



BLUE FRONTIER

A Cretan TALE

Watch the video



CONTENTS

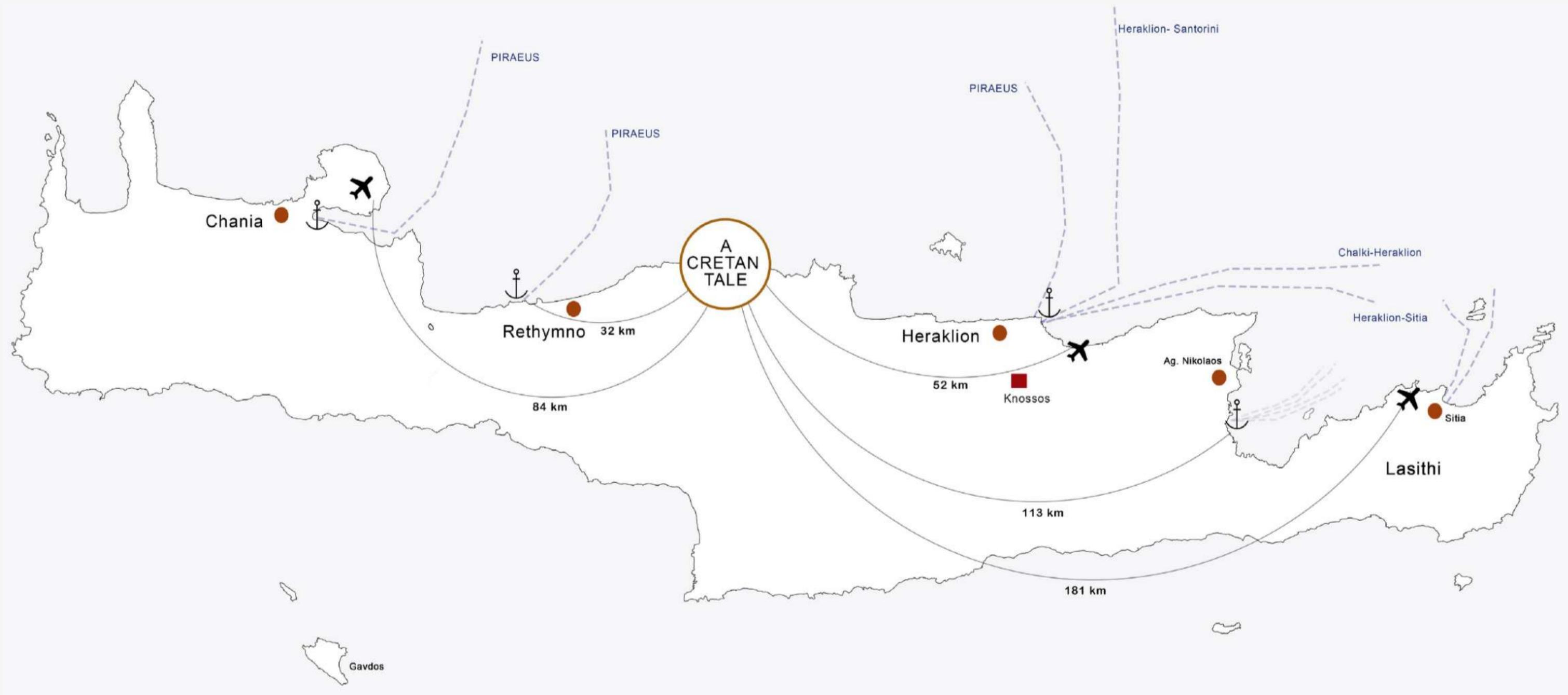
1. The vision	Pg. 03
2. The land	Pg. 06
3. The Myth of Crete	Pg. 07
4. The Basic idea	Pg. 08
5. Residential and tourism development/Marina	
5.1. Residential development	Pg. 16
5.2. Tourism development/Marina	Pg. 18
6. Settlements	
6.1. Talos	Pg. 21
6.2. Ichor	Pg. 30
6.3. Lithos	Pg. 39
6.4. Charoupi	Pg. 48
6.5. Filakto	Pg. 57
7. Resorts .Marina	
7.1. Poeas	Pg. 66
7.2. Velos	Pg. 69
7.3 Marina	Pg. 72
8. Accesses - Internal Traffic	Pg. 73
9. Free spaces - Environment	Pg. 75
10. Surrounding Villages	Pg. 77
11. Summary tables of urban planning units	
11.1. Construction and buildings	Pg. 80
11.2. SettlementsFuture	Pg. 81
11.3. Functions and services	Pg. 82
12. Crete's Future	Pg. 83

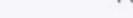


1. The vision

The Cretan tale is an innovative, integrated, seaside residential / hotel complex aiming at the global market with multiple targets. It aspires to create a new, special multiple-options destination that will offer an upgraded level to the holiday homes market and will differentiate the typical tourist product of the island. Additionally, it will help raise the quality of life for the residents and visitors of the project, while establishing contact with the local community and disengaging from vulnerable mass and seasonal tourism.





-  Ports
-  Airports
-  Archaeological Site
-  Cities
-  Main road
-  Port connections



A
Cretan
TALE

93
HECTARES

BOAK

BALI

2. The land

The project is developed on a coastal area of approximately 93 hectares, located in the center of the north side of the island, next to the tourist settlement of Bali and adjacent to the North National Road (BOAK). Its coastline, longer than 1,000 m, includes two small sandy (pebble) leeward beaches as well as an impressive, naturally shaped, swimming pool at its western end.

The hilly land morphology includes many hillsides of various slopes with a maximum altitude of about 320 meters. It is covered by low-growing Mediterranean vegetation and small trees, mainly locusts, plane trees, oleanders along the eastern stream.

Proximity to airports, main roads, settlements, unsaturated tourist areas and adjacent infrastructure networks together with strong property titles as well as the fact that there are no any kind of restrictions such as forestry, archeological, ZOE, Natura 2000, etc., make the area suitable for immediate development by defining the housing and leisure tourism zones.

3. The Myth of Crete



The idea of developing the property, located at the foot of the Talai Mountains (Kouloukounas), was associated with the ancient Cretan myth of the giant **Talos** (meaning sun in the local dialect) who lived at their highest peak.

According to legend, it was made of copper by the fire god Hephaestus and was a gift from King Minos and Europe to protect Crete (**Filakto**). Three times a day he was circling around the island throwing huge stones (**Lithos**), defending it from any possible invaders.

When the Argonauts approached Crete, **Poias**, their best archer, threw an arrow (**Velos**) at Talos aiming at its vulnerable spot, the heel. His blood (**Ichor**) began flowing on the hard rocks and the locusts (**Charoupi**) before he finally died.

4. The Basic Idea

The present study proposes a coherent development plan to create a built environment for both residential and tourism purposes. At the same time, it incorporates cultural elements, commercial activities and specific infrastructure projects, for the benefit of the wider area, with special attention to the local identity.

The proposal includes:

- **Five** independent settlements (Talos,Ichor,Lithos,Fylakto , Charoupi) of 339 houses in total,
- **Two** hotel complexes (Poeas , Velos) with capacity of 200 and 100 rooms respectively and
- A tourist **port** of 75 yachts that offers complete technical services, amenities and recreation areas

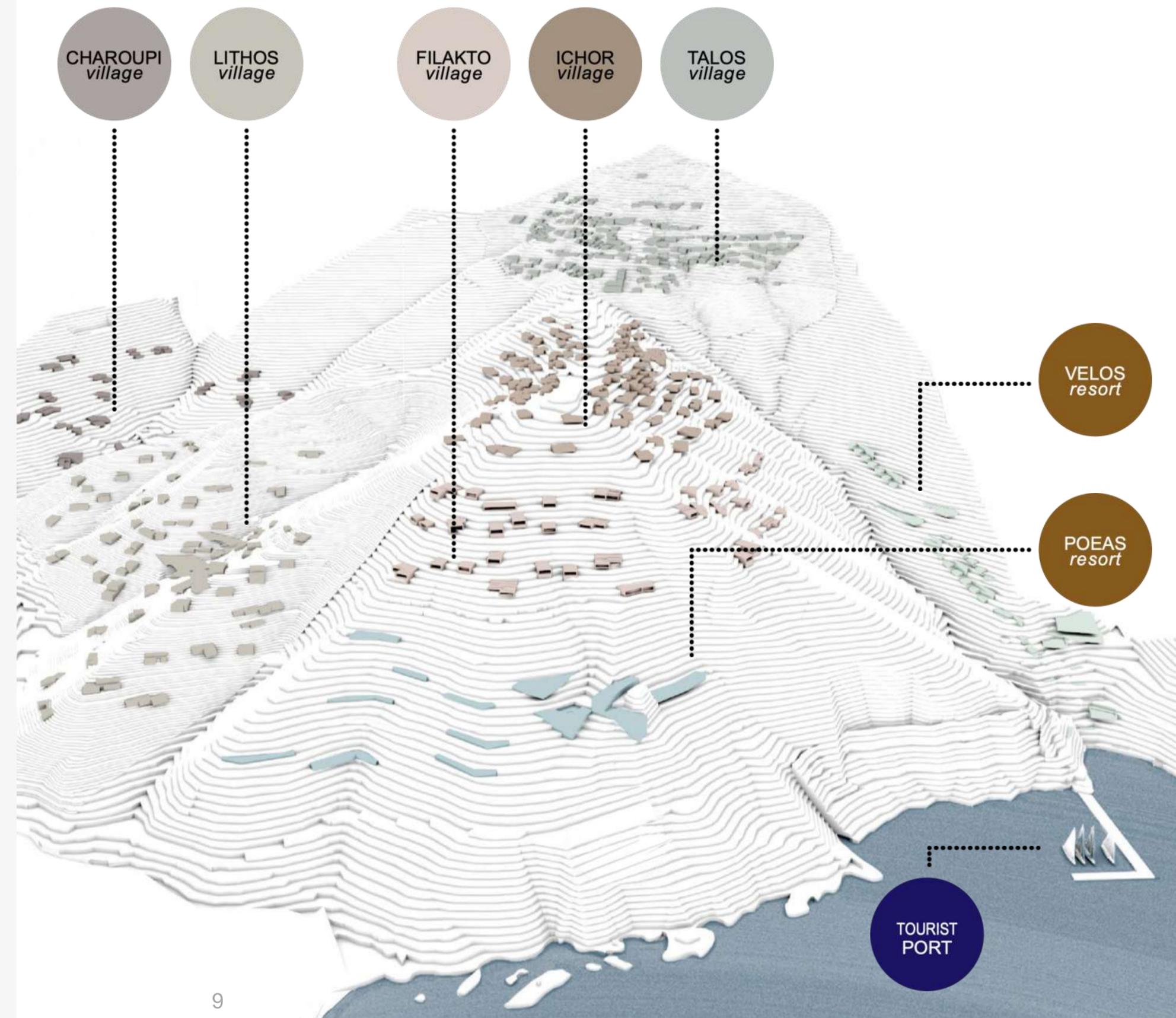
which are fully functional in relation to each other.



4. The Basic Idea

Characteristic of the urban planning is that it follows the standards of a low-density project **with limited building area of 82.149 sqm. which does not exceed 9% of the total land area to be developed.** The plots are formed to ensure the proper use of the land in order to balance between buildable and non-buildable areas, creating urban units with a specific character and identity while providing a variety of upgraded elements of the built space.

The proposal, in parallel with residential and tourist uses, is complemented by a wide range of tertiary functions and services based on the broad development of public and common areas. They range from retail to education, culture, hospitality, wellness and health, sports and leisure. All of the above in combination with the key point of the marina's development, compose a network of diverse human activities and experiences that become a reference point and attraction for the wider area.



Land Overview



Eastern Stream Overview



Coastal line - East & West Beach

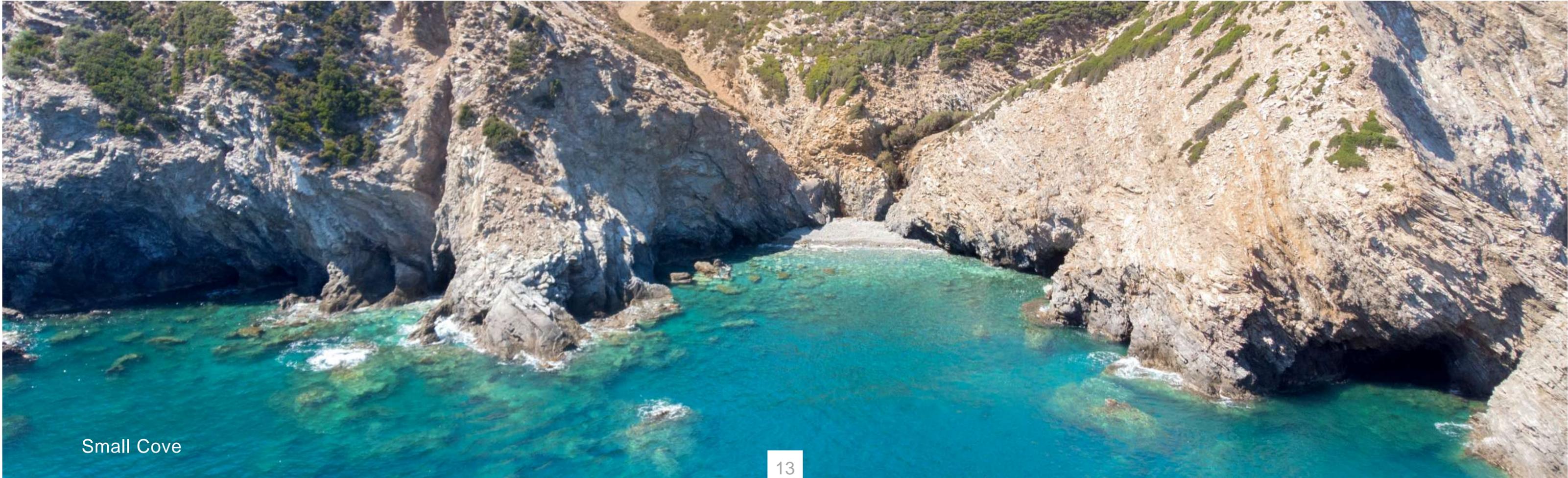




Natural swimming pool



Main Beach



Small Cove

Climbing



A Cretan TALE

5. RESIDENTIAL AND TOURISM DEVELOPMENT / MARINA

5.1 Residential development

The five villages have been designed as a set of built areas with specific land uses and building density, creating a particular identity and a relationship with the natural environment.

The basic functions of each settlement are related to the development of specific human stimuli and activities that shape it into a living nucleus with the residents/visitors enjoying outstanding experiences.

Each settlement is distinguished for its own unique character that is determined by the existing land morphology and is reflected in the architectural design, the materials used and especially in its functional peculiarity.

The total area to be constructed is 69.534 sqm distributed into the five settlements.

5 VILLAGES



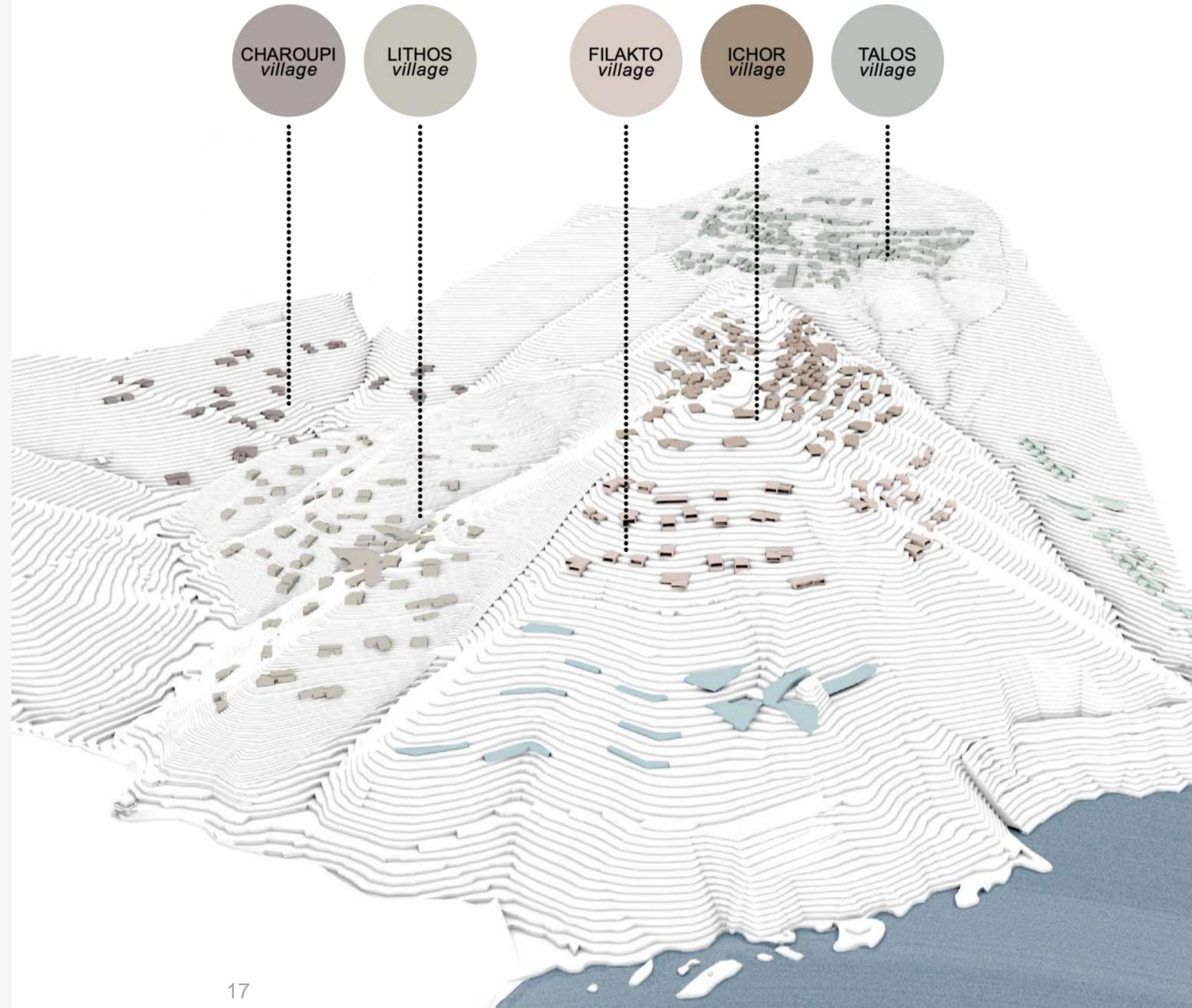
5.1 Residential development

Residential options include apartments, village homes, single / double houses and luxury villas all harmonized with the special character of each settlement.

The area of the houses ranges from 80 sq.m.- 600 sq.m. with 2-6 bedrooms.

All houses, ground floor or two-storey, are of low and discreet volumes, have unobstructed sea views and high privacy, taking advantage of the territorial slopes offered by the land morphology of the area.

Residencies are centrally managed and offered for investment and / or leisure.



5.2 Tourism Development / Marina

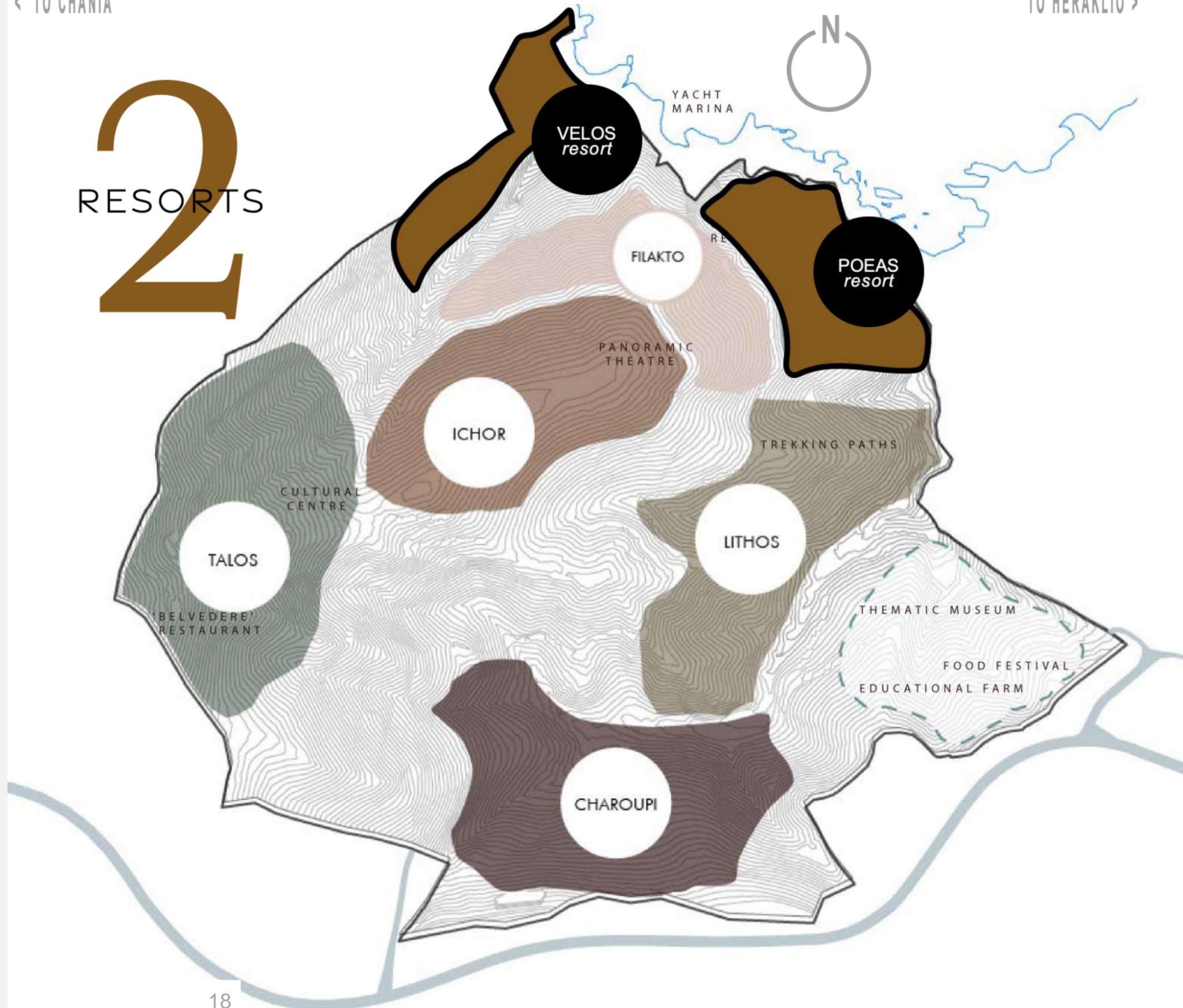
The seafront touch is bridged and ensured through the two 5-stars seaside hotels as well as the tourist port.

They are developed on the two leeward beaches at the ends of the coastline and their design aims to provide integrated hotel services and marine activities to the whole complex.

The whole development is planned with respect to the landscape and encourages an alternative multi-theme model of tourism, qualitatively differentiated and more cost-effective that addresses to a public with higher demands.

The total building area of the tourist development is 11.215 sq.m. The main hotel accommodation, on the east side, has a building area of 6.934 sq.m. while the area of the smaller one on the west side, is 4,281 sq.m.

