



A SimpleMind Series Dedicated Guide

How Much Does it Cost to Build a House in Chania, Crete?

Embarking on the journey of building a house in Chania, Greece, is an exciting venture, where the allure of crystal-clear waters, ancient history, and picturesque landscapes frames the canvas of your dream home. However, the question of the cost to build a house in Chania is a crucial consideration that often takes center stage in this odyssey.

Determining the exact cost involves a myriad of factors, influenced by location, design preferences, materials, and local construction practices. As we delve into this exploration, we'll navigate through the various elements that contribute to the overall expense, offering insights to help you set sail on your Chania home-building adventure.

We use cookies on our website to give you the most relevant experience by remembering your preferences and repeat visits. By clicking "Accept All", you consent to the use of ALL the cookies. However, you may visit "Cookie Settings" to provide a controlled consent.



Build a House in Chania Cost Guide

Table of Contents

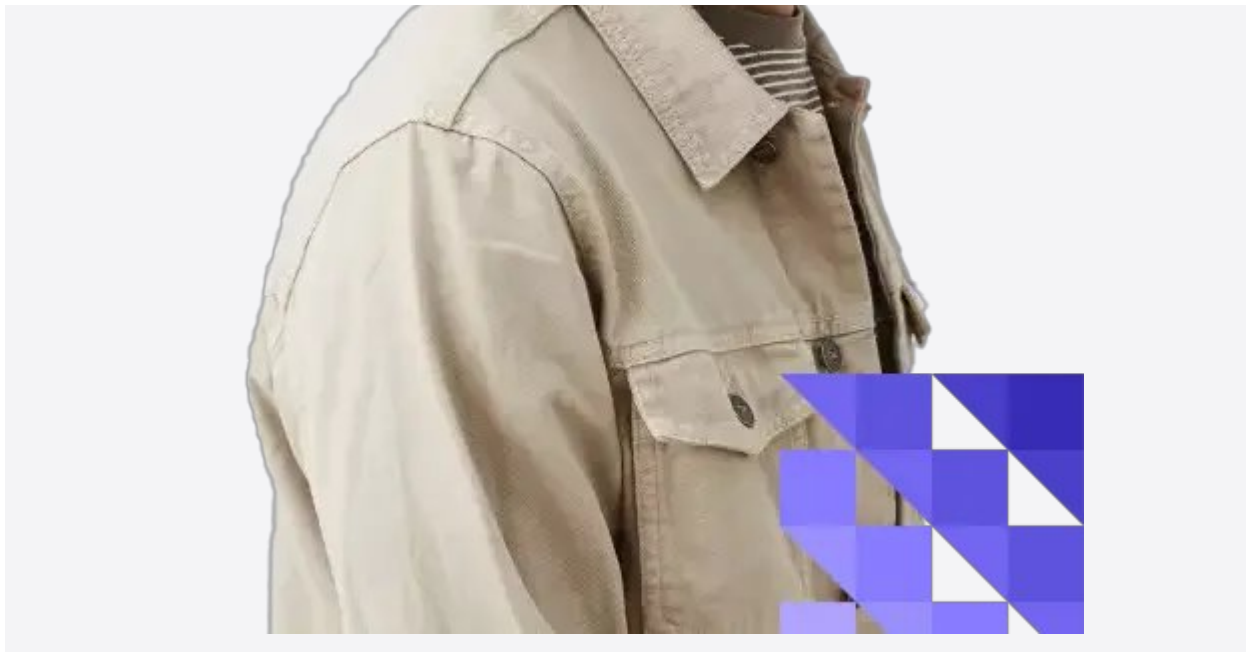
Understanding the costs associated with building a house in Crete is a fundamental step in this exciting process. The expenses can vary based on factors such as location, design preferences, materials, and local construction practices. Before delving into the detailed breakdown, this guide provides an overview of the key considerations that influence the cost to build a house in Chania, Crete.

In a Hurry? Save this article as a PDF.

Tired of scrolling? Download a PDF version for easier offline reading and sharing with coworkers.

