

# Marion



# Marion



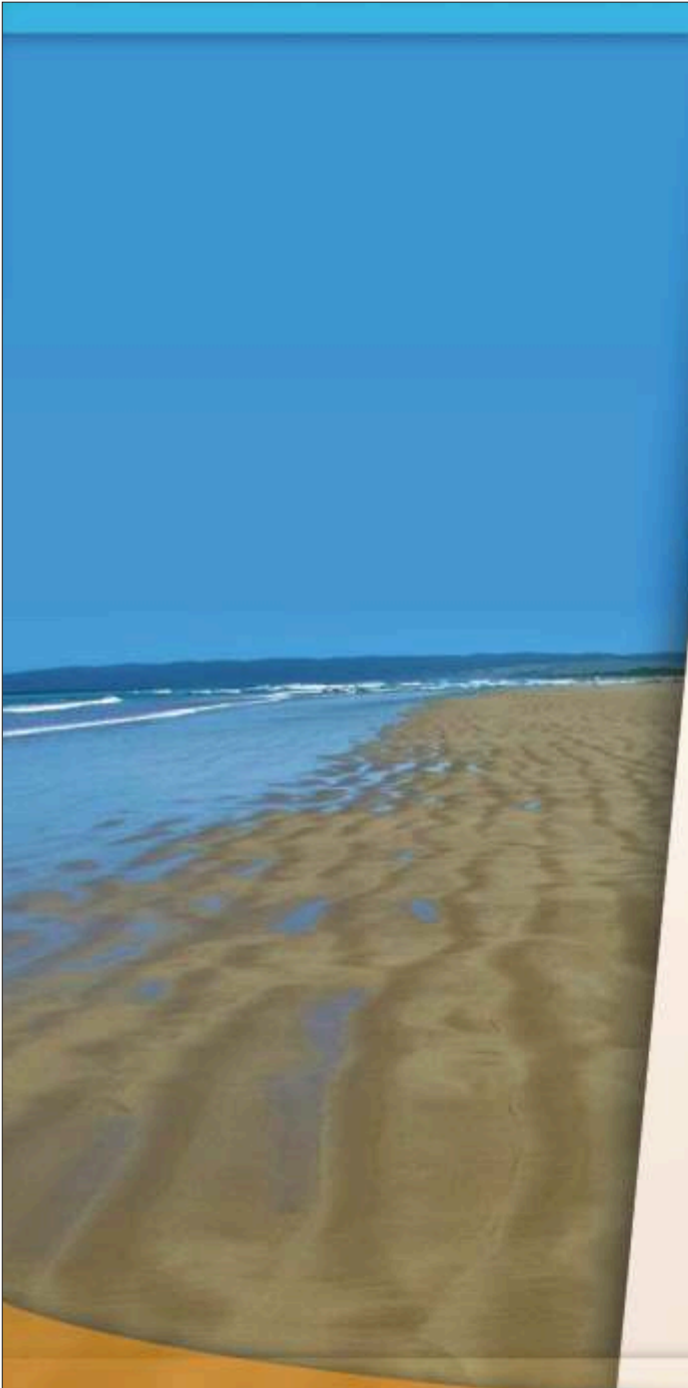
ZACHARIAS KLADOS & Co - ZEUS CONSTRUCTION COMPANY  
12, KRIARI st. 74 100 RETHYMNO  
EL. +30 2831027323, Fax +30 2831027073  
e-mail zeysret@otenet.gr - www.zeyshouse.gr

Authorized Representative:



design: KALOGERAKIS.ORG





Just 32 kilometres south from the town of Rethimno facing the Libyan sea is the village of Mariou. The location combines the quality of life near nature, in a unique green environment, and the exciting nightlife of Plakias, a famous tourist destination just 2 km. away from Mariou.

