler "shoulder» months", driven by the 196 Wellness Club integration.





# 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.

”

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

196  
KALYVES  
CRETA





## 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.





Kalyves Beach | Sunset Summer 2026







# THE RIVER

*Welcome Home*

*the River, Kalyves, Crete*



THE RIVER

KALYVES | CRETA

FOR FURTHER INFO:

+31 6-2978-0995

INFO@CRETANCOAST.COM

THE-RIVER-CRETE.COM



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