

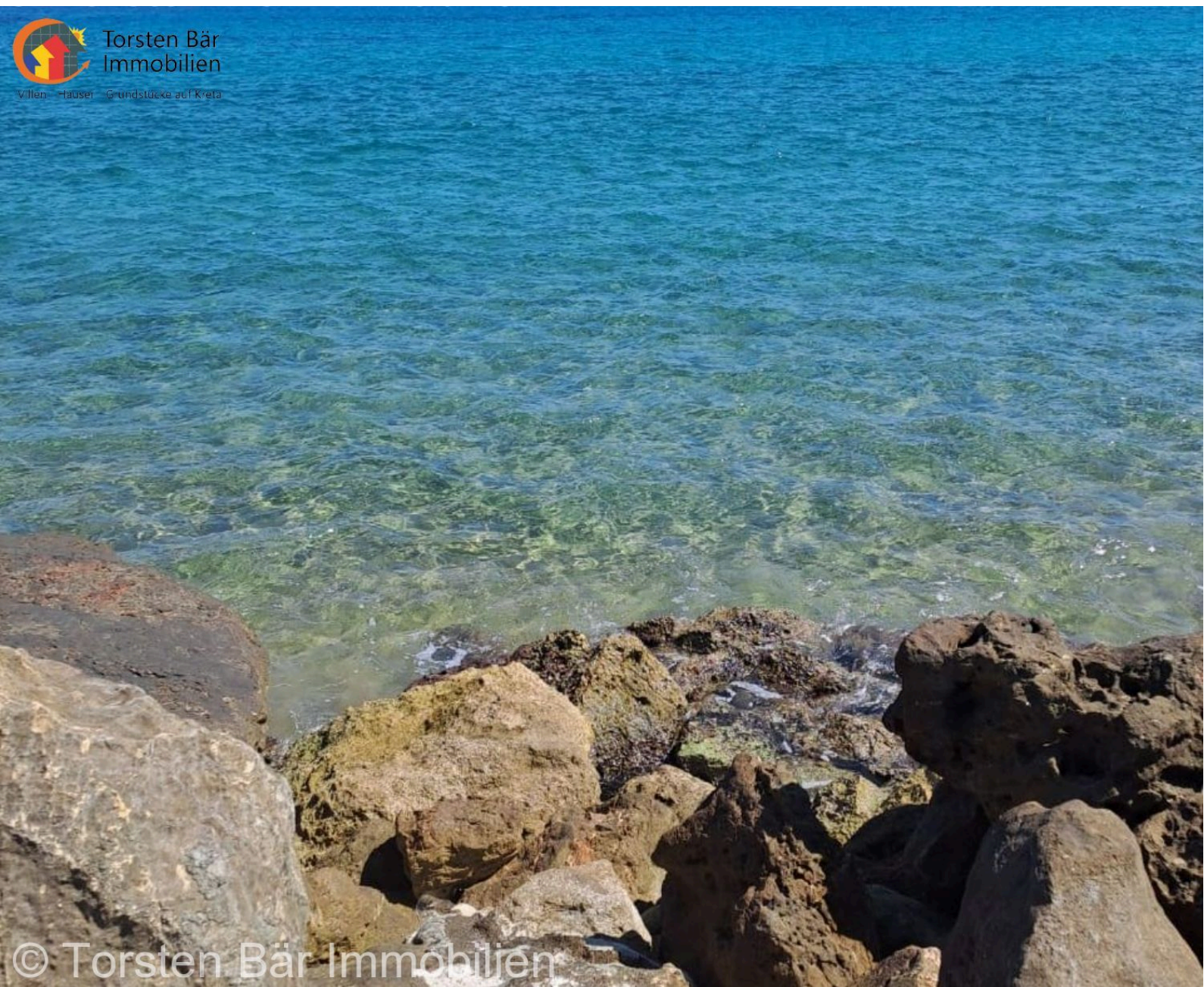


Torsten Bär
Immobilien

Villen-Häuser-Grundstücke auf Kreta



Crete, Kalives unique opportunity: Seafront house renovation project



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Exposé 2023647-2368 | Object of purchase | 200.000 EUR



Price

purchase price	200.000 EUR
Brokerage fee	2,5% vom Kaufpreis (inkl. MwSt.)
Commission note	Aufgrund des Kleinunternehmerstatus nach § 19 UStG erheben wir keine Umsatzsteuer und weisen diese daher auch nicht aus.

