



Land Opportunities in Chania CRETE

Chania, one of the most popular and beautiful towns of Greece

Chania – Crete: Profusion of splendid sceneries with rich heritage – the new property hotspot in the Mediterranean:

- The ‘Venice of East’
 - Lowest crime rate in the EU
 - Healthy climate with low humidity
 - Crete’s cultural centre with diverse architecture and history
 - Friendly and hospitable locals
 - Unspoiled sandy beaches, high mountains & ‘best’ bio food products of Greece
 - International Airport & Port
 - Public & Private Universities & Int’l Schooling
-
- Chania is among Greece’s top three touristic destinations



(1) Building for sale in Kalamaki area

Kalamaki area is a popular seaside of Chania, walking distance to amazing park of 'Agioi Apostoloi' and the 'golden sandy beach'.

Unique Opportunity selling below market values.

The building can be renovated and operate as hotel apartments, or sell individual units. The strength of this asset is the prime location at a bargain price.

- PRICE: 880.000 €
- Existing status: building which needs Renovation - unique opportunity due to Fantastic location, across the beach in the centre of Chania.
- Plot size: 500m²
- Covered Areas: 350m² +150m² basement
- Opportunity: Residential and/or holiday properties
- Potential Profit: developing profit: 35%
- Project's Duration: 12-15 months

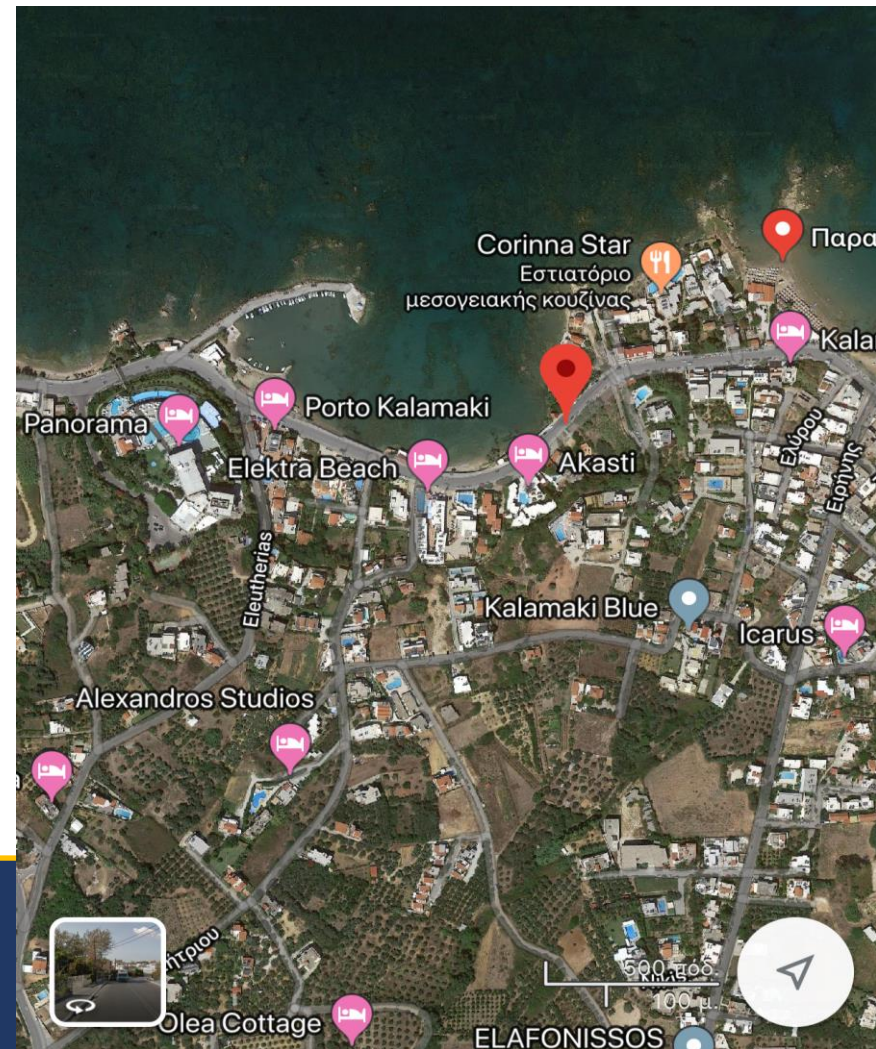


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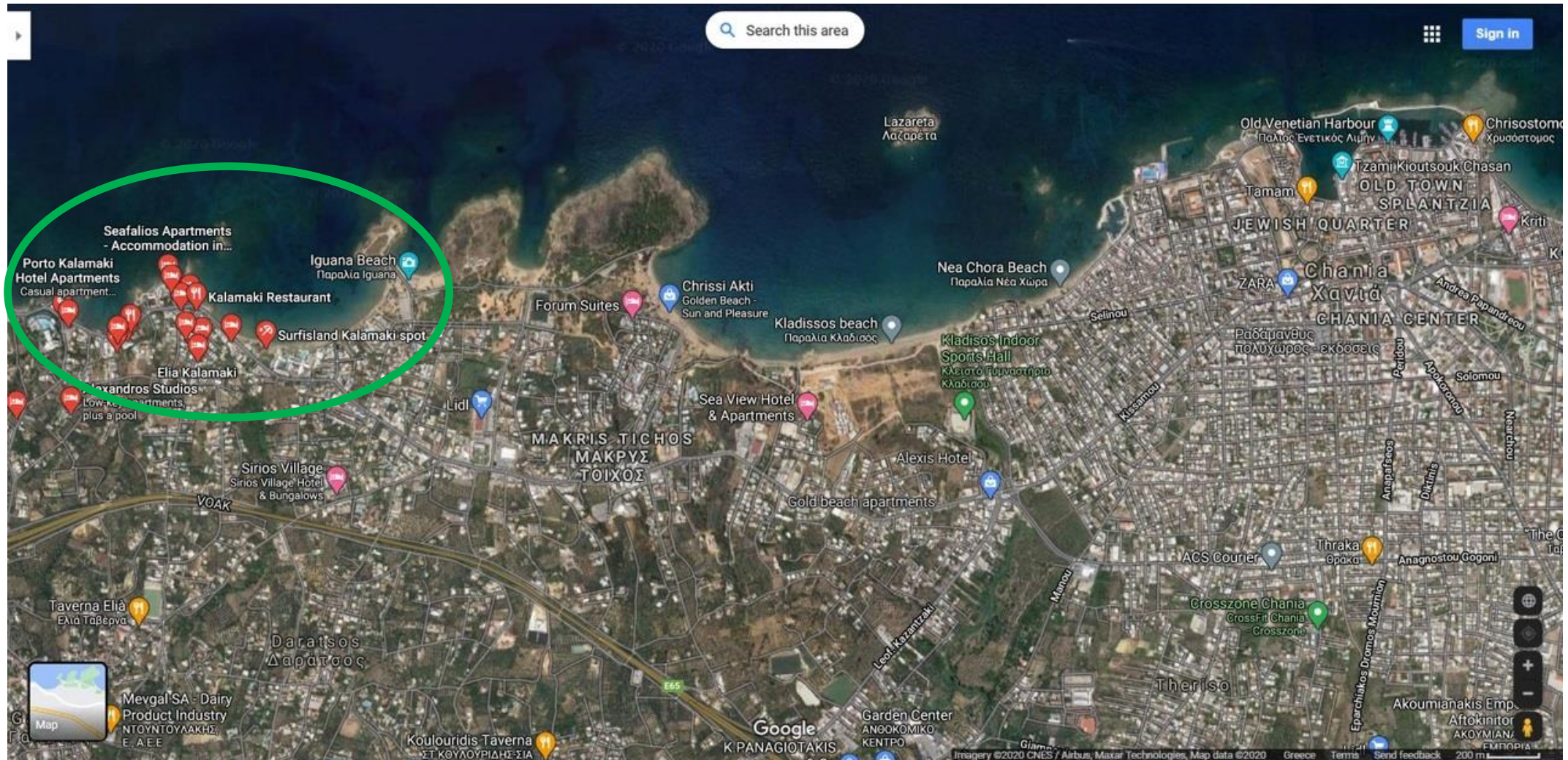
Unique Opportunity selling below market values.

The building can be renovated and operate as hotel apartments, or sell individual units. The strength of this asset is the prime location at a bargain price; *this is Chania town limits and at the same time on the seaside.*



(1) Building for sale in Kalamaki area

Kalamaki is a location which is within Chania limits, and at the same time at the touristic part of Chania with nice sandy beaches.



(1) Building for sale in Kalamaki area

Kalamaki area is a popular seaside of Chania, walking distance to amazing park of 'Agioi Apostoloi' and the 'golden sandy beach'.