2 RESORTS

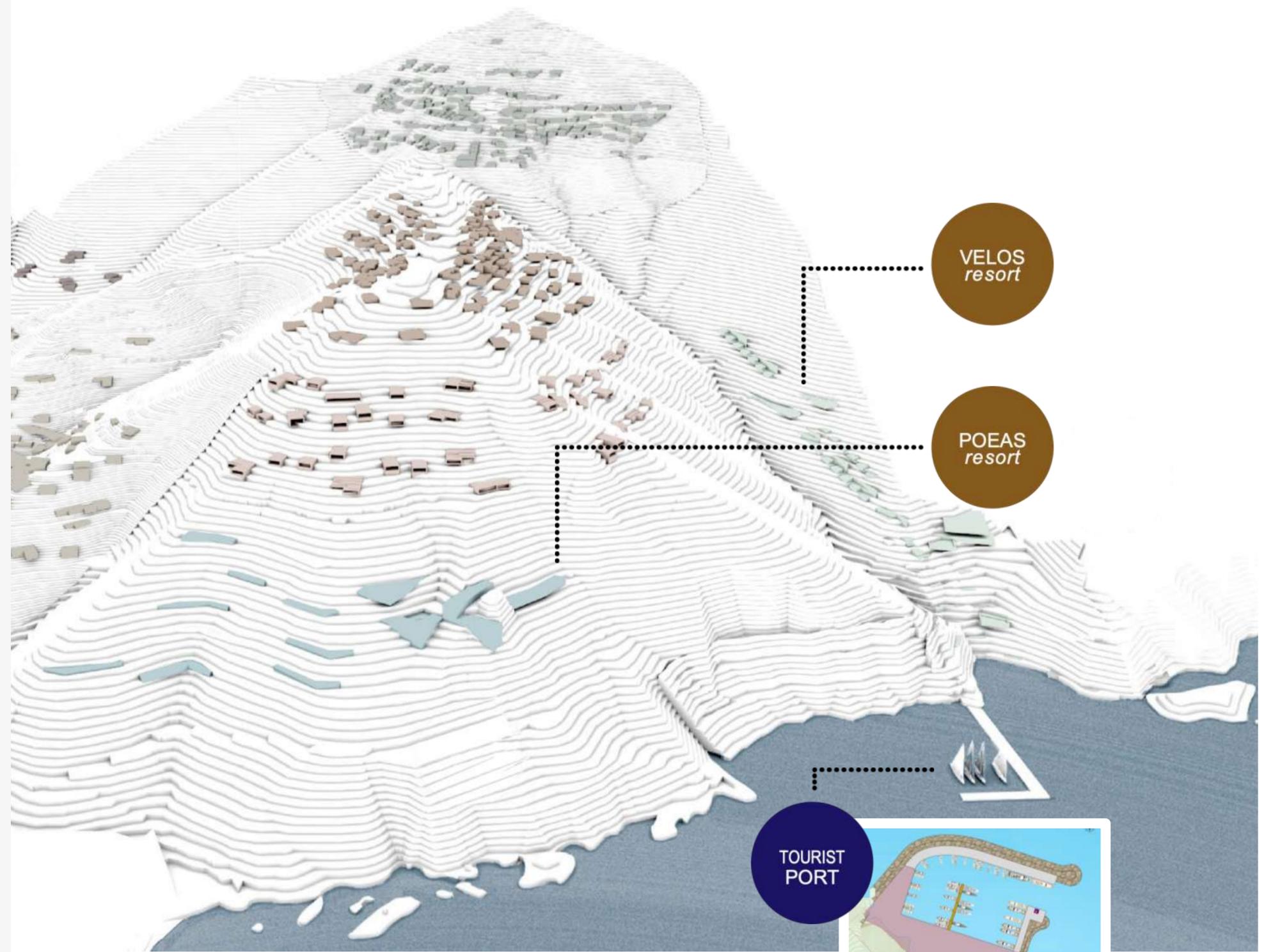


5.2 Tourism Development / Marina

The design of the marina will ensure the harmonious integration of the project in the special natural environment of the wider area. The location of its functions and uses will be guided by the proper operation of the marina in relation with the intended uses and infrastructure of the adjacent land development.

The main goal is to serve the tenants and visitors needs of the entire project. In addition, the marina will be able to meet part of the already very high demand for yacht berths in Crete.

The hotel function is connected with the central management and exploitation of the residences as well as of the port facilities.



hotel property
management



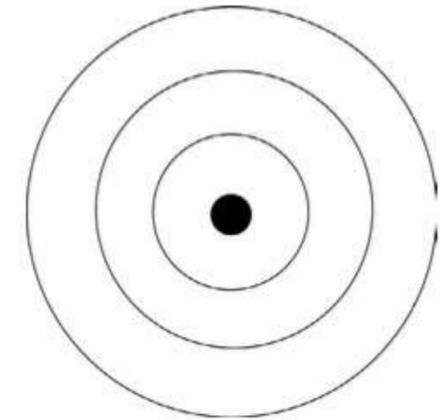
A Cretan TALE

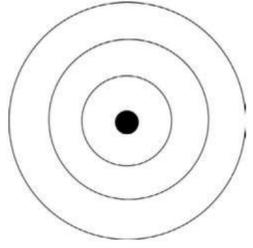
6.SETTLEMENTS



A
Cretan
TALE

6.1. TALOS VILLAGE





6.1. TALOS VILLAGE



Location

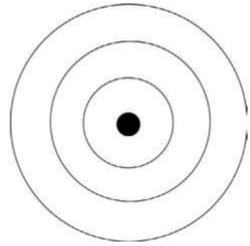


Views



Views

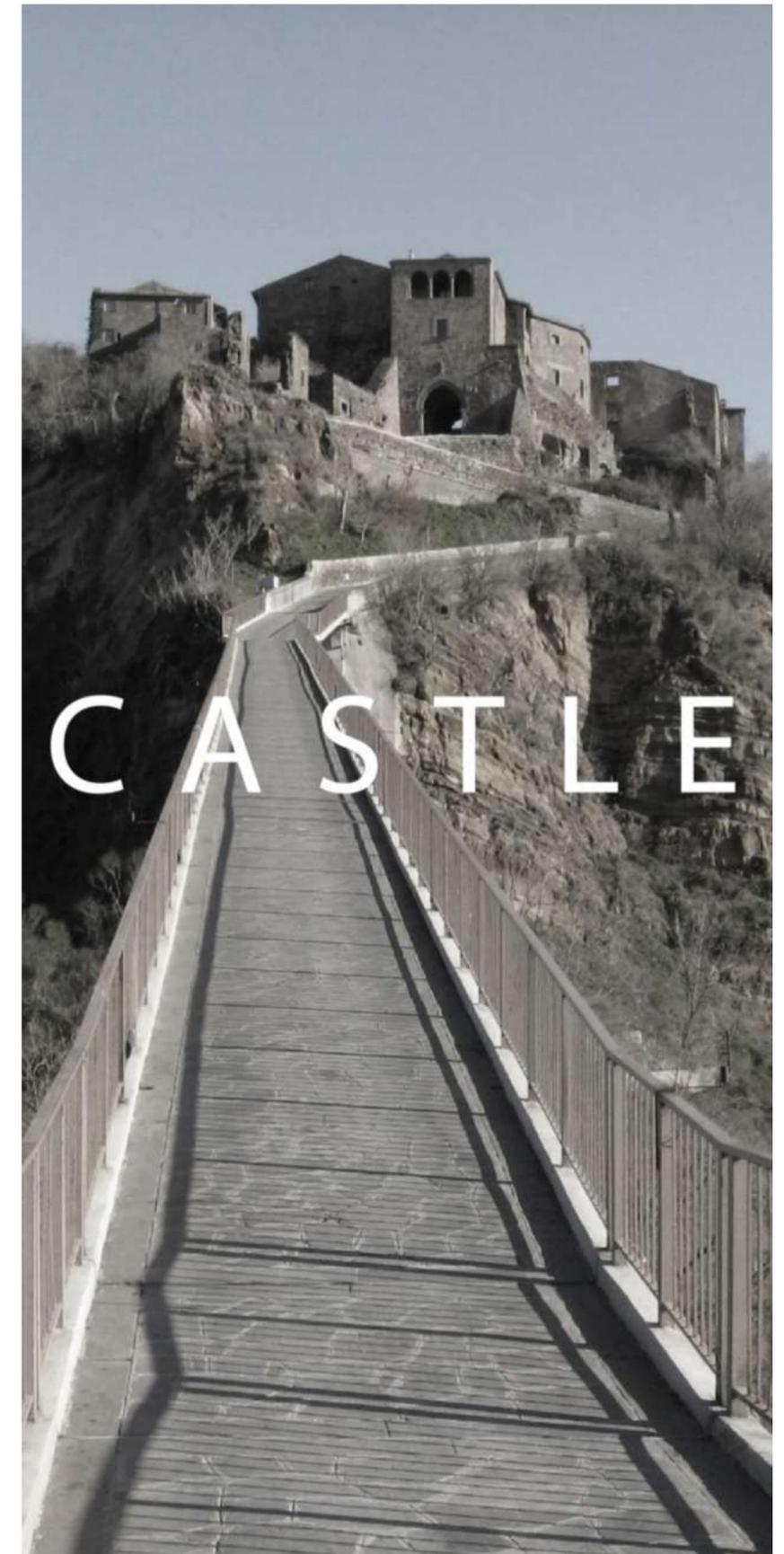
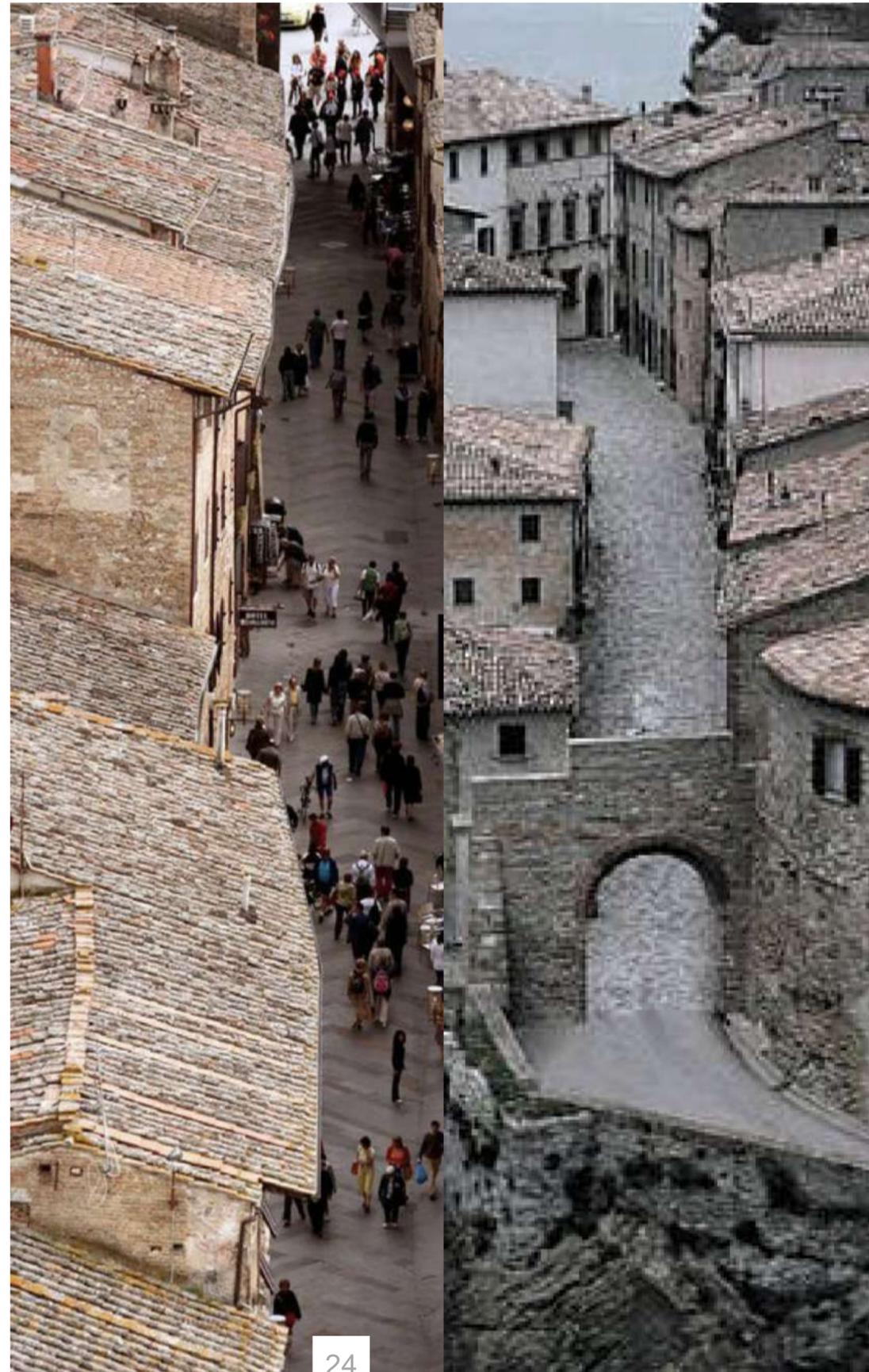


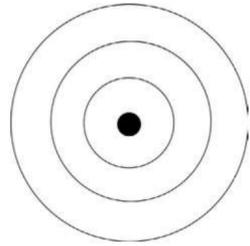


6.1. TALOS VILLAGE

The village of Talos is the expression of a modern, densely built and castle-like traditional settlement facing the north and east blue sea.

Perched on a slope at an altitude of about 300 m, it is organized around a central square, giving the feeling of an "urban" atmosphere of a compact village in a complex of houses, collective spaces and pedestrian pathways. Aside from the center, the most densely populated area with smaller plots, larger plots are developed on the outskirts of the village along the main road.



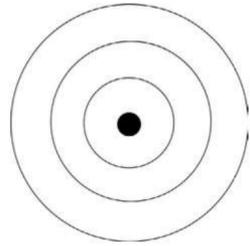


6.1. TALOS VILLAGE

An imaginary axis connects the center of the village with its gate and fortress (the high citadel). These three places are points of attraction and are characterized by the presence of several public spaces and functions related to hospitality, retail, culture and leisure.

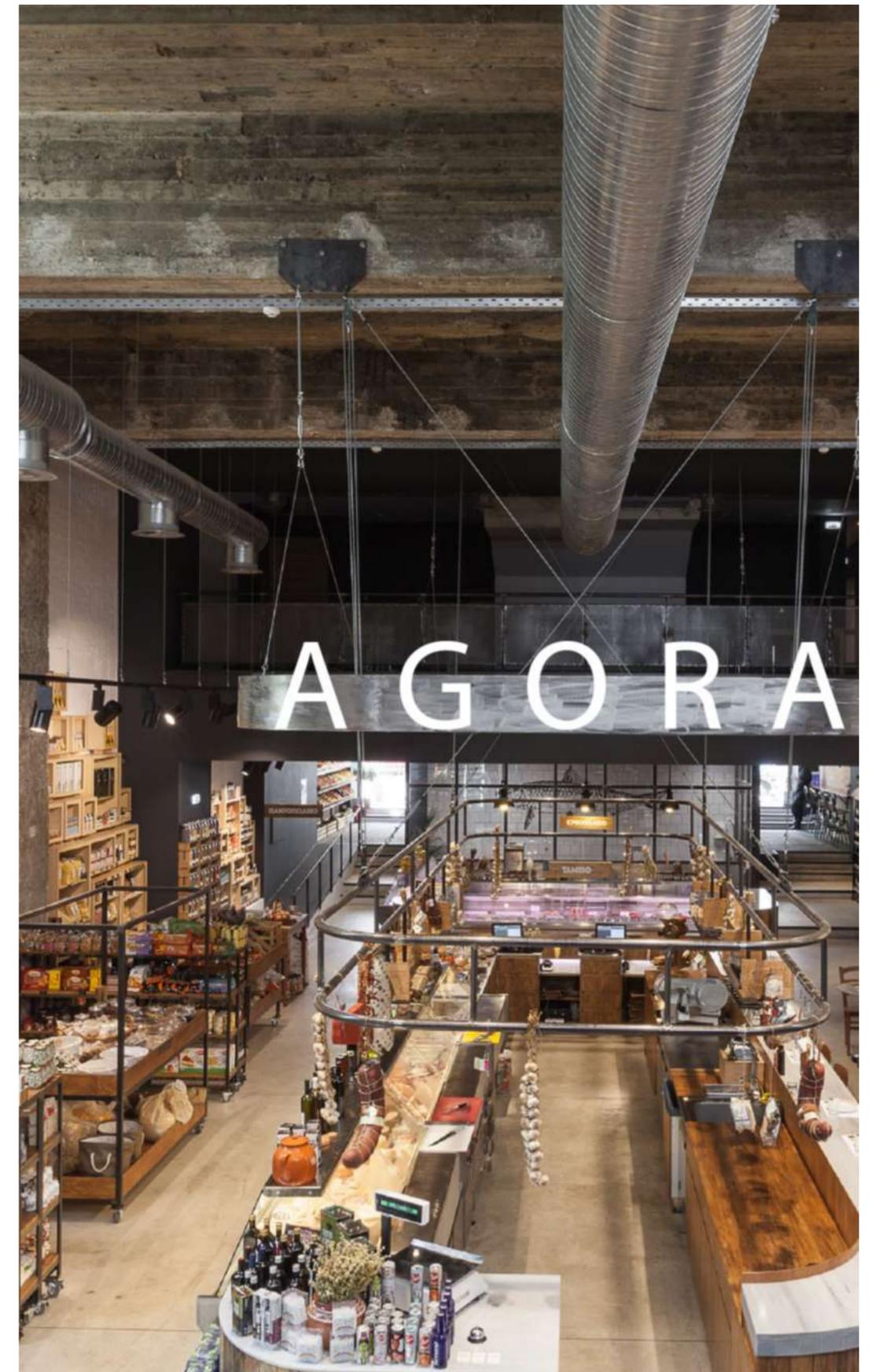
The main road network reaches the top of the hill and a secondary one offers direct access to the plots within the village. In addition, a network of narrow paths and stairways develops within the village to connect all public spaces. Various pathways run through the surrounding area reaching other villages as well.

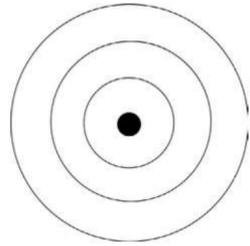




6.1.TALOS VILLAGE

The gate of Talos and the high citadel focus on leisure and hospitality (modern cafe, cultural center). At the hilltop, a specialty restaurant and a large event space will attract locals and outside visitors.

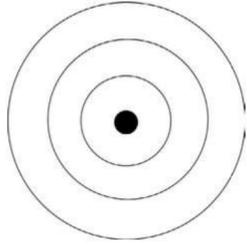




6.1.TALOS VILLAGE

In general, residential buildings are in multiple heights but at most 2-storey ones and include semi-detached or detached units emphasizing the small frames to the panoramic view and larger frames to the introverted patios. The main materiality of the village is concrete and granite.





6.1. TALOS VILLAGE



PUBLIC FUNCTIONS



HOUSING

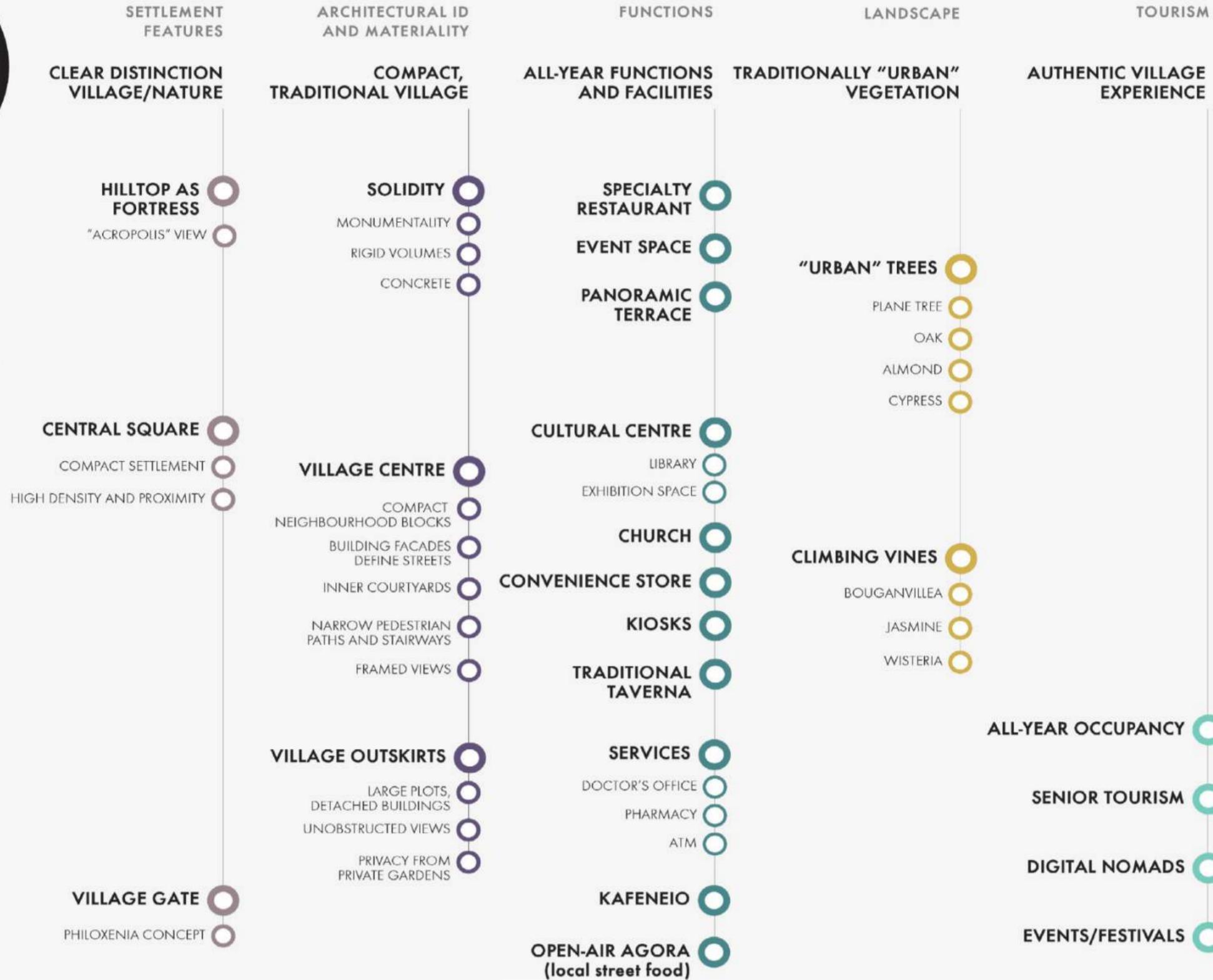
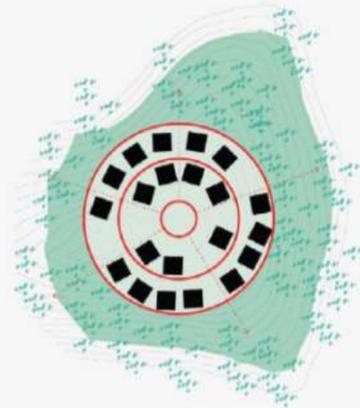
Type	AVRG area	Units
A (80-180sqm)	115	54
B (180-300sqm)	210	53
C (300-600sqm)	350	4