Location

Street	* *
City	730 03 Kalives
Country	Greece
Region info	Kreta Chania Apokoronas

Areas

Living area	approx. 102,30 m ²
Type of room	4
Number of bedrooms	3
Number of bathrooms	1
Plot area	approx. 75 m ²
Total area	approx. 1 m ²



Object state

Condition

In need of partial or full renovation

Infrastructure

Distances to...

Airport: ca. 30 km

Center: ca. 0,3 km

Distances sport and leisure

Ocean: ca. 0,01 km

Beach: ca. 0,2 km

Outlook

On sea

Additional comments

usable as a vacation property

Yes

for commercial use

Yes

Object identifier

System Object no.

363173



Property description

Crete, Kalives unique opportunity: Seafront house renovation project

Kalives sea front renovation project for a 3 bedroom house with direct access to the sea.

This property is in need of complete renovation and has the potential to become a luxurious 3 bedroom, 2 bathroom house in the heart of this popular village just steps away from the sea. As there are only a limited number of seafront properties in the Apokoronas region and they are rarely offered for sale, this is a jackpot for investors.

The house currently has a living room, a hallway with a storage room, a large kitchen/dining room and a bathroom on the ground floor and two bedrooms on the first floor with a terrace and a staircase to the roof terrace. With a clever redesign, the house can be transformed into a comfortable long-term home or high-quality holiday accommodation.

Our sister construction company can provide general estimates and design ideas on request.

Overview of

Bedrooms 3

Bathrooms 2

View:Sea



Other information

Purchase price plus approx. 10.5% ancillary purchase costs and 2.50% commission
Due to the small business status according to § 19 UStG we do not charge sales tax
and therefore do not show it.

We look forward to sending you further information about this property or to
organising a personal, German-speaking viewing for you on site.

Please note:

The stated living space may differ greatly from German specifications (calculation,
living space ordinance, DIN standards) - it is essential to check during the viewing
whether this is the actual living space or whether usable areas have been included
(cellar, utility room, balcony, terrace, etc.). In Germany, a room is measured from
inside wall to inside wall. In Greece, a room is often measured from outer wall to
outer wall - the walls are therefore included in the calculation.

The property offers have been carefully checked and translated. However, we cannot
accept any liability. We have received all information from the client. Our client /
seller expressly reserves the right to prior sale at any time.

