



Torsten Bär
Immobilien

Villen-Häuser-Grundstücke auf Kreta

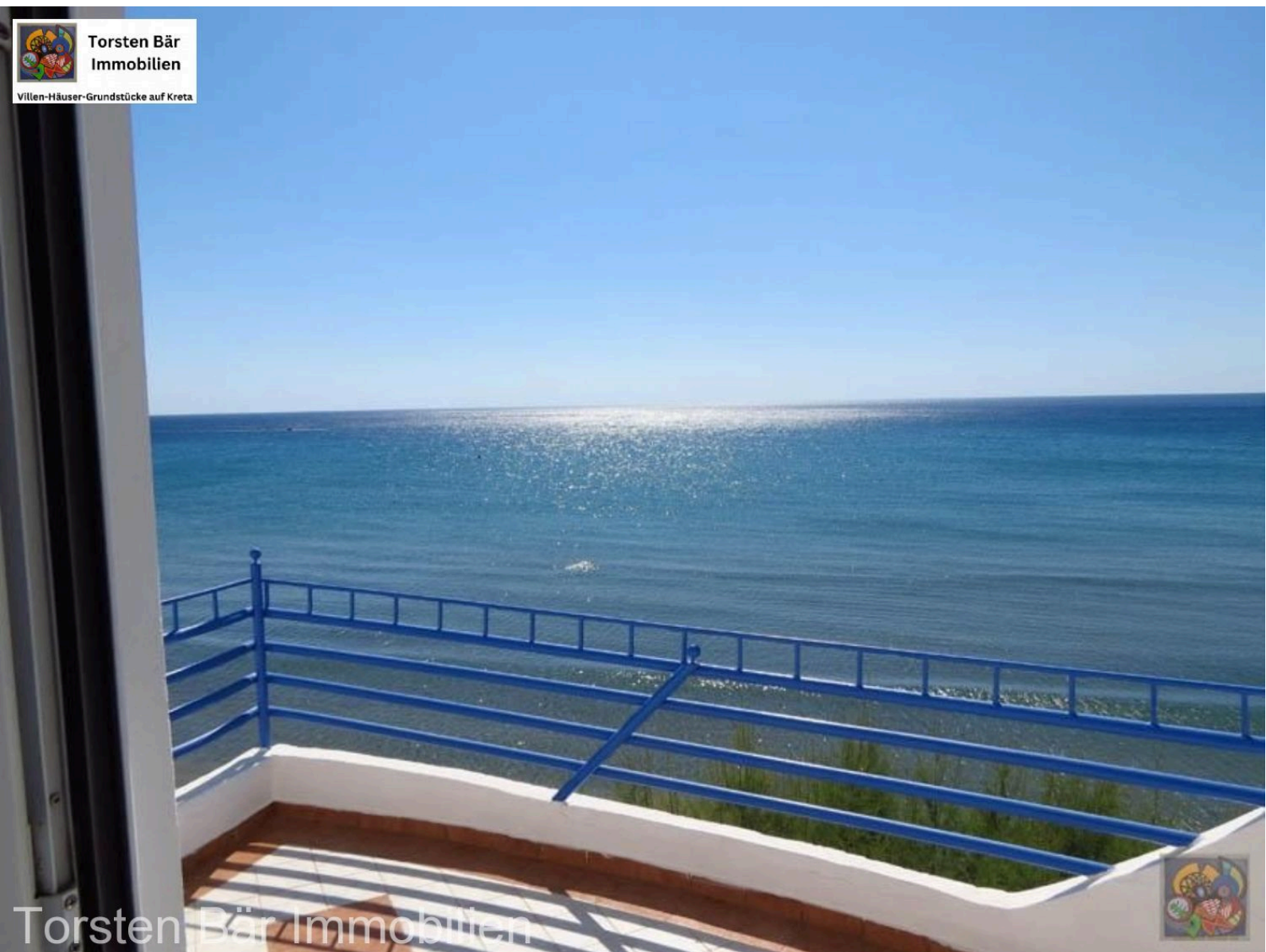


Crete, Makrigialos beachfront flat for sale



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Exposé 360372 2023518-1349 | Object of purchase | 249.900 EUR



Price

purchase price	249.900 EUR
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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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Floor	2
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Areas

Living area	approx. 96 m²
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Type of room	4
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Number of bathrooms	2
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Number of balconies	2
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Rentable area	approx. 96 m²
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Furnishing

Kitchen	Kitchenette
Bath with	Shower, Window(s)
Flooring	Tiles
Orientation balcony / terrace	South
Air-conditioned	Yes
Cable / SAT connection	Yes

Object state

Condition	Maintained
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Infrastructure

Distances to...	Airport: ca. 50 km
Distances sport and leisure	Ocean: ca. 0,05 km Beach: ca. 0,05 km
Delivery	Yes
Outlook	On sea



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.	360372
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Property description

Two apartments for sale on amazing location on the beach of Makrigialos.