Download 





Costs of Building your House in Chania, Crete (2024).

The charming town of Chania in Crete, Greece, has experienced a notable surge in real estate activities, including buying, selling, and construction, particularly in the aftermath of the pandemic.

As housing expenses and the costs to build are on the rise, now presents an opportune moment to secure these costs and initiate the construction of a new home.

Chania, with its captivating landscapes and cultural richness, offers a diverse range of architectural styles and home sizes. Its strategic location in proximity to major cities, like Athens, enhances its appeal, providing residents with convenient access to urban amenities without the higher cost of living associated with metropolitan areas.

This makes Chania an appealing choice for those desiring proximity to urban centers while enjoying a more relaxed and cost-effective lifestyle.

The initial 'turnkey' option typically ranges from about €1,700 to €2,400 per square meter of construction. The developer is expected to provide a detailed breakdown of all expenses, covering aspects such as initial plans, planning department applications, the actual construction, and applicable taxes.

Let's emphasize once again – this is an estimate! Determining the cost of your construction project in Greece involves numerous variables, making it challenging to provide an entirely accurate ballpark figure.

Land prices can vary significantly, ranging from under \$10k to millions. Additionally, the cost will differ between smaller residences and expansive luxury villas with multiple rooms.

As of December 2023, EUROSTAT reports that the construction cost index registered at 114.7 points, having previously hit a notable low of 78.10 points in March 2022. Construction costs experienced a substantial increase, reaching a peak of 50% both before and after the occurrences of the pandemic and Russia's invasion of Ukraine.

Discover our Biophilic Design Guides, Info & Articles.



The Road to Affordable Energy Autonomous Housing in Crete.

People, Structures and Technology: Our Net Zero Building Design Vision.

Off-Grid Property Construction. A Dedicated Guide.

Cost Facts

Considering the typical size of an average three-bedroom villa in Chania, Crete, which is approximately 200 square meters, the estimated cost for the complete, unfurnished construction is as follows:

How much does a 200-square-meter house cost?

To calculate the cost of building a house with a price range of €1,700 to €2,400 per square meter for a house of 200 square meters, you can use the following formula:

Cost = (Price per sq.m * Size of the house)

For the lower end of the price range (€1,700 per sq.m):

Cost = (€1,700 * 200) = €340,000

For the upper end of the price range (€2,400 per sq.m):

Cost = (€2,400 * 200) = €480,000

Therefore, the estimated cost to build the house would range from €340,000 to €480,000, depending on the price per

square meter within the specified range.

This calculation excludes expenses related to land acquisition, additional features like a swimming pool and landscaping, as well as taxes, which usually constitute approximately 15% of the total cost.

Swimming Pool Cost

When considering the addition of a pool to your property in Chania, Crete, it is advisable to incorporate this into your initial planning permit.

Not all pools necessitate a permit, particularly smaller 'liner' pools. For instance, a concrete pool with dimensions of 4.5 m x 8m could incur costs starting at around €25,000 or more, depending on the design. Constructing it concurrently with the main build is often more cost-effective.

Alternatively, a liner pool can commence at approximately €12,000 and is typically guaranteed for a minimum of 10 years.

Costs may fluctuate based on the location and terrain of the proposed pool. If you intend to utilize the property for holiday rentals, prioritizing the safety aspect of the pool, especially for children, is crucial.


DISCLAIMER



It is essential to note that the figures presented in this research article are based on available data and estimates at the time of publication. Actual numbers may vary due to factors such as regional

differences, changes in economic conditions, or other unforeseen circumstances.

The information provided serves as a general guide and should be interpreted with consideration for potential fluctuations or updates that may occur over time. Readers are encouraged to verify the latest data from reliable sources for the most accurate and current information.



As architects, thinkers and designers, we are always pushing the bounds of current innovation to build a more sustainable tomorrow in Crete, Greece.

Cost to Build a House in Chania, Crete by Type.

In Chania, Greece, constructing your home provides two primary methods, offering flexibility to align with your preferences.

