

“A style of life for even the most discerning”





On the southernmost edge of Crete, where Africa meets Europe, there is a limited opportunity for just a few discerning purchasers.

**Grapevines** has been created for those who desire the best of everything, be it location, weather, stylish and easy living, an environmentally pure setting with no traces of pollution in the air, earth or sea and an outstanding return on their investment.



*Kalo Nero Cove (2km)*

**Grapevines** at Makriyalos is an elegant development of only 20 two bedroom townhouses with a communal pool, just 50 metres from a lovely beach with inspirational panoramic views across the turquoise blue Mediterranean sea or inland towards the mountains.

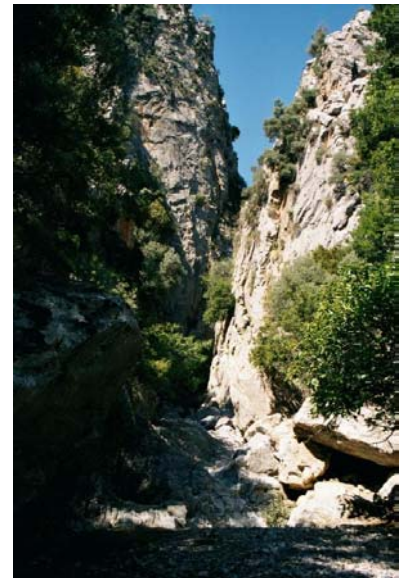


*Diaskari Taverna (1.5km)*



Makriyalos is a bustling seaside town with a good selection of shops, bank, a harbour, numerous tavernas and bars, and a beautiful long sandy beach.

Idyllic coves, secluded beaches, long sandy beaches, completely deserted or with tavernas and shops nearby, take your choice.



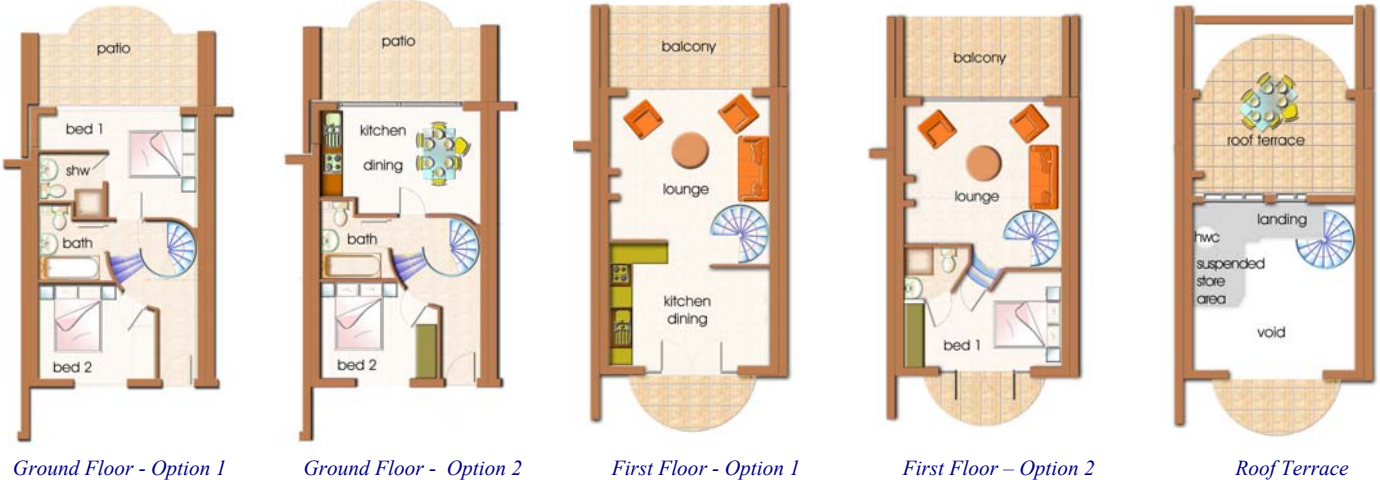
Coastal and mountain walks abound, the ancient monastery at Kapsa, soaring mountains or dramatic gorges.

The beautiful island of Koufonissi (linked by a daily ferry from Makriyalos harbour) are all within easy access.



