

LIMITED COLLECTION · CRETE

Kirianna Villas.

Private sea-view residences in the hills of Rethymno - individual plots, private pools and contemporary architecture rooted in Crete.

KIRIANNA · RETHYMNO · CRETE

7 private villas · 3 architectural formats



A LIMITED COLLECTION IN CRETE

Designed for the Mediterranean rhythm.

A private residential collection where architecture, landscape
and outdoor living are designed as one experience.



7

PRIVATE VILLAS

>6,000 m²

LAND AREA

≈10 min

TO RETHYMNO

Elevated. Private. Close to Rethymno.

The site is positioned in the hills of Rethymno with open sea views, while remaining approximately ten minutes from the city and its infrastructure.

SEA VIEWS

Elevated hillside position

PRIVACY

Only seven homes

CRETE LIFESTYLE

Mediterranean living

RETHYMNO ACCESS

Approx. 10 minutes



PROJECT AT A GLANCE

Seven private homes. One calm architectural language

Each residence is planned with a private pool, parking and its own plot. Large glazing, shaded terraces and rooftop zones connect indoor and outdoor living.

7

PRIVATE VILLAS

>6,000 m²

TOTAL LAND

3

VILLA FORMATS

1

PRIVATE POOL / HOME



Crete materiality. Contemporary geometry.

Stone, shade, greenery and generous glazing create a quiet architectural character that feels modern without losing its connection to the island.

PRIVATE POOL

planned for every villa

LARGE GLAZING

strong indoor-outdoor connection

SHADED TERRACES

summer comfort

ROOFTOP LIVING

extended outdoor space

Three formats for different ways of living.

The collection combines compact and larger formats for private use, holiday living and investment scenarios.



TYPE A

86 m²

3 bedrooms · pool · parking



TYPE B

132 m²

3 bedrooms · 2 bathrooms · rooftop living



TYPE C

≈140 m²

1 villa · 2 levels · final configuration to follow

TYPE A · COMPACT FORMAT

86 m²

3 BEDROOMS

Three villas in the collection. A compact format with three bedrooms, a private pool and individual parking.

86 m²

VILLA AREA

3

BEDROOMS

1

POOL

1

PARKING



A clear, efficient three-bedroom plan.

Villa area: 86 m². Final pool and plot dimensions remain subject to engineering confirmation.

86 m²

AREA

3

BEDROOMS

1

POOL

1

PARKING



TYPE B · SIGNATURE FORMAT

132 m²

THREE-BEDROOM VILLA

Three bedrooms, two bathrooms, pool terrace and rooftop living. Large glazing opens the living room and kitchen directly toward the pool.

3

BEDROOMS

2

BATHROOMS

1

POOL

ROOF

TERRACE

Generous social space. Private sleeping zones.

The architectural schedule totals 126.44 m², while the commercial project area is stated at approximately 132 m². Final public figures remain subject to architectural confirmation.



Master bedroom	30.00 m ²
Living room	34.45 m ²
Bedroom	14.67 m ²
Bedroom	11.86 m ²
Bathroom 1	8.52 m ²
Bathroom 2	8.52 m ²
Laundry	3.50 m ²
Storage	3.98 m ²