TOTAL
111 units
18.740 sqm



PLOTS

TOTAL	111 plots 36133 sqm
MIN	100 sqm
MAX	1300 sqm
AVERAGE	350 sqm



A Cretan TALE

6.2 ICHOR VILLAGE

Total Housing
Units

84

Number of
Public Areas

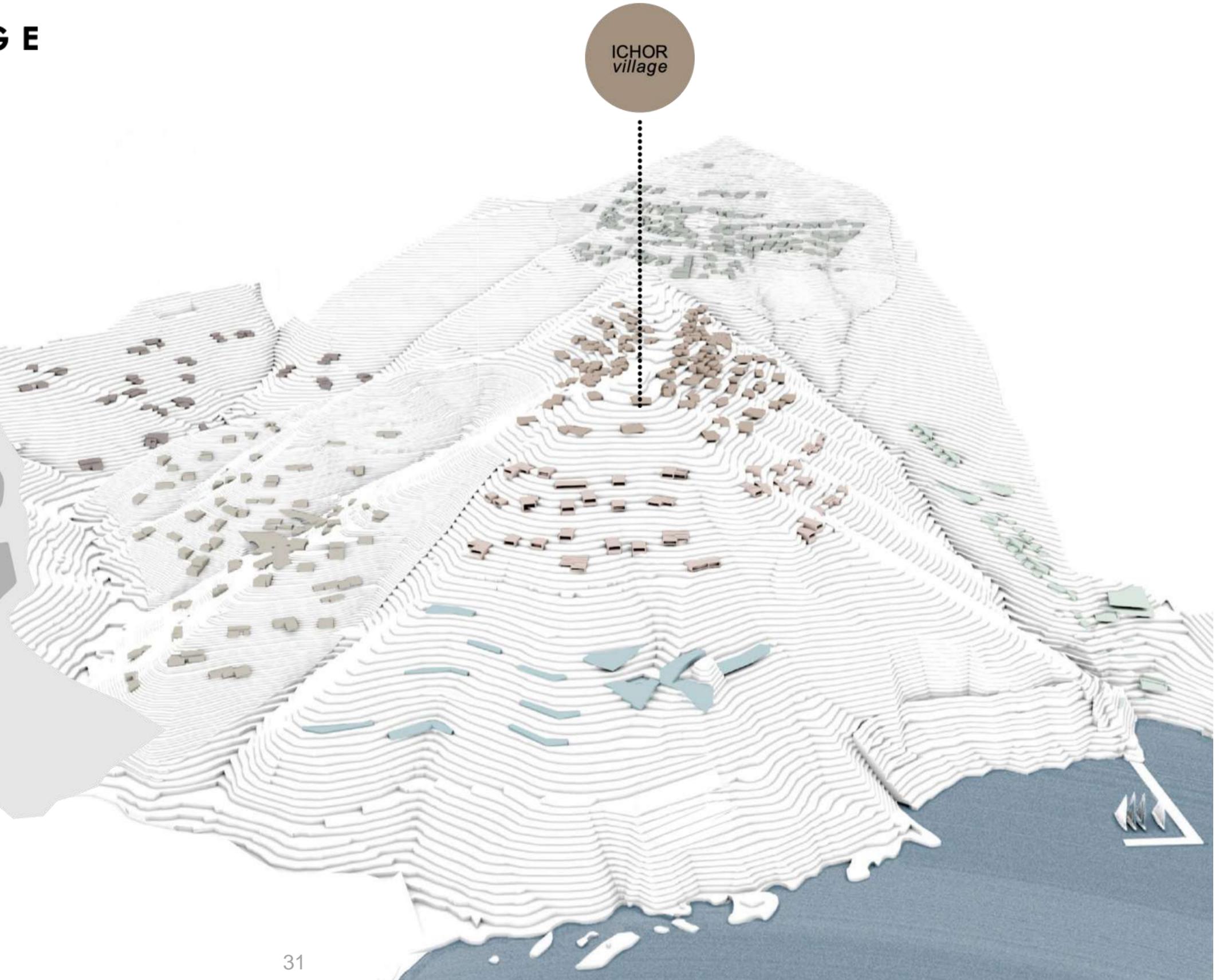
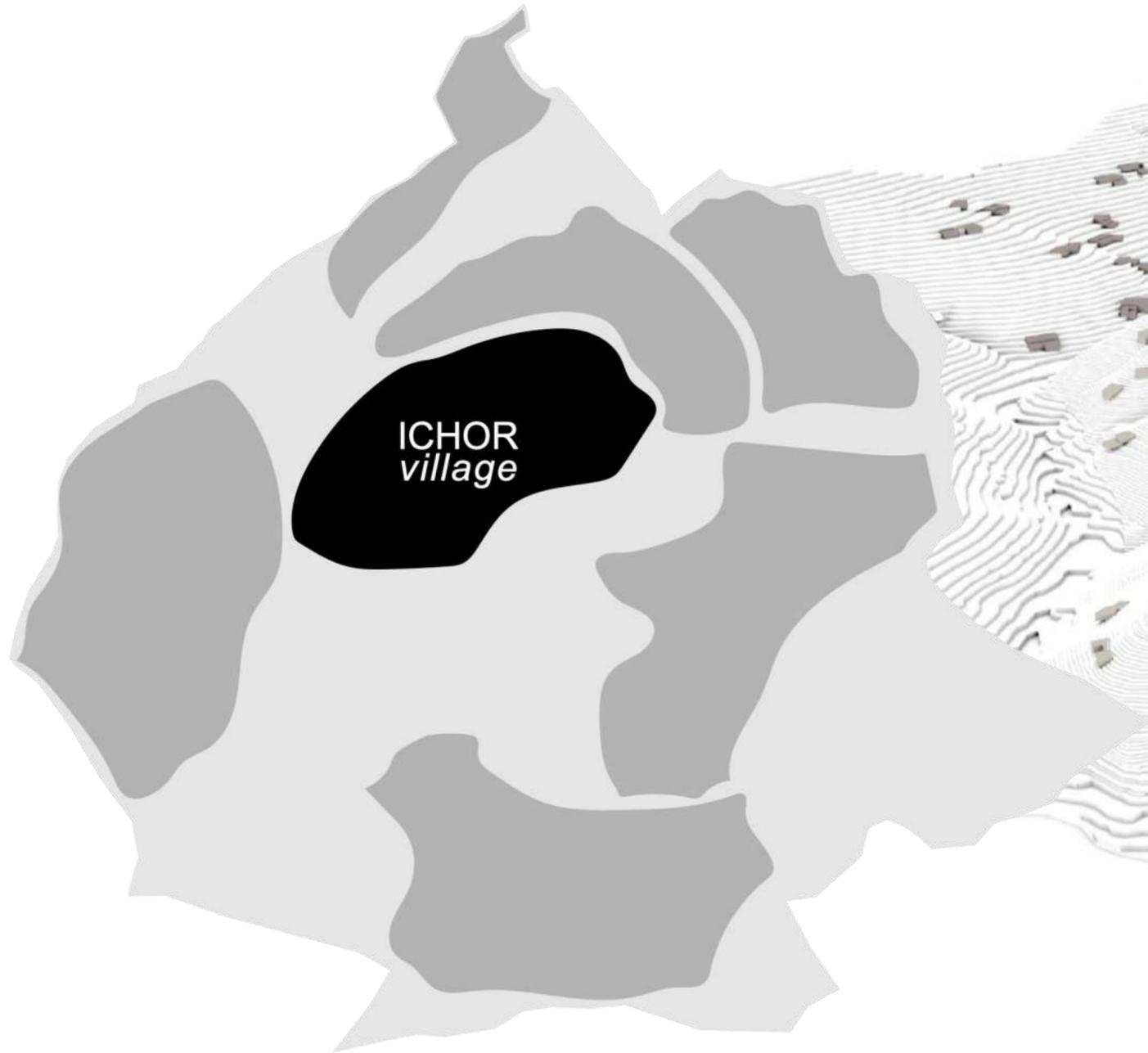
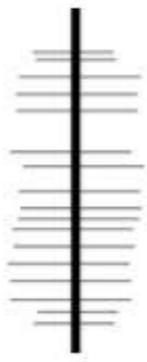
7

Total
Buildable Area

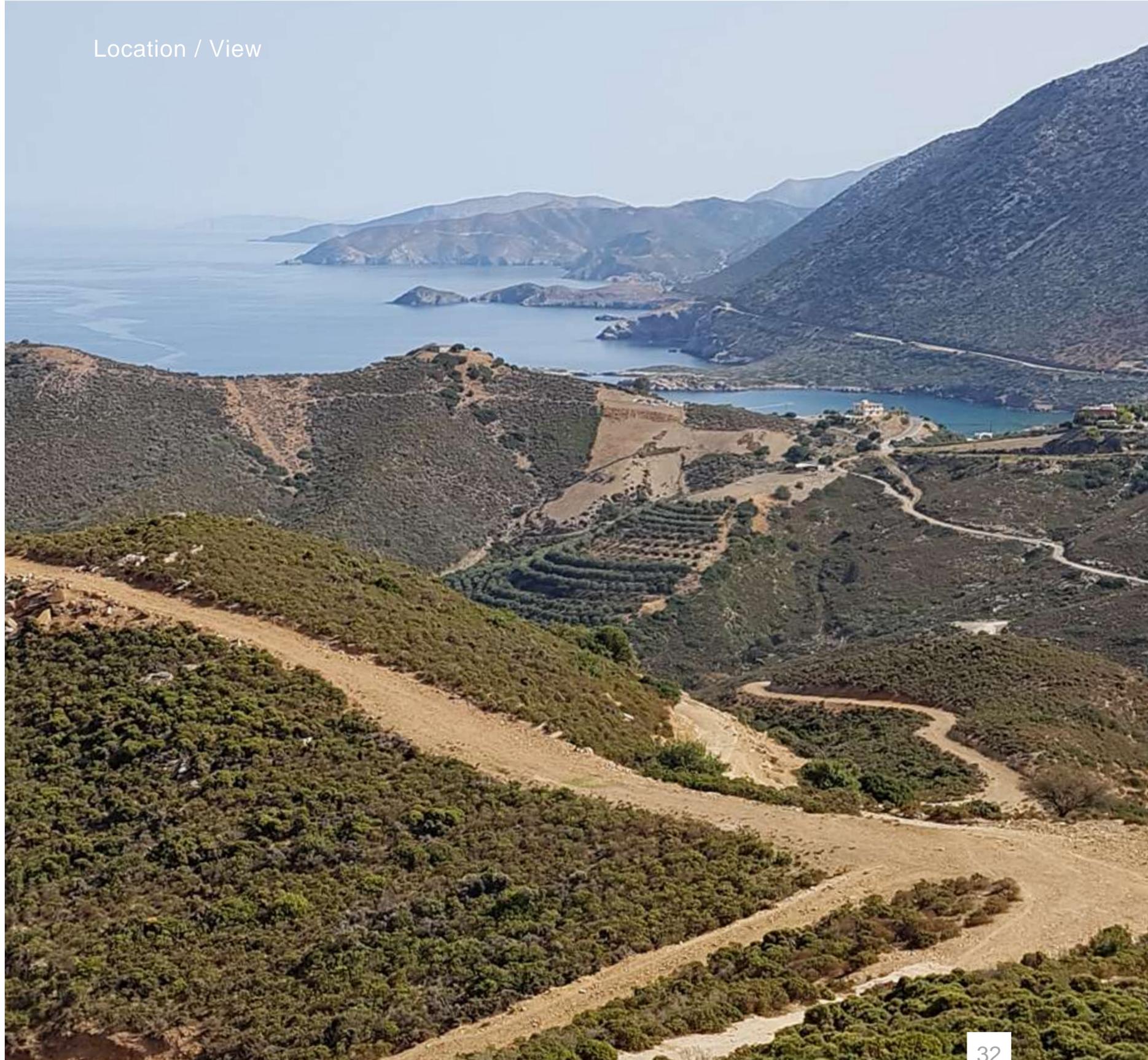
15.332
m²



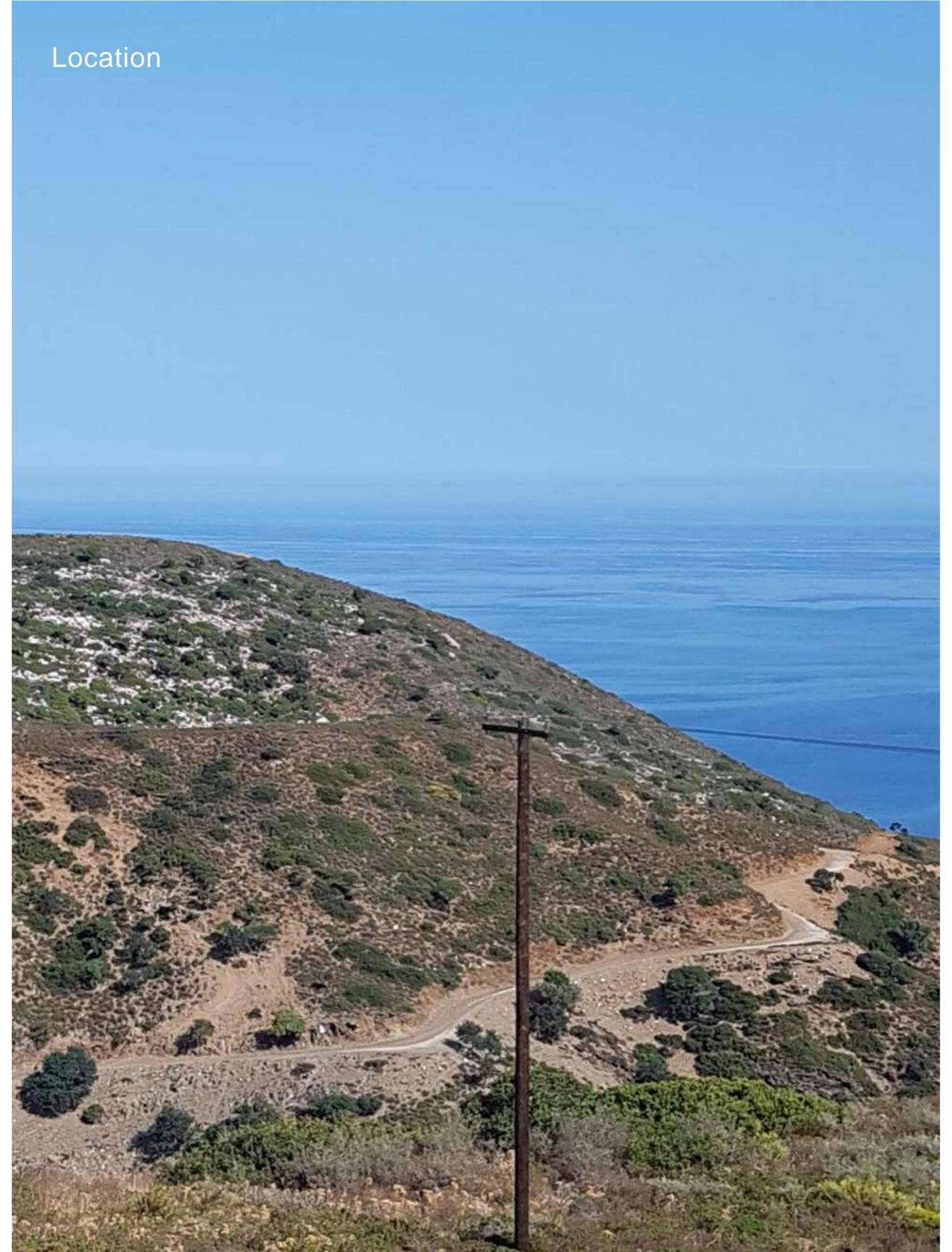
6.2. ICHOR VILLAGE

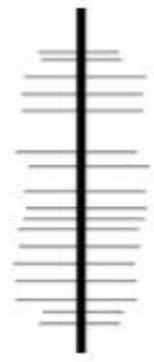


Location / View



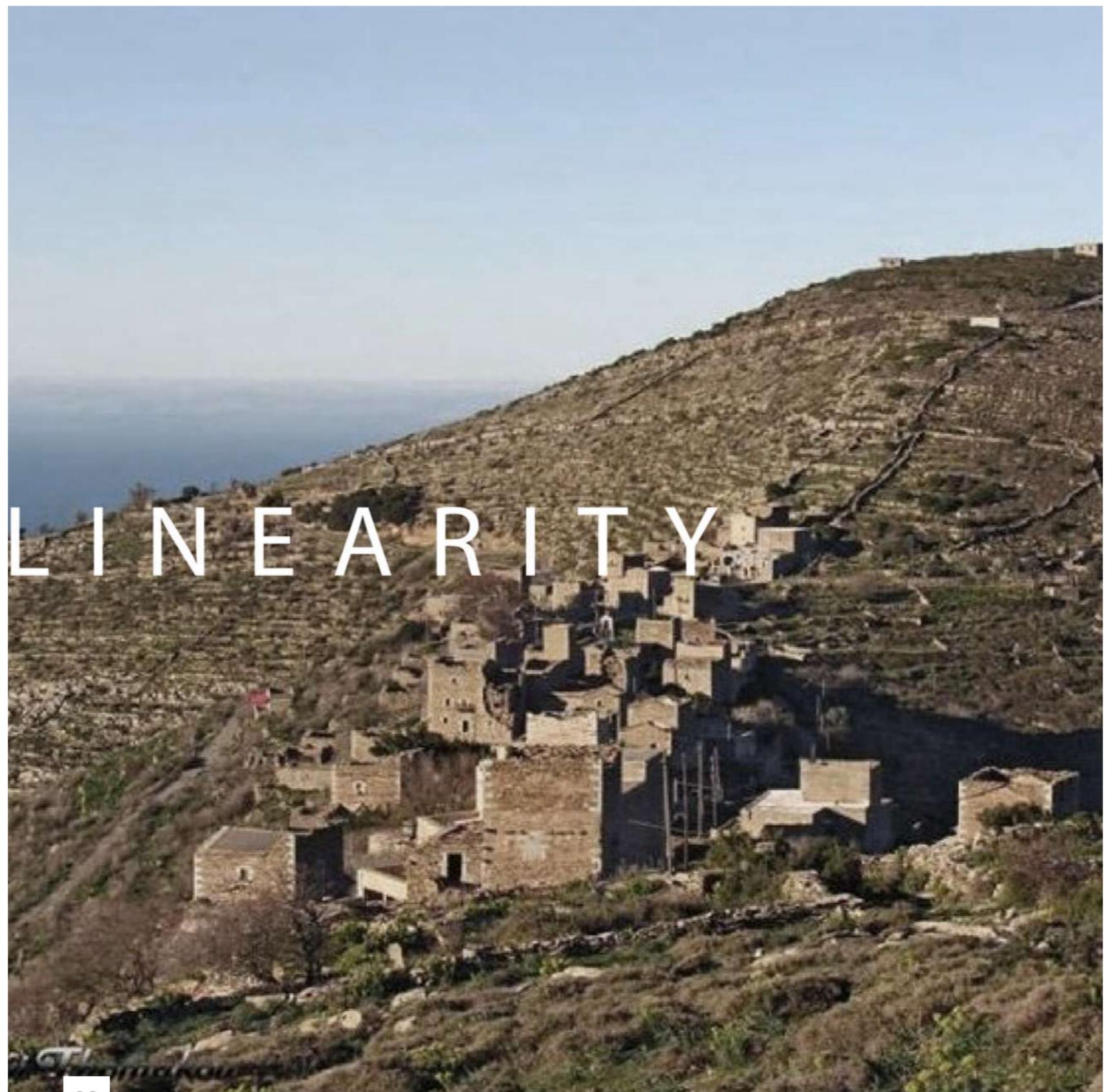
Location

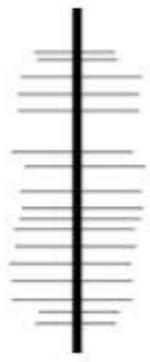




6.2. ICHOR VILLAGE

The settlement system of the village of Ichor develops along a linear axis, parallel to the ridge of the hill, to ensure a magnificent and unobstructed sea view.





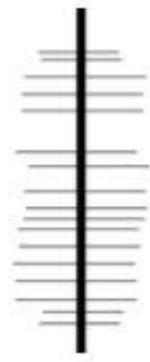
6.2. ICHOR VILLAGE

The linear structure is combined with a medium density of buildings and an intricate network of discreetly placed outdoor public spaces that end in an open-air theatre for performances.

The main linear axis intends for the traffic of vehicles, while the secondary roads loop around the village to reach its outermost plots.

A network of sidewalks connects the several 'pocket' public spaces of the village.



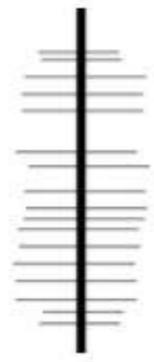


6.2. ICHOR VILLAGE

Their uses include restaurants with local products, bistros, delicatessens, small luxury retail boutiques focusing on local products and crafts.

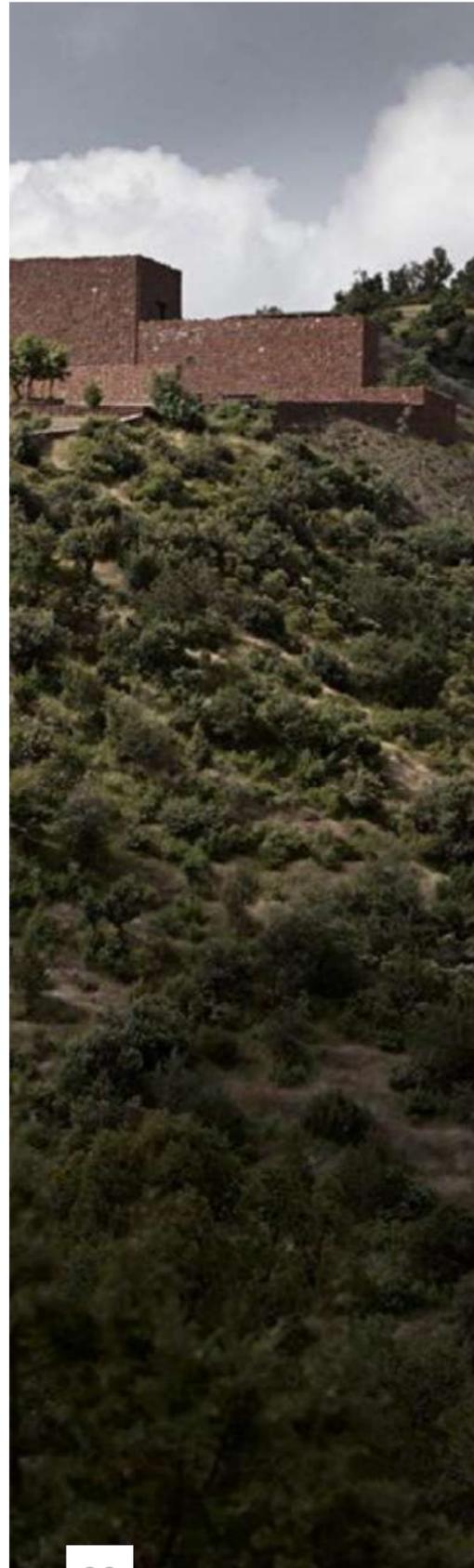
They are complemented by shops that offer food with local and gourmet products, bistros, boulangeries offering also takeaway services, etc. The village functions as an important retail center giving the opportunity for wandering and shopping while is creating a very interesting experience.





6.2. ICHOR VILLAGE

The houses in Ichor are all at the same height with introverted spaces and courtyards protected from the crowded public squares. The main materiality is plaster and clay in earthy colors.