Proposed renovation and master plan : 7 Apartments



(2) Building with potential to convert into boutique style hotel

Venetian old town & walking distance to harbour

Asset type: historical buildings

The Assets

- PRICE: 980.000 €
- Existing status: 2 buildings next to each other, which need renovation.
- Covered Areas of each villa: 440m²
- LOCATION: Venetian town of Chania
- Potential Profit: develop a boutique style hotel like 'monastery' with hotel income annual profit: 10%
- Potential Hotel with 10 Suites, plus

Reception, breakfast area

- Project's Duration: 18 months (cause we can't build during summer time in the old town)



(2) Building with potential to convert into boutique style hotel

Venetian old town & walking distance to harbour



SanSal Boutique hotel

Chania Flair Boutique hotel



Chania Flair Boutique hotel



SanSal Boutique hotel



(3) Plot in the area of 'Nea Chora' (No.2) **sold**

Nea Chora is a central seaside of Chania town, which the last years it's developing into one of the most popular residential neighborhoods of Chania, simply because it's "location, location, location". It offers a nice sandy beach, yet it's walking distance to the Venetian harbour, and the centre of Chania; it has it all !



The plot can develop about 10-13 apartments, with potential developing profit due to the popularity of the area for both residential homes and holiday, about 40 %.

PRICE: €

Next plot is probably the best located plot of over 10.000m² in whole Chania tourist area

(4) BEST PLOT IN TOURISTIC AREAS OF CHANIA FOR 5* HOTEL

Plot on the beach in Chania, for a Mix Development of 5* Hotel and Real Estate Project

• Land plot 10,983m²



(4) BEST PLOT IN TOURISTIC AREAS OF CHANIA FOR 5* HOTEL DEVELOPMENT



Recent Price Reduction from € 6,5 mil to € 5 mil !



The Opportunity: beachfront Land for 5* Hotel

DESCRIPTION AND SERVICES OF THE 5* HOTEL COMPLEX

I. ROOMS AND SUITES

A. Room Allocation

The hotel complex will consist of 188 rooms distributed as follows:

- **19 Executive Suites**
- **141 Executive Double Rooms** (10 for disabled people)
- **28 Executive Single Rooms**

B. Total Capacity

The total capacity of the complex will be as follows:

| | | | |
|-------------------------------|--|------------|-----------------|
| Executive Suites | <i>Double room</i> | 19 | 2-4 pax |
| Double Executive Rooms | <i>Single room</i> | 141 | 2 -3 pax |
| Single Executive Rooms | <i>Single room</i> | 28 | 1 -2 pax |
| Total | 188 Rooms or 348min - 555max beds | | |

Observations:

- ✓ At least 20% of the Double Executive Rooms will have a "Connecting Door" to be able to respond to the increased demand for "**Family Rooms**".
- ✓ The above mentioned capacity in persons involves fixed beds or sofas and not movable extra-beds.
- ✓ 10 Executive Doubles include all the necessary equipment for people with special needs.

TOTAL COST OF PRODUCTIVE INVESTMENT: 25.000.000€
(including Thalassotherapy and SPA Center)

+ Land Costs 5.000.000€ (price reduction from € 6,5mil)

(4)

The Opportunity: beachfront Land for 5* Hotel

| GENERALLY | | | | | | | | | | | | | |
|--|--|--------------|--|---------|-------------|---------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| YEAR | | | | 2020 | | 2021 | | 2022 | | 2023 | | 2024 | |
| Functional Months | | | | 7 | | 7 | | 7 | | 7 | | 7 | |
| | | | | | | | | | | | | | |
| Total number of Rooms | | | | 188 | | 188 | | 188 | | 188 | | 188 | |
| Days of Operation | | | | 193 | | 193 | | 193 | | 193 | | 193 | |
| Available Rooms (Total) | | | | 36.284 | | 36.284 | | 36.284 | | 36.284 | | 36.284 | |
| Occupancy (%) | | | | 75,00% | | 76,00% | | 77,00% | | 78,00% | | 80,00% | |
| Catalysed Rooms | | | | 27.213 | | 27.576 | | 27.939 | | 28.302 | | 29.027 | |
| Overnight stays (Catal. Rooms X ____) | | 2,20 | | 59.869 | | 60.667 | | 61.465 | | 62.263 | | 63.860 | |
| Rooms / Day | | | | 141 | | 143 | | 145 | | 147 | | 150 | |
| Persons/ Day | | | | 310 | | 314 | | 318 | | 323 | | 331 | |
| REVENUES | | | | | | | | | | | | | |
| ROOM REVENUES | | | | | | | | | | | | | |
| Average Room price | | | | € 168 | | € 172 | | € 184 | | € 188 | | € 192 | |
| Average ROOM price (-VAT/PUBLIC TAX) | | | | € 153 | | € 157 | | € 160 | | € 163 | | € 167 | |
| Annual price increase (%) | | | | 2,5% | | 2,5% | | 2,0% | | 2,0% | | 2,0% | |
| ANNUAL ROOM REVENUES | | | | ➔ | € 4.156.186 | ➔ | € 4.316.891 | | € 4.474.100 | | € 4.622.850 | | € 4.836.212 |
| % Total Turnover | | | | | 77,33% | | 77,39% | | 82,39% | | 82,38% | | 82,38% |
| REVENUES FROM DINING SECTIONS | | | | | | | | | | | | | |
| Annual price increase (%) | | TAX INCLUDED | | 2,5% | | 2,0% | | 2,0% | | 2,0% | | 2,0% | |
| Breakfasr (Euros per person) | | | | € 0,00 | 0 | € 0,00 | 0 | € 0,00 | 0 | € 0,00 | 0 | € 0,00 | 0 |
| A la Carte (Euros per person) | | | | € 6,06 | 362.594 | € 6,18 | 374.777 | € 6,30 | 387.303 | € 6,43 | 400.179 | € 6,56 | 418.649 |
| Room Service (Euros per person) | | | | € 2,02 | 120.865 | € 2,06 | 124.926 | € 2,10 | 129.101 | € 2,14 | 133.393 | € 2,19 | 139.549 |
| Minibar (Euros per person) | | | | € 2,02 | 120.865 | € 2,06 | 124.926 | € 2,10 | 129.101 | € 2,14 | 133.393 | € 2,19 | 139.549 |
| Receptions | | | | € 0,00 | 0 | € 0,00 | 0 | € 0,00 | 0 | € 0,00 | 0 | € 0,00 | 0 |
| Bar/ Coffee shop | | | | € 2,02 | 120.865 | € 2,06 | 124.926 | € 2,10 | 129.101 | € 2,14 | 133.393 | € 2,19 | 139.549 |
| Conference Hall (leasing) | | | | | 75.000 | | 80.000 | € 0,00 | 85.000 | € 0,00 | 90.000 | € 0,00 | 95.000 |
| TOTAL AMOUNT OF REVENUES FROM DINING SECTION | | | | ➔ | € 800.189 | ➔ | € 829.555 | | € 859.604 | | € 890.357 | | € 932.297 |
| % Total turnover | | € 0,00 | | € 12,11 | 14,89% | € 12,36 | 14,87% | € 12,60 | 15,83% | € 12,85 | 15,87% | € 13,11 | 15,88% |
| OTHER REVENUES | | | | | | | | | | | | | |
| Annual price increase(%) | | TAX INCLUDED | | 2,5% | | 2,0% | | 2,0% | | 2,0% | | 2,0% | |
| Parking Space | | | | € 0,00 | 311.625 | € 0,00 | 320.974 | € 0,00 | 330.603 | € 0,00 | 340.522 | € 0,00 | 350.737 |
| Shops | | | | € 1,04 | 62.159 | € 1,06 | 64.248 | € 1,08 | 66.395 | € 1,10 | 68.602 | € 1,12 | 71.768 |
| SPA (leasing) | | | | € 0,00 | 44.324 | € 0,00 | 46.540 | € 0,00 | 48.867 | € 0,00 | 51.310 | € 0,00 | 53.876 |
| TOTAL AMOUNT OF REVENUES FROM VARIOUS SERVICES | | | | ➔ | € 418.108 | ➔ | € 431.762 | | € 96.395 | | € 98.602 | | € 101.768 |
| % Total Turnover | | € 0,00 | | € 1,04 | 7,78% | € 1,06 | 7,74% | € 1,08 | 1,78% | € 1,10 | 1,76% | € 1,12 | 1,73% |
| TOTAL AMOUNT OF REVENUES | | | | ➔➔ | € 5.374.482 | ➔➔ | € 5.578.208 | € 5.430.099 | | € 5.611.809 | | € 5.870.277 | |

Plot on the beach in Chania, for a Mix Development of 5* Hotel and Real Estate Project

Other property opportunities in Chania

Existing hotels for sale & plots

(5) 10 Hotel Apartments in Ayia Marina, Zach

Asset type: Hotel Apartments
Price: €420.000
Covered Areas: 410 m² of covered areas
Views: Sea & walking distance 200 meters !

10 Apts located next to top 5* hotels in Ayia Marina. The building is about 20 years old, independent, and with a smart renovation can be converted to either apartments for rent in summer season, or properties for sale.

Most of the rooms have sea view, and they are within walking distance to all amenities and facilities.