126.44 m²

ARCHITECTURAL SCHEDULE TOTAL



INDOOR · OUTDOOR LIVING

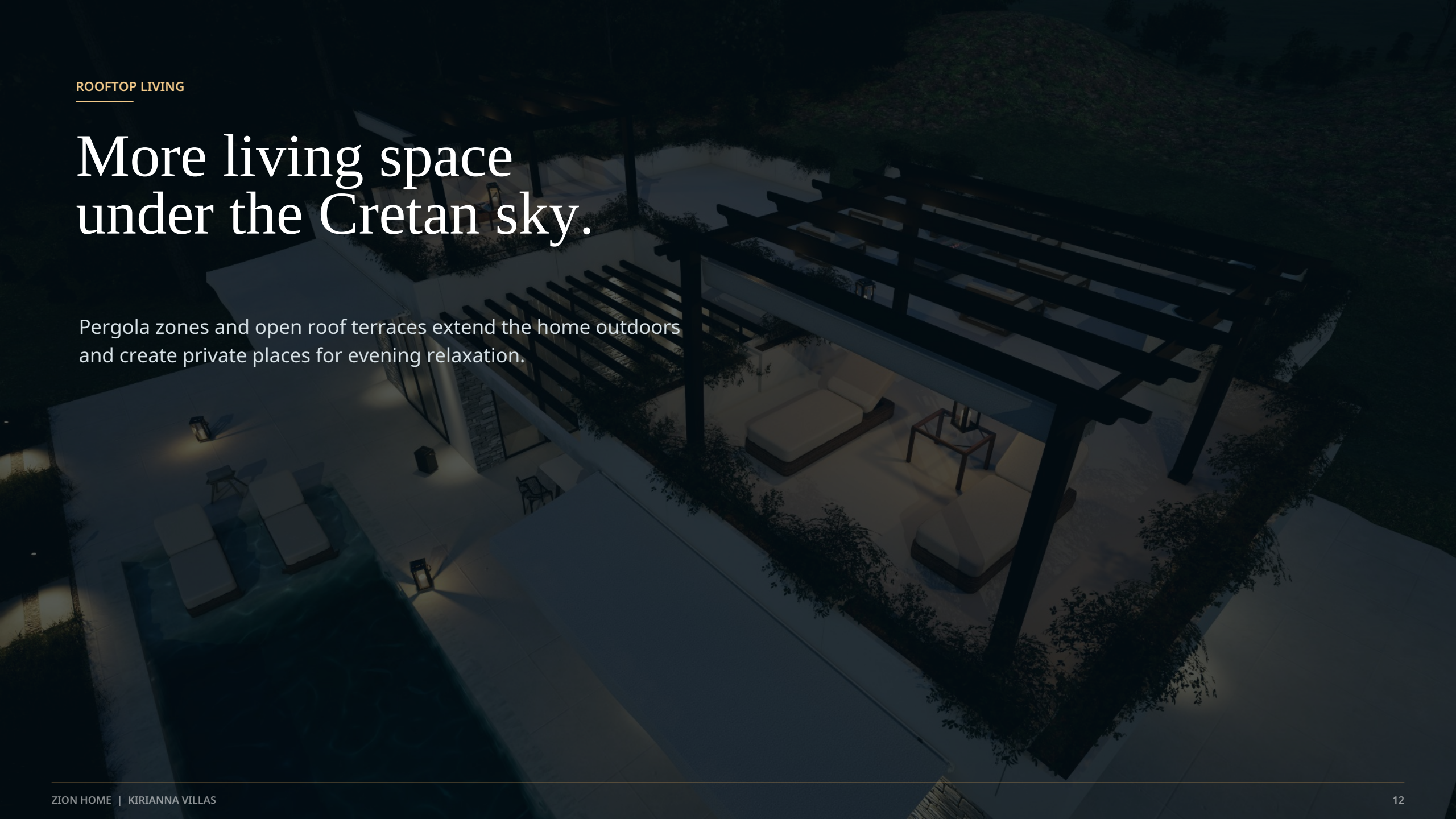
The pool becomes part of the living room.

Floor-to-ceiling glazing creates a direct connection between the social areas, shaded terrace and water.

3 bedrooms

2 bathrooms

Private pool

An aerial night view of a modern villa's rooftop terrace. The terrace features a large swimming pool on the left, a central lounge area with a pergola, and another lounge area on the right. The pergola is illuminated from below, and the pool is lit with blue lights. The surrounding landscape is dark, with some trees visible in the background.

ROOFTOP LIVING

More living space under the Cretan sky.

Pergola zones and open roof terraces extend the home outdoors and create private places for evening relaxation.

INTERIORS

Light finishes. Calm geometry.

The interiors are designed around natural light, views, easy maintenance and a seamless connection with the terrace.



BEDROOM WITH GLAZING

OPEN-PLAN LIVING

KITCHEN + SOCIAL SPACE

TYPE C · LIMITED EDITION

≈140 m²

ONE VILLA · TWO LEVELS

A larger two-level residence within the collection. Final plans, room count, visualisations and pool parameters will be released in the next confirmed project revision.



What defines Kirianna today.

7 VILLAS

Private residential collection

SEA VIEWS

Elevated hillside location

PRIVATE POOLS

Planned for every villa

PARKING

Individual for each home

>6,000 m²

Land divided into private plots

3 FORMATS

86 m² · 132 m² · 140 m²

Technical systems, energy class, smart-home specification, finishes and landscaping are included only after final confirmation.

TECHNOLOGY & QUALITY

Designed by Zion Home. Delivered with control.

Zion Home acts as developer and builder, coordinating design, construction and project delivery from concept through execution.

LSTK FRAME

Light steel framing for accurate, efficient assembly.

PRIVATE BUILD

Control of specification, timing and execution on site.

SMART-READY

Engineering and smart-home solutions after final approval.

CRETE FOCUS

Local team and island-based project coordination.



A private villa - not just square metres.

The project-stage format gives a buyer entry before construction is complete. The source presentation positions completed value above project-stage pricing, subject to final commercial confirmation.

€3,200 / m²

PROJECT-STAGE INDICATION

€4,200-4,500 / m²

POST-CONSTRUCTION ORIENTATION

All investment figures are indicative and subject to final project, legal, technical and commercial confirmation. They are not a guaranteed return.

LIMITED SUPPLY

Only seven homes

RENTAL DEMAND

Private villa + pool format

RETHYMNO ACCESS

Approx. 10 minutes

EXIT POTENTIAL

Resale after completion

A clear staged purchase process.

Final commercial terms are inserted into the public version after approval. The project presentation currently defines a four-step framework.

01

Booking

02

Construction stage 1

03

Construction stage 2

04

Handover

LIFESTYLE CRETE

For holidays, rental and life by the sea.

Private territory, pools, terraces and proximity to Rethymno create a flexible lifestyle format for personal use and rental scenarios.



ZION HOME CONSTRUCTION I.K.E.

Let's discuss Kirianna Villas.

Developer and construction team in Crete. Project development,
construction coordination and local execution.

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Crete, Greece



360° TOUR