6.2. ICHOR VILLAGE



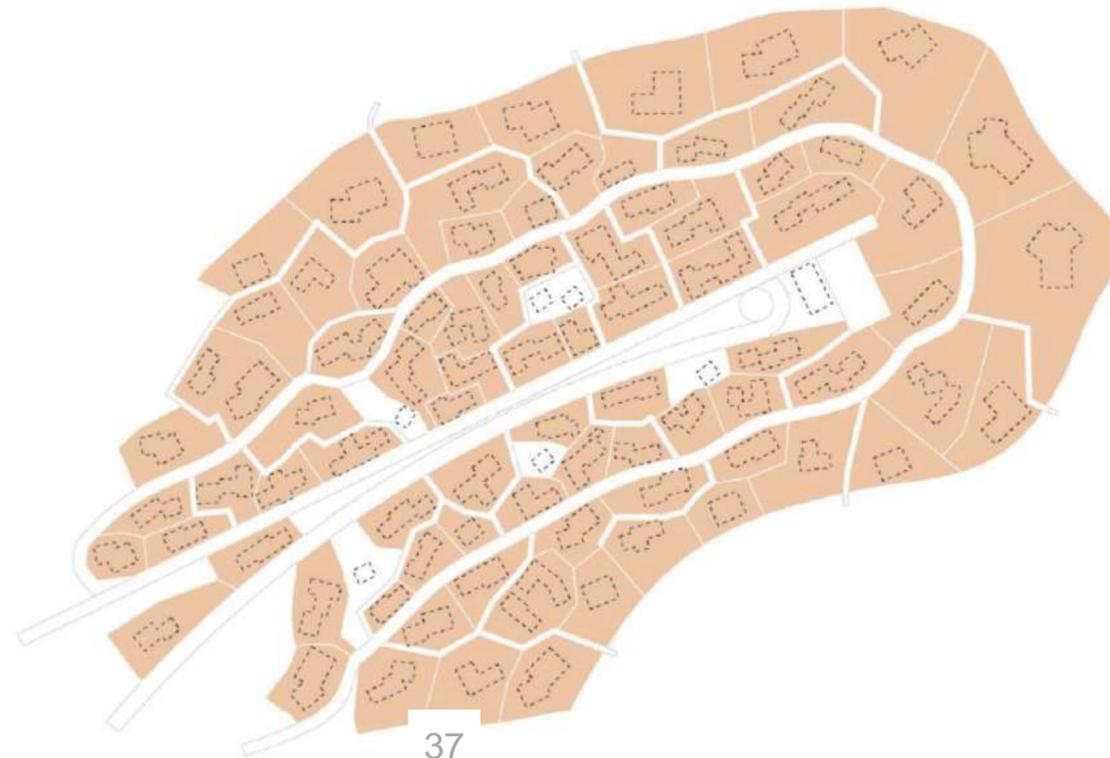
PUBLIC FUNCTIONS



HOUSING

TOTAL
84 units
14.925 sqm

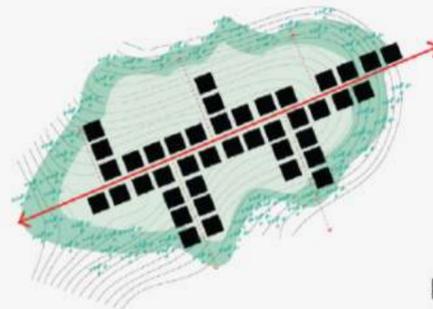
Type	AVRG area	Units
A (80-180sqm)	130	49
B (180-300sqm)	235	33
C (300-600sqm)	400	2



PLOTS

TOTAL
84 units
66.500 sqm

MIN	230 sqm
MAX	3500 sqm
AVERAGE	810 sqm



SETTLEMENT
FEATURES

**LINEAR
DISTRIBUTION**

MAIN AXIS

- CENTRALISED MAIN CIRCULATION
- PERSPECTIVE CORRIDOR (SEA VIEW)

POCKET SQUARES

- SMALL SCALE PUBLIC SPACES HIDDEN WITHIN THE NEIGHBOURHOOD
- HIGH DENSITY AND PROXIMITY

BELVEDERE PLAZA

- BALCONY ABOVE THE SEA
- INFINITY VIEW

ARCHITECTURAL ID
AND MATERIALITY

**MEDIUM-DENSITY
VILLAGE**

LINEARITY

- BUILDING FACADES DEFINE STREETS
- LINEAR ROAD

- BACKYARDS AND BALCONIES

- RED EARTHY COLOUR PALETTE
- TERRACOTTA

FUNCTIONS

**FOR A
SOPHISTICATED
AUDIENCE**

ART GALLERIES

**OPEN-AIR
POCKET MARKETS**

- LOCAL FOOD
- VINTAGE AND SECOND-HAND

**BOUTIQUE RETAIL
EXPERIENCE**

- WINE SHOP
- BOULANGERIE
- DELICATESSEN
- FISHMONGER & FISH BISTROT
- SPECIALTY COFFEE SHOP

**OPEN-AIR
THEATRE**

LANDSCAPE

**BUSHY AND SCULPURAL
VEGETATION**

- OLEANDER
- HYBISCUS
- THYME
- DITTANY
- CACTUS

TOURISM

**RELAXED
EXPERIENCE**

**SUITABLE FOR
ALL-YEAR OCCUPANCY**

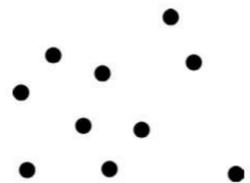
FAMILY FRIENDLY

**EXPERIENCE TOURISM
FOOD TOURISM**

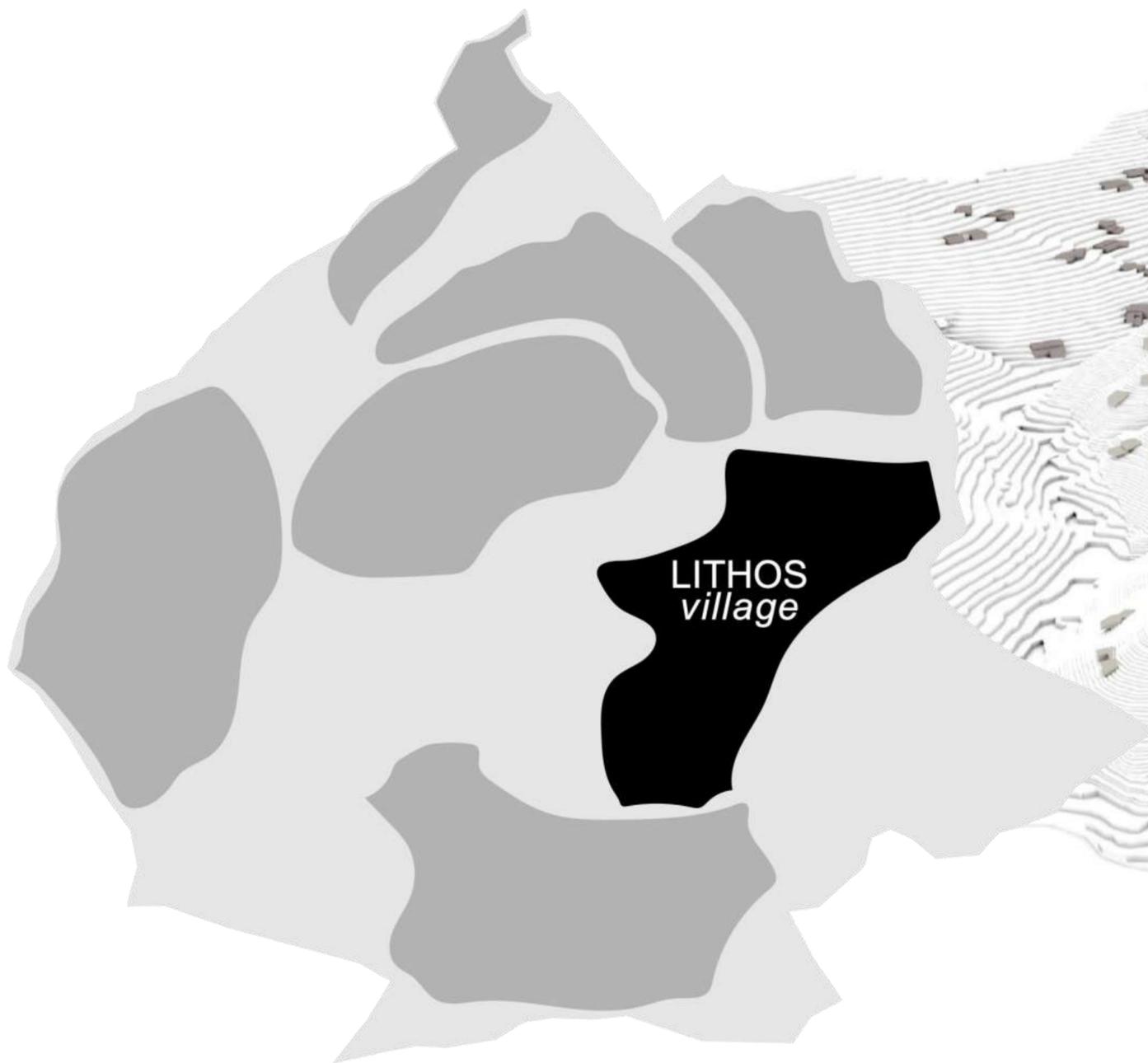
A
Cretan
TALE

6.3. LITHOS VILLAGE

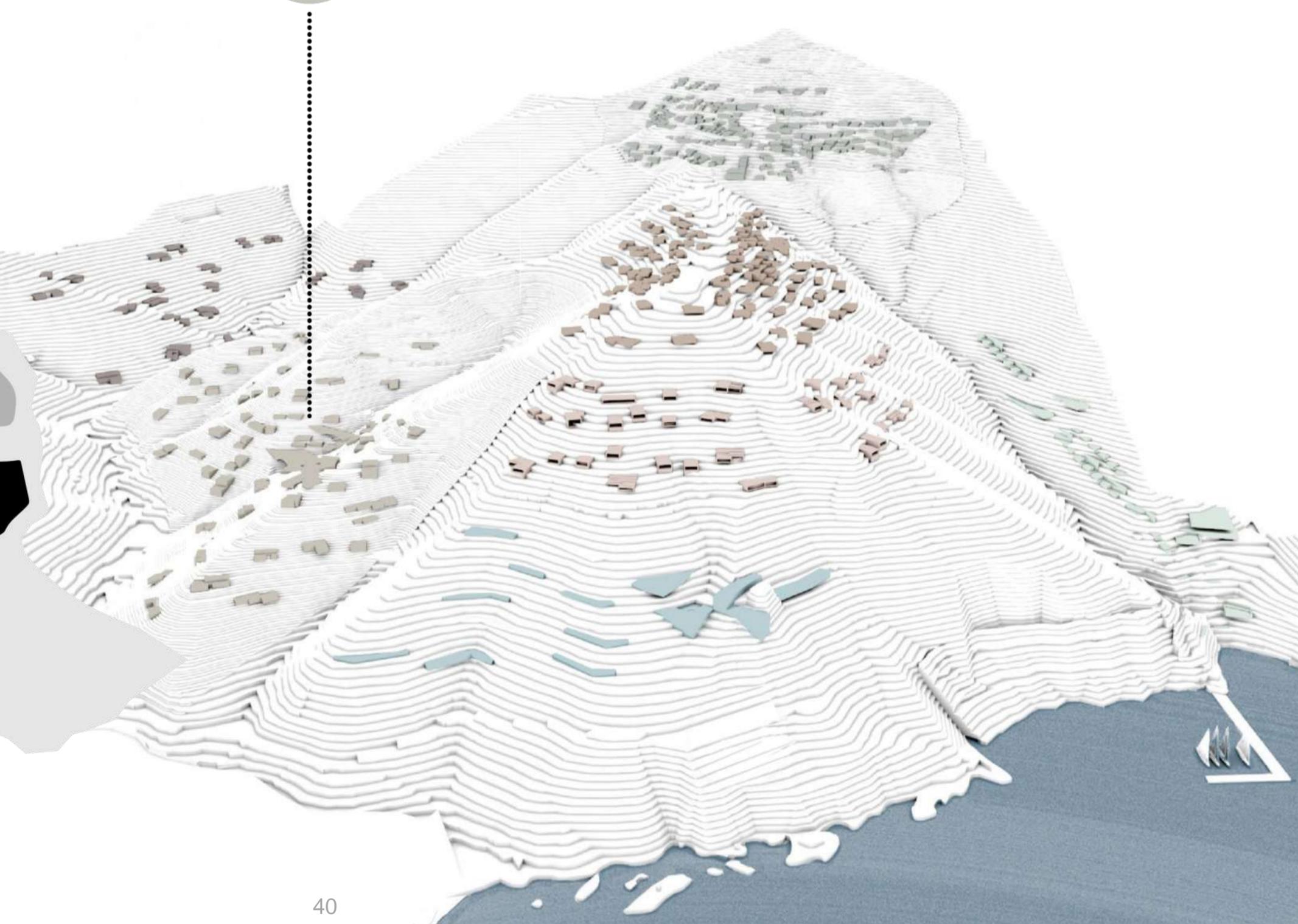




6.3. LITHOS VILLAGE

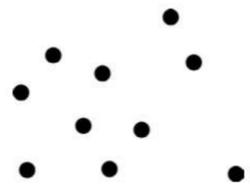


LITHOS
village



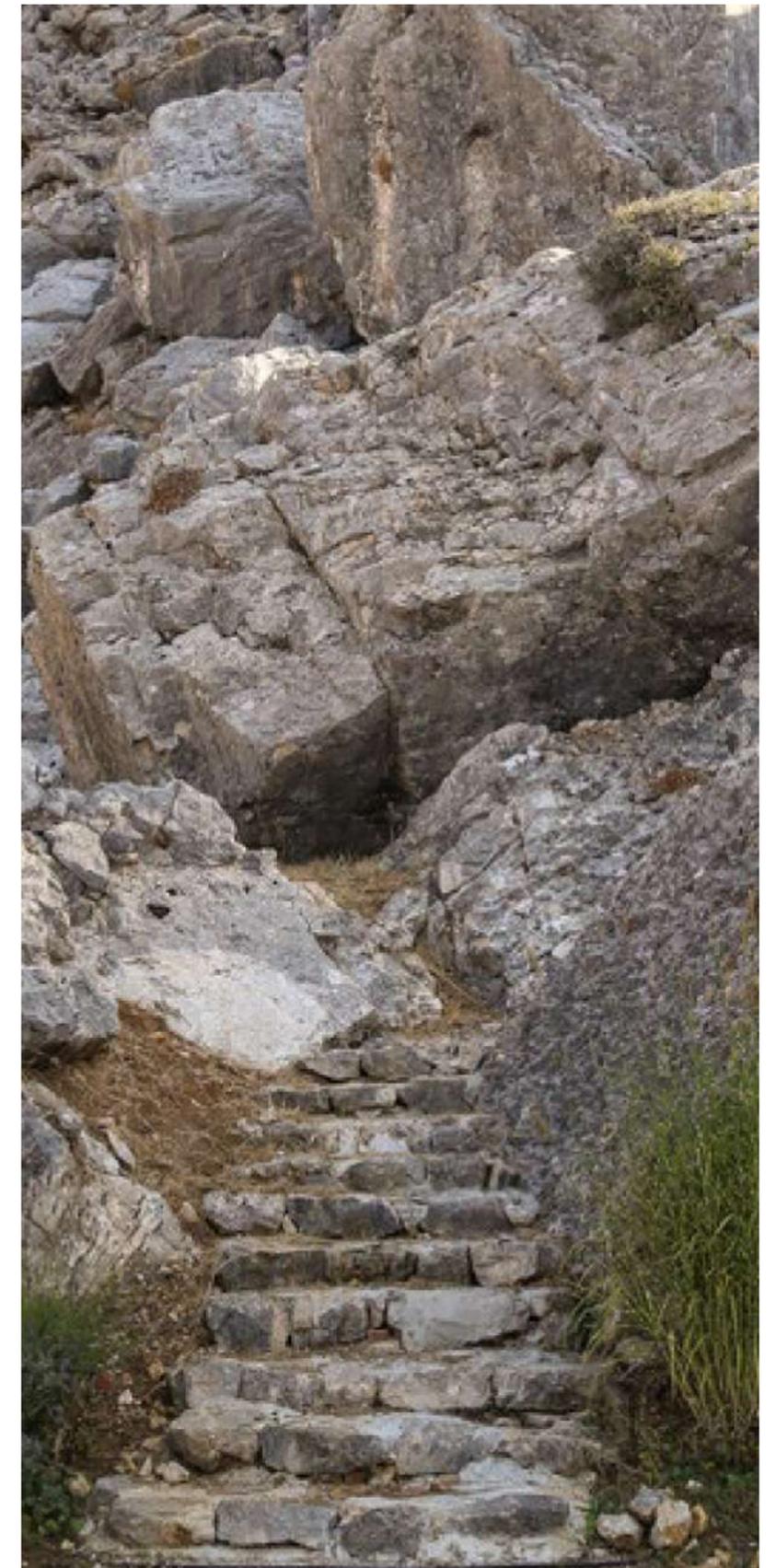
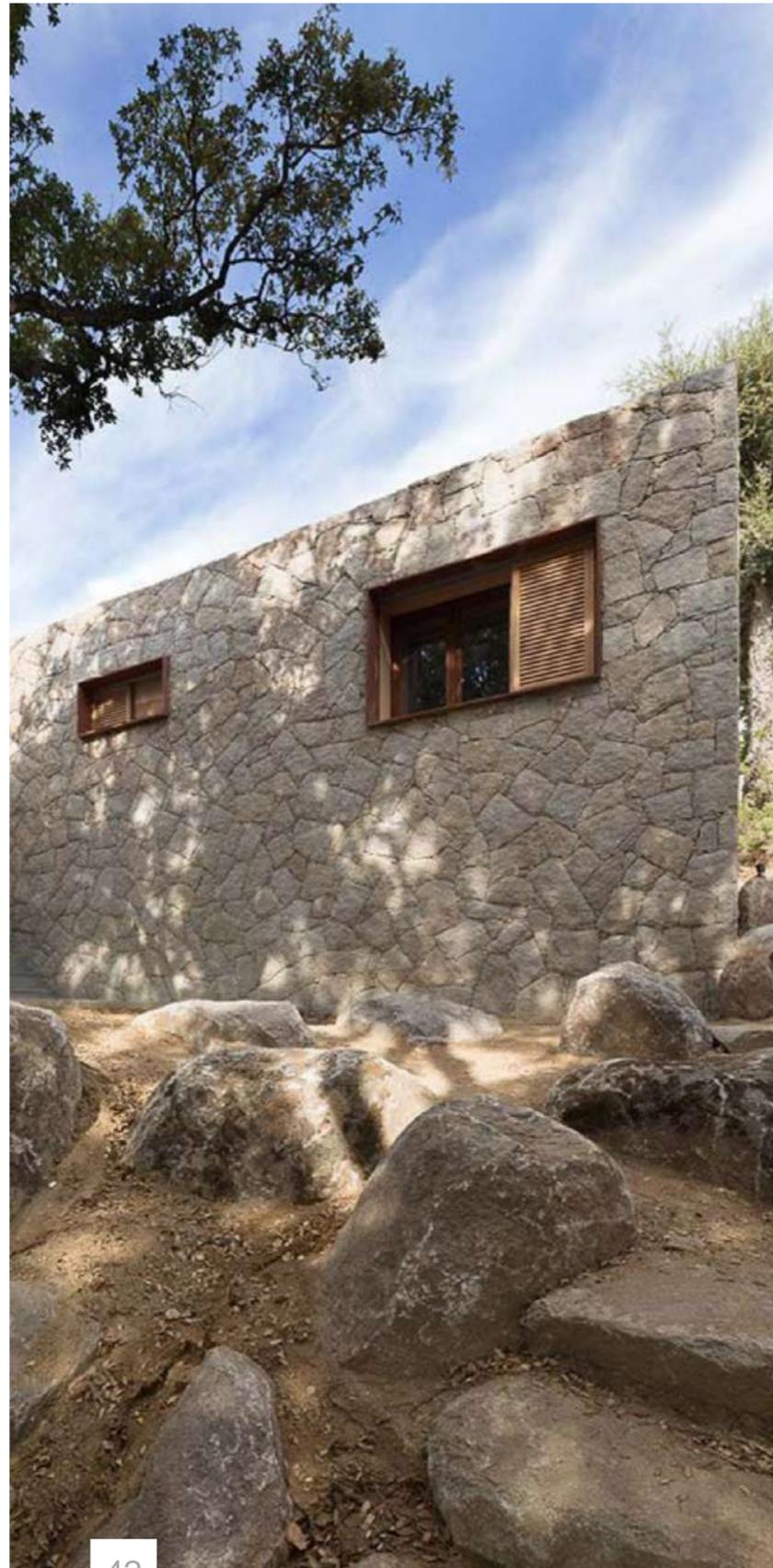
Location / View

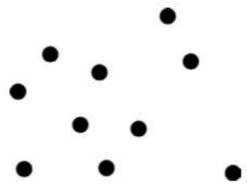




6.3. LITHOS VILLAGE

Situated on the slope bordering a lush green valley, Lithos is a village immersed in vegetation, medium-low density, determining its rustic and authentic character.



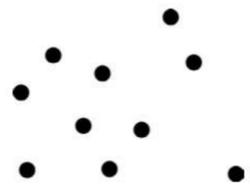


6.3. LITHOS VILLAGE

Off from the main vehicular road that serves the whole area, some secondary connections meander through the greenery to give access to the village plots.

Lithos is characterized by a dense network of paths to enhance the exploration of the area and its connection to the valley and the beach.





6.3. LITHOS VILLAGE

Complementing the residential use, the village features a variety of indoor and outdoor areas devoted to art, crafts and recreation.

The various squares function as community activities centers that include workshops, local festivals and spots for sports such as hiking, trekking, cycling, etc. Lithos village is developed more like a traditional Cretan settlement organized in neighborhoods.



TRADITIONAL



TAVERNA



TAVERNA



ARTS &



CRAFTS



CRAFTS



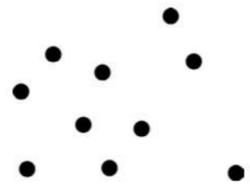
SHARED



KITCHEN



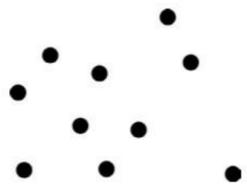
KITCHEN



6.3.LITHOS VILLAGE

The houses are made of exposed stone and wood, shaped at different heights and integrated into the landscape, offering the experience of an outdoor life.

