



Greece **island of Crete**

Urban Land Development

Housing – Hotel – Recreation
‘Loutra’ Estate

**‘Loutra estate’
Land approved for
urban development**



GREECE

- In Brief -

Total land area 270.000 m²

Located at Southern Crete the area named 'Loutra' is near the village 'Ledas', prefecture of Heraklion.

Small fishing harbor and a nice beach compose the sea front.

Distance from Heraklion International Airport is 70 km.

Ground incline allows unobstructed view.

Approved

for urban development

- Housing, Hotel and Recreation -

building space exceeds 49.000 m²

In accordance with the Greek Law **2508/97 section 24 § 6**, all permits have been obtained and issued, and the privately owned land of 270.000 m² in Loutra has the ability to develop into a small village with 'Housing, Hotel and Recreation' Land use.

Location



Location

Loutra estate 34° 56' 00"N 24 ° 57' 20' 1E



Island of Crete

35th N parallel

Crete average daily sunshine duration 7.3 hours,
mean annual temperature 18.5 ° C,
mean annual water temperature 19.4 ° C

(source HNMS)

Extensive information on Crete and Loutra can be found in <http://www.interkriti.org/>

Climate



LOUTRA

34°56'00'' N 24°57'20''E

Loutra

- **mean annual temperature of 20,1°C,**
- **Average annual sunshine at 3,101 hours.**

According to the HNMS (EMY) -Ierapetra station

Climate

Climate data for Heraklion

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
Average high °C (°F)	15.2 (59.4)	15.5 (59.9)	16.8 (62.2)	20.2 (68.4)	23.5 (74.3)	27.3 (81.1)	28.6 (83.5)	28.4 (83.1)	26.4 (79.5)	23.1 (73.6)	20.1 (68.2)	17.0 (62.6)	21.9 (71.4)
Daily mean °C (°F)	12.1 (53.8)	12.3 (54.1)	13.3 (55.9)	16.1 (61.0)	19.2 (66.6)	23.2 (73.8)	25.2 (77.4)	25.1 (77.2)	22.9 (73.2)	19.8 (67.6)	16.8 (62.2)	14.0 (57.2)	18.4 (65.1)
Average low °C (°F)	9.0 (48.2)	9.0 (48.2)	9.8 (49.6)	12.0 (53.6)	14.9 (58.8)	19.0 (66.2)	21.7 (71.1)	21.7 (71.1)	19.3 (66.7)	16.5 (61.7)	13.4 (56.1)	10.9 (51.6)	14.8 (58.6)
Precipitation mm (inches)	91.5 -3.602	77.4 -3.047	57.4 (2.26)	30.0 -1.181	15.2 (0.598)	3.2 (0.126)	1.0 (0.039)	0.7 (0.028)	19.5 (0.768)	68.8 -2.709	58.8 -2.315	77.1 -3.035	500.6 -19.709
Avg. precipitation days	10.1	9.1	6.9	3.4	1.9	0.5	0.1	0.1	1.3	4.9	6.0	8.9	53.2
Mean monthly sunshine hours	117.8	124.7	176.7	228.0	300.7	351.0	372.0	347.2	282.0	198.4	150.0	120.9	2,769.4

Source: *Hong Kong Observatory*^[5]

Crete has a warm Mediterranean climate. Summers in the lowlands are hot and dry with clear skies. Dry hot days are often relieved by seasonal breezes.

The mountain areas are much cooler, with considerable rain in the winter. Winters are mild in the lowlands with rare frost and snow.

Loutra further South than Heraklion, has an even milder climate

CHANIA

RETHIMNO

HERACKLION
INTERNATIONAL
AIRPORT

Island of Crete

General map



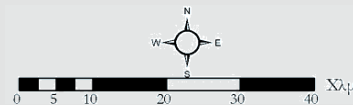
LOUTRA
LENTAS

IERAPETRA

- Αεροδρόμια εθνικής σημασίας
- Λιμάνια εθνικής σημασίας
- Λιμάνια εθνικής σημασίας εναλλακτικά
- Ενεργειακά κέντρα
- Ζώνη με φέρονσα ικανότητα φυσικού και πολιτιστικού κεφαλαίου
- Όρια περιοχών NATURA 2000

