

Brit-Inspired Cretan Villas

The design of new homes in Crete has been based on research among Brits seeking a place in the sun.

A Berkshire-based developer is set to complete the first of nine detached villas in western Crete, all of which have been designed to meet the expectations of Britons seeking an overseas home. Detailed market research commissioned by developer Caversham-Barnes revealed that private heated pools, big sun terraces, air-conditioning and central heating for use during Crete's brief winter period are the top priorities for Brits. Garages and space for gardens also came high on the wish lists – consequently the homes at Litsarda Villas are some of the few in Crete with secure garages.

The two and three-bedroom homes are 40 minutes from Crete's Chania International Airport, close to the rural village of Litsarda and two kilometres from the shops, bank, post office and healthcare facilities in the small town of Vamos. The development occupies a 1.6 hectare (four acre) olive grove in an elevated location with panoramic views of the White Mountains and the Mediterranean. The villas have floor areas ranging from 108 sq m to 170 sq m including a self-contained lower ground floor with a shower room.

Designed in a typically Cretan style, the villas feature internal finishes which include tiled

floors, marble staircases and built-in wardrobes as well as maintenance-free lacquered aluminium doors. Double-glazed windows have traditional shutters. Huge sun terraces – the biggest is 198 sq m – surround the private 32 sq m pool that comes with each property.

Prices at Litsarda start at € 249,900 for a two-bedroom villa with a floor area of 108 sq m, including the lower ground floor. The properties are supplied fully-furnished and equipped with everything from beds to bottle-openers. Owners have use of a tennis court and a fully-equipped play area for children.

The founder of Caversham-Barnes, Said Marie, has adopted a unusual approach to selling his properties. Unlike many developers keen to sell off-plan – putting the onus on buyers to visualise what they are purchasing – Said lets potential purchasers make their decisions only after they have inspected the building with at least three-quarters of it completed. All the villas at Litsarda Villas have reached this stage.

For more information visit:

www.caversham-barnes.com or call 0118 948 3202.