The apartments are 46m² and 50m² and they are located on the second floor, directly on the sandy beach, with shallow water.

There is no road between the apartments and the beach which makes it very safe and quiet.

Each apartment consists of one bedroom, one bathroom, kitchen and living room.

Outside there is a large veranda for each apartment, with stunning views of the sea and the village.

The view of the sea is amazing and panoramic, even from inside the apartment.

As they are next to each other, they can be connected to create a larger apartment with two or three bedrooms and two bathrooms.

It is in the center of Makrigialos, very close to all amenities.

Great opportunity for rental business because of its location.

The price quoted is for both apartments together.

Contact us for further details and viewing.

Location

Die Wohnung befindet sich im Zentrum von Makrigialos, in der Nähe aller Annehmlichkeiten



Other information

Purchase price plus approx. 10.5% ancillary purchase costs and 2.50% brokerage fee
Due to the small business status according to § 19 UStG, we do not charge VAT 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:

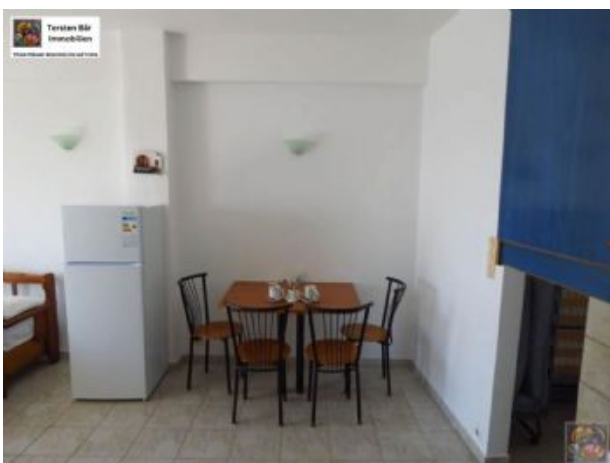
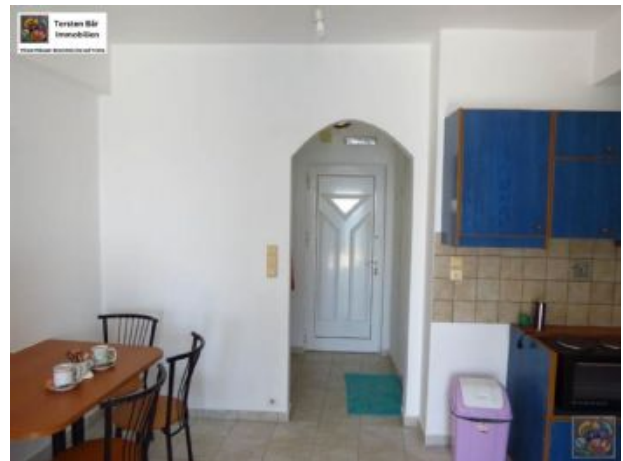
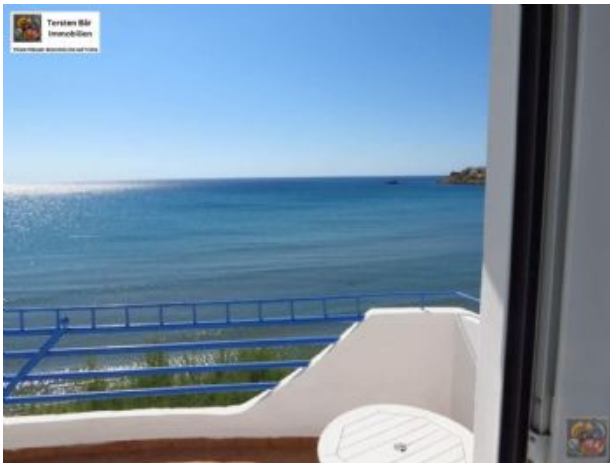
The stated living space may differ greatly from German specifications (calculation, living space ordinance, DIN standards) - be sure to check during the viewing whether this is the actual living space or whether usable areas have been included (cellar, utility room, balcony, terrace, etc.). In Germany, 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