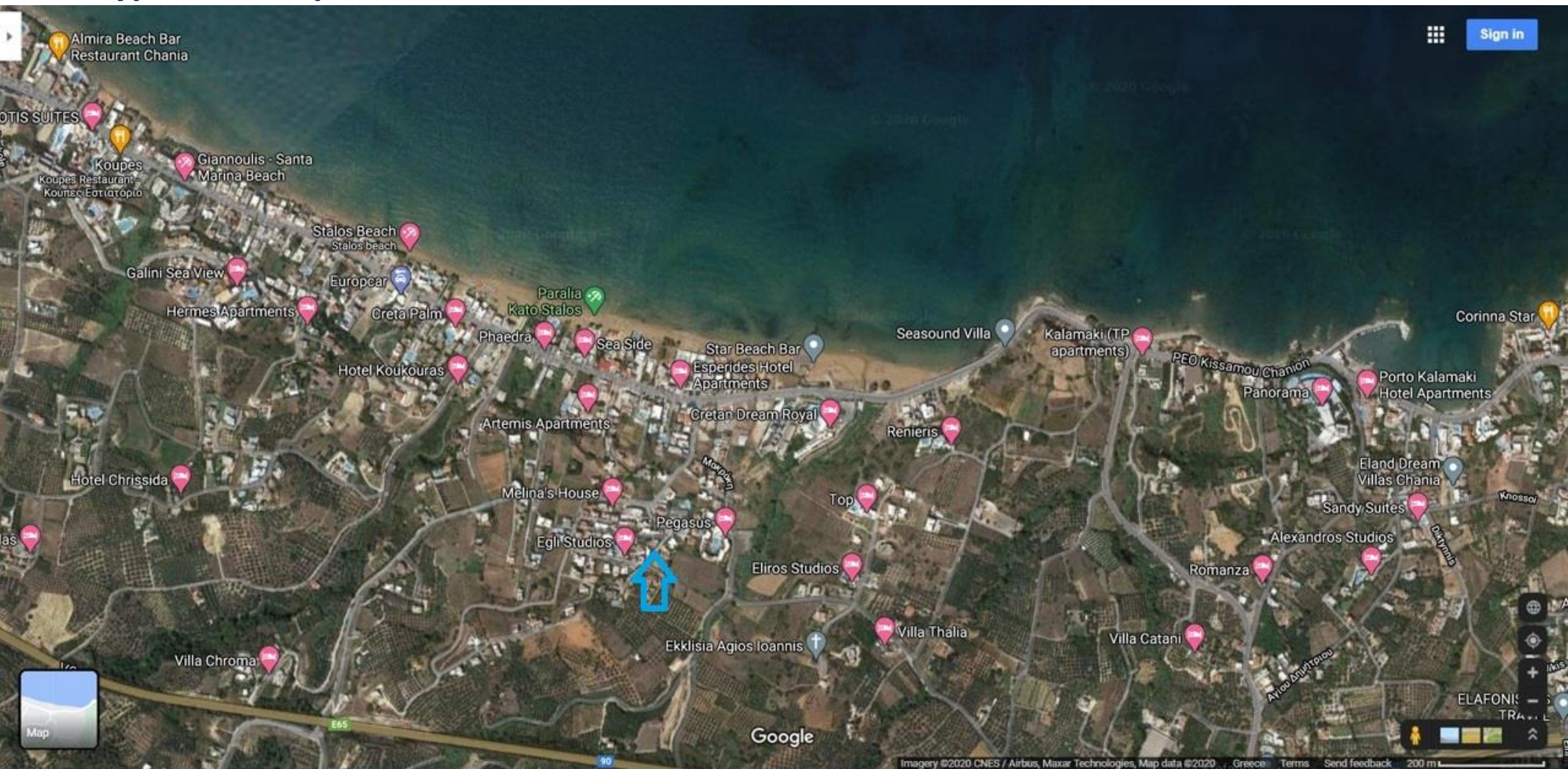
There is a space in the plot to construct a swimming pool.

Bargain Price!



(5) 10 Hotel Apartments in Ayia Marina, Zach

Asset type: Hotel Apartments • Price: €420.000 • Covered Areas: 410 m² of covered areas • Sea Views



(6) 12 Hotel Apartments in Ayia Marina

Asset type: Hotel Apartments

Price: €660.000

Covered Areas: 450 m² of covered areas +
80 m² basement

Views: Sea & walking distance!

Hotel building for sale, less than 100m away from a beautiful golden sandy beach in Ayia Marina. Currently there are 12 rooms, the condition of the building is not bad, however there is a potential in the area and we recommend an uplifting. It is within walking distance to all the amenities and facilities, some of the nicest restaurants and taverns o the area, including bus stop which takes tourists direct to Chania centre.

There is a potential to expand the hotel by buying the adjacent plot which builds 300sq.m. of covered areas, and thus converting it to a bigger touristic hotel.

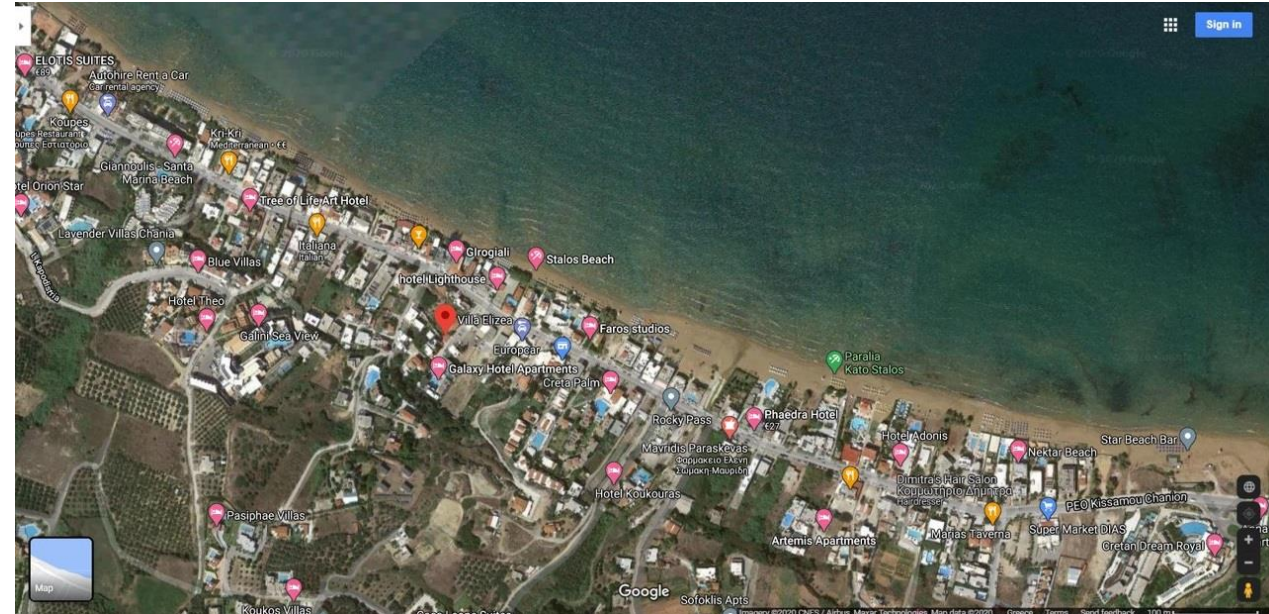
Good Price!



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(6) 12 Hotel Apartments in Ayia Marina

Asset type: Hotel Apartments • Price: €660.000 • Covered Areas: 450 m² + 80 m² basement • Sea Views

Main Facilities & Services

- 7 rooms
- walking distance to sandy beach
- mini Van for transfers , towards airport too
- Balconies
- air conditioning
- Gardens Κήπος
- Reception 24hrs
- WiFi & satellite tv
- Parking free
- Gardens
- Roof Terrace

Proximity

- Beach of Stalos one minute walk
- Beach Ayia Marina 20' walk
- Beach Kalamaki 20' walk
- Sunset Beach 25' walk
- Beach Agioi Apostoloi 25' walk
- Iguana beach – 35' walk
- Golden Beach: 4,1km away
- Platanias beach: 4,2km away
- Eastern Gulf - 3,8km away
- Platanias square: 4,2km away

(7) BEACHFRONT PLOT ! Unique Opportunity !