The Rural Residences of Mariou is a group of four independent and autonomous luxury residences (two storey maisonnettes) located on the outskirts of Mariou village. The size of the houses varies between 90 m2 (two bedrooms) and 110 m2 (three bedrooms). All residences have a living room, dining room, kitchen, bathrooms and bedrooms. They also have private swimming pools surrounded by sunbathing patios, independent entrances and private outdoors areas with tile-paved terraces and gardens surrounded by a low stonewall. The complex's position on the hillside offers a magnificent sea view towards the Libyan Sea and the town of Plakias. Each house has one paved parking space right next to it and one more parking space in the common area in front of the properties.

The construction quality satisfies the requirements of modern housing in combination with the local traditional architecture of stone, timber and natural earthy colors.

The region was selected for its beautiful, unique landscape and is the center of various points of interest: religious (Prevely monastery), recreational and touristic (Plakias, Damnoni, Spili, Ag. Galini), natural walking paths (Kotsifou Gorge, Kourtalioti Gorge), traditional villages (Asomatos, Lefkogia, Mirthios, Selia) and areas of natural beauty. Sandy beaches with crystal waters, rivers with palm trees and rough rocky mountain edges sinking into the sea alternate, creating a unique landscape (Plakias, Souda, Damnoni, Ammoudi, Preveli). s fenced with low stonewalls, sitting areas and paths paved with natural stones.

#### Details

Location:	Mariou, South Rethymnon
Plot size:	1762,20 m2
Distance from sea:	2 Km
Distance from airport:	110 Km
Distance from port:	32 Km
Distance from nearest city:	32 Km
Swimming pool:	Yes private
Fire place:	Yes
Air Condition:	Yes one unit in each room
Parking (number of vehicles)	2 per house



## TECHNICAL SPECIFICATIONS

**MAIN CONSTRUCTION:** Concrete framework (slabs, beams, columns).  
Outdoor walls: cement-base bricks with thermal insulating characteristics.  
Interior walls: single brick-wall.

**PLASTER:** Cement based plaster is applied in three layers. The surface is sealed with the application of three coats of acrylic paint.

**FLOORS:** Outdoor areas and terraces as well as the indoor floors are paved with ceramic tiles.

**WINDOWS & DOORS:** Exterior windows & doors in wood color are made of PVC-U system, innovative steel reinforcement with extraordinary thermal insulation characteristics, double glassing and multilock system. All exterior windows and doors have external shutters and mosquito nets. Interior doors are made of engineered wood.

**ROOFS:** The sloped roofs above the concrete slabs are wooden with the proper heat and water insulation and natural ceramic Greek style tiles as covering.

**KITCHEN:** Cupboards with melamine interior finish and wooden doors and worktops resistant to humidity and temperature changes.

**BATHROOM:** Basin, bathtub & toilet made of white porcelain, stainless plumbing fixtures, and cabinet with mirror.

**ELECTRICAL INSTALLATION SYSTEM:** Fuse box with automatic fuses, indoor & outdoor checking points, lights and switches.

**DOORBELL, TELEPHONE & TV:** Exterior doorbell, double telephone jacks (ISDN line), antenna outlet with satellite dish.

**HEATING & COOLING SYSTEM:** Fireplace in each house & one air-conditioning unit in each room.

**SWIMMING POOL:** Private swimming pool of 28m<sup>2</sup> for each house.

**OUTDOORS AREA:** Pool area, outdoor sitting areas & paths paved with natural stones, surrounding areas with grass, gardens with trees and shrubs, automatic water sprinklers, outdoors lighting.