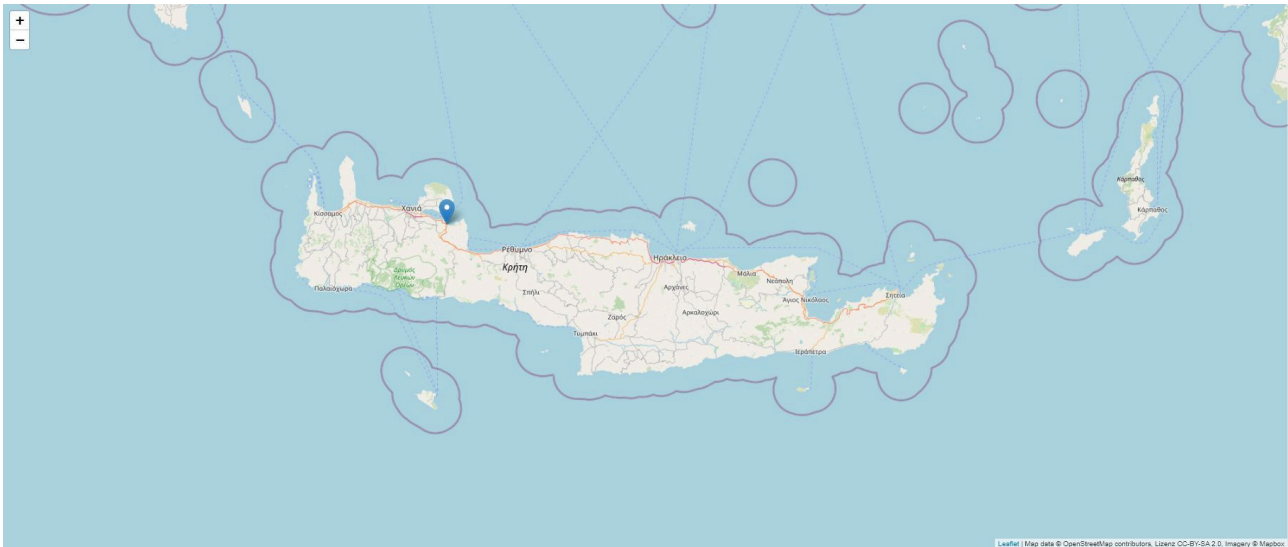
The General Terms and Conditions of Business and Cancellation of Immobilien
Torsten Bär apply and can be viewed at

<https://kreta-estate.de/Die-Allgemeinen-Geschaeftsbedingungen>

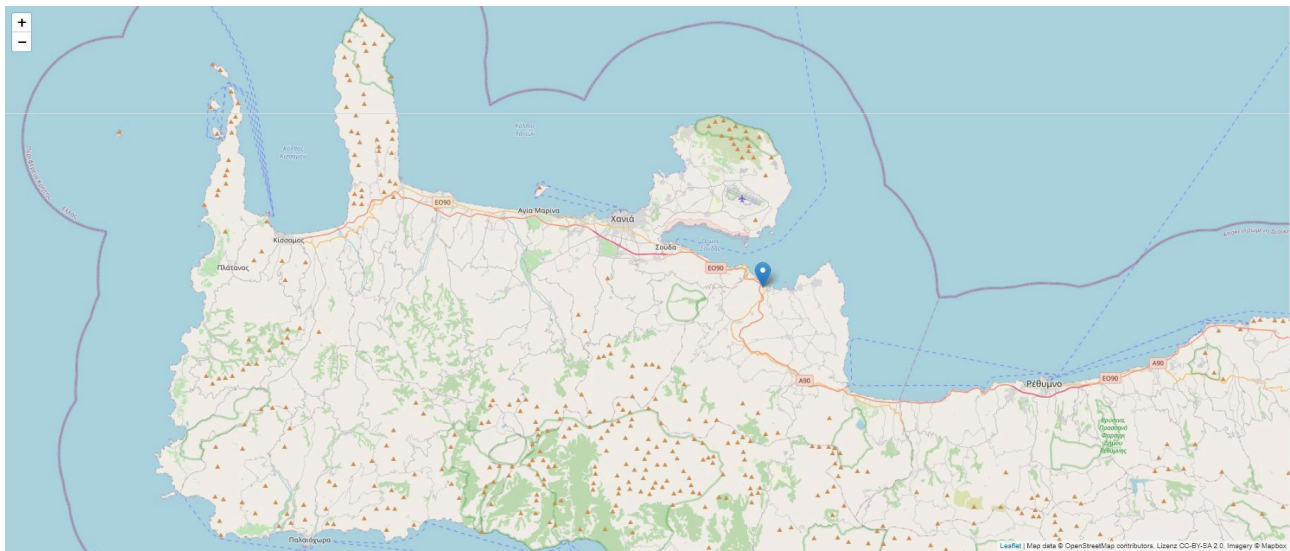








Lageplan



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