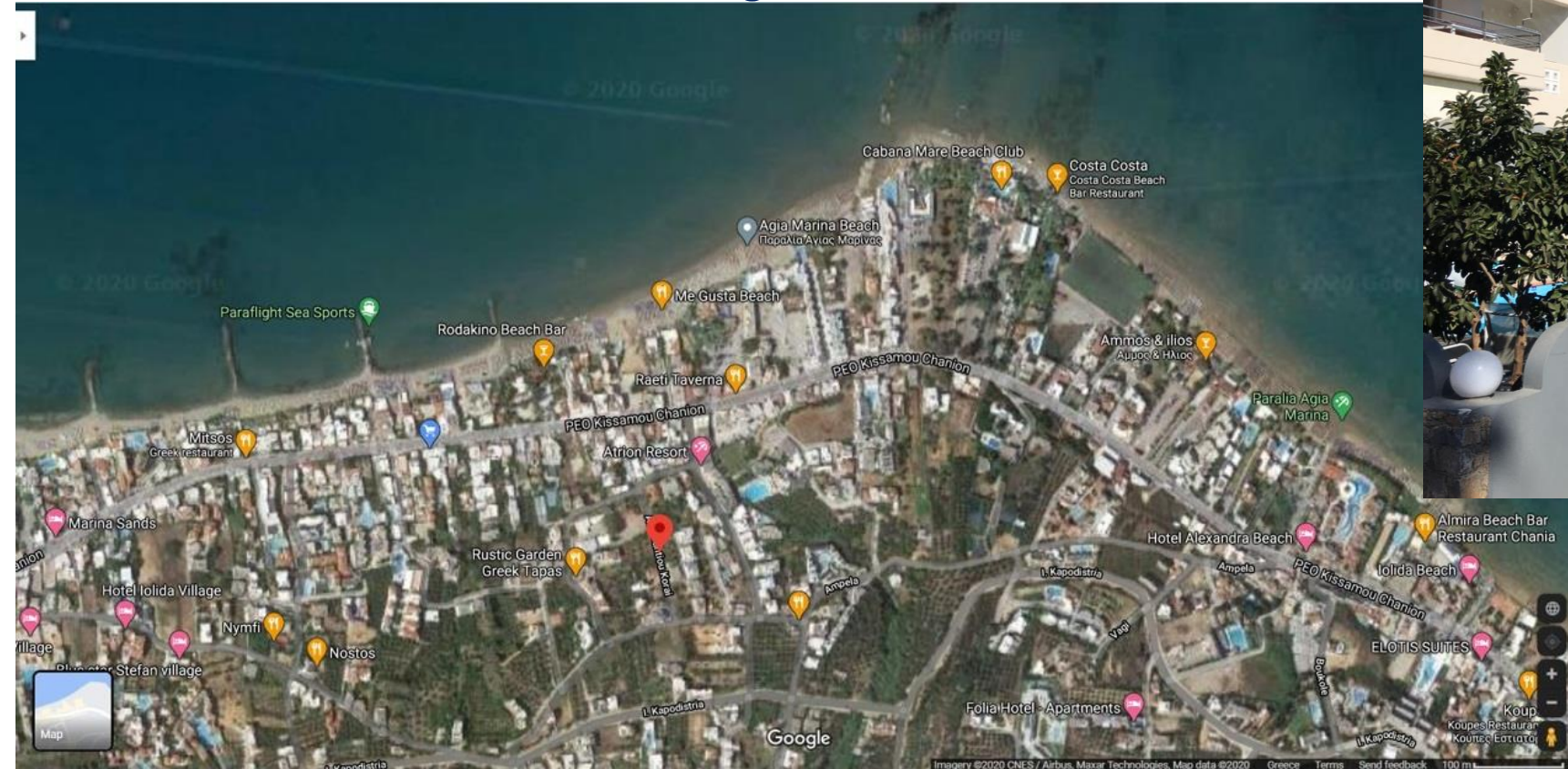
Asset type: Plot
Price: €450.000
Plot size: 400 m²
Covered Areas: 240 m²
to build (1 or 2 Villas)
Views: on the beach !



What's a better investment than the very first plot in front of a sandy beach? Can't be said more, this is a unique opportunity at a very affordable price for a someone who wants a glamorous villa right on the Aegean, or, for an investor who is looking for a fixed income return; to run one or two rental villas that can be fully occupied due to location.

(8) 7 Rooms to let 'Philia', located at the square of Ayia Marina

Asset type: Hotel Apartments
Price: €330.000
Covered Areas: 300m² approx.
Views: Sea View & walking distance to the beach !



(8) 7 Rooms to let 'Philia' , located at the square of Ayia Marina

Asset type: Hotel Apartments
Price: €330.000
Covered Areas: 300 m² + Roof Terrace with nice sea view
Views: Sea View & walking distance to the beach !

Building located in the heart of Agia Marina and its square with local taverns, cafes, mini markets, 5* hotels are nearby and the main road which leads to Chania centre (with bus stops); it's less than 150m away from the popular sandy beach of Ayia Marina. Currently there are 7 rooms, the condition of the building is not bad, however there is a potential in the area and we recommend an uplifting.

The building is on 2 levels and there is a nice roof top with sea view, yet it has BBQ. Potential for a small boutique suite style accommodation, or residential property.

Bargain Good Price!



(8) 7 Rooms to let 'Philia' , located at the square of Ayia Marina

Asset type: Hotel Apartments • Price: €330.000 • Covered Areas: 300 m² + Roof Terrace with nice sea view



View from Terrace



Neighboring Hotel Apts



200m from this beach

(9) Plot in Agia Marina next to hotels & the square

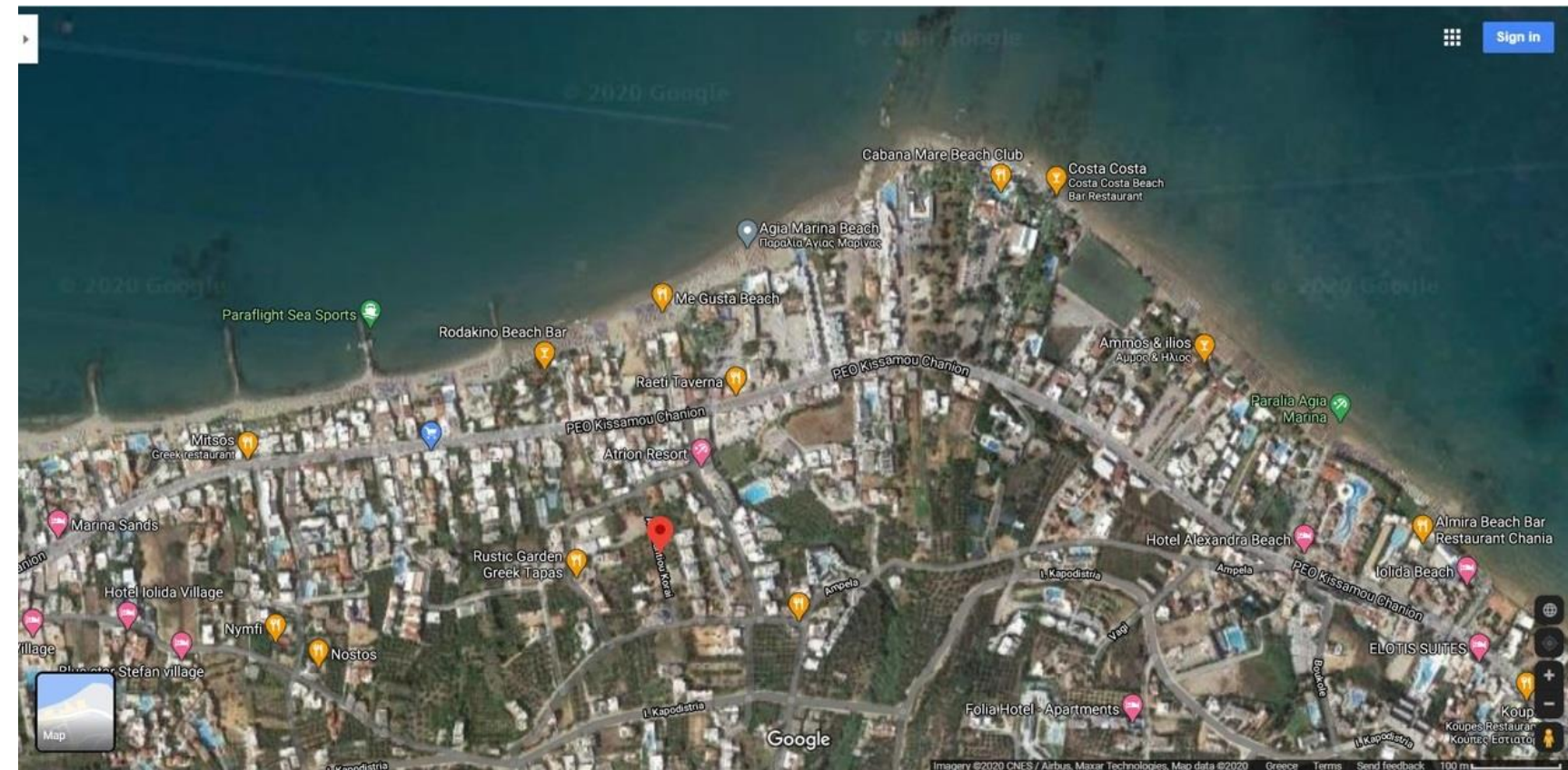
Asset type: Residential Plots in Agia Marina
Price: €235.000
Plot size: 1100 m²
Covered Areas: 220 m² of covered areas to build
Views: walking distance to sandy beach of Ayia Marina!