The first option is a traditionally built house, featuring solid foundations, load-bearing walls, and roofs constructed using familiar materials such as bricks, concrete, wood, and mortar.

While it entails a lengthier timeline and higher costs, it allows for real-time adjustments to layouts or room sizes.

The second method is modular building, where a substantial part of the home is prefabricated off-site under controlled conditions before being transported to the construction site for finalization.

Renowned for its efficiency and cost-effectiveness compared to stick-building, modular homes are often constructed with a higher quality due to the controlled environment. It's important to note that modifications cannot be made once modular construction commences.

Traditional Built Vs Modular Houses

Whether you opt for pre-existing plans or desire a custom home, it's worth considering that custom homes typically involve higher costs. Explore the average costs associated with building a house in Chania using both stick-building and modular methods below.

For modular (prefabricated) homes: Modular building, being a more streamlined and quicker process, offers additional benefits. These homes are assembled using precise pre-designed modules manufactured off-site, minimizing construction time and costs.

The controlled environment of the factory ensures a high level of precision and quality in the construction process. While modular homes lack the flexibility for on-site modifications once construction begins, they provide a faster and potentially more cost-effective alternative for those seeking efficient and well-constructed housing solutions in Chania.

How Much do Most Modular Houses in Crete Cost?

The pricing for a modular home ranges between €1,330 to €1,900 per square meter, translating to €301,240 to €431,200 overall. Many homeowners find themselves allocating an approximate budget of around €400,400 for their modular home construction.

The General Price Index for Construction Costs of New Residential Buildings in the third quarter of 2023, when compared to the corresponding index for the third quarter of 2022, exhibited a rise of 5.6%, contrasting with the 9.6% increase observed during the analogous comparison of the 2022 and 2021 indices.

Specifically, the annual uptick of 5.6% can be attributed to a 6.8% increase in the Material Price Index and a 3.5% rise in the Labor Remuneration Price Index.

In the third quarter, the General Index demonstrated a 1.1% increase compared to the second quarter of 2023, in contrast to the 2.0% increase noted during the corresponding comparison in 2022.

Traditional Built House Cost

Min and Max price per sq.m.

1,7k-2,4k€

Hence, the projected expenses for constructing a traditionally built dwelling would fall within the spectrum of €340,000 to €480,000.

This estimate is contingent upon the prevailing price per square meter, considering various factors that can impact the overall expenditure of the project.

Modular House Cost

Min and Max price per sq.m.

1,33k-1,9k€

The cost of a modular home varies from €1,330 to €1,900 per square meter, resulting in a total range of €301,240 to €431,200.

Please note that these figures are estimates, and actual costs may vary based on factors such as specific requirements, location, and other variables.