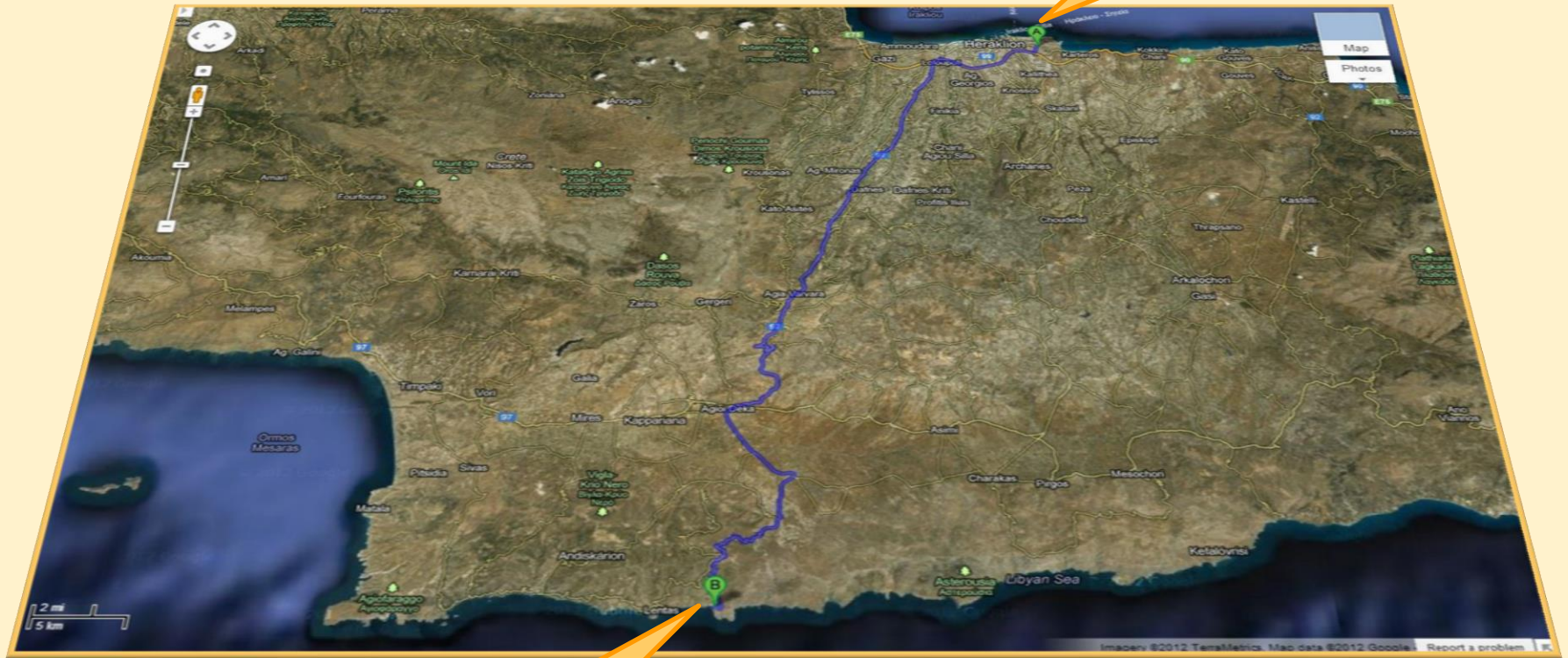
- Πόλοι Ανάπτυξης
- Διαπεριφερειακής εμβέλειας
- Περιφερειακής εμβέλειας
- Προτεινόμενοι πόλοι ανάπτυξης με ενδοπεριφερειακό ρόλο
- Άξονες Ανάπτυξης
- Κύριοι
- Δευτερεύοντες

- Όριο Δήμου Γόρτυνας
- Θέση έκτασης ιδιοκτησίας ΤΕΤ Α.Ε.



