



Torsten Bär
Immobilien

Villen-Häuser-Grundstücke auf Kreta



Crete, Makrigialos 2,000 m² plot with stunning sea views



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Exposé 360374 2023522-1337 | Object of purchase | 56.900 EUR



Price

purchase price	56.900 EUR
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Heating costs included in service charges	Yes
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Brokerage fee	2,5% vom Kaufpreis (inkl. MwSt.)
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Commission note	Aufgrund des Kleinunternehmerstatus nach § 19 UStG erheben wir keine Umsatzsteuer und weisen diese daher auch nicht aus.
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Location

Street	* *
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City	720 55 Makrigialos
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Country	Greece
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Region info	Kreta Lasithi Sitia
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Areas

Plot area	approx. 2.000 m²
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Infrastructure

Delivery	Yes
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Outlook	at sea
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Additional comments

usable as a vacation property	Yes
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for commercial use	Yes
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Object identifier

System Object no.	360374
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Property description

The plot is located in the northern part of Makrigialos and offers breathtaking sea views.

It measures 2,000 m², is outside the development plan and has a valid building permit for 100 m² until the end of 2025.

This would need to be renewed if required.

The plot has electricity and water connections.

A good option for a family home, as it is located in a very quiet area with good privacy. Contact us for further details.

Translated with [DeepL.com](https://www.DeepL.com) (free version)

Location

SUPERMARKT: 5 Minuten mit dem Auto AUSSTELLUNG: 5 Minuten mit dem Auto
UNIVERSITÄT: 30 Minuten mit dem Auto SCHULE: 5 Minuten mit dem Auto PARK: 0
Minuten zu Fuß KINO: 30 Minuten mit dem Auto STRAND: 5 Minuten mit dem Auto
CAFÉ: 5 Minuten mit dem Auto FLUGHAFEN: 40 Minuten mit dem Auto
BUSHALTESTELLE: 5 Minuten mit dem Auto POLIZEISTATION: 5 Minuten mit dem
Auto KRANKENHAUS: 30 Minuten mit dem Auto STADTZENTRUM: 5 Minuten mit dem
Auto EINKAUFSZENTRUM: 5 Minuten mit dem Auto



Other information

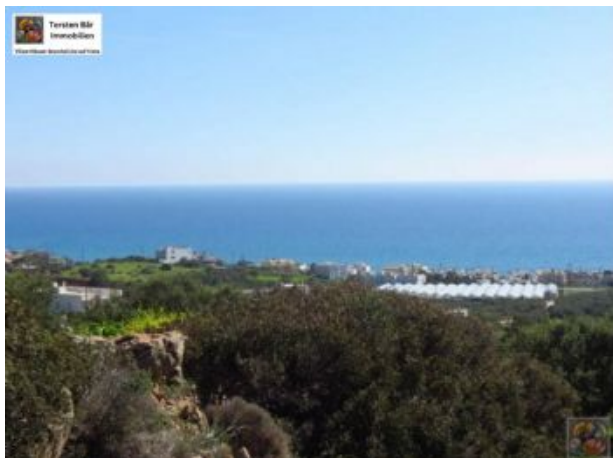
Important information: Purchase price plus approx. 10.5% ancillary purchase costs and 2.50% commission. Due to the small business status according to § 19 UStG we do not charge sales tax and therefore do not show it. We look forward to sending you further information about this property or to organising a personal, German-speaking viewing for you on site.

Please note:

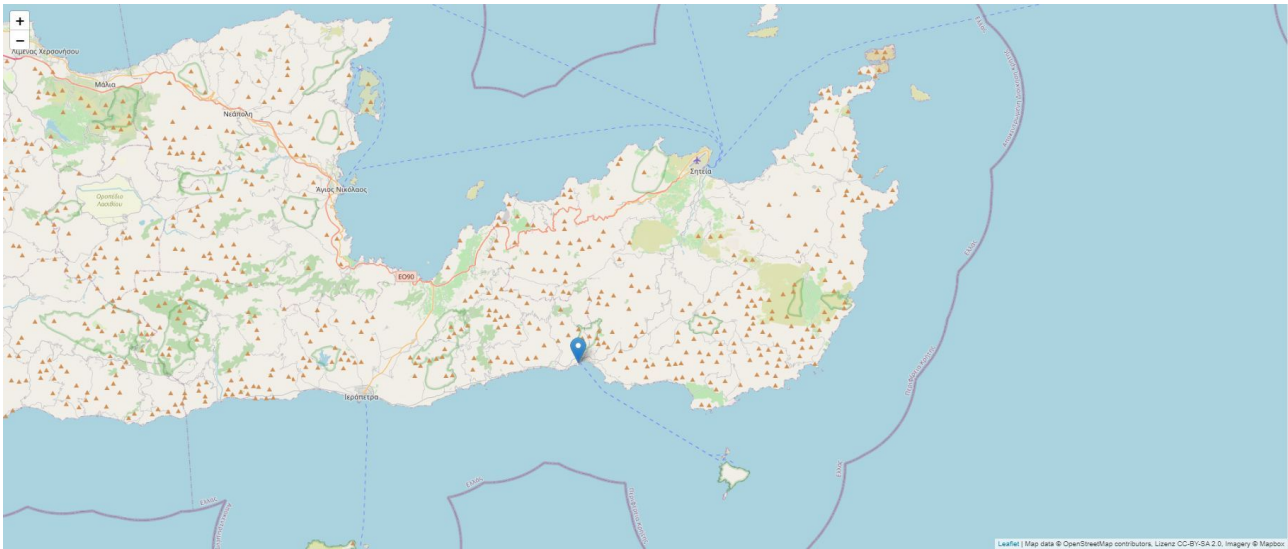
The stated living space may differ significantly from German specifications (calculation, living space ordinance, DIN standards) - it is essential to check during the viewing whether this is the actual living space or whether usable areas have been included (cellar, utility room, balcony, terrace, etc.). 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. Nevertheless, we cannot accept any liability. We have received all information from the client. Our client / seller expressly reserves the right to let / sell the property at any time. The General Terms and Conditions of Business and Cancellation of Immobilien Torsten Bär apply and can be viewed at

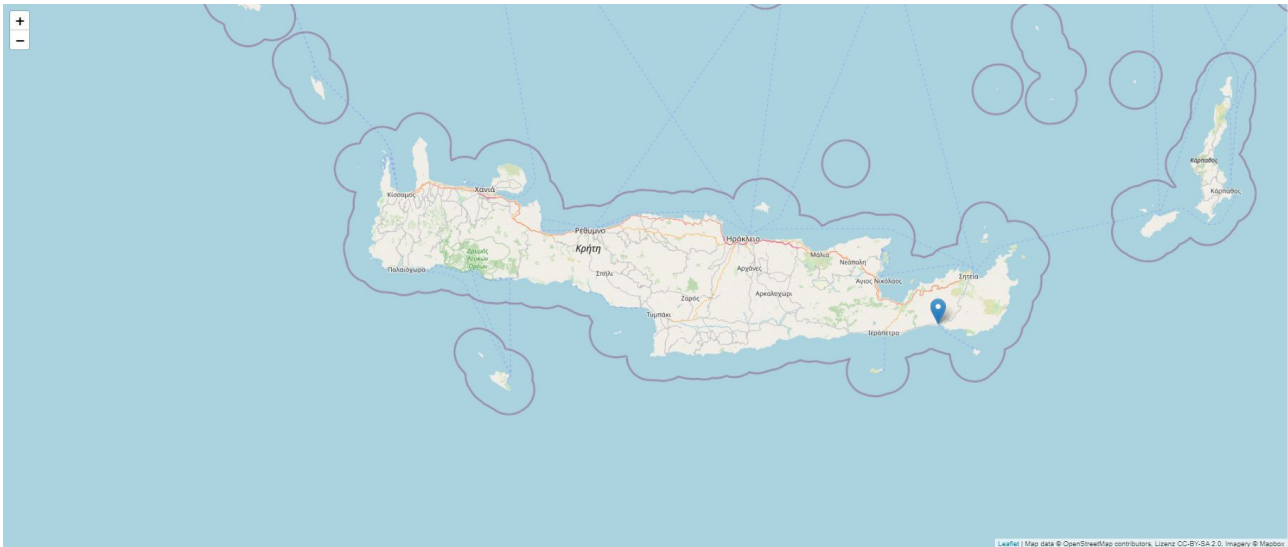
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Lageplan



Lageplan