Modular
€1330 - €1900



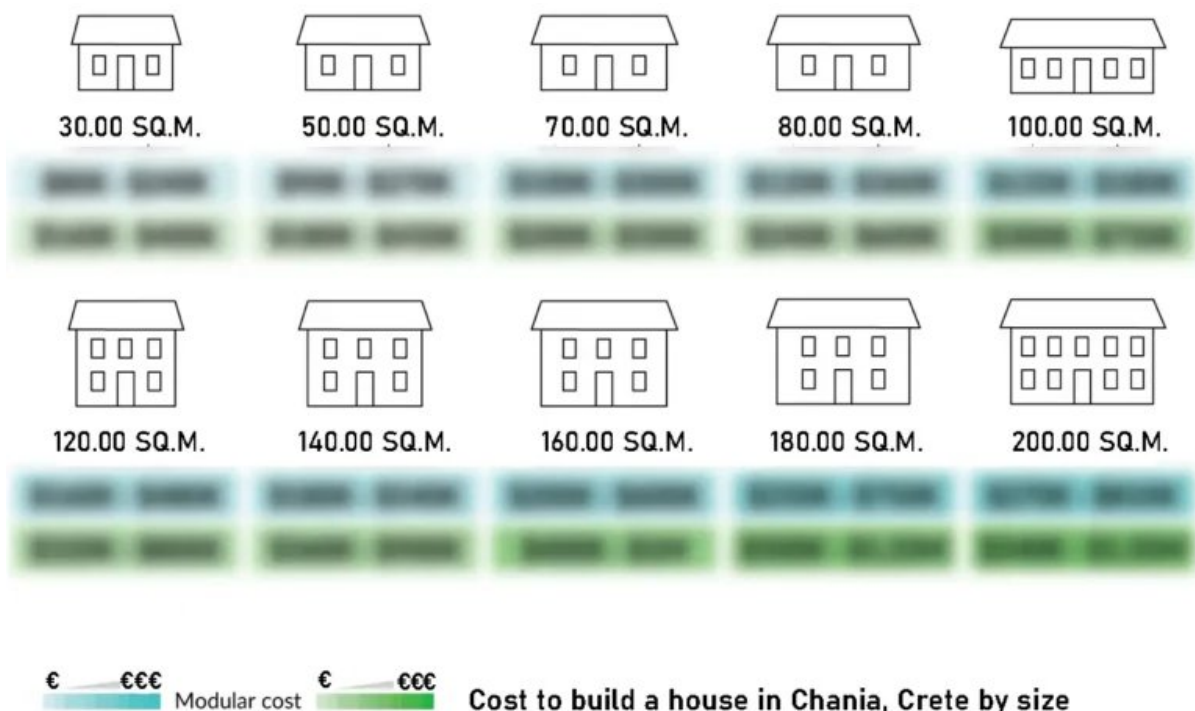
Traditional Built
€1700 - €2400

APENCOs

The Construction Cost Price Index for New Residential Buildings in the second quarter of 2023 exhibited a growth of 6.5% when compared to the same quarter in 2022. The twelve-month average index, spanning from July 2022 to June 2023, revealed an 8.4% increase in contrast to the corresponding period from July 2021 to June 2022. Comparatively, the average index for the prior twelve-month periods had witnessed a growth of 6.3%.

Why did the price of building materials go up?

Beyond the coming couple of years, new additional upward pressure on materials prices will come from **the cost of energy transition and the ongoing scarcity of construction labor**, according to our research.



Cost to Build a House in Chania, Crete by Size.

Most new homes in Chania, Crete, are typically around 80 to 225 square meters, with smaller homes ranging around 186 square meters. However, the size of the home can vary in the Prefecture of Chania, depending on the architectural style and location.

As is customary with any new construction, building a larger home correlates with higher overall costs. Provided below are the average costs for constructing new homes of different sizes in Chania, Crete, using the latest building and engineering standards.

Average Cost to Build a House in Chania, Crete by Style.