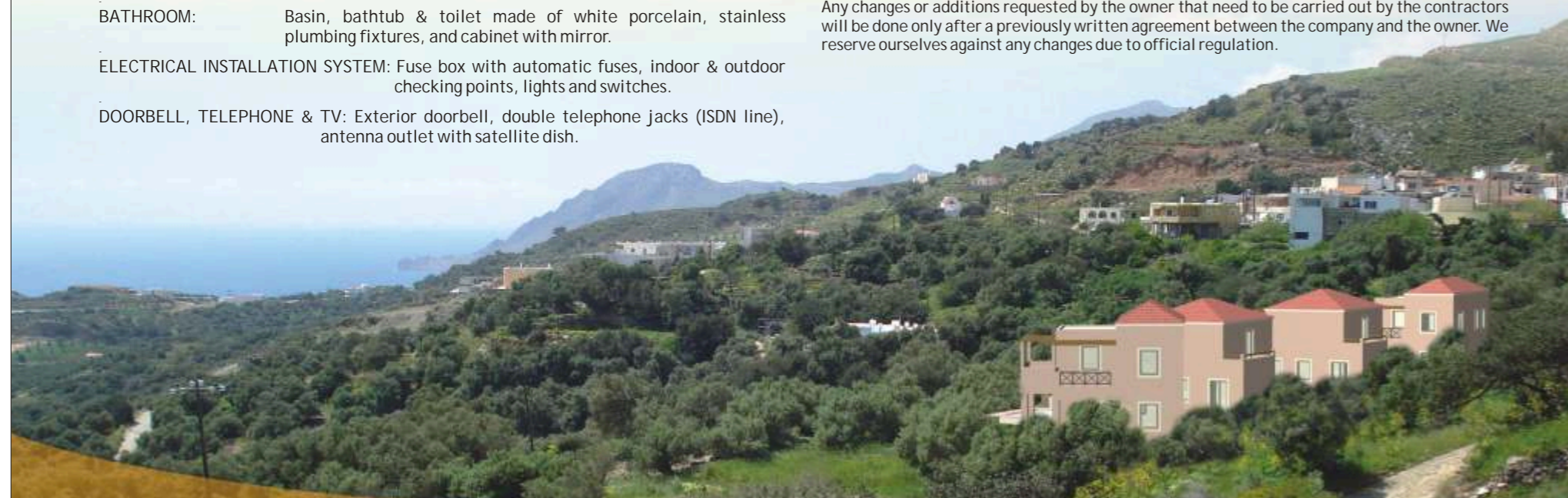
**PARKING:** One private parking space per house and one more parking space in the common area in front of the properties. Parking areas are paved and sufficiently lit.

**MISCELLANEOUS:** Wardrobes with melamine interior finish and wooden doors in all bedrooms. Wooden pergolas will be constructed in private outdoor areas according to the architectural study.

In case there is a need for a water pump the purchase and installation expense will be covered by the buyer. The guarantee for the construction materials is according to the Greek Law.

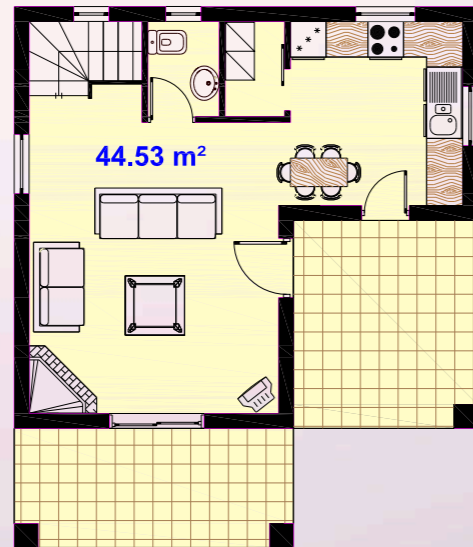
One year guarantee for decorative and non-construction materials.

Any changes or additions requested by the owner that need to be carried out by the contractors will be done only after a previously written agreement between the company and the owner. We reserve ourselves against any changes due to official regulation.