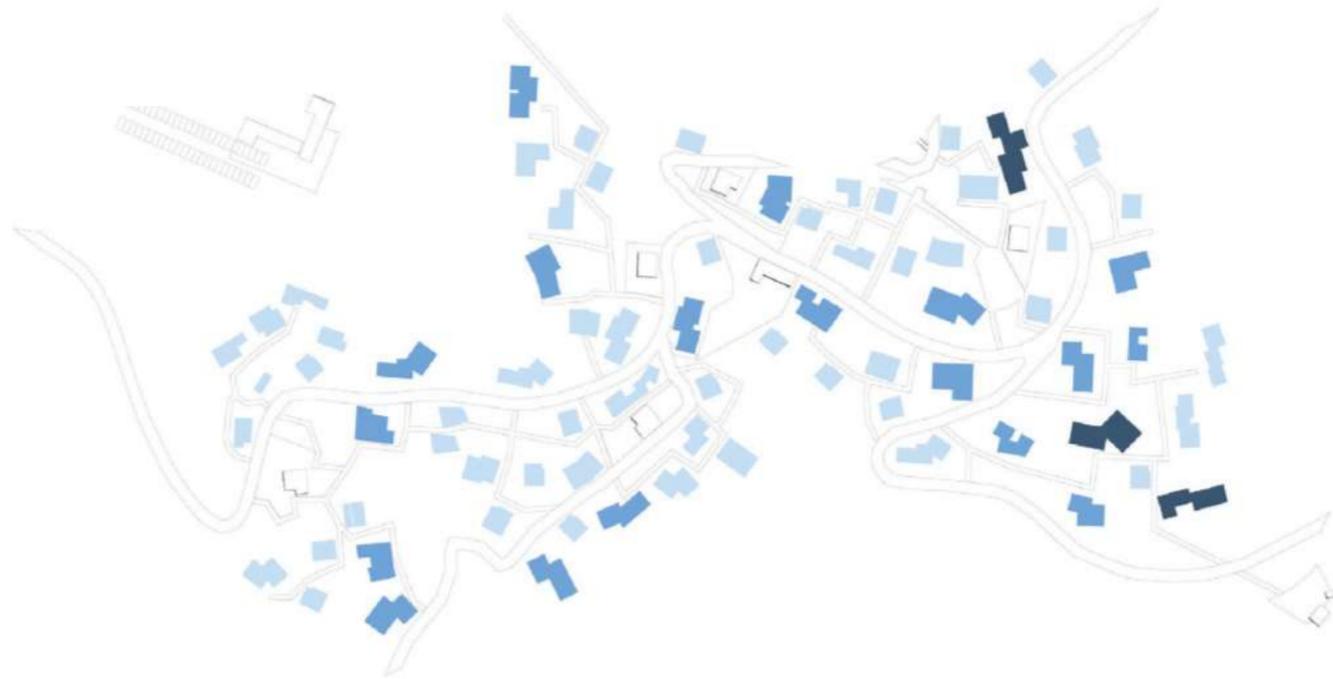




6.3. LITHOS VILLAGE



PUBLIC FUNCTIONS



HOUSING

TOTAL
75 units
11.700 sqm

Type	AVRG area	Units
(80-180sqm)	120	54
(180-300sqm)	220	18
(300-600sqm)	420	3



PLOTS

TOTAL
75 units
36.388 sqm

MIN	230 sqm
MAX	1400 sqm
AVERAGE	650 sqm



SETTLEMENT
FEATURES

INTEGRATED WITH
NATURE

NETWORK OF PATHS

- VERTICAL CONNECTION (FROM HILL TO VALLEY)
- EXPLORATION

PUBLIC CLUSTERS

- PUBLIC SPACES AS NODES OF THE NETWORK
- NEIGHBORHOOD CENTER

- MEDIUM-LOW DENSITY
- LANDSCAPE INTEGRATION
- HOUSING CLUSTERS

ARCHITECTURAL ID
AND MATERIALITY

MEDIUM-LOW DENSITY
VILLAGE

- SMALL PLOTS
- BUILDINGS INTEGRATED WITH NATURE

NATURAL

- RAW MATERIALS
- STONE
- WOOD

FUNCTIONS

ARTS, CRAFTS
AND SPORTS

PANORAMIC
VIEWPOINTS

OPEN-AIR
EXHIBITION

- ARTS & CRAFTS
- WORKSHOPS
- WOOD OVEN
- VEGAN TAVERNA
- SHARED KITCHEN
- SPORT ACTIVITIES
- BOULDERING
- TRACK AND PATHS, HIKING
- CYCLING

ST. NIKOLAOS
CHURCH

LANDSCAPE

LUSH, TALL, SHADY
GREENERY

FOREST TREES

- PLANE TREE
- PINE TREE
- MARITIME PINE TREE
- REEDS

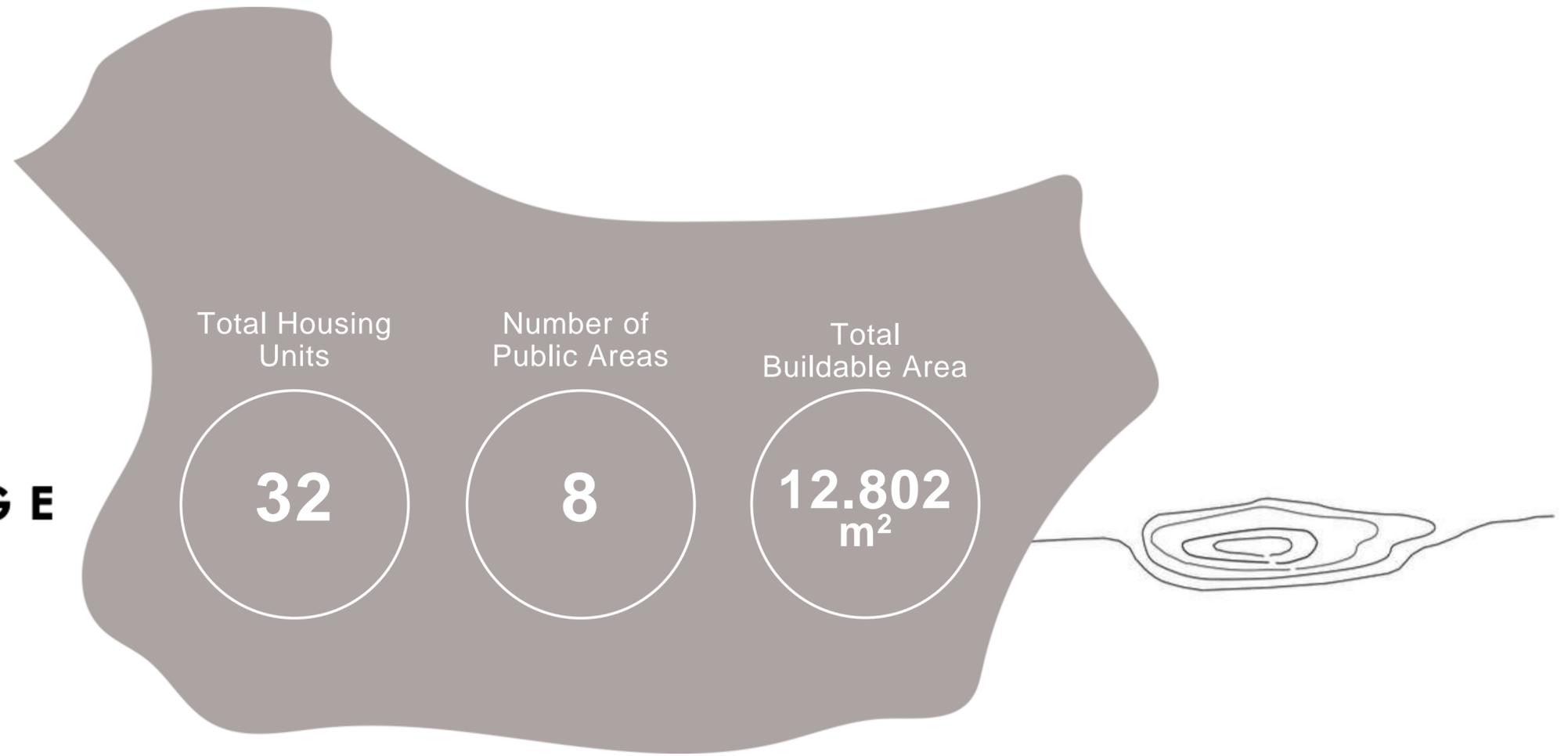
TOURISM

CLOSENESS TO
NATURE

- SPORT TOURISM
- CREATIVE TOURISM
- FAMILY FRIENDLY

A Cretan TALE

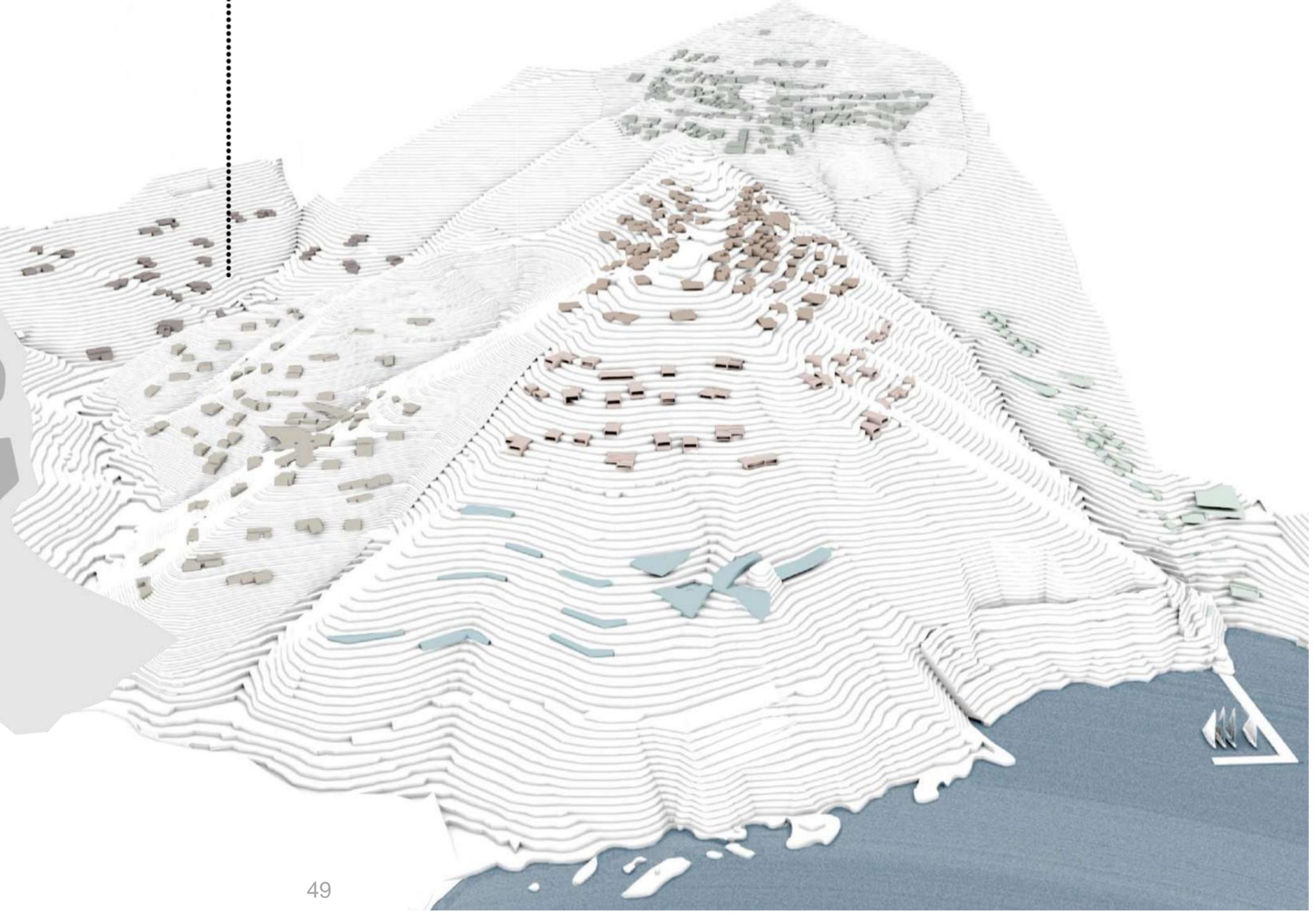
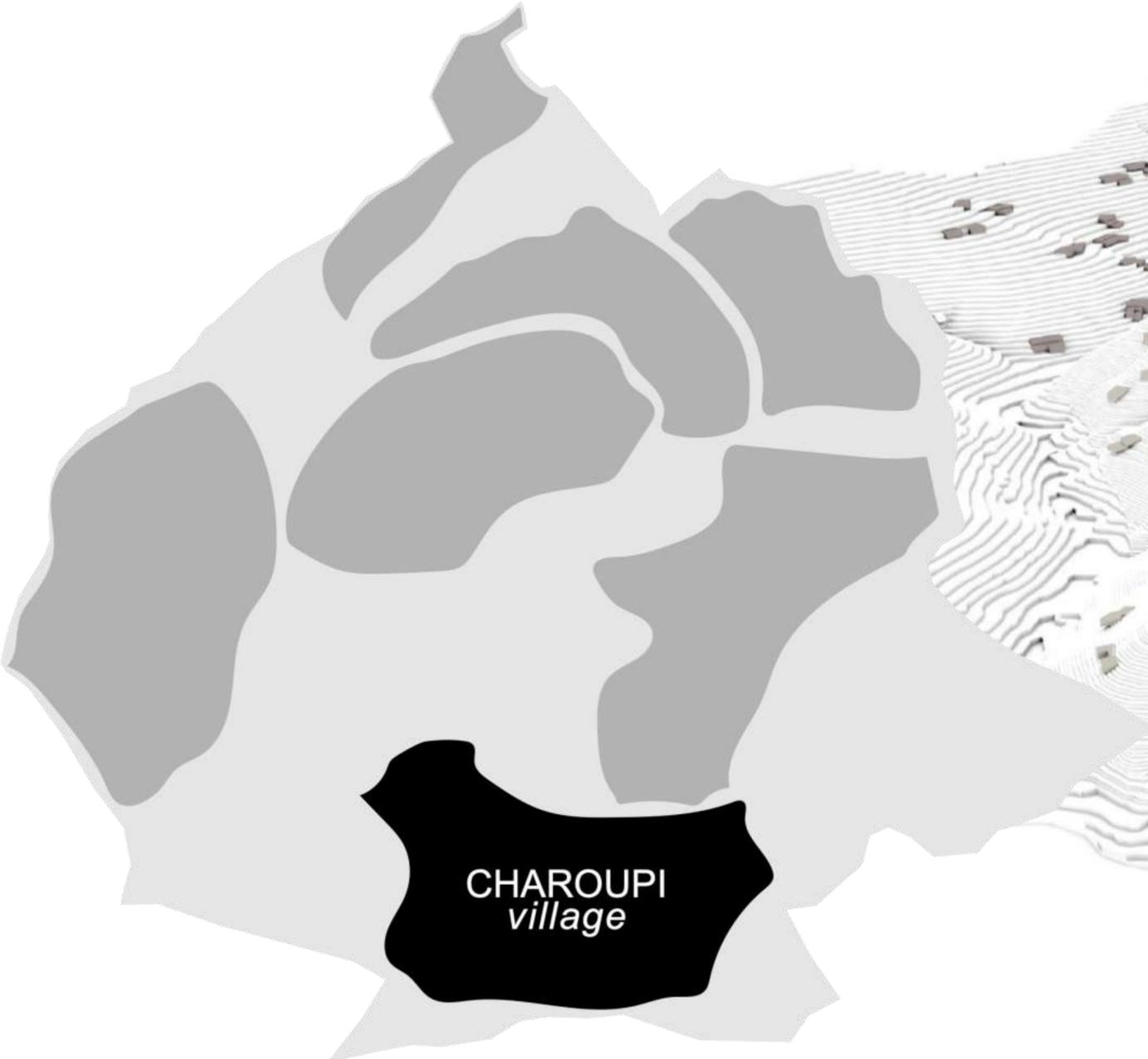
6.4. CHAROUPI VILLAGE



6.4.CHAROUPI VILLAGE



CHAROUP
village





View



Location



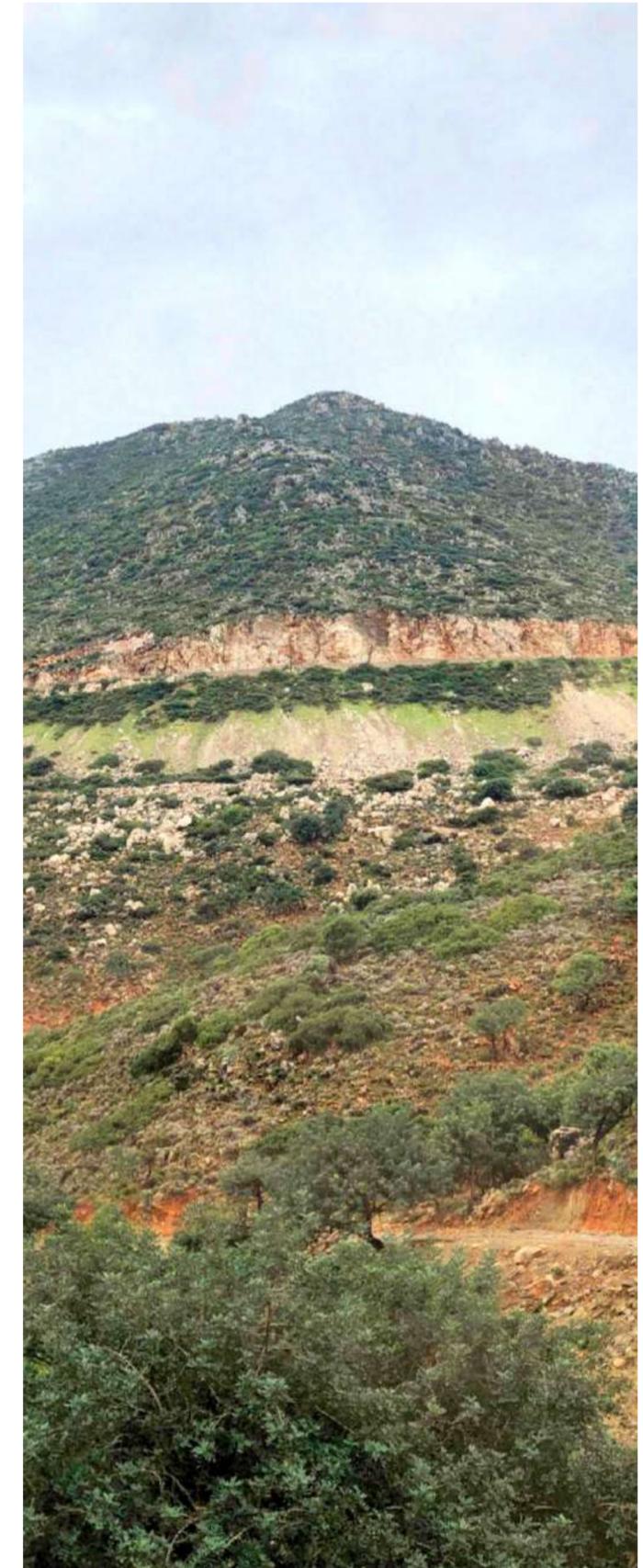
Location



6.4. CHAROUPI VILLAGE

Inspired by the rural landscape and terraced landscape that shape the wider area, Haroupi is one of the smaller villages arranged as a cluster of luxury farmhouse villas.

The large plots give the opportunity to develop private gardens suitable for the cultivation of agricultural products and edible items.

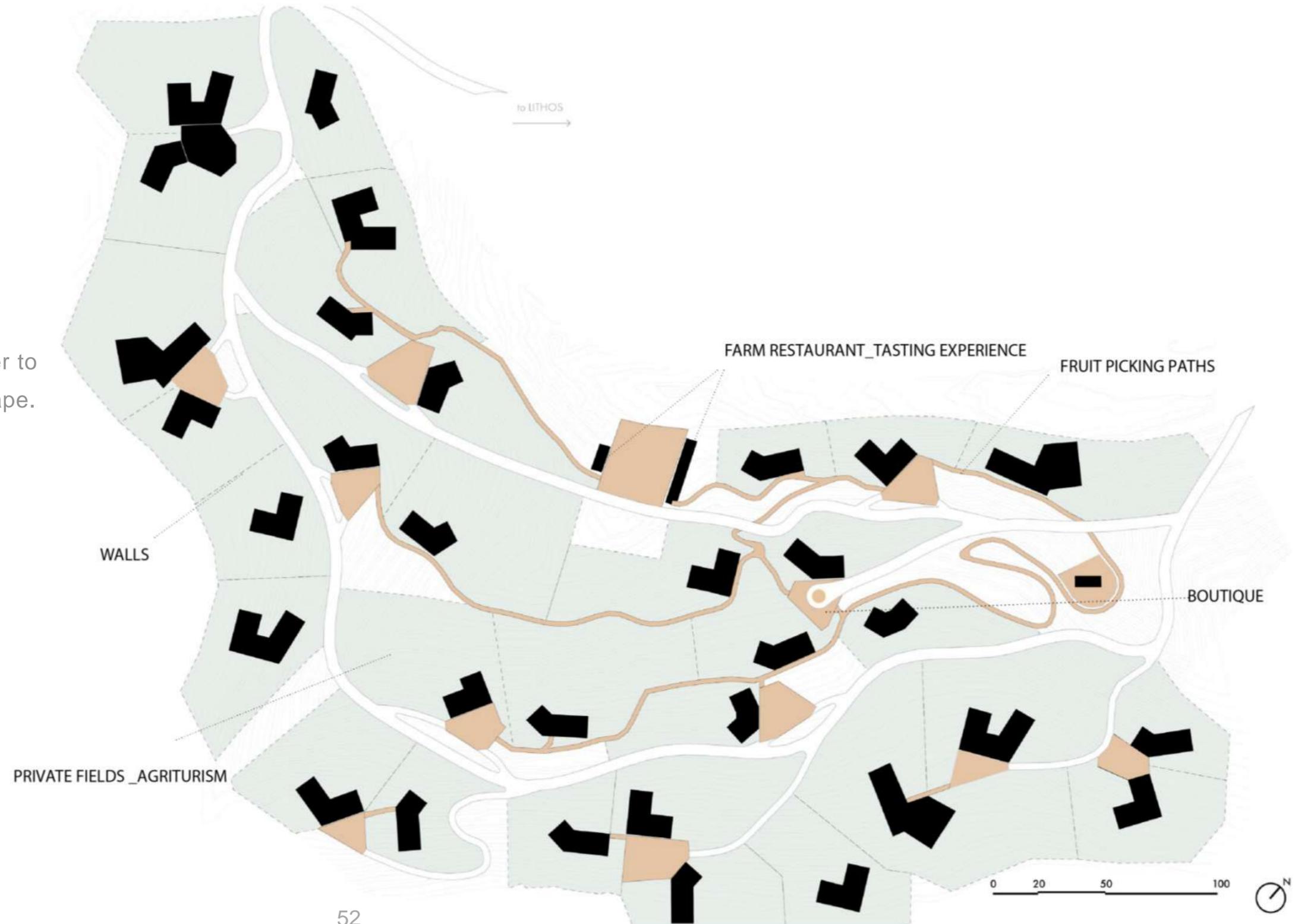


6.4. CHAROUPI VILLAGE



The secondary road system is developed for serving the house entrances.

Vehicle traffic is arranged through nodes that distribute the flow across various properties. Pedestrian and bicycle paths are carved in order to experience the peculiarities of this rural landscape.