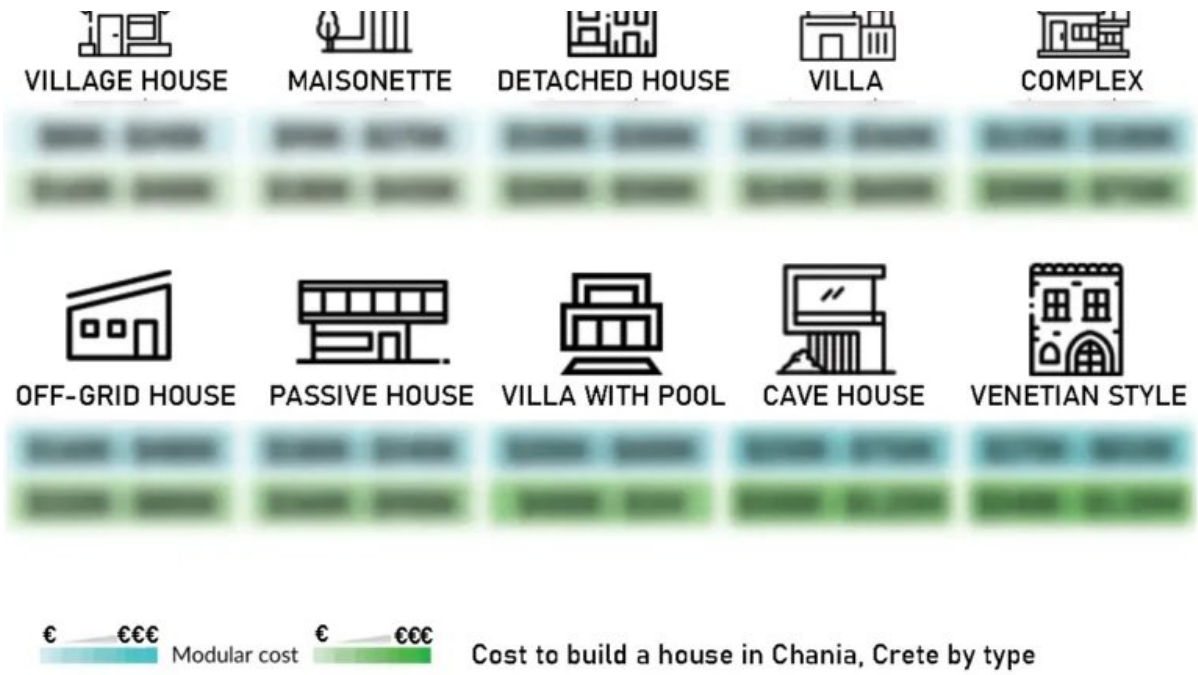
In Chania, Crete, housing options vary widely in price, from charming cave houses to sustainable off-grid residences, energy-efficient passive houses, and luxurious villas.

The variations in pricing are influenced by advanced insulation and ventilation systems, ensuring optimal comfort with minimal environmental impact.

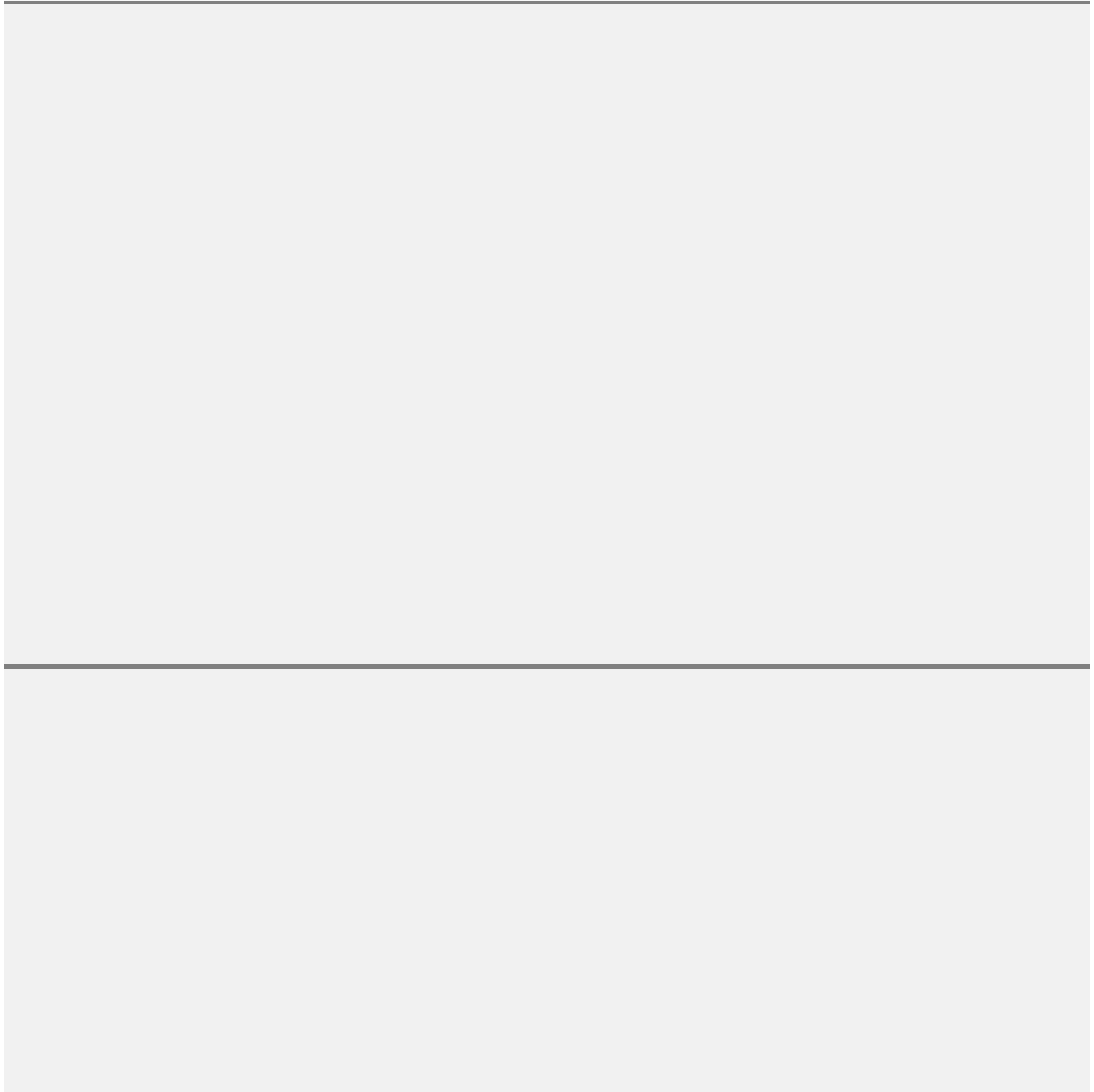
Traditional village houses and versatile maisonettes contribute to this diverse real estate market, catering to a range of preferences.