*Makriyalos Bay overlooking the Grapevines Beach*

**Typical Floor Plans**



Living / Kitchen	4.50m x 7.50m
Bedroom 1	4.50m x 7.50m
Bedroom 2	4.50m x 7.50m
<b>Total Approx</b>	<b>80 sq m</b>
Roof Terrace	4.50m x 7.50m

The generously proportioned UK Architect designed townhouses extend to some 80 sq m, with a further 40 sq m of outdoor living space.

Two layout options are shown, the shower room can be omitted if you so wish.

Designs by our UK Architect, Leo Pannipucci Architects

*Front Elevation*



*Rear Elevation*



Accessed through security gates, the townhouses are set around a private courtyard. A sumptuously lit swimming pool provides a centre piece.



The landscaped grounds feature bougainvillea, lemon and orange trees and of course, some of the original grapevines.

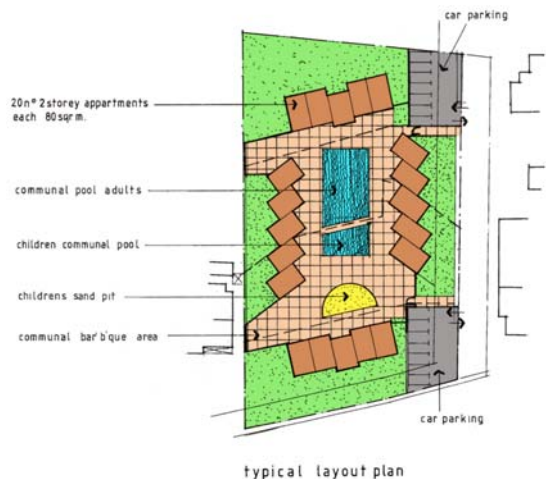


Built from natural Cretan stone and brick, the interiors incorporate a stylish specification with ample living accommodation, high grade marble and granite fitted kitchens, luxurious bathroom, shower room and two generously sized bedrooms. Other features include sophisticated lighting, energy efficient air conditioning plus a real fire for cooler winter evenings.

The properties benefit from ample telephone points with broadband available and are wired for cable television.

Allocated parking is provided for each home.

Each property has an outdoor living space with terraces and patios on all floors and a huge private roof terrace offering far reaching panoramic views towards the azure sea or the beautiful mountains.



typical layout plan



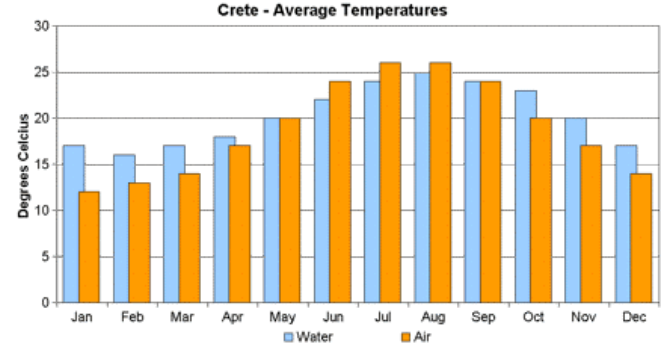
Makriyalos Beach

Crete, largest of the Greek islands, is one of the most beautiful places in Europe. It is steeped in history and mythology, the home of the great Minoan civilisation, the birthplace of Zeus – the cradle of our civilisation. Much of the island is relatively unchanged with countless traditional villages untouched by time.

With almost guaranteed sunshine, Crete offers a charming, natural and relaxed way of life.

The South Eastern corner of Crete protected by the mountains is particularly blessed with good weather and has less cloud and rain than the North.

This is the southern most point in Europe.



*Grapevines* is about a 90 minute drive from Iraklion airport which offers numerous summer charter flights to most UK regional airports.

Scheduled flights from London and Dublin commenced in May 2005.

Regular direct low cost airlines are expected to operate from Sitia, some 30 minutes drive from *Grapevines*, where the new commercial terminal opens in Autumn 2005, carriers are yet to be confirmed.

Sebire Jeffery Land Partners

30 Cannon Street  
LONDON EC4M 6YN

Contact: David Gardiner-Hill  
+44 7775 564 764

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