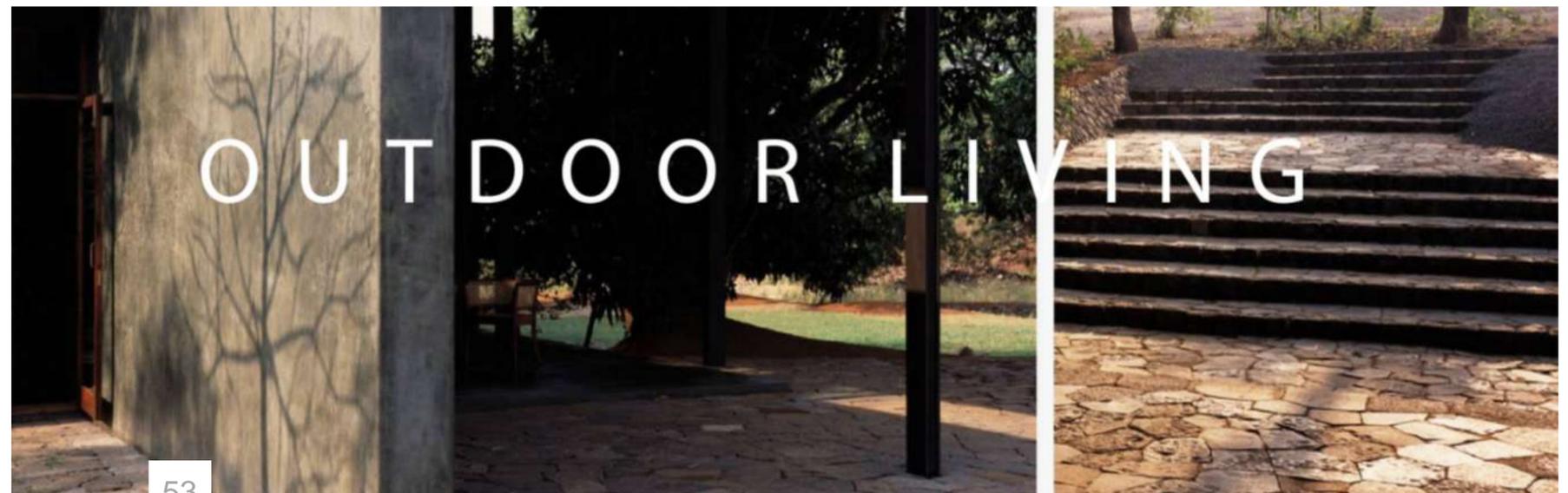


6.4. CHAROUPI VILLAGE



Following the concept 'from farm to table', this residential development embraces agricultural small-scale production such as oil, wine, honey, citrus, etc.

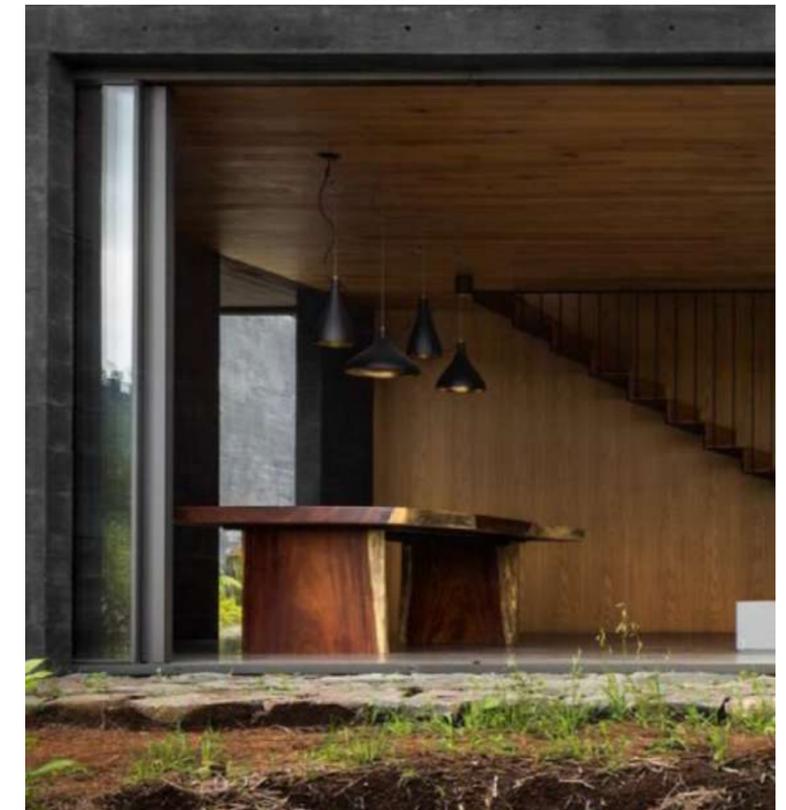
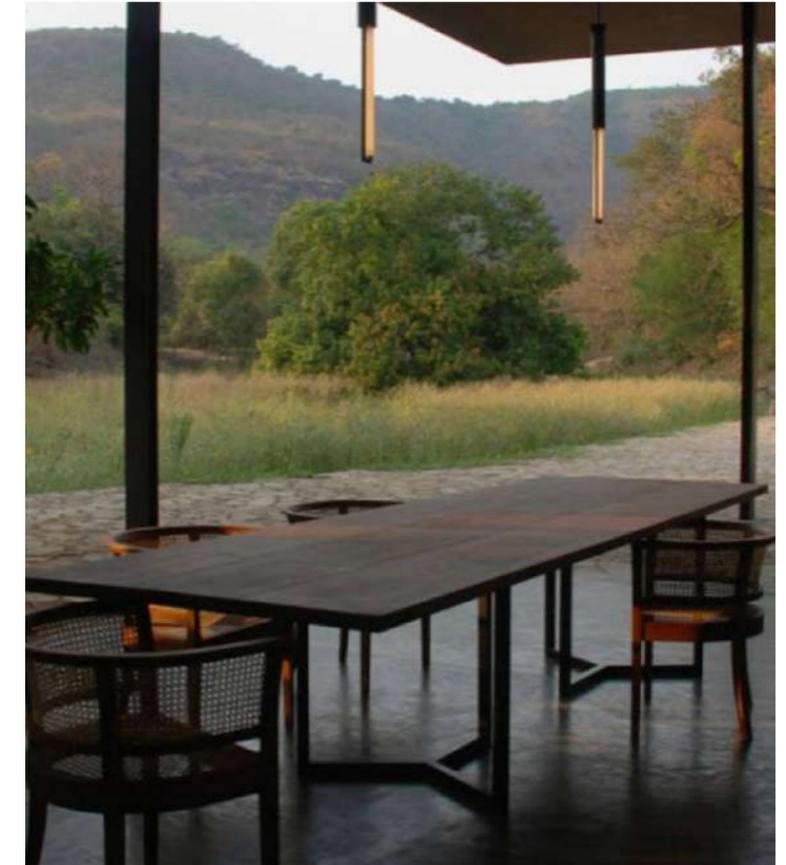
In one of the neighborhoods of Charoupi, an educational farm operates as a pole of attraction, both for cultural and commercial purposes.





6.4 CHAROUPI VILLAGE

The main materiality of the villas is black wood and dark stone. Single-storey mainly caved villas follow the contour lines and are integrated with the locusts of the surrounding area.



6.4 CHAROUPI VILLAGE



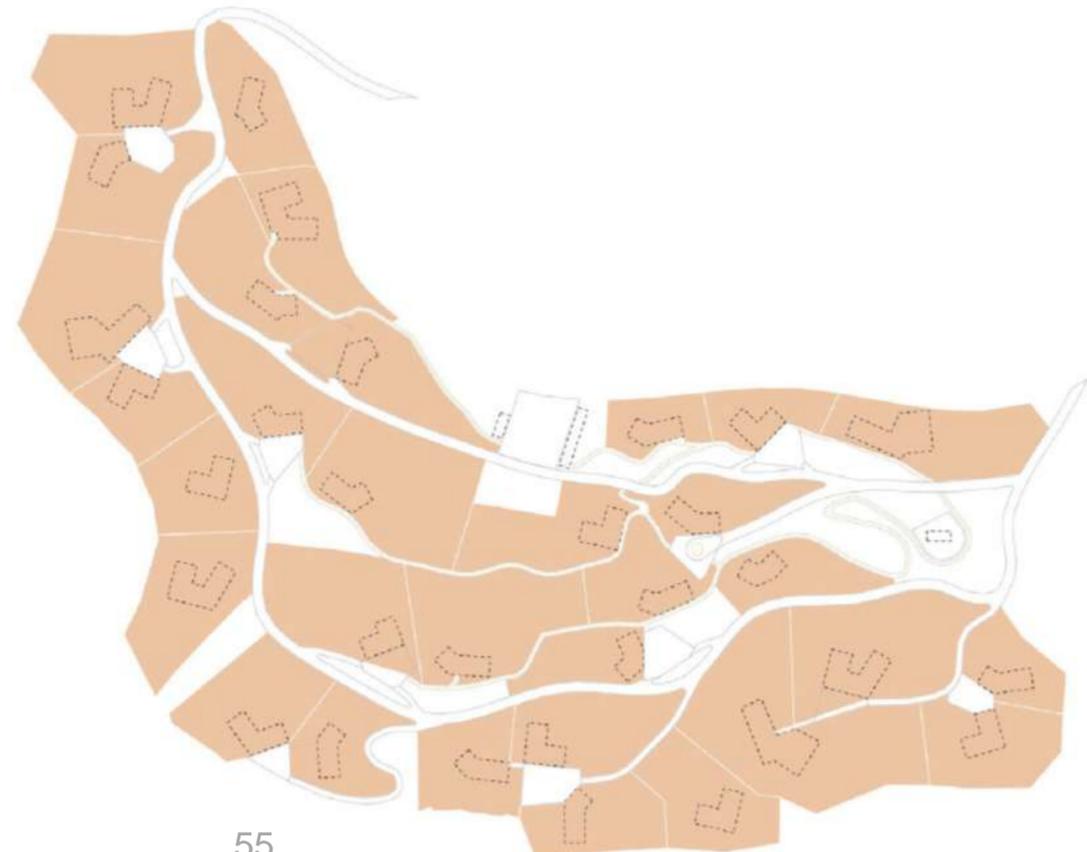
PUBLIC FUNCTIONS



HOUSING

TOTAL
32 units
10.580 sqm

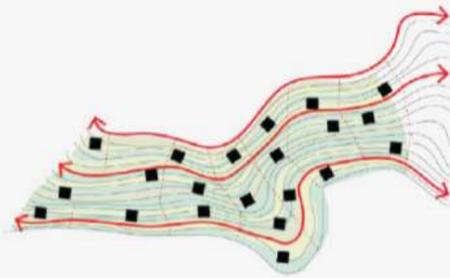
Type	AVRG area	Units
● B (180-300sqm)	258	25
● C (300-600sqm)	590	7



PLOTS

TOTAL
32 units
85.000 sqm

MIN	1300 sqm
MAX	5500 sqm
AVERAGE	2700 sqm



SETTLEMENT
FEATURES

ALONG
THE TOPOGRAPHY

- LOW DENSITY HOUSING
- DETACHED BUILDINGS
- LARGE PLOTS

- PUBLIC PATHS AND OPEN AREAS

ARCHITECTURAL ID
AND MATERIALITY

LUXURY
FARMHOUSES

- PRIVATE GARDENS
- PRIVATE CULTIVATED FIELDS
- PRIVACY AND INNER VIEWS
- OUTDOOR LIVING
- DARK, EARTHY MATERIALS
- STONE-WALLED PROPERTIES
- STONE PATHS

FUNCTIONS

SEASONAL
FARMING ACTIVITIES

- AGRICULTURAL WAY OF LIVING
- EVENTS RELATED TO AGRICULTURAL SEASONS

- FARM RESTAURANT
- ORGANIC PRODUCE

- FRUIT PICKING

- WALKING, HIKING
- CYCLING

LANDSCAPE

AGRICULTURAL
LANDSCAPE

- CAROB TREE
- MEDITERRANEAN EDIBLE PLANTS
 - OLIVE TREES
 - LEMON TREES
 - ORANGE TREES
 - FIGS TREES
 - STONE FRUIT TREES
 - GRAPES
- BEEKEEPING

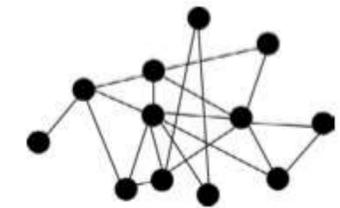
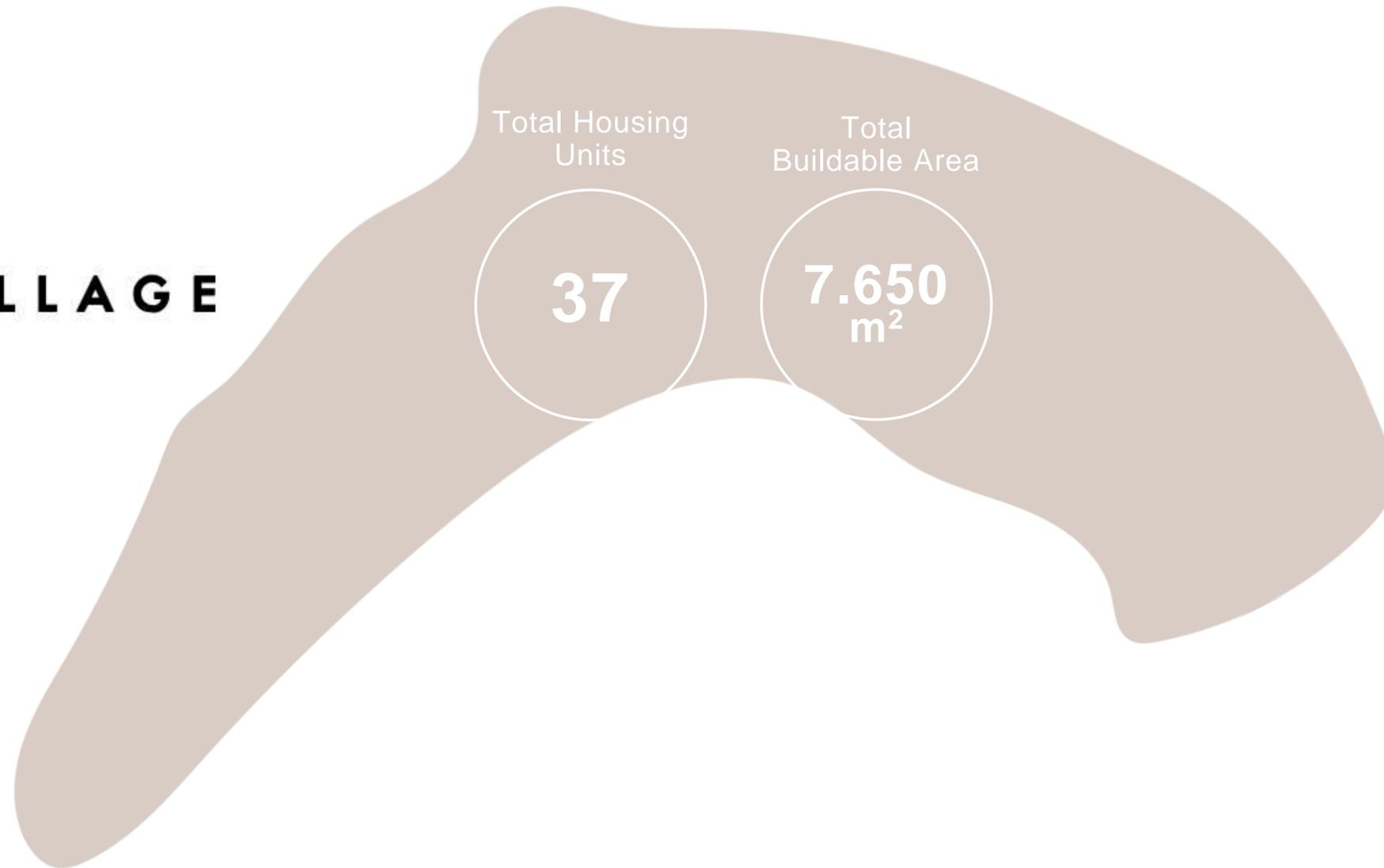
TOURISM