The cost to build a house in Chania depends on factors such as size, features, and architectural elements, ensuring that prospective homeowners can find suitable options to match their lifestyle and budget.





Traditional Built Vs Passive House Energy Consumption

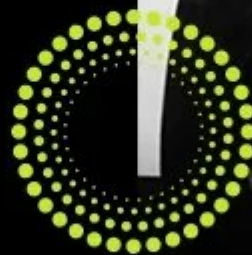


Share of Total Energy by End-Use Comparison.

The pie charts illustrate comparisons between a conventional house in Crete, Greece and a passive house in terms of energy usage. We are assuming that 57% of the total energy consumed by a conventional building is used for heating and cooling.

If the building was a passive house, the total savings would equate to 47% of the total energy consumed by a conventional building. This equates to a 85% savings in space heating and cooling cost.

PHCC
PASSIVE HOUSE
CONSTRUCTION
IN CRETE



MARIA GKIKA
PASSIVE HOUSE DESIGNER

ARENCO'S ENGINEERING DIVISION

Maria Gkika | Certified Passive House Designer

Steps to Design & Construct your First Passive House in Crete.

Maria, a certified Passive House Designer and Consultant, explains nine general, yet critically important steps to consider when designing and constructing your first Passive House project.

PHCC
PASSIVE HOUSE
CONSTRUCTION
IN CRETE



GREGORY PETRAKIS
SENIOR ELECTRICAL ENGINEER
ARENCO ENGINEERING DIVISION

Gregory Petrakis | Smart Home and Buildings Specialist

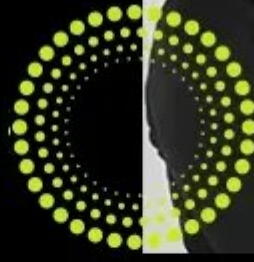
There's No Way Around Energy Efficiency!

Gregory, a KNX-certified professional, explains the importance of management of heating, lighting and access control systems for a residential or commercial property. Because a comfortable, sustainable and safe place to live and work is non-negotiable.

PHCC



PHCC
PASSIVE HOUSE
CONSTRUCTION
IN CRETE



STAVROS THOMAS
SENIOR WIND ENERGY ENGINEER
AREN COS ENGINEERING DEVISION

Stavros Thomas | Senior Wind Energy Engineer

Pathways to a Zero Carbon Future.