Residential plot located in the heart of Agia Marina and its square with local taverns, cafes, mini markets, 5* hotels are nearby and the main road which leads to Chania centre (with bus stops); it's less than 150m away from the popular sandy beach of Ayia Marina. It is an ideal plot and area to have one luxury villa with private pool, or 2 smaller villas with private pools. The properties can be rented, this is an ideal area for holiday makers and/or permanent living buyers. Location location location ...!



(9) Plot in Agia Marina next to hotels & the square

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(10) Plot in the heart of Platanias

Asset type: Residential Plots in Platanias centre
Price: €280.000
Plot size: 660 m²
Covered Areas: 480 m² of covered areas to build
Views: 200m from Platanias sandy beach!

Prime located Residential plot, in the heart of Platanis – the most popular destination ‘sun & sea’ for Scandinavian people. The plot is within walking distance to most popular sandy beaches of Platanias, taverns, restaurants, cafes, and mini markets, 5* hotels, yet bus stop is in 50m, and 100m from the main square of Platanias etc. It is an ideal plot and area to have either holiday home or permanent property.

Great rentability!

Location location location ...!



(10) Plot in the heart of Platanias

Asset type: Residential Plots in Platanias centre

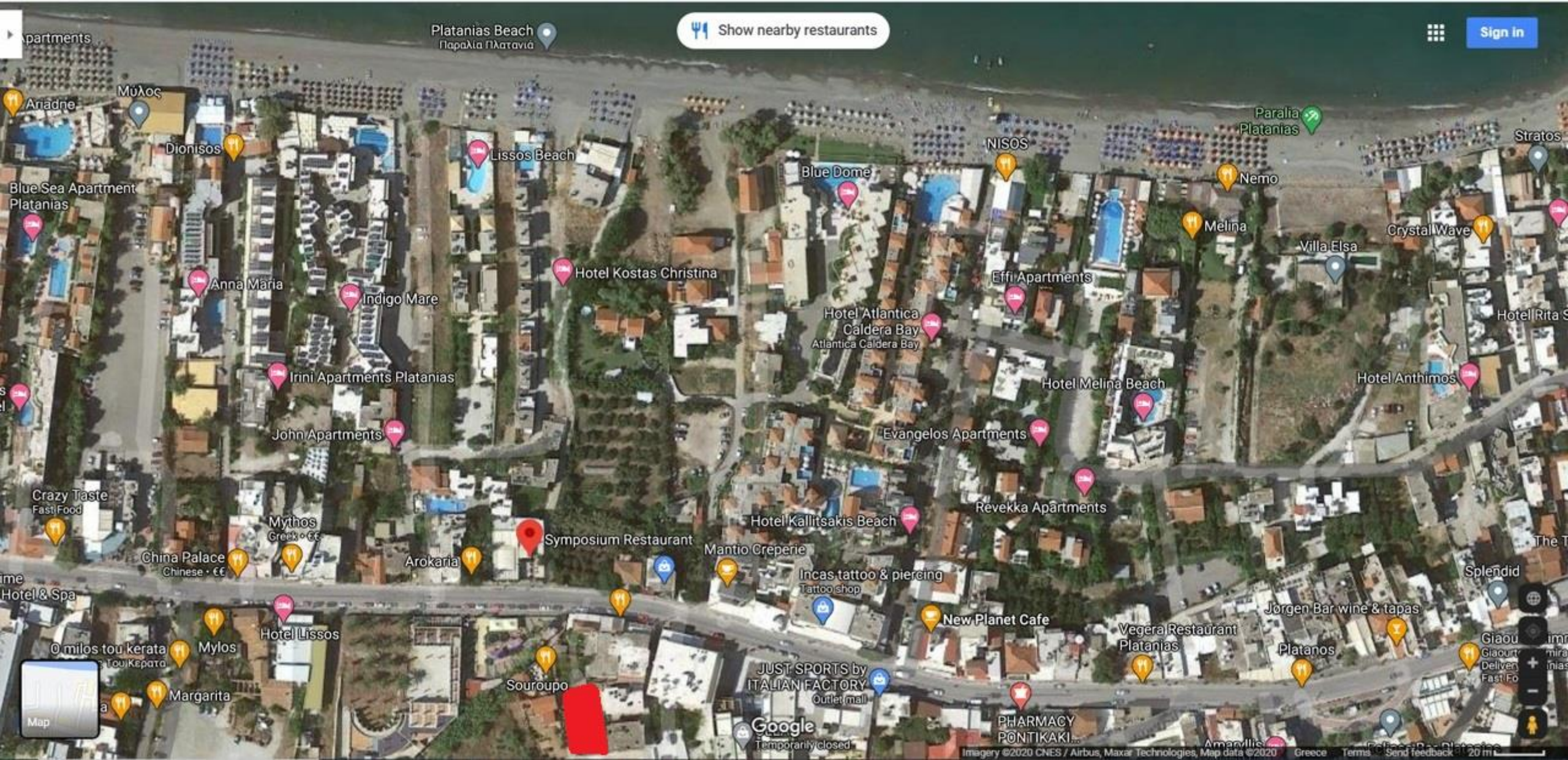
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Prime located Residential plot, in the heart of Platanis – the most popular destination ‘sun & sea’ for Scandinavian people. The plot is within walking distance to most popular sandy beaches of Platanias, taverns, restaurants , cafes, and mini markets, 5* hotels, yet bus stop is in 50m, and 100m from the main square of Platanias etc. It is an ideal plot and area to have either holiday home or permanent property. Great rentability! Location location ...!

(10) Plot in the heart of Platanias

Asset type: Residential Plots in Platanias centre • Price: €280.000 • Plot size: 660 m²



(11) Old hotel building for sale in Kalamaki

Asset type:

Price: €.**000**

Plot size: 00 m²

Covered Areas: 0 m²

Views: Sea view & walking distance to beach!

*New listing
to be updated*

Prime located Building that used to operate as a hotel and it needs renovation.

The asset is within walking distance to most popular sandy beaches of Chania (Kalamaki) and the centre, taverns, restaurants , cafes, and mini markets, 5* hotels, yet bus stop is in 50m, andetc. It is an ideal location to have either holiday home or permanent property. Great rentability!
Location location ...!



(12) Old hotel building for sale in Kalamaki

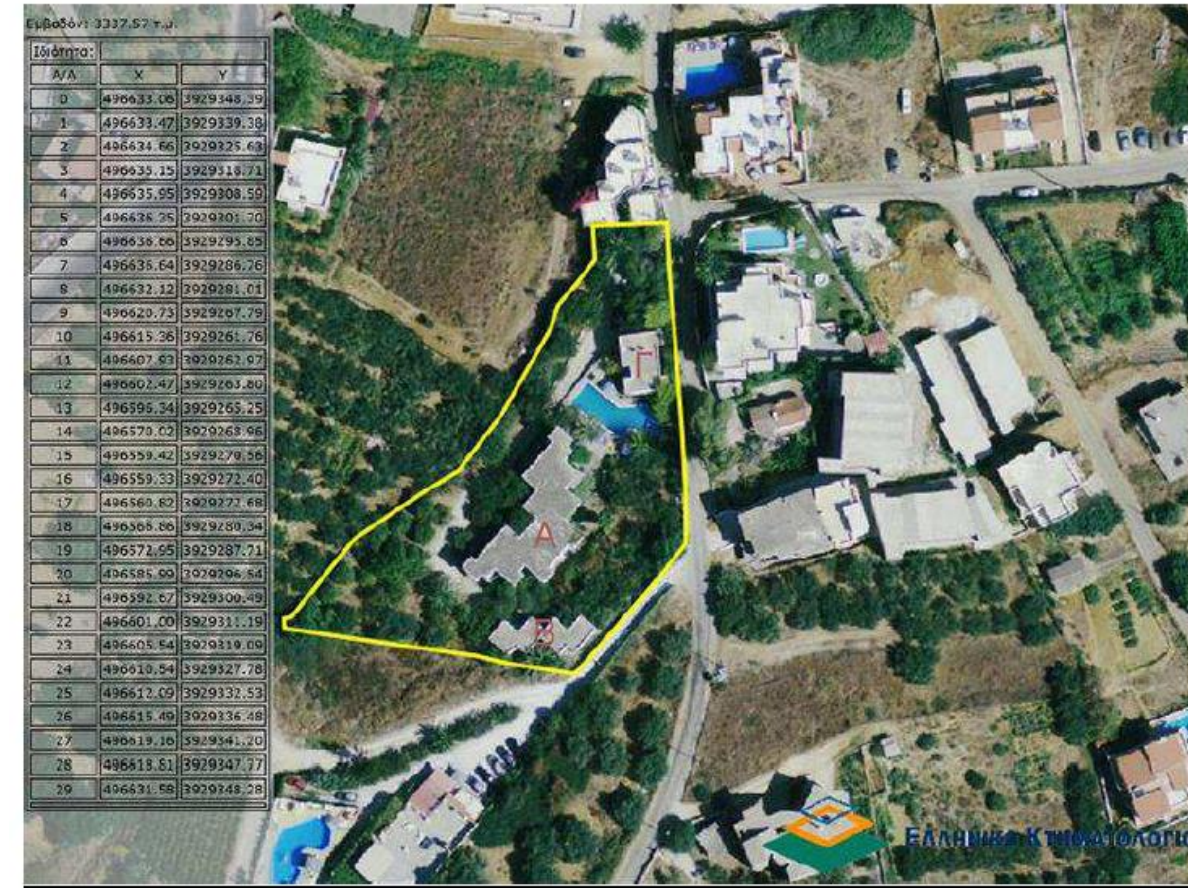
Asset type: old hotel – HOTEL OPPORTUNITY
Price: €1.800.000 (to be confirmed)
Plot size: 3.000 m²
Covered Areas: 575 m² Three Buildings together (blocks)
Views: 200m from Kalamaki beach
Communal Swimming Pool & Landscaped Gardens