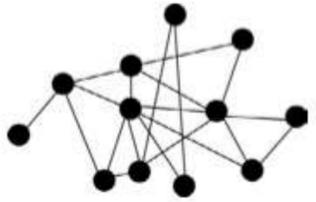
AGRICULTURE
EXPERIENCE

- FOOD TOURISM
- PATHS AND TRAILS
- AGROTOURISM

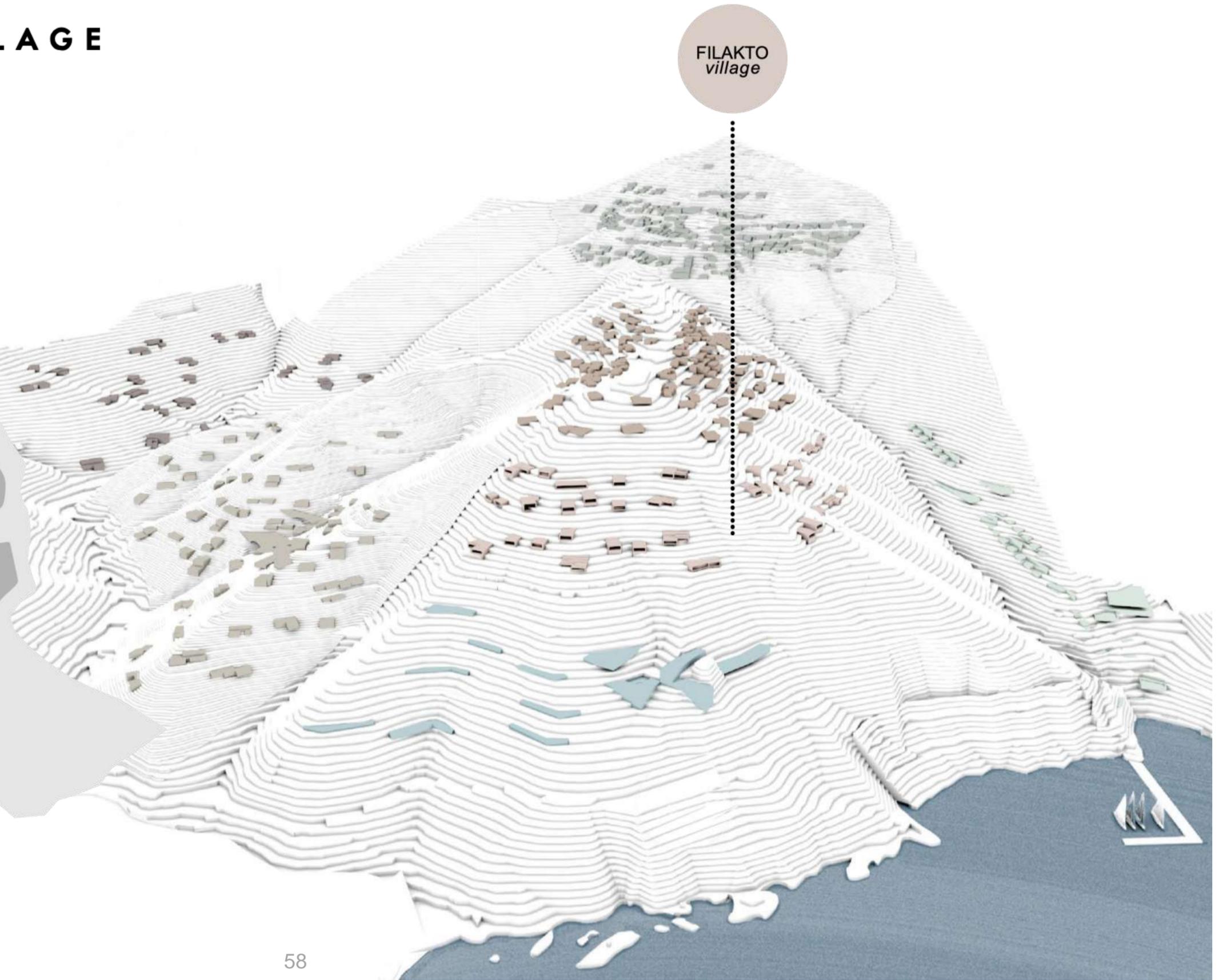
A Cretan TALE

6.5 FILAKTO VILLAGE



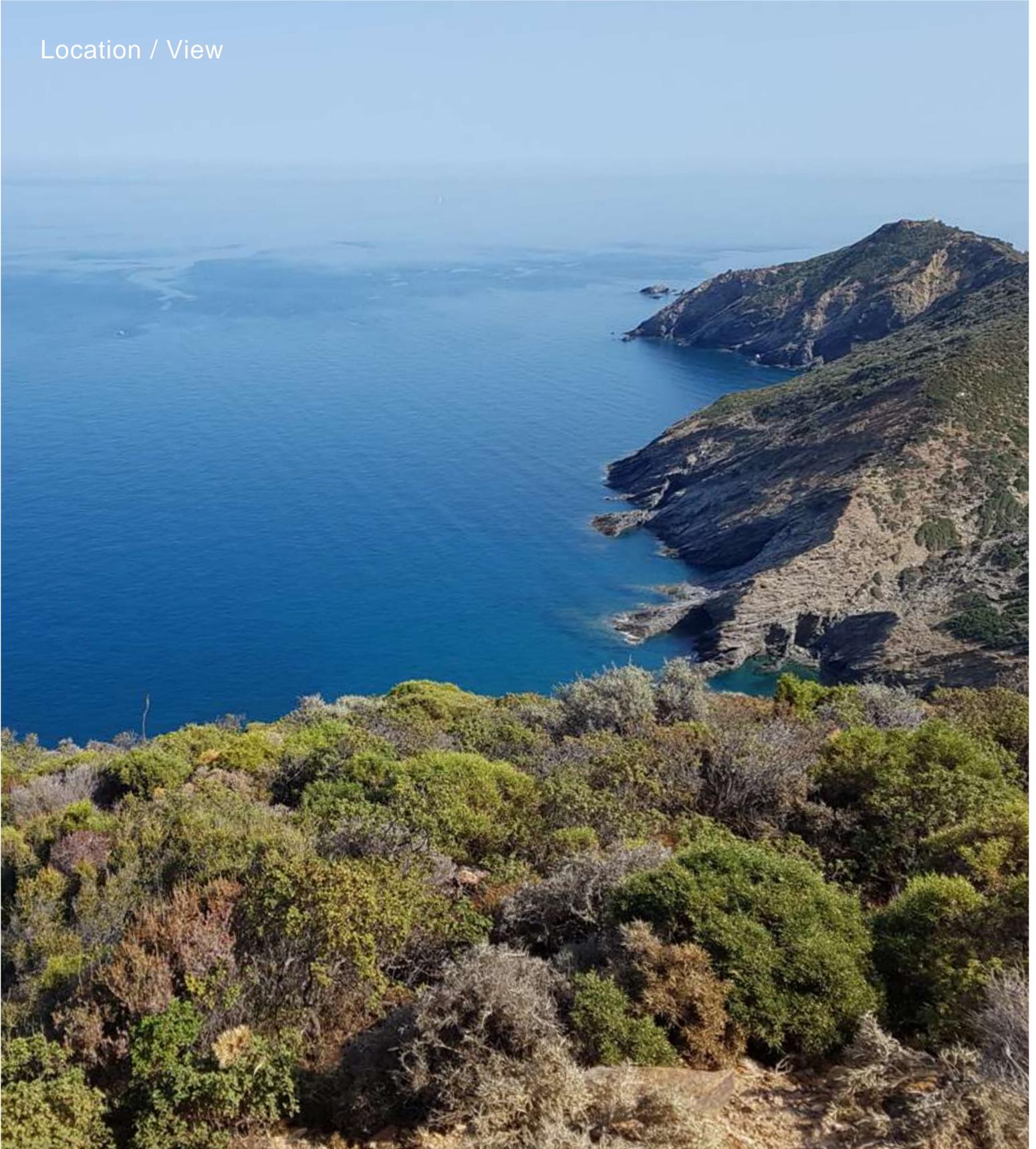


6.5.FILAKTO VILLAGE





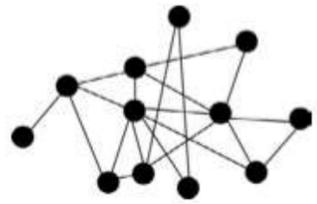
View



Location / View

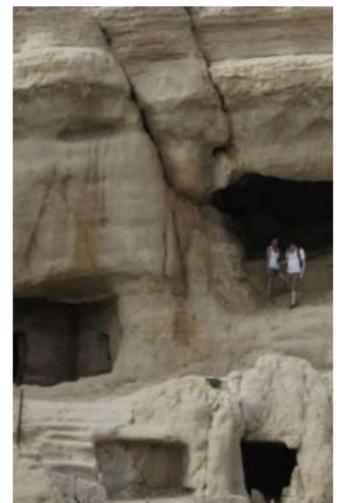
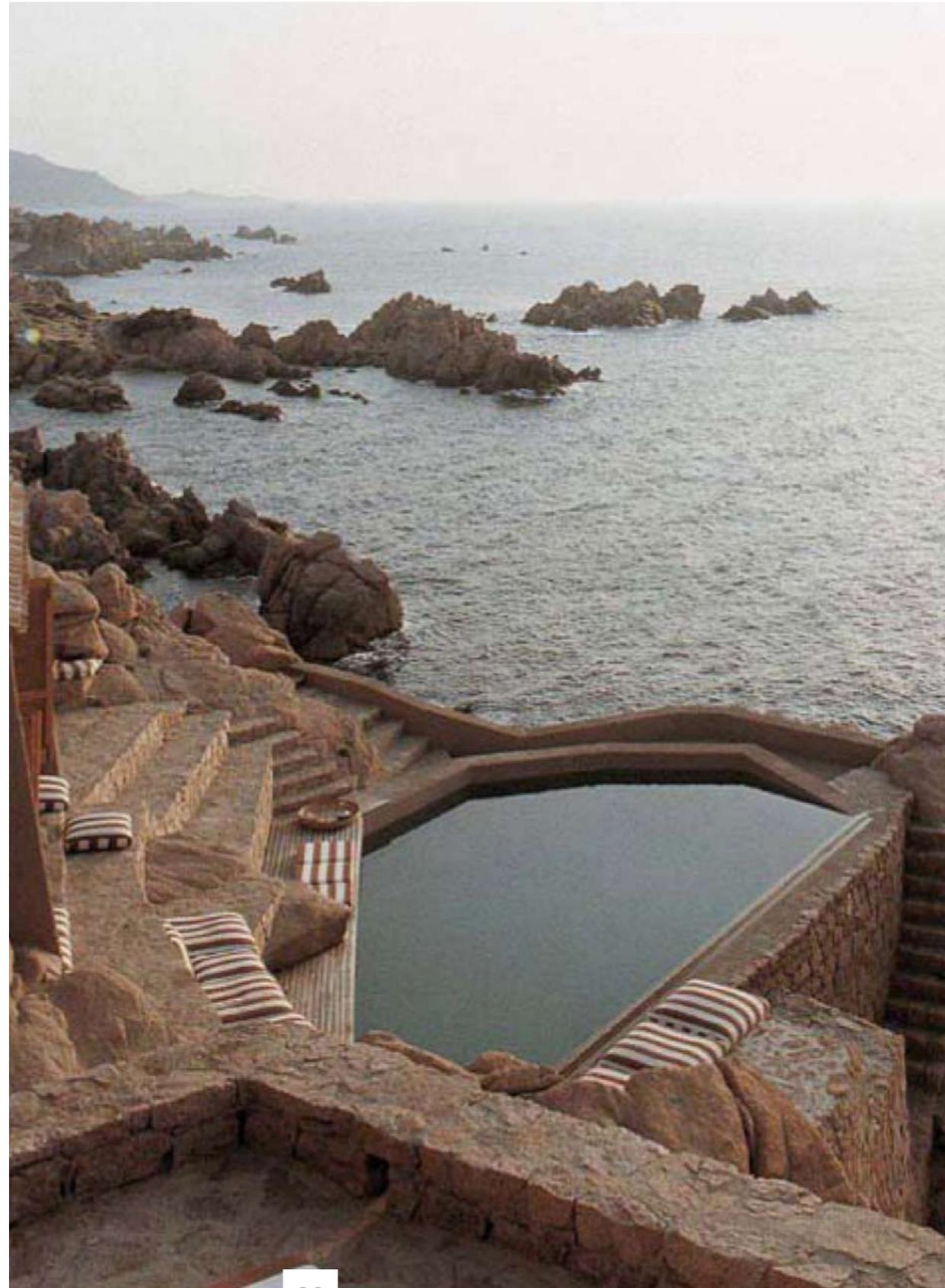


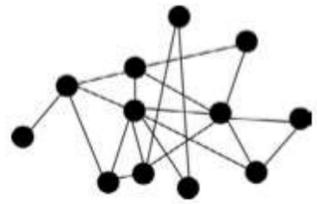
Location



6.5 FILAKTO VILLAGE

Nestled amphitheatrically on a steep slope above the coastline, the village of Filakto features all detached and separated houses with stunning sea views.





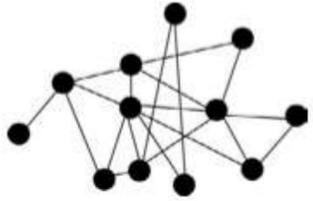
6.5. FILAKTO VILLAGE

It has a strong holistic character, closely connected with the adjacent hotel Poeas and is divided into two parts, the west and the east side. The integration in the landscape is the basic concept that is achieved by sculpting the cliff, forming caved residencies open to the views.

The villas are formed by excavating the cliff, thus hiding most part of them and protruding only their glass facades.

Private wellness pools are integrated into the design complementing the holistic concept.

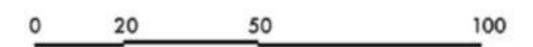
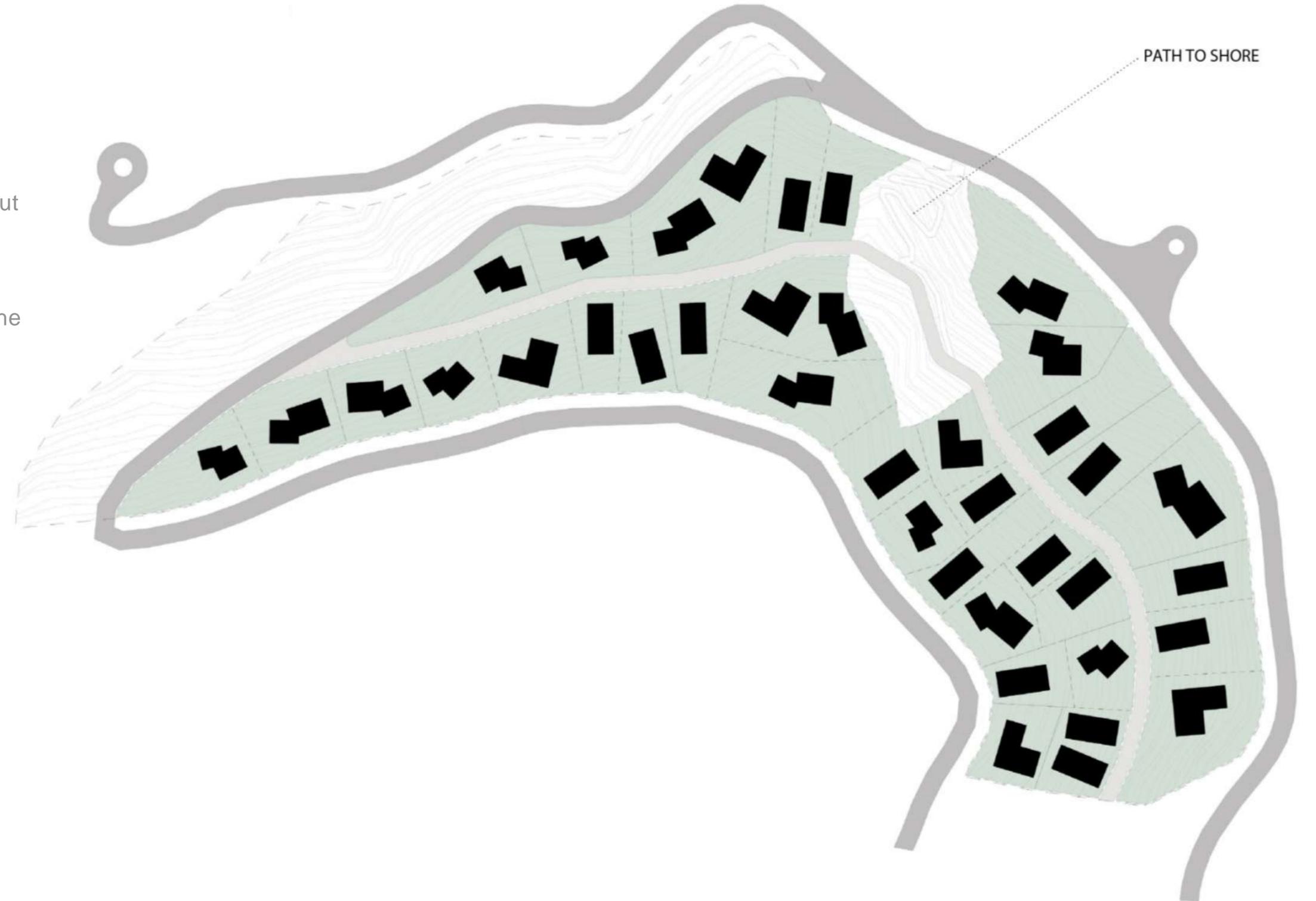


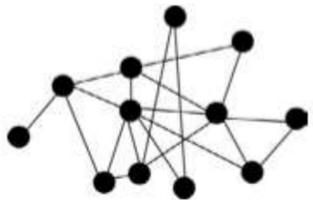


6.5. FILAKTO VILLAGE

The access roads to the plots branch out from the main traffic road.

Exploratory pedestrian paths connect the village with the beachfront.





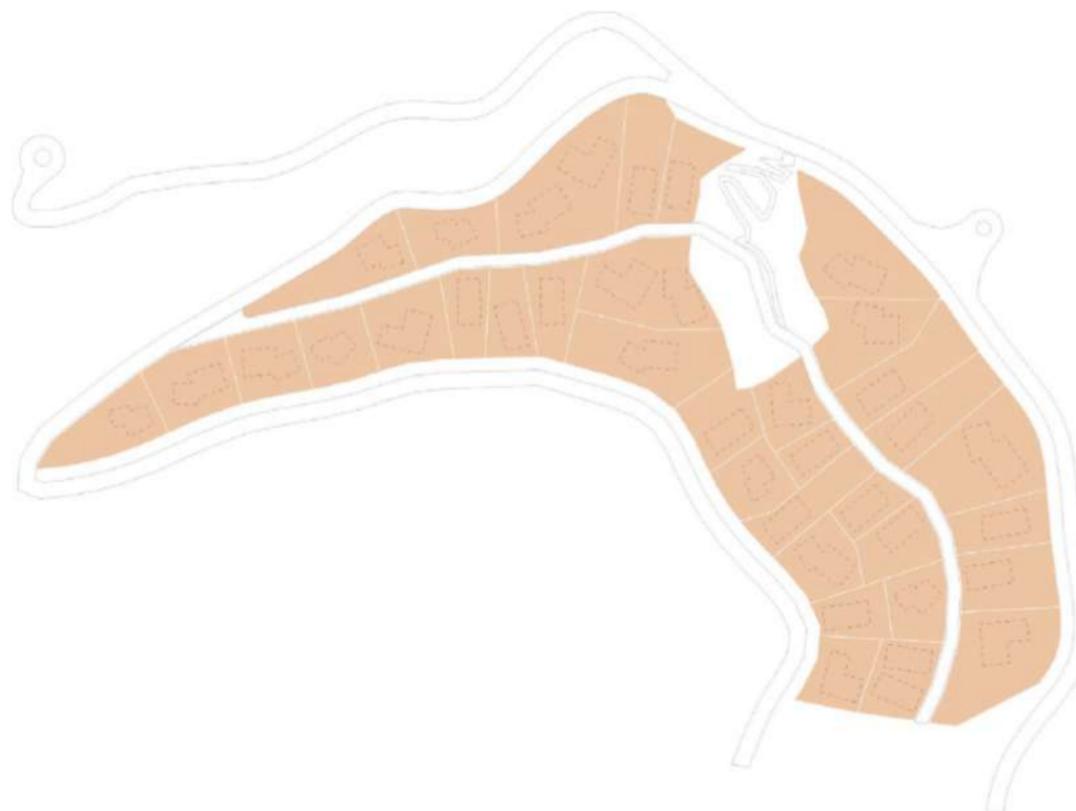
6.5. FILAKTO VILLAGE



HOUSING

TOTAL
37 units
7.650 sqm

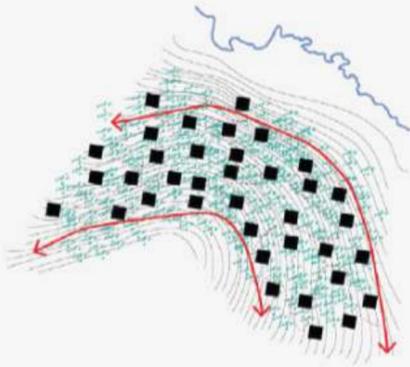
Type	AVRG area	Units
A (80-180sqm)	90	13
B (180-300sqm)	180	12
C (300-600sqm)	360	12



PLOTS

TOTAL
34 units
36.500 sqm

MIN	460 sqm
MAX	3100 sqm
AVERAGE	1100 sqm



SETTLEMENT
FEATURES

SECLUDED VILLAS

INDIVIDUAL VILLAS

OPEN SEA VIEW

PRIVACY

OPEN-AIR
COMMON SPACES

LEISURE AREAS

ARCHITECTURAL ID
AND MATERIALITY

INTEGRATION
IN THE LANDSCAPE

CAVE

GLASS FACADES

ROCKY MATERIALITY
AND COLOUR PALETTE

CONNECTIONS

INNER ROAD

VERTICAL PATHS

FUNCTIONS

LEISURE AND
WELLNESS

PRIVATE JACUZZI

PRIVATE POOLS

CAVE SPA

(related to Poetas Resort)

RETREAT & YOGA

PILATES SESSIONS

OPEN-AIR MEDITATION

CAVE RESTAURANT

(related to Poetas Resort)

LANDSCAPE

ROCKY
LANDSCAPE

BUSHY VEGETATION

PICKLY PEAR CACTUS

ROCKS SAMPHIRE

CAPER PLANT

TOURISM

HOLISTIC
EXPERIENCE

WELLNESS TOURISM

RETREAT TOURISM

A
Cretan
TALE

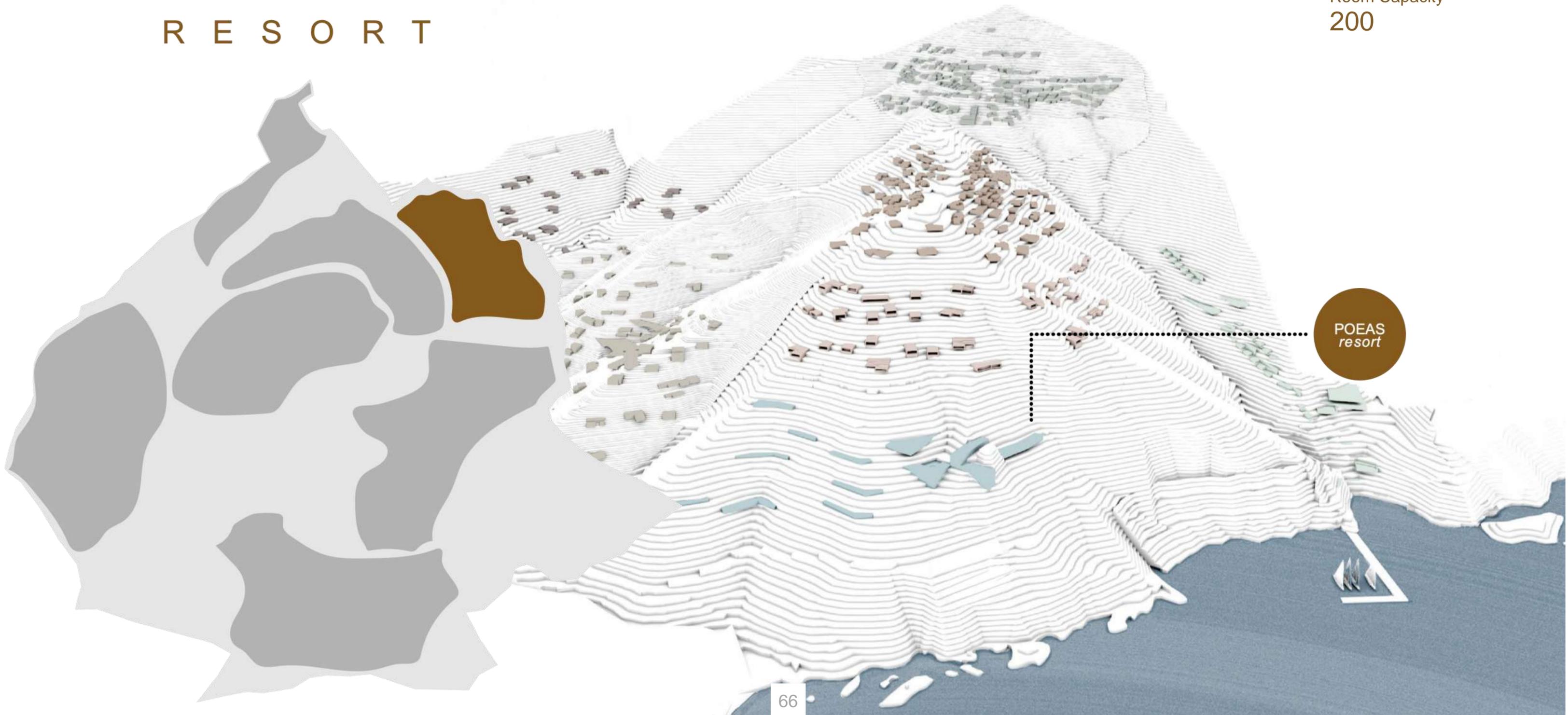
7.RESORTS & MARINA

7.1

POEAS

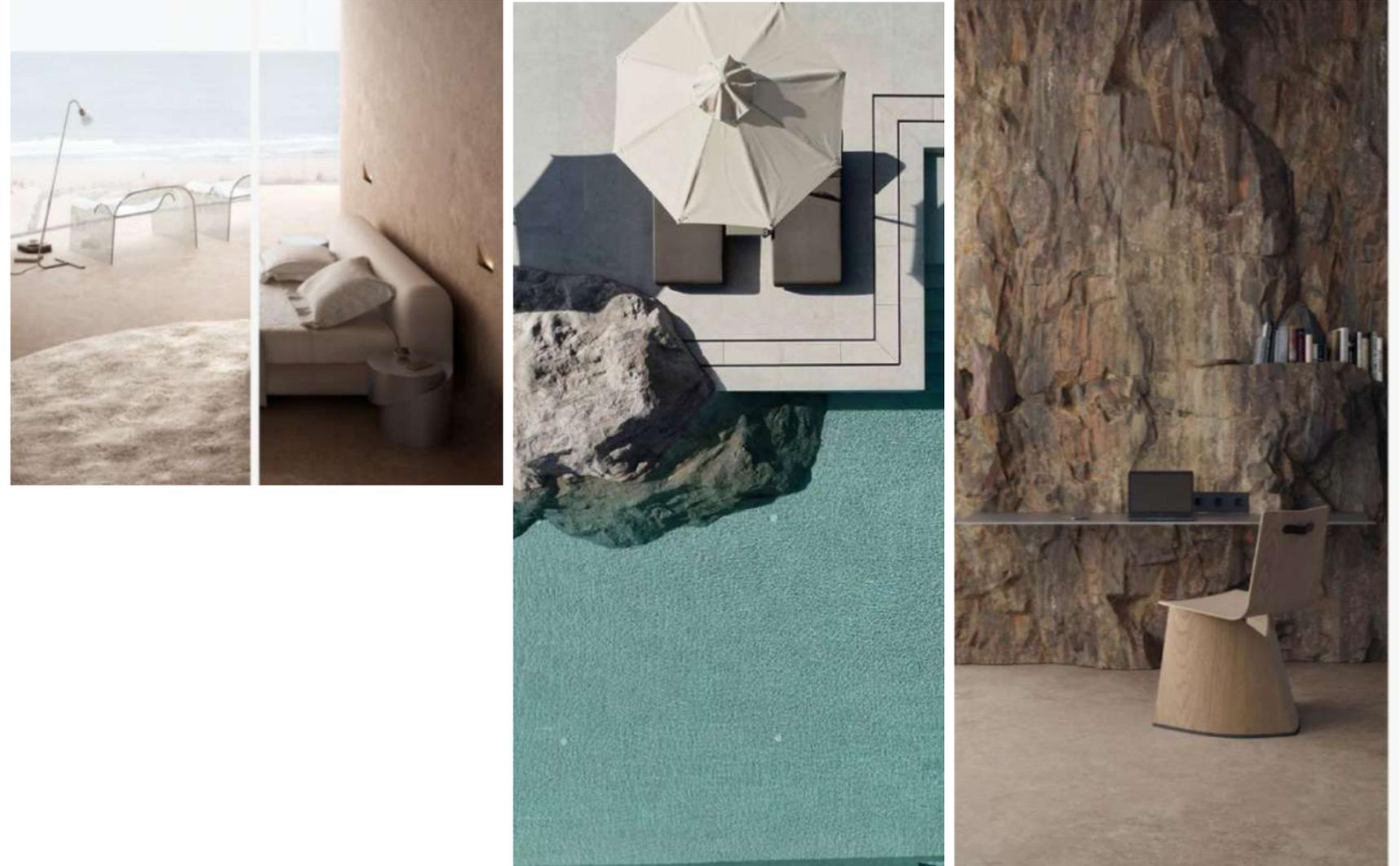
R E S O R T

Total Buildable area
6.934 sqm
Room Capacity
200



7.1 POEAS RESORT

Poeas is located near the east sandy beach, reflects the architectural concept of the overhead village Fllakto and extends on a 6.934 sqm area including 200 rooms of 30sqm.



7.1 POEAS RESORT

It consists of the accommodation area, a sculptural building volume and extensive common areas which offer a range of services to hotel guests and residents.