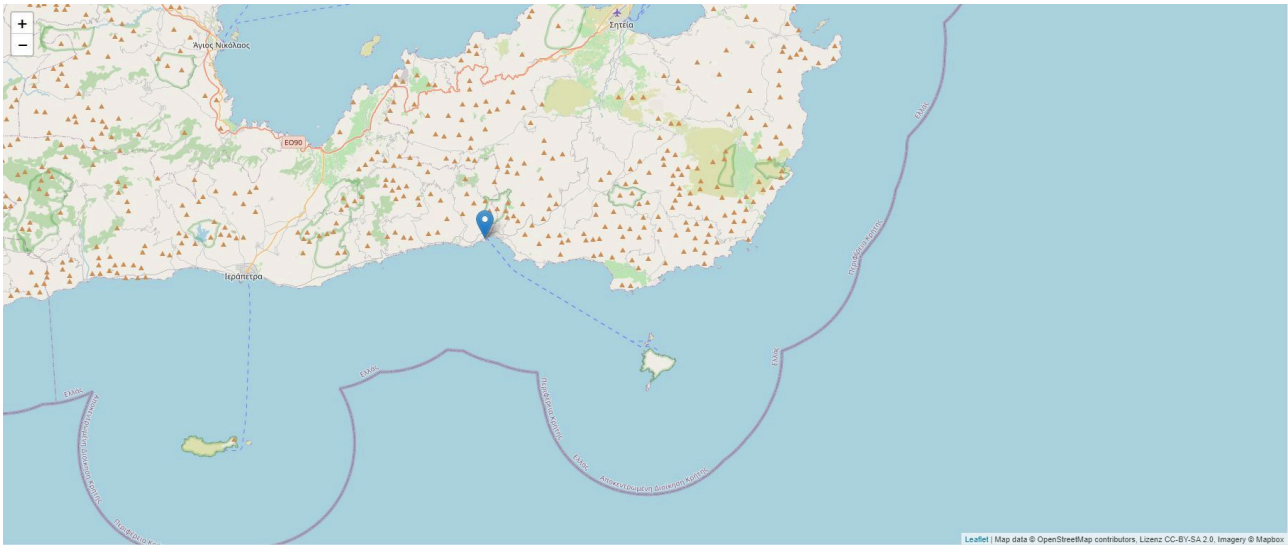
Torsten Bär apply:

<https://kreta-villas-baer.de/agb-allgemeine-geschaeftsbedingungen>

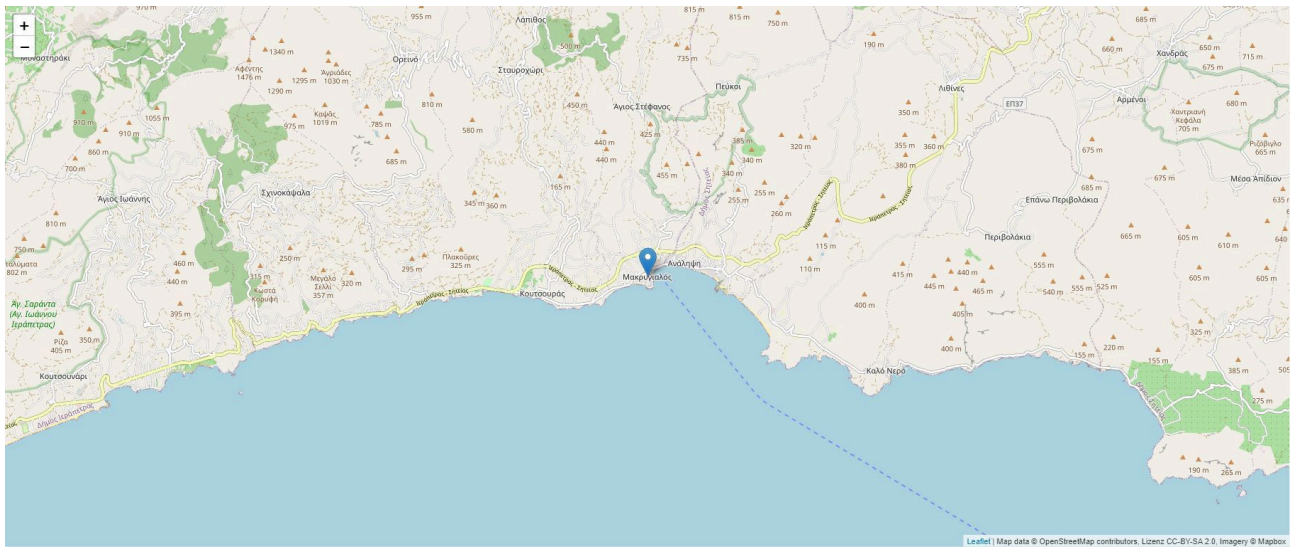