Prime located Building that used to operate as a hotel and it needs renovation. It's located in Kalamaki area which is highly demanded from Tour Operators. The asset is within walking distance to most popular sandy beaches of Chania (Kalamaki) and the centre, taverns, restaurants, cafes, and mini markets, 5* hotels, yet bus stop is in 100m, etc. Ideal opportunity for a city hotel and holiday boutique resort.

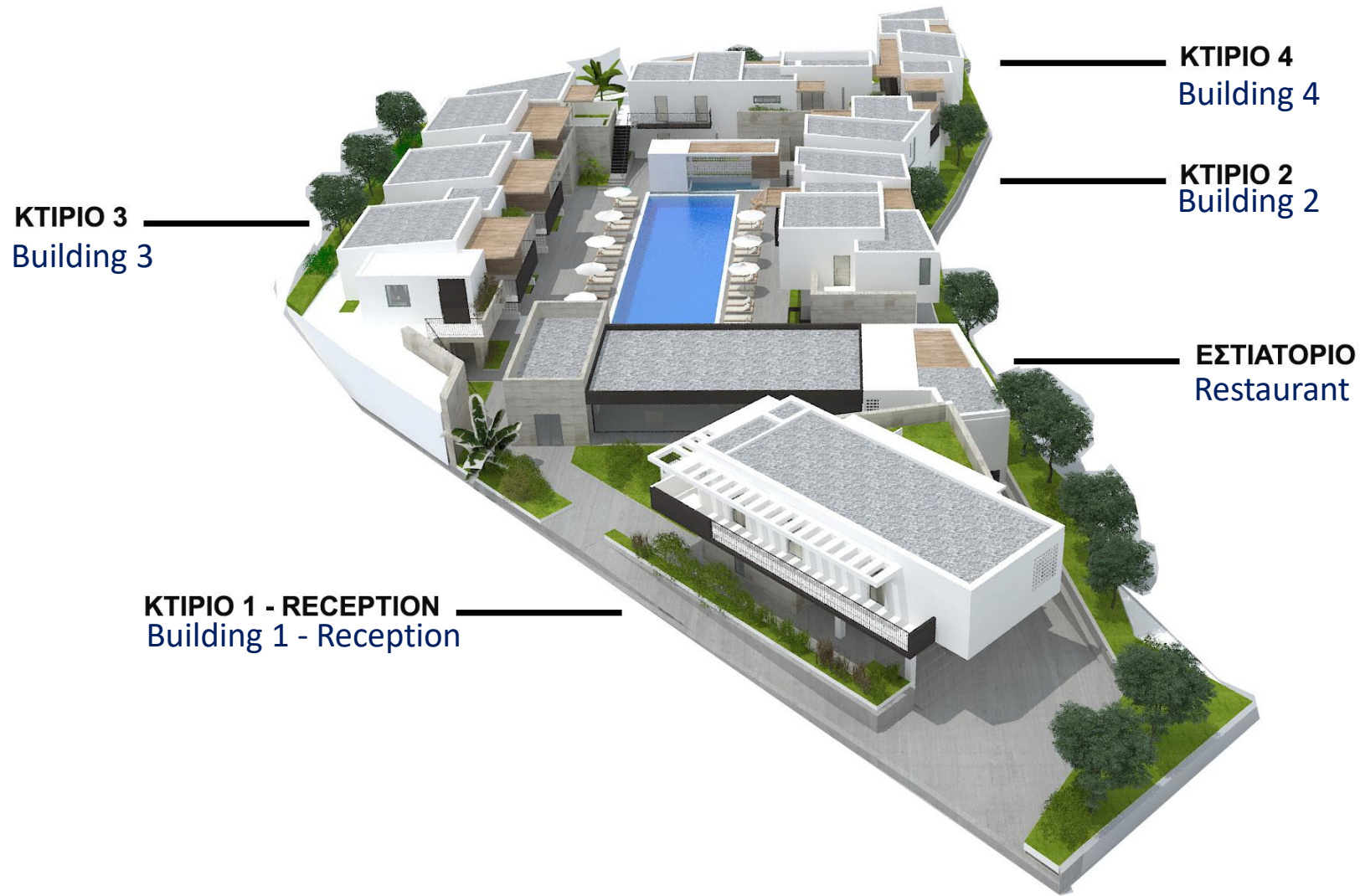


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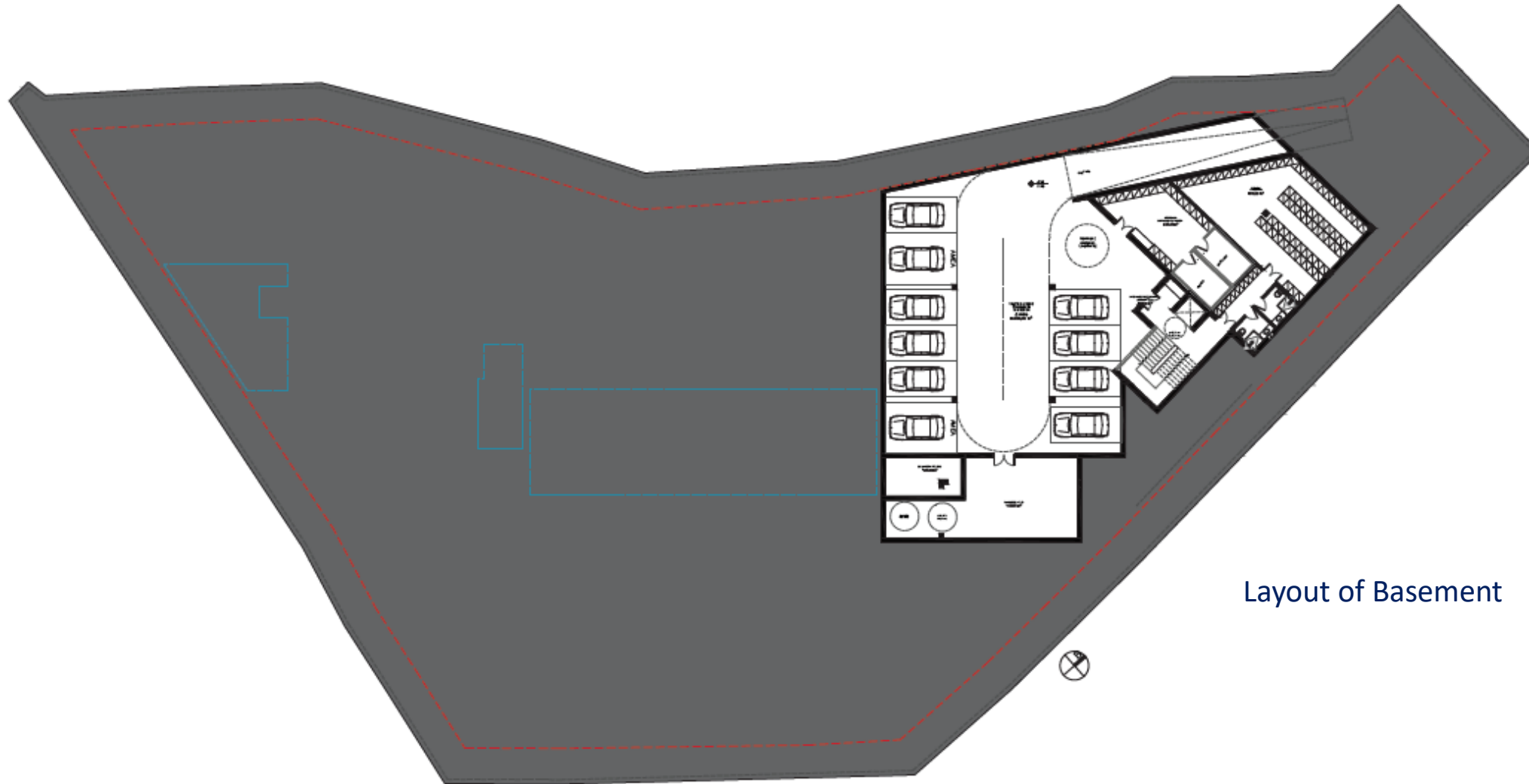