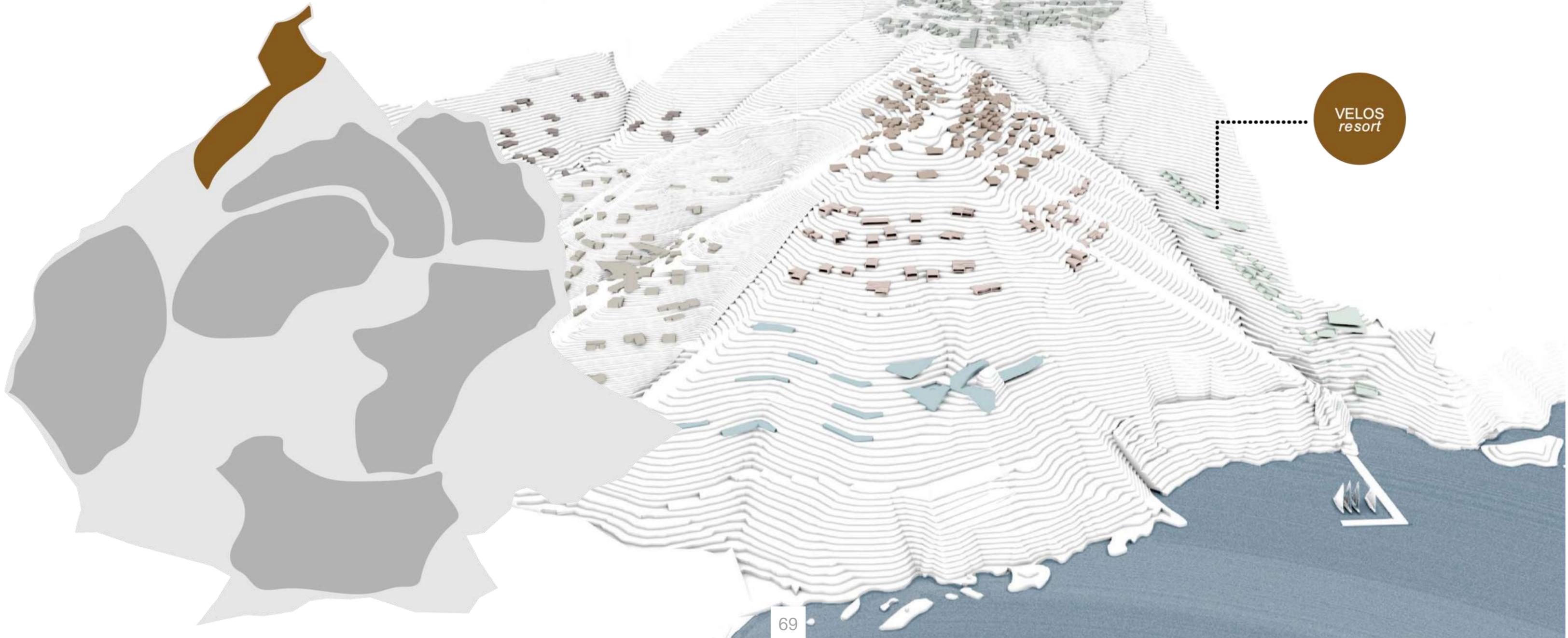
7.2

VELOS

R E S O R T

Total Buildable area
4.281 sqm

Room Capacity
100



VELOS
resort

7.2 VELOS RESORT

Velos is located on the west side of the coastline between a small leeward, sandy beach and an impressive, naturally landscaped, swimming pool.

A resort of 4,281sqm. which offers 100 rooms of 30 sqm. The linear buildings are developed on an axis, leading to the main common area, overlooking the small beach and enjoying a magnificent sea view.

The stairs carved in the rock, lead to a small organized tourist port for 75 yachts which is a unique base / starting point for the residents / visitors of the complex and gives additional accessibility from the sea.

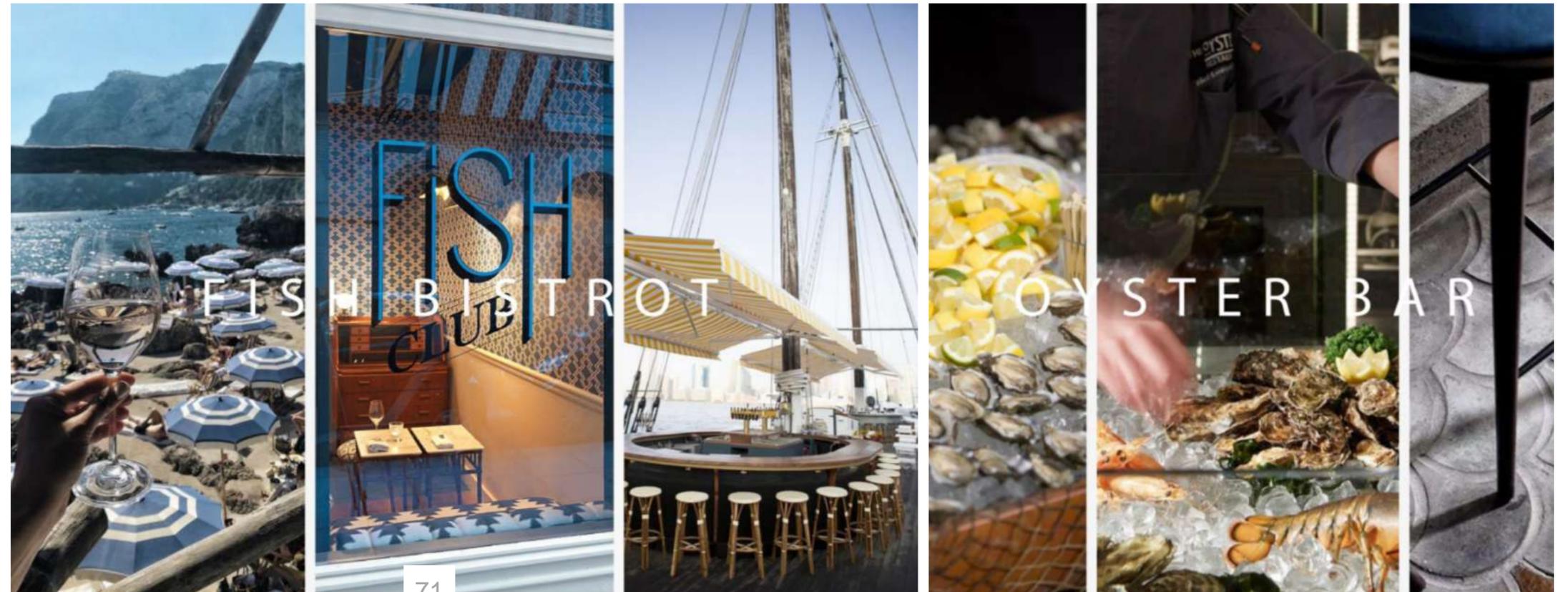


7.2

VELOS

RESORT

Services offered, follow the marine concept of the place and include a seafood restaurant and water activities such as sailing, diving, fishing, sports, etc.



7.3 MARINA

TOURIST PORT

The proposed investment "A Cretan Tale" will include the development of a Tourist Port, and more specific a marina of 75 berths, alongside the coastline in front the residential and tourist development. It will be a fully organized marina with facilities and services of high standards.

In the sea zone of the marina, the construction of a leeward and a windward pier is foreseen, so that the seaport is completely protected from the waves.

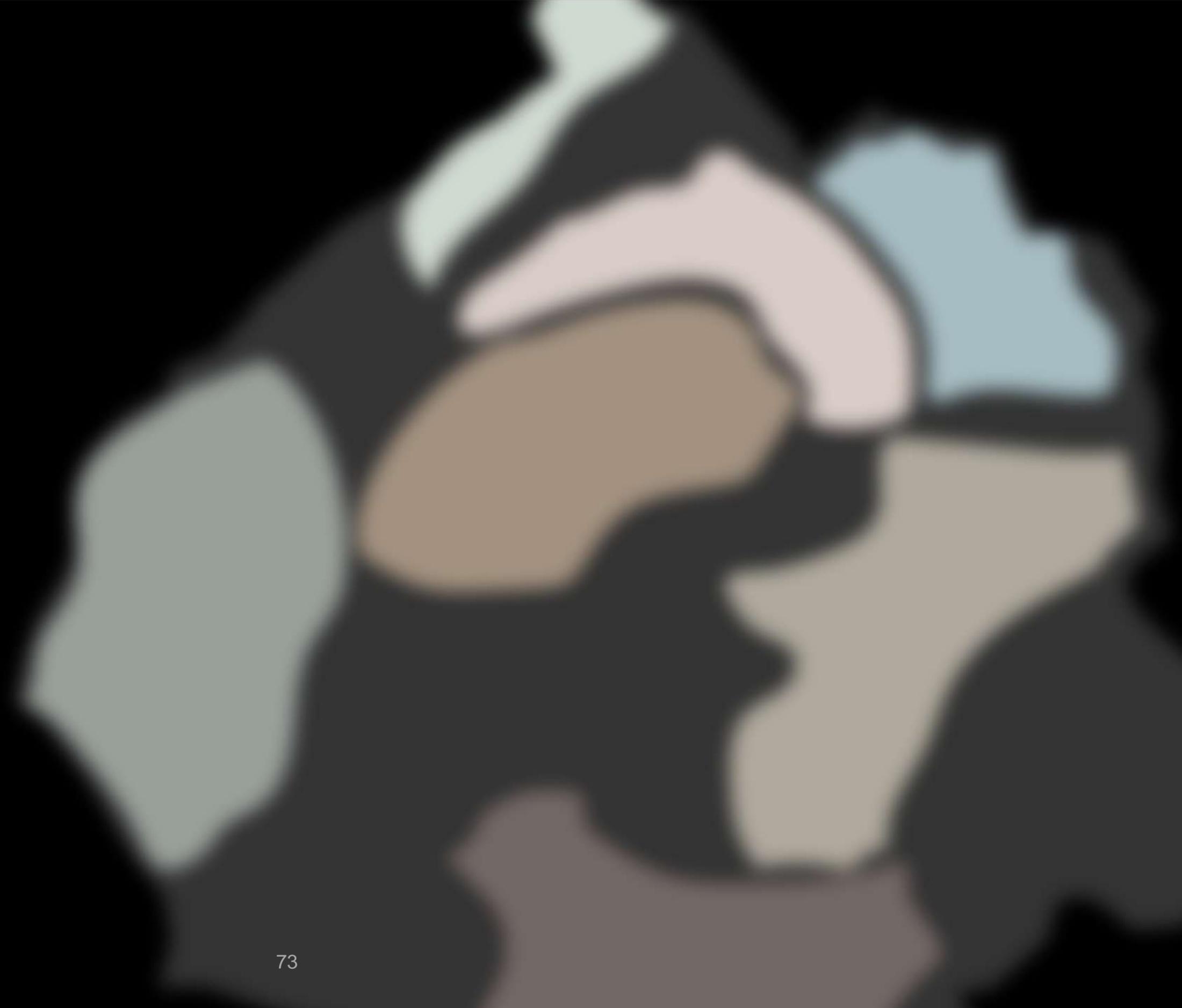
The land zone of the marina will include the coastal zone which mainly extends to the steep rocky terrain as well as the area that will be created by the embankment of marine space.

On the land area of the marina will be developed the necessary areas for its proper operation such as administration offices, shipping store, sanitary facilities, warehouses, etc. as well as leisure facilities that will include restaurants, retail stores, etc.



A
Cretan
TALE

8. ACCESSES
INTERNAL TRAFFIC



8. Accesses - Internal traffic

The area is easily accessible due to its immediate connection with the North National Road (BOAK) that crosses lengthwise the island and has two main two-way entrances.

Internally, the main road network is fully adapted to the terrain morphology, serving all villages and tourist accommodations while connecting them with the coast and with secondary roads that allow traffic inside the settlements and give access to all plots.

The urban units are surrounded by extensive green areas that are interconnected, not only to the network of main and secondary vehicle roads but with a complex of pedestrian streets as well..

For further improving accessibility and internal mobility, a helipad is planned and a cable car connecting the hillside to the coastline.



A Cretan TALE

9. FREE SPACES ENVIRONMENT



9. Freespaces Environment

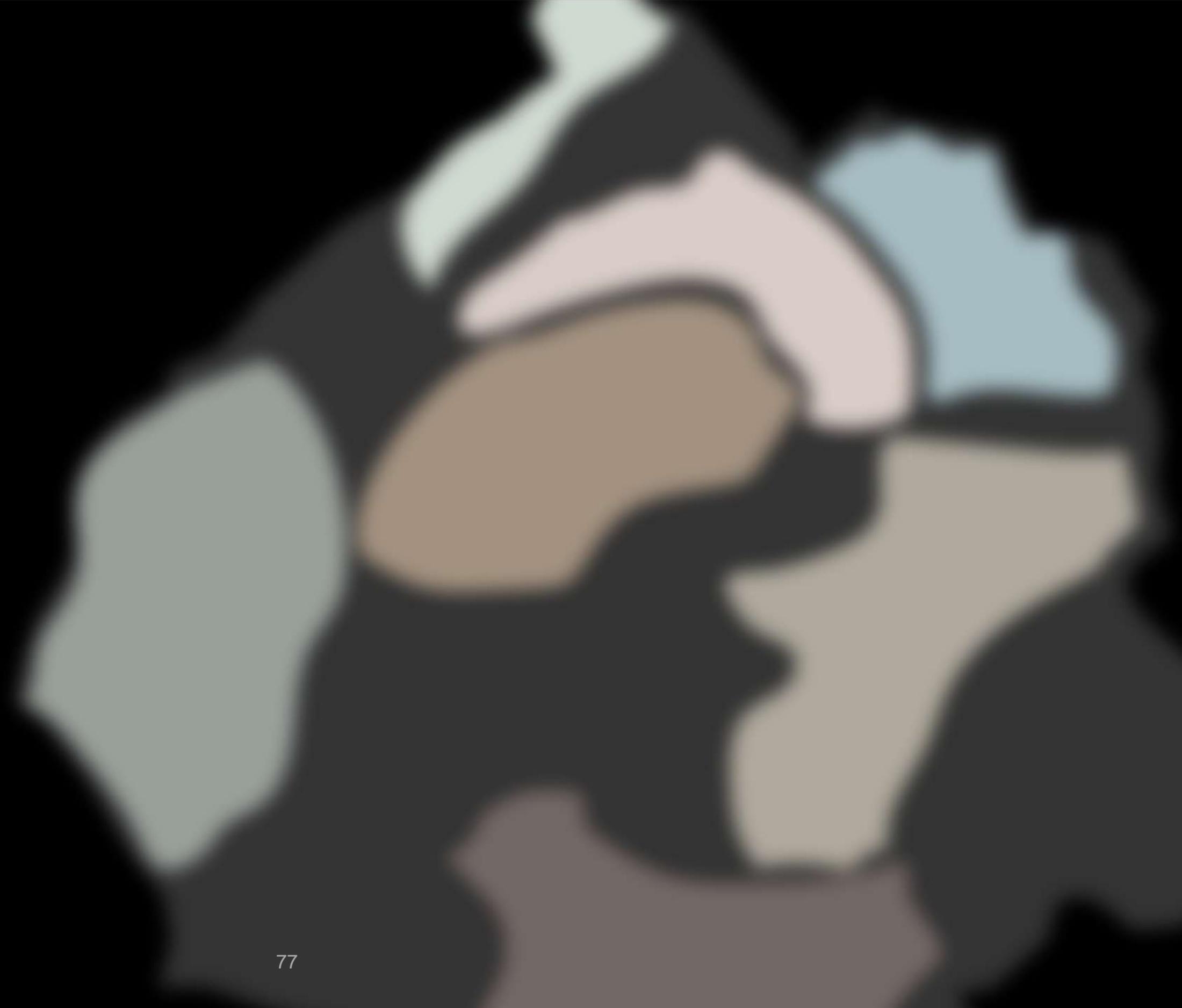
Great attention was paid to an intensive plan to improve and restore the natural landscape in a form of sustainable development..

The goal is to preserve and highlight the special natural beauty of the area by minimizing the environmental footprint of the investment, the harmonious coexistence with the human element through common areas, squares, outdoor seating, walking paths, etc. as well as the microclimate's improvement.



A
Cretan
TALE

**10. SURROUNDING
VILLAGES**



10. Surrounding villages

The settlements, the tourist complexes and their close proximity to the developed seaside town of Bali, interact with each other offering a wide choice of activities, increased mobility for the residents and visitors of the complex..

The coastal settlement of Panormo, the historic settlement of Melidoni and smaller villages located within a radius of about 5 km, complete an image of Crete that retains its traditional character and enhances contact with local culture and civilization. The Cretan tale optimizes the value of the island by benefiting from its living traditions.



A Cretan TALE

11. SUMMARY TABLES OF URBAN PLANNING UNITS

11.1 Construction and Buildings																		
		TALOS		ICHOR		LITHOS		CHAROUIPI		FILAKTO		POEAS		VELOS		MARINE	TOTAL	
		AVRG area	# BLDGs	AVRG area	# BLDGs	AVRG area	# BLDGs	AVRG area	# BLDGs	AVRG area	# BLDGs	AVRG area	# RMs	AVRG area	# RMs		Area	# BLDGs
RESIDENTIAL 1st & 2nd Floor	VILLA TYPE A (80-180) sqm	115	54	130	49	120	54	0	0	90	13						20.230	170
	VILLA TYPE B (180-300) sqm	210	53	235	33	220	18	258	25	180	12						31.455	141
	VILLA TYPE C (300-600)sqm	350	<u>4</u>	400	<u>2</u>	420	<u>3</u>	590	<u>7</u>	360	<u>12</u>						11.910	28
	Buildings #	169	111	178	84	156	75	331	32	207	37							339
	Total area (sqm)	18.740		14.925		11.700		10.580		7.650								63.595
HOTELS	Rooms											30	200	30	100		300	
	Total area (sqm)											6.000		3.000			9.000	
PUBLIC 1st & 2nd Floor	Buildings #	23		7		8		8		0		1		3		4	54	
	Total area (sqm)	2.310		407		1.000		2.222		0		934		1.281		1.400	9.554	
TOTAL # OF BUILDINGS		134		91		83		40		37		1		3		4	393	
TOTAL AREA (sqm)		21.050		15.332		12.700		12.802		7.650		6.934		4.281		1.400	82.149	

SUMMARY			
Building density (sqm)		Building units	
Residential units areas	63.595	Residencies #	339
Exploitable common areas of settlements (shops etc)	5.939	Residential public buildings	46
Hotels total building areas	11.215	Tourist/marina public buildings	<u>8</u>
Marina-Exploitable common areas (shops etc)	1.000		
Marina-Common uses areas	<u>400</u>		
Total building areas	82.149	Total building units	393

11.2 Settlements' features

	SLOGAN	SETTLEMENT	DENSITY	KEY SPATIAL FEATURES	RULES	MAIN MATERIALITY	TOURISM	MAIN FUNCTIONS
TALOS	UNIQUE and TIMELESS	CENTRALISED COMPACT "URBAN" LIVING	HIGH DENSITY PROXIMITY OF BUILDINGS	CASTLE SQUARE GATE	INTROVERTED SPACES PATIOS AND COURTYARDS NARROW PATHS, STAIRWAYS FRAMED PANORAMIC VIEWS STREET FAÇADE	CONCRETE GRANITE STONE STEEL	ALL-YEAR TOURISM	SPECIALTY RESTAURANT(S) CULTURAL CENTRE "URBAN" SERVICES
ICHOR	CHIC and LAID-BACK	LINEAR PERSPECTIVE AXIS	MEDIUM-HIGH DENSITY	AXIS, PERSPECTIVE BELVEDERE POCKET SQUARES	INTROVERTED SPACES SAME HEIGHT BUILDINGS	PLASTER, CLAY TERRACOTTA WHITE MARBLE	FOOD (GASTRONOMY) TOURISM	BISTROT-BOUTIQUE PANORAMIC PERFORMANCE SPACE
LITHOS	AUTHENTIC and RUSTIC	INTEGRATED WITH NATURE	MEDIUM-LOW DENSITY	NETWORK OF PATHS (EXPLORATION) PUBLIC NODES	PROMENADE EXTROVERTED SPACES DIFFERENT HEIGHT BUILDINGS	EXPOSED STONE WOOD CORK	SPORT TOURISM CREATIVE TOURISM	OUTDOOR ACTIVITIES (PATHS) ARTS AND CRAFTS
CHAROUI	BUCOLIC and ORGANIC	FARMHOUSES TERRACES	LOW DENSITY DETACHED BUILDINGS LARGE PLOTS/GARDENS	FIELDS PATHS WALLS	DETACHED BUILDINGS LARGE PLOTS/GARDENS FARMHOUSES	DARK STONE BLACKENED TIMBER	AGRO-TOURISM	SEASONAL ACTIVITIES RELATED TO AGRICULTURE PATHS AND TRAILS
FILAKTO	INTIMATE and MEDITATIVE	CAVE HOUSES LIVING IN THE CLIFF	LOW DENSITY MIMESIS	VERTICAL PATHS UNOBSTRUCTED SEA VIEW	UNOBSTRUCTED SEA VIEW GLASS FACADES	EXCAVATED ROCK GLASS	WELLNESS TOURISM	WELLNESS RETREAT

11.3 Functions and services

	F&B	RETAIL	SERVICES	CULTURE	WELLNESS and LEISURE	(SEASONAL) ACTIVITIES
TALOS UNIQUE and TIMELESS	concept: SOPHISTICATED and REFINED Specialty restaurant (on the top, with panoramic view) Gourmet traditional restaurant (based on traditional cuisine with contemporary twist) Modern kafeneio, (from breakfast to late night rakis) with traditional baked goods and fire oven (philoxenia concept)	upscale pantopoleio (general products, plus more sophisticated items, and products from local production) small kiosks around the village	events and function space (for ceremonies, parties...) (on the top, with panoramic view) small general doctor's practice pharmacy/apothecary (with herbal medicine section, with local medicinal plants and remedies) atm point (for cash withdrawal) church	cultural centre, with permanent exhibition about Cretan mythology, small scale temporary exhibitions, film and photo events and presentations, small public library with space for smart working multifunctional space for cinema: theatre, music	boutique massage and healing centre	cultural festivals open-air agora (with local street food)
ICHOR CHIC and LAID-BACK	concept: BISTROT and TAKE-AWAY CHIC specialty coffee shop wine (and cocktail) bar good ice cream kiosk fish bistrot (with local daily catch)	delicatessen (focused on local products) wellness boutique, with natural beauty products and remedies (locally sourced) wine shop (enoteca) boulangerie art galleries		open-air panoramic theatre	playground for children	open-air theatre, performances pocket markets
LITHOS AUTHENTIC and RUSTIC	concept: TRADITIONAL and EARTHY traditional taverna with vegan twist open air wood pizza oven public open-air shared kitchen and barbecues	arts and crafts, artisanal makers (with local materials, wood, stone, clay, wool, olive soap)	bike rental shop agios Nikolaos Church spiritual pavillion (in the greenery)	open air exhibitions and happenings open air cinema and stage performances art and crafts workshop	walking trails, trekking, hiking (path connecting to all other villages, and beyond) bouldering cycling open-air sports, fitness and wellness	traditional festivals (panagiri)
CHAROUI BUCOLIC and ORGANIC	concept: FROM THE FARM TO THE TABLE farm restaurant, tasting space for local and organic food experience			educational farm (workshops on farming techniques and product also child friendly)	hiking, jogging cycling	festivals around seasonal products fruit picking
FILAKTO concept: INTIMATE and MEDITATIVE	Cave restaurant (related to Poeas)				Cave spa (related to Poeas) open-air platforms for yoga and meditation	

Crete's Future



New International Airport at Kasteli

Located in Kasteli, Heraklio. It is planned to complete the construction of the airport in five years, it should be open by 2025.



New Motorway

VOAK Motorway: the new road to connect Crete from east to west is being designed. The overall design includes the construction of a Road Axis from Kissamos to Sitia. The completion date of the entire motorway is 2028.



Electrical Interconnection between Mainland Greece and Crete

Building a high-voltage direct-current (HVDC) link from Crete to the Greek mainland. Commissioning of the 1,000 MW power link is scheduled for mid-2023.

Customized for FLOREA GROUP ONE

Florea Group One S.L.U.
Gabriel Julian Florea Florea - CEO
+34 647789666
Ferrocarril 337 , cuarta planta
08860 Castelldefels -Barcelona
Spain



BLUE FRONTIER

BELIEVE IN TALES