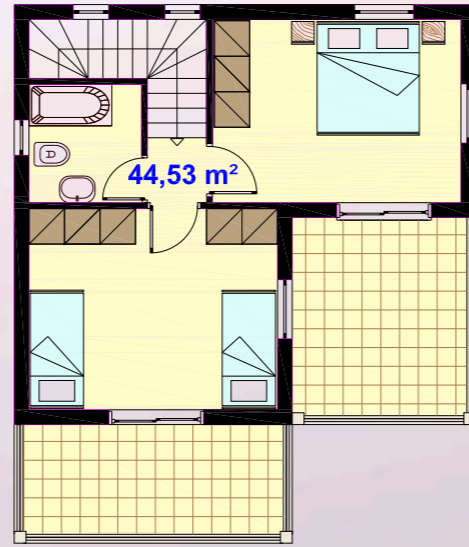


PROPERTY CODE	TYPE	TYPE OF HOUSE	LEVEL	FLOOR AREA	TOTAL AREA	BEDROOMS	BATHROOMS	TILED OUTDOOR AREAS	GARDEN	SWIMMING POOL	PARKING NUMBER OF CARS
M1	1	MAISONNETTE	GROUND FLOOR	44,53	89,06	2	2	128,19	150,84	28,00	2
			FIRST FLOOR	44,53							
M4	1	MAISONNETTE	GROUND FLOOR	44,53	89,06	2	2	87,09	115,04	28,00	2
			FIRST FLOOR	44,53							