Stavros, a Senior Wind Energy professional, explains the importance of the successful integration of renewable energy applications and Artificial Intelligence to establish energy efficiency for the entire life-cycle of a Passive House project.



**PASSIVE
HOUSE
STORIES**

We will discuss new applications such as cavity insulation, slab applications, fire-stopping, and thermal bridging solutions.



How am I building two passive house mixed-use short-term rental properties developments at the same time?

PASSIVE



PASSIVE HOUSE STORIES

Novel methods like precast concrete, PMRA and vegetative roofs, rainscreen walls in Passive House projects.



PASSIVE HOUSE CONSTRUCTION IN CRETE PODCAST



Passive House principles for a Touristic Villa in Chania, Crete?

"Everything focuses on energy and energy sustainability. However, how it is possible to design and construct a 4-bedroom, 2-bathroom high-performance house with a pool (water harvesting) in Crete, Greece and meet all the standards of a Passive House?"



How to achieve a liveable, cost-effective, net-zero carbon home?

"The definition of 'zero carbon' focuses on a property's operational energy use, it does not include the embodied carbon in the structure.

Embodied carbon results from the building materials manufacturing methods, their origin, their transportation to the site, and the energy used onsite not only during construction ..."





Why early collaboration is key to successful passive house building design. Our experience with ARENCOS.

ARENCOS and their partners will work together with you to design a passive house in Crete within your budget. You'll be surprised what's possible – from better home performance and exceptional interiors to smarter and healthier choices of materials.

Designing a passive house that's right for you can mean significantly less energy consumption and operational & maintenance costs, and better liveability and comfort for your family. And it doesn't necessarily mean a passive house will cost more.

ABOUT ARENCOS

ARENCOS was founded on the principles of sustainable building design and total architecture that holistically support the well-being of inhabitants and long-term energy efficiency of the construction, to achieve a zero-carbon, equitable, resilient, and healthy built environment.

Subsequently, we view design as a process of discovery. Dedicated

design research and a steadfast focus on transparency and ethical performance enable us to experiment, improve — and design smarter properties for our clients. That's particularly important as we strive to create a more resilient future.

We design our properties to take advantage of the site and surrounding environment, make the most of energy efficiency, and utilize natural resources and sustainable materials.

See our off-grid project in Stavros, Chania ↗

Would you considering building your new home in Crete sustainably?
Contact us



Our Team

ARENCOS is owned and managed by Maria Gkika, a senior civil engineer professional with two decades of experience in the construction sector. The firm consists of a dedicated team of engineers, architects, researchers and surveyors.

meet the team ↗





Senior Civil Engineer, Maria Gkika is a Certified Passive House Designer (CPHD). She is one of the few professionals in Crete, Greece who have been accredited by the Passive House Institute (PHI) to design truly energy-efficient, comfortable and affordable spaces.

This achievement provides ARENCOS with the ability to offer exceptional in-house expertise to our clients.



Designing and delivering the best possible living space takes a team committed to a common goal.

ASK THE 
EXPERTS

Fully off-grid covers places where there is no mains grid connection at all. This could either be down to the costs or purely as a personal choice. Installing solar panels is not enough to be considered off-grid, and most people who use solar energy still rely on electricity from an outside source.

[Read More](#)

AREN'COS

Using our critical thinking, knowledge, motivation and passion to deliver lasting value for our projects— **that's our approach to sustainability.** We have the motivation to do it, and we believe we have the responsibility to do it. **It's that simple.**

Why ARENCOS?

How we

think

discover more ↗

Our

values

discover more ↗

creativity/ innovation/ transparency

expertise &

ethos

Subscribe to our Newsletter

Type your email

Would you be interested
in our services? Talk to
us about your project

66, Apokoronou Street

73134, Chania

Crete, Greece

+30 2821 11 2777

Facebook

Instagram

Linkedin

© 2024 ARENCOS – Architectural, Engineering and Consultation Services

Made with ❤️ by It is Logic Digital Agency

[Accessibility Statement](#) | [Fees](#) | [Privacy Policy](#)