(12) Old hotel building for sale in Kalamaki



(12) Old hotel building for sale in Kalamaki

STUDY FOR RENOVATION for 4-5* HOTEL



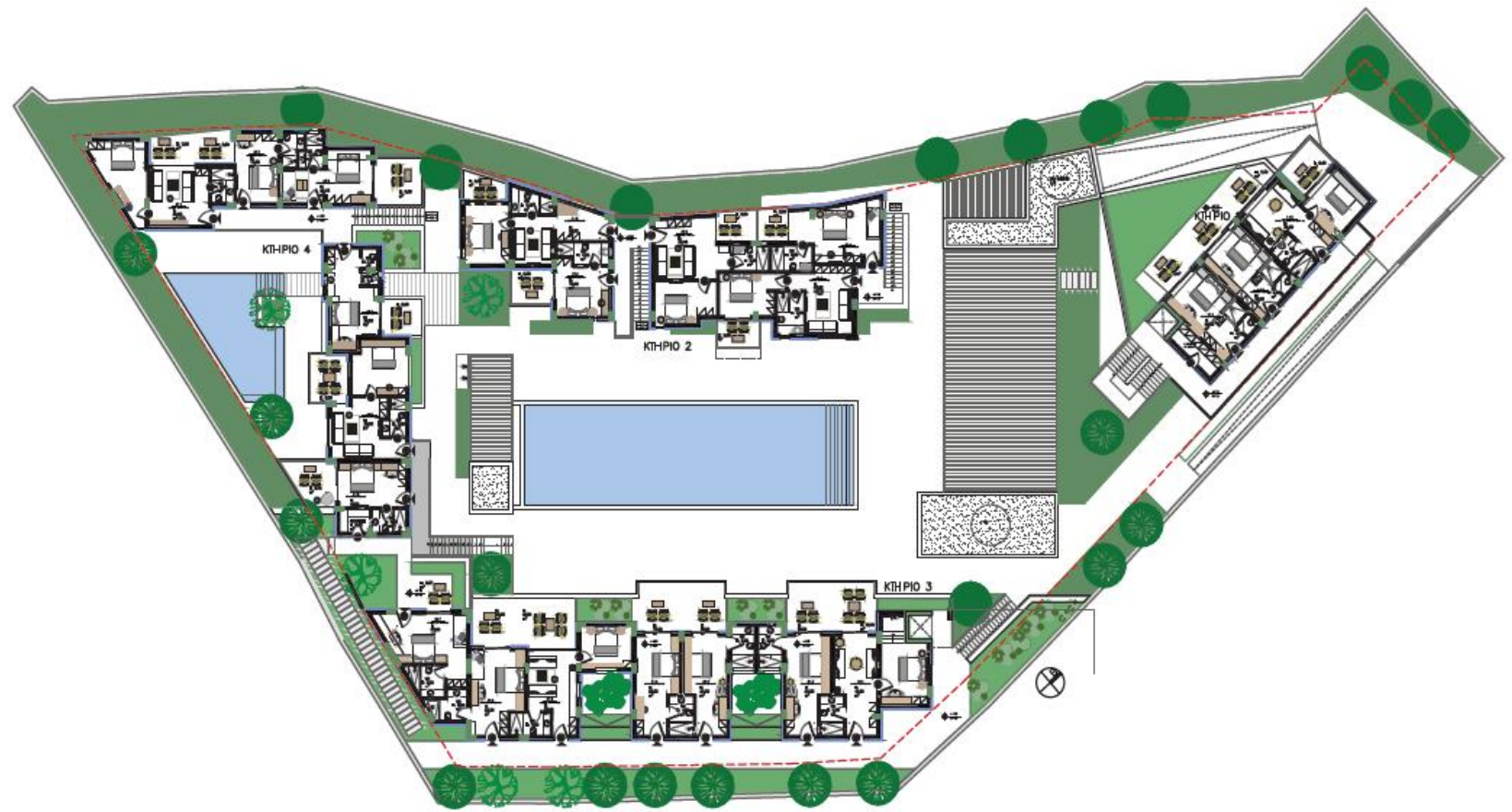
Layout of Basement

(12) Old hotel building for sale in Kalamaki



Layout of Ground Floor
ΚΑΤΟΨΗ ΙΣΟΓΕΙΟΥ
17 ΔΩΜΑΤΙΑ (3 ΣΟΥΙΤΕΣ)
17 Rooms (3 Suites)





Layout of First Floor
ΚΑΤΟΨΗ ΟΡΟΦΟΥ

21 ΔΩΜΑΤΙΑ (1 ΣΟΥΙΤΑ)
21 Rooms (1 Suite)



(12) Old hotel building for sale in Kalamaki

STUDY FOR RENOVATION for 4-5* HOTEL



Land Investment Opportunities, in Chania - CRETE

17 Rooms (3 Suites)
21 Rooms (1 Suite)



(12) Old hotel building for sale in Kalamaki

STUDY FOR RENOVATION for 4-5* HOTEL



Visual of main Pool and Blocks 3&4 , Restaurant

Land Investment Opportunities, in Chania - CRETE

17 Rooms (3 Suites)
21 Rooms (1 Suite)



(12) Old hotel building for sale in Kalamaki

STUDY FOR RENOVATION for 4-5* HOTEL



Visual of Block 3 – Ground Floor : 5 Rooms & 1st Floor : 7 Rooms

Land Investment Opportunities, in Chania - CRETE

17 Rooms (3 Suites)
21 Rooms (1 Suite)



(12) Old hotel building for sale in Kalamaki

STUDY FOR RENOVATION for 4-5* HOTEL



Visual of Block 1 & 2 and Restaurant

Land Investment Opportunities, in Chania - CRETE

17 Rooms (3 Suites)
21 Rooms (1 Suite)



(12) Old hotel building for sale in Kalamaki

STUDY FOR RENOVATION for 4-5* HOTEL



Visual of Block 4 and Pool



(12) Old hotel building for sale in Kalamaki

STUDY FOR RENOVATION for 4-5* HOTEL



(12) Old hotel building for sale in Kalamaki

STUDY FOR RENOVATION for 4-5* HOTEL



View of the Buildings from the West

Land Investment Opportunities, in Chania - CRETE

17 Rooms (3 Suites)
21 Rooms (1 Suite)





(13) Beach Hotel + 60,000m2 Adjacent Plot

- ◇ Location: Kalathas, Chania
- ◇ Hotel Plot Size: 6,275 m2
- ◇ Number of Rooms: 32
- ◇ Initial Asking Price: 4.7m

(13) Beach Hotel + 60,000m2 Adjacent Plot

Short Description

The property is up for sale due to owner's retirement.

32 rooms right on the beach, 1500 m2 building size on a 6,500 m2 plot
Includes pool, pool bar, snack bar, kitchen able to cater breakfast and lunch.

405 m2 basement

The price includes also the plot right behind on the hill which is 60,000 m2 wide with building allowance of 12,000 m2 (all necessary certifications granted from forestry and archaeological sites office)

Prices in this zone are much more competitive compared to the Agioi Apostoloi-Platanias Axis