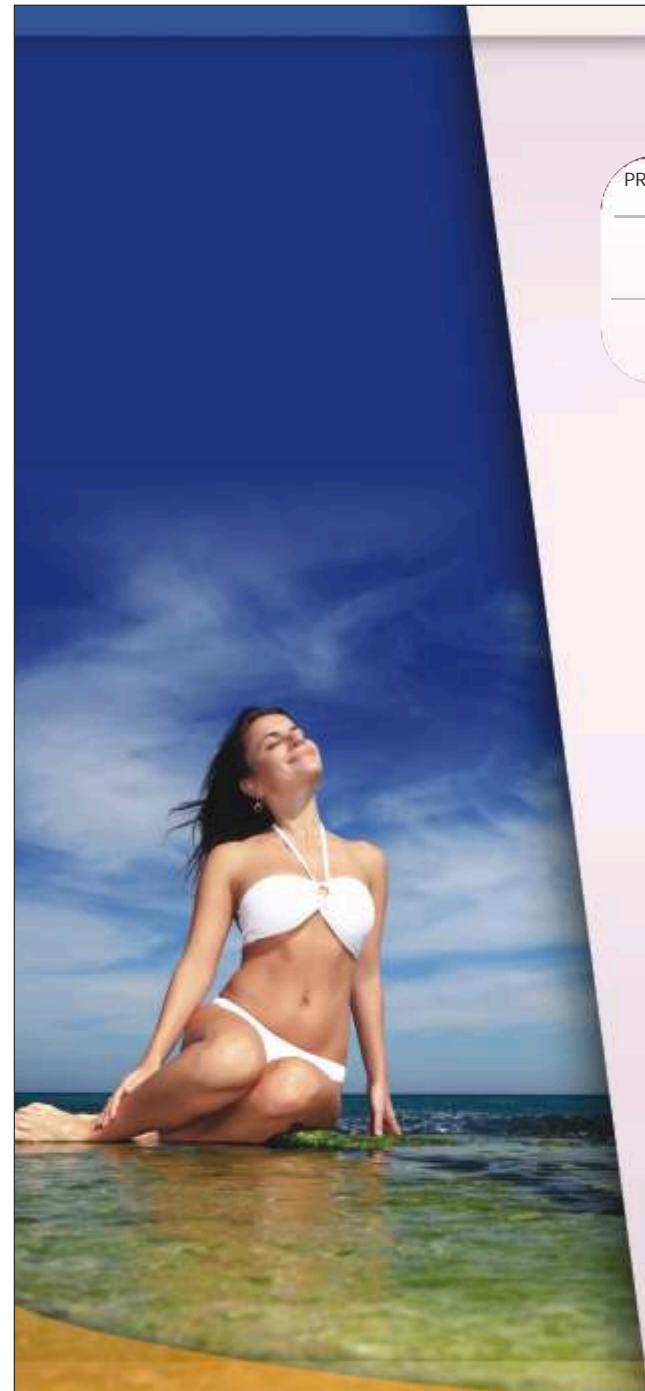
Type 1



GROUND FLOOR

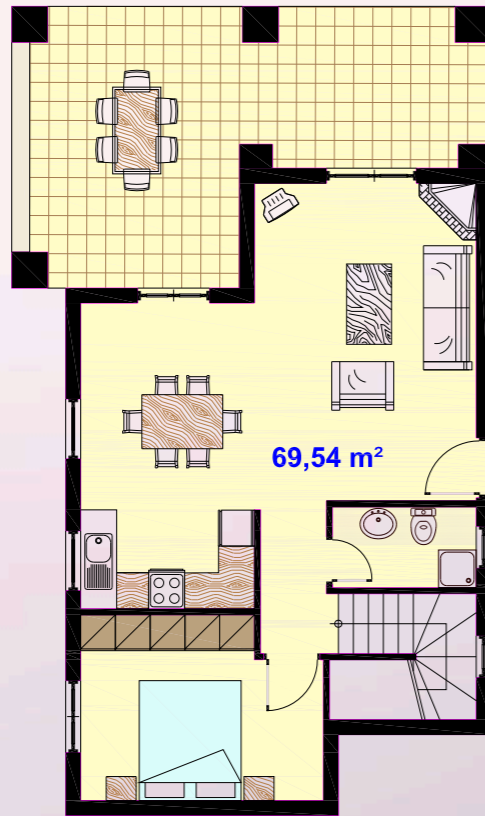


FIRST FLOOR

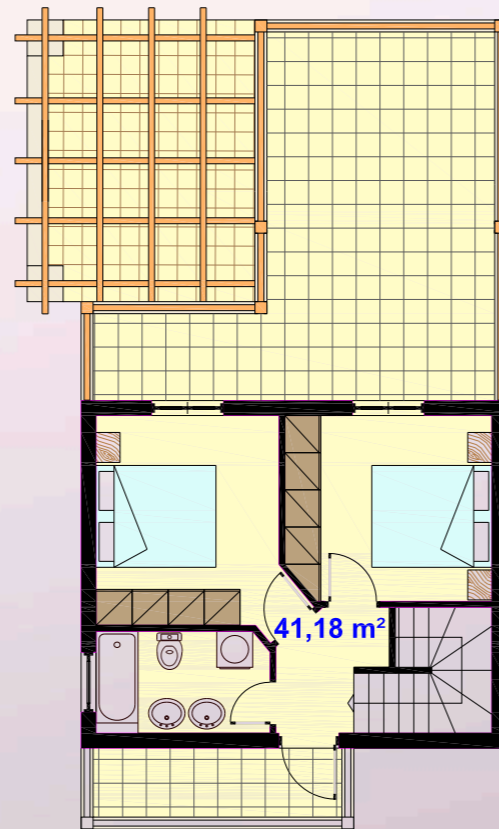


PROPERTY CODE	TYPE	TYPE OF HOUSE	LEVEL	FLOOR AREA	TOTAL AREA	BEDROOMS	BATHROOMS	TILED OUTDOOR AREAS	GARDEN	SWIMMING POOL	PARKING NUMBER OF CARS
M2	2	MAISONNETTE	GROUND FLOOR	41,18	110,72	3	2	164,03	124,86	28,00	2
			FIRST FLOOR	69,54							
M3	2	MAISONNETTE	GROUND FLOOR	41,18	110,72	3	2	146,34	100,93	28,00	2
			FIRST FLOOR	69,54							

Type2



GROUND FLOOR



FIRST FLOOR