Access from Heraklion

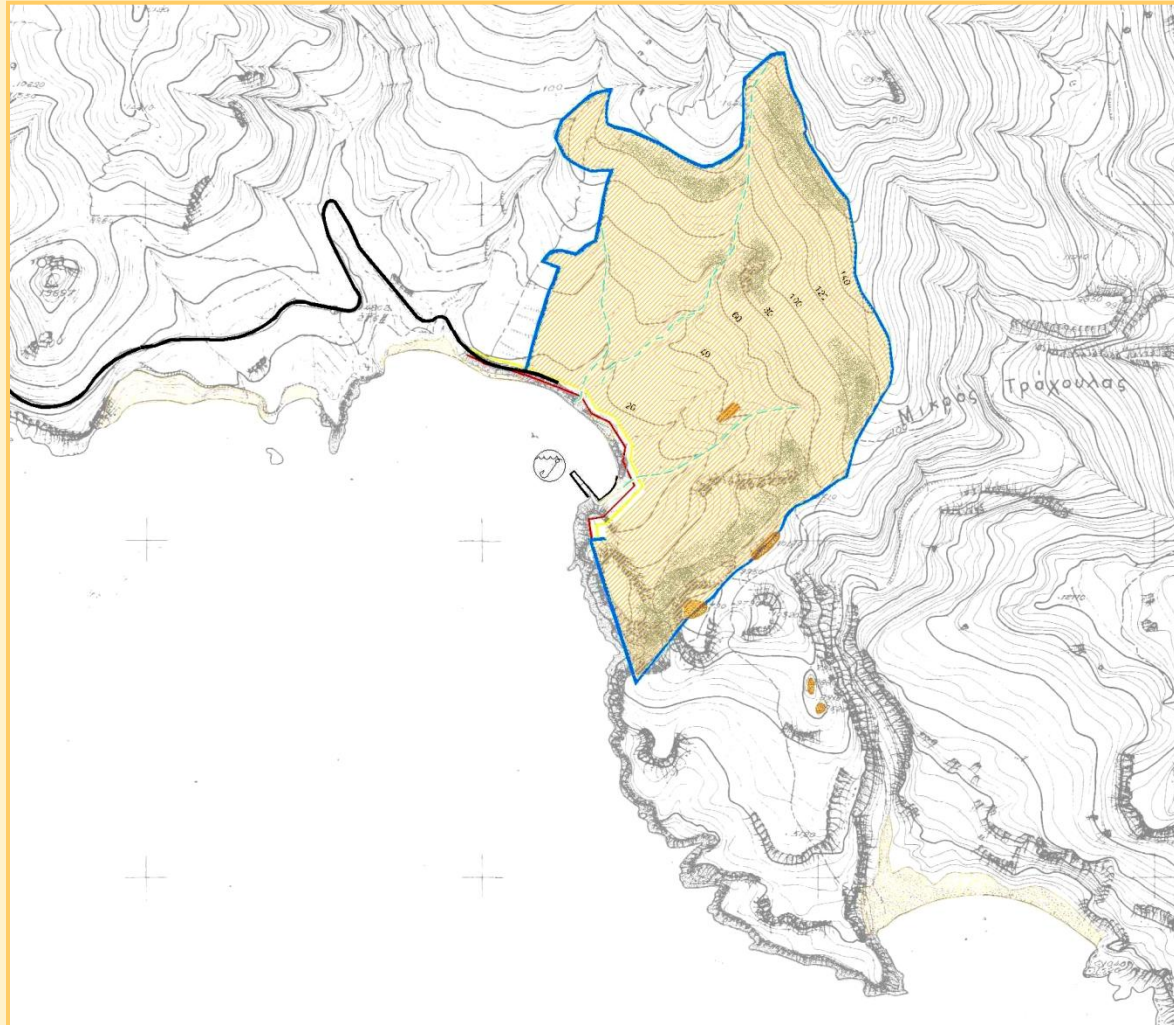
City of Heraklion
AIRPORT



LOUTRA

International Airport of Heraklion - Loutra
Distance 70 km, duration of travel by car 1 hour & 10 minutes

The land

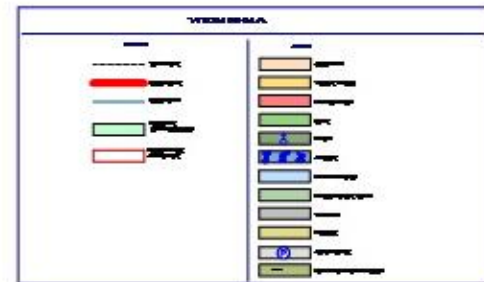


'Loutra' Estate
Border projected on Greek Military Survey Map

master plan



Housing development areas



Hotel & recreation or housing development area

Park and recreation areas

'Loutra' Estate

Loutra master plan



Master plan projected on aerial survey photo

- LOUTRA -

in accordance to the approval the considered areas in m² can be as follows:

Approved Net
Area of
development

Housing area

Hotel,
Recreation
and/or
Housing area

Urban
Center

Religious
buildings

ΠΙΝΑΚΑΣ ΧΡΗΣΕΩΝ / ΕΜΒΑΔΑ					
ΟΝΟΜΑΣΙΑ ΧΡΗΣΗΣ	ΕΜΒΑΔΟΝ m ²	ΠΟΣΟΣΤΟ ΣΥΜΜΕΤΟΧΗΣ	ΚΑΤΗΓΟΡΙΑ ΧΡΗΣΗΣ	ΕΜΒΑΔΟΝ m ²	ΠΟΣΟΣΤΟ ΣΥΜΜΕΤΟΧΗΣ
Γήπεδο	270.516	100%			
Περιοχή Εκτός Σχεδίου (ρέμα)	21.867	8,08%			
Εντός σχεδίου περιοχή	248.649	91,92%			
Εντός σχεδίου περιοχή	248.649			248.649	100%
Αμιγής Κατοικία	106.000	100,00%	ΟΤ	124.150	49,93%
Τουρισμός – Αναψυχή	14.000	15,22%			
Πολεοδομικό Κέντρο	3.500	3,22%			
Εκκλησία	650	0,52%			
Αθλητισμός	3.300	2,65%			
Παιδική Χαρά - Πλατεία	2.800	2,25%			
Κοινόχρηστος Χώρος - Πράσινο	80.000	64,26%	ΚΧ / ΚΦ	124.499	50,07%
Οδικό Δίκτυο	20.000	16,06%			
Πεζόδρομος	16.500	13,25%			
Χώρος Στάθμευσης	1.200	0,96%			
Εγκατάσταση Βιολογικού Καθαρισμού	699	0,56%			

LOUTRA

Housing - Hotel & Recreation Development project

Approved Net Area of buildings:
 $248.649\text{m}^2 / 2 * 0.40 = 49.730\text{m}^2$

- LOUTRA -

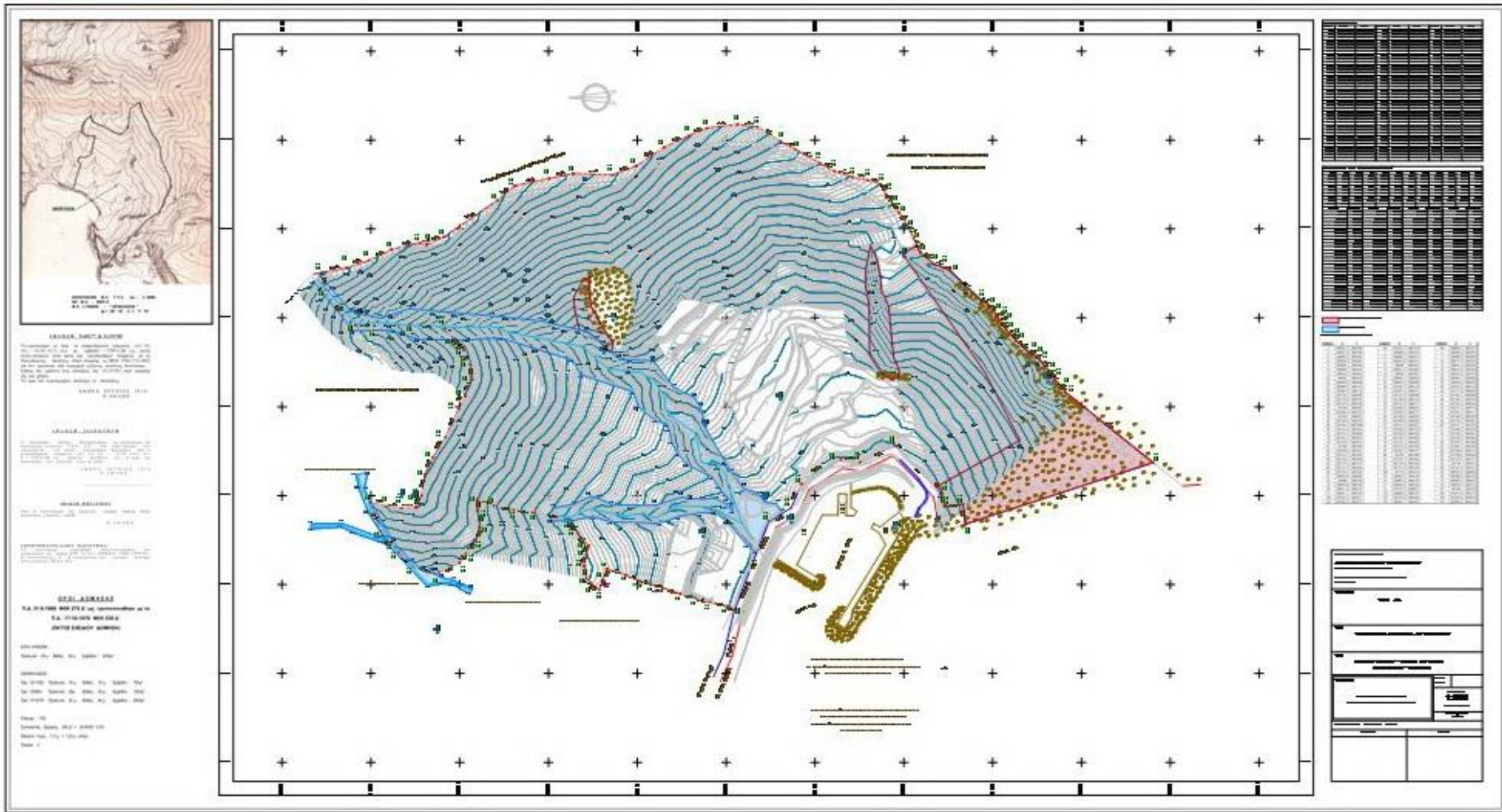
The following figures derive for the area of 'Lutra estate' according to the land development permit as illustrated in the ancillary Master Plan.

1. 106,000 m², Classified as "residential area", as described by the Greek Law in Article 2, Π.Δ.23-02-87 / ΦΕΚ - 166Δ / 06-03-87 is distributed in 23 city squares. (No 1 to 23). Estimated max building space of 42.400 m²
2. 14,000 m², Classified as "Hotel, Recreation and Seasonal residence", as described by the Greek Law in Article 8 Π.Δ.23-02-87 / ΦΕΚ- 166Δ/06-03-87 are contained also in 1 city square (No 25). Estimated max building space 5.400 m² for Housing and Hotel use.
3. 3,500 m², Classified as "local Urban Centre", as described by the Greek Law in Article 4, Π.Δ.23-02-87 / ΦΕΚ- 166Δ / 06-03-87 are contained in 1 city square. (No 24). Estimated max building space 2.950 m² of Housing and Civic Centre use.
4. 124,500 m² , are shared between Communal Areas, roads and Parks.

Loutra master plan and adjoining Ledas village



'Loutra' Estate



The survey plan of the land approved by the Greek Ministry of Environment (ΥΠΕΚΑ)
for Urban Development

Loutra



Approaching from Heraklion
View of the Estate, and the harbor

The region of 'Loutra' is located 70 kilometers southeast of Heraklion, on the southern coast of Crete in the Libyan Sea.

The scenery is of exceptional beauty, combining serene landscapes of Cretan olive groves, with outstanding rock formations and views to the sea.