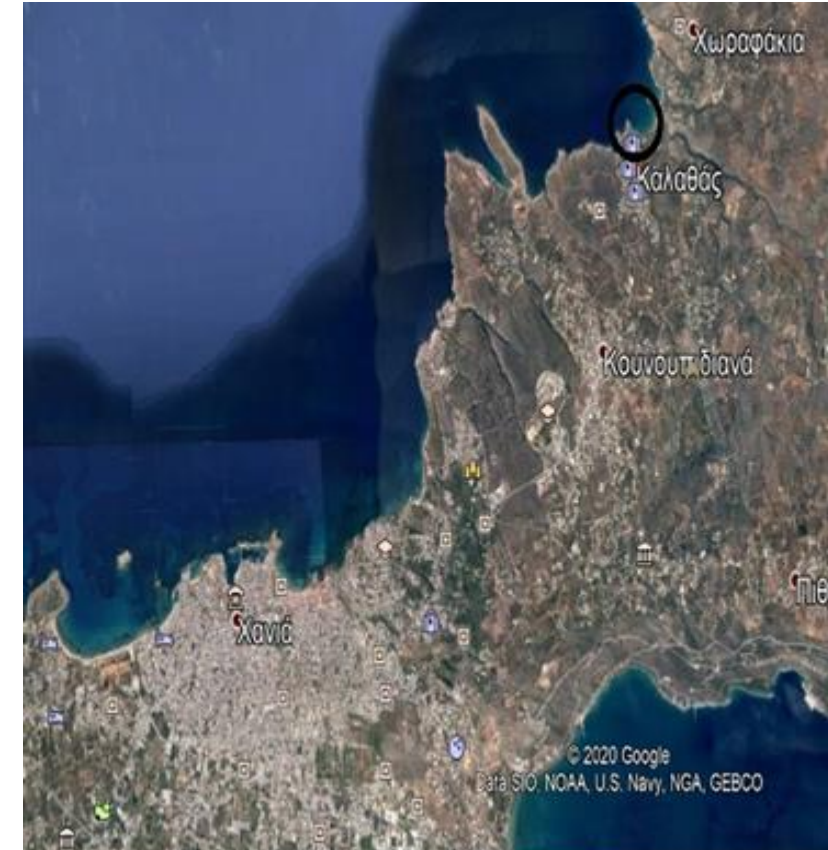
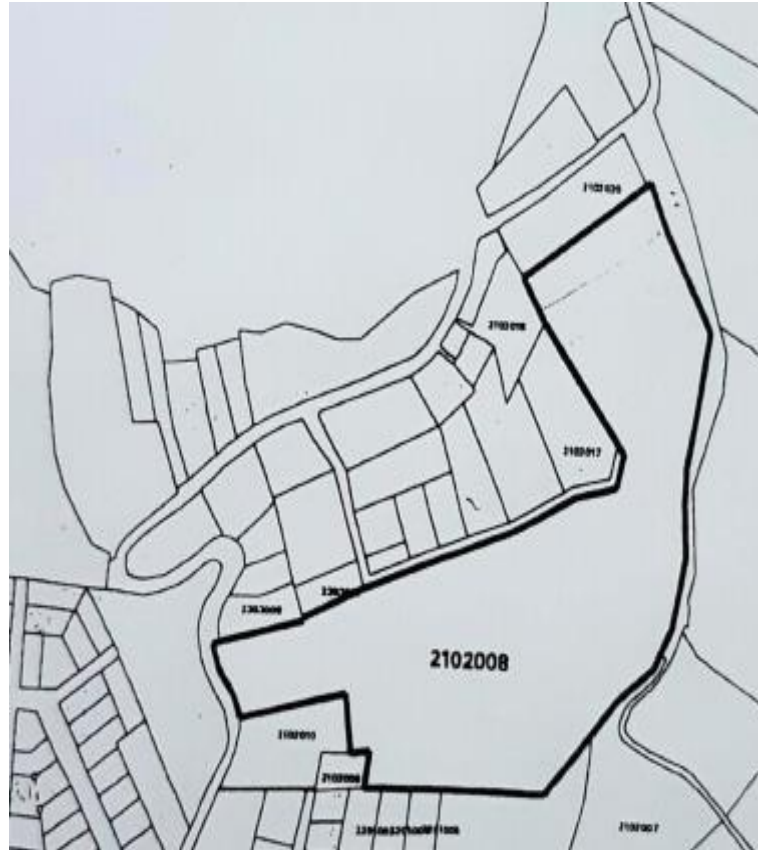


(13) Beach Hotel + 60,000m2 Adjacent Plot



(13) Beach Hotel + 60,000m2 Adjacent Plot

Greek Property Registry: Plot Layout / Google Earth View



(13) Beach Hotel + 60,000m2 Adjacent Plot

Akrotiri Sandy Beaches: all within a few minutes drive



Loutraki



Marathi



Seitan



Stavros

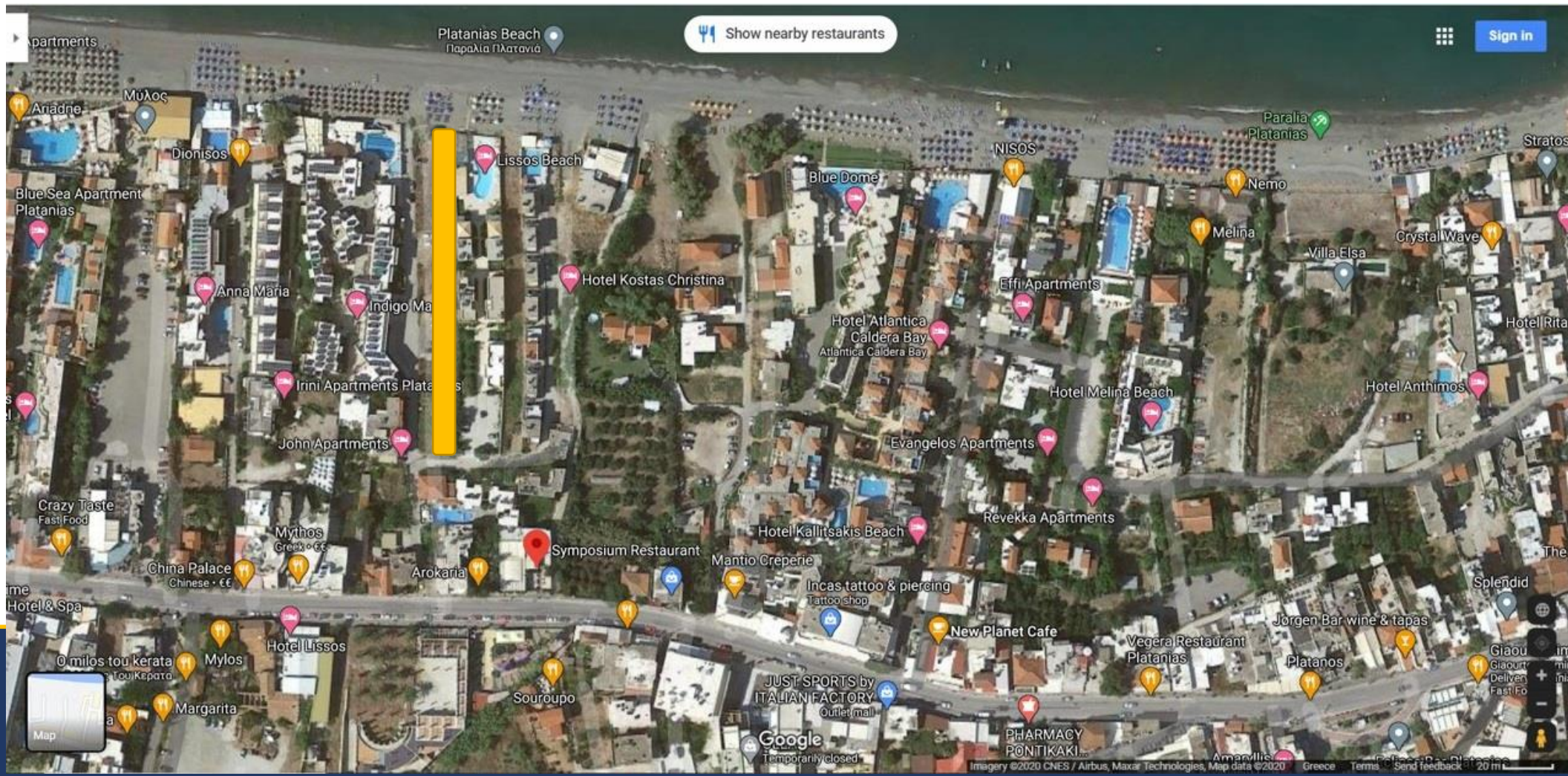
(14) Plot in the heart of Platanias and BEACHFRONT !

Asset type: BEACHFRONT PLOT Platanias centre

Price: €495.000

Plot size: 1120 m²

Covered Areas: 720 m² of covered areas to build (option to buy adjacent plot , another 800m² and builds 500m²



(14) Plot in the heart of Platanias and BEACHFRONT !

Asset type: BEACHFRONT PLOT Platanias centre

Price: €495.000

Plot size: 1120 m²

Covered Areas: 720 m² of covered areas to build (option to buy adjacent plot , another 800m² and builds 500m²



(15) BEACHFRONT Plot in Gerani, ideal for 5* Hotel beachfront

Asset type: BEACHFRONT PLOT Platanias centre

Price: €2.200.000

Plot size: 11.000 m²

Covered Areas: 3.000 m² of covered areas to build (plus basements) ; it can build about 100 rooms

(16) Plot in Ayia Marina for big hotel development, amphitheatric with sea view

| | |
|-----------------------|--|
| Asset type: | Plot ideal for Hotel Resort in Ayia Marina |
| Price: | €750.000 |
| Plot size: | 4.000 m² |
| Covered Areas: | 2.000 m² of covered areas to build |

(17) Plot in Ayia Marina close to the square

| | |
|-----------------------|--|
| Asset type: | Residential Plot |
| Price: | €550.000 |
| Plot size: | 2.600 m² |
| Covered Areas: | 1.350 m² of covered areas to build for Touristic development , and, 400 m² for residences |

(18) Joanna Hotel Apartments in Ayia Marina

Asset type: 12 Hotel Apartments
Price: €850.000
Covered Areas: m² of covered areas +
Potential: Builds another 200 m² & Swimming Pool

(19) Unfinished Development (Hotel Apts) in Ayia Marina hills

Asset type: 5 block of Apartments
Price: €570.000
Covered Areas: 1000 m² approx. (including Restaurant)
Views: Sea and Mountain



Gate Competencies



Our Practice ensures updated industry knowledge, successful sales and Customer Satisfaction.