Loutra



North East view of Loutra

Loutra



View of the beach

Loutra



View of the beach

Loutra



View of the harbor
- view from 'Loutra estate' -

Loutra



View of the beach and the harbor

View of Loutra



Boundary indication

List of nearby beaches

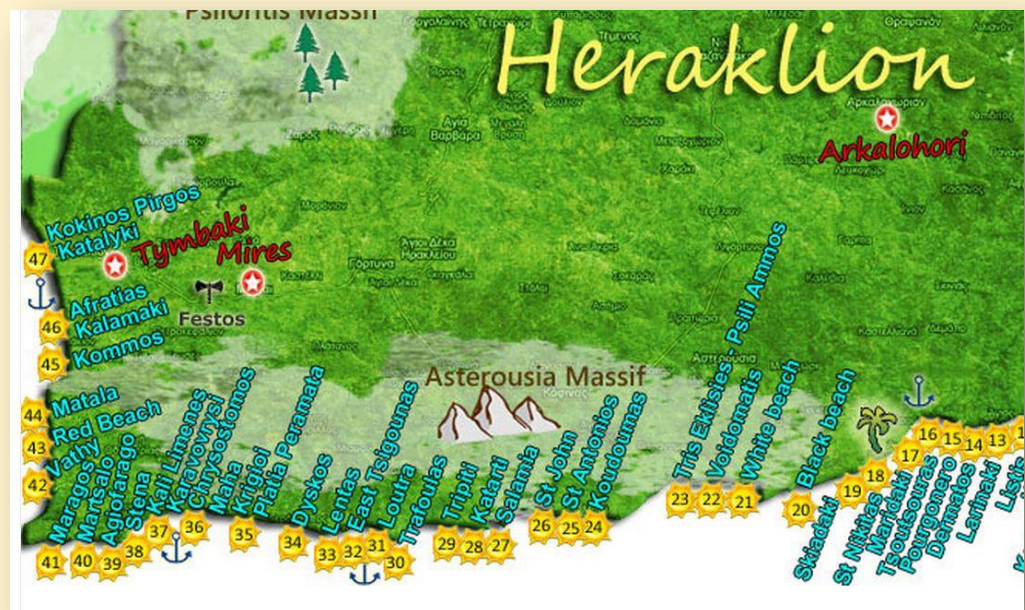
Κεντρικά Αστερούσια	Central Asterousia
24 Κουδουμάς	Koudoumas
25 Άγιος Αντώνιος	Saint Anthony
26 Ελιγιά	Eligia
26 Άη Γιάννης	Saint John
27 Σαλαμιά	Salamia
28 Κατάρτι	Katarti
29 Τρυπητή	Tripiti
Παραλίες Λέντα	Lendas beaches
30 Τράφουλας	Trafoulas
31 Λούτρα	Loutra
32 Ανατολικός Τσίγκουνας (Πετράκης)	East Tsigounas (Petrakis)
33 Λέντας	Lendas
34 Δυσκός	Dyskos
35 Παλιόμαντρα	Paliomandra
35 Ψιλή Άμμος	Psili Ammos
35 Πλατειά Περάματα	Platia Peramata
35 Κριγιοί	Krigioi
Παραλίες Καλών Λιμένων	Kali Limenes beaches
36 Μάχα	Maha
36 Χρυσόστομος	Chrysostomos
36 Λασαία	Lassea
37 Καραβόβρυση	Karavovrisi
37 Μακριά Άμμος	Makria Ammos
37 Ψιλή Άμμος	Psili Ammos
38 Στενά	Stena
38 Ακρωτήριο Λίθινο	Cape Lithino
39 Αγιοφάραγγο	Agiofargo
40 Μάρτσαλο	Martsalo
41 Μαραγκού Λιμάνι	Maragou Limani
42 Βαθύ	Vathi
Παραλίες Μεσαράς	Messara Bay
43 Κόκκινη Άμμος	Red Beach
44 Μάταλα	Matala
45 Κομός	Kommos
46 Καλαμάκι	Kalamaki
46 Αφρατιάς	Afratias
47 Καταλυκή	Katalyki
47 Κόκκινος Πύργος	Kokkinos Pirgos

‘Loutra Estate’

Extract from The Internet address of cretanbeaches, <http://www.cretanbeaches.com/Beaches/Heraklion/>

The site provides extensive information about the area.

Offering an extensive range of nearby crystal clear beaches, away from industrial areas and the crossing of merchant ships, places of archaeological interest as well as places of natural beauty are easy to access, as are winter activities at the magnificent mountains of Crete.



Loutra - broader region



The village of Leda
- View approaching from Heraklion -

Loutra - broader region



The adjoining beach / in the background the 'Loutra' estate

Loutra - broader region



The adjoining beach. Ledas village at the far back
- view from 'Loutra' estate -

Loutra - broader region



The village of Lentas (the Ancient City of Levin)

East of Lentas, a spring of water with healing properties was unified with the temple of Asclepius and Health

Loutra - broader region



One of the well-known rock formations of Lentas

Loutra - broader region



Agiofarago

Loutra - broader region



Agiofarago

Loutra - broader region



Loutra - broader region



cretanbeaches.com

Lentas

Loutra - broader region



Sarakina
Gorge

Loutra - broader region



The Oldest Olive
Tree



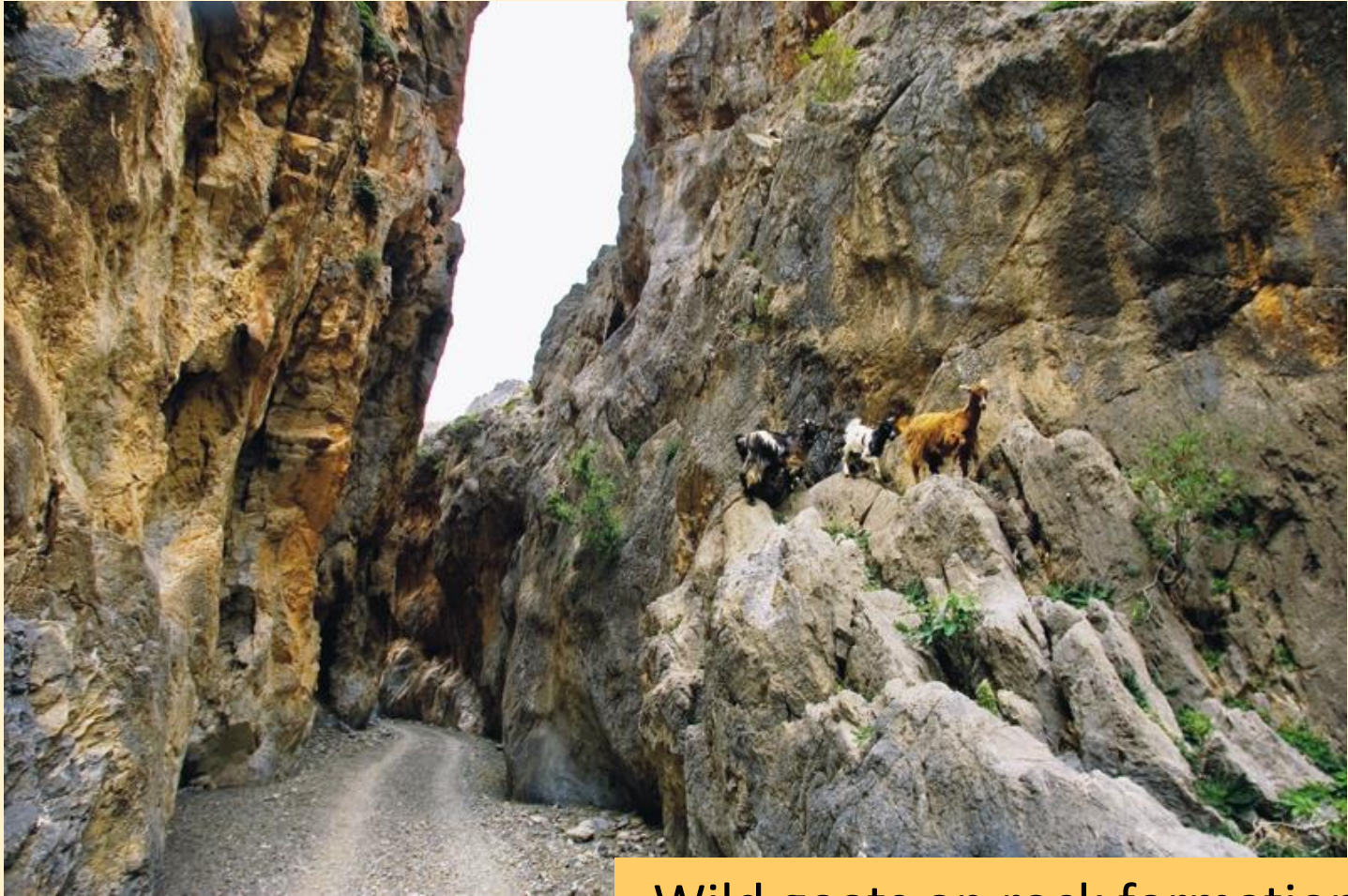
Growing around a Roman
pillar a 1600 year old olive tree

Loutra - broader region



The Byzantine church of St. John the Theologos in Lentas

Loutra - broader region



Wild goats on rock formations
of the 'Trypitis' canyon

Loutra - broader region



The ancient town of Gortyn.
Famous findings
Minoan Law Code
Roman Odeon.

Loutra - broader region



The Minoan town of Faistos

Loutra - broader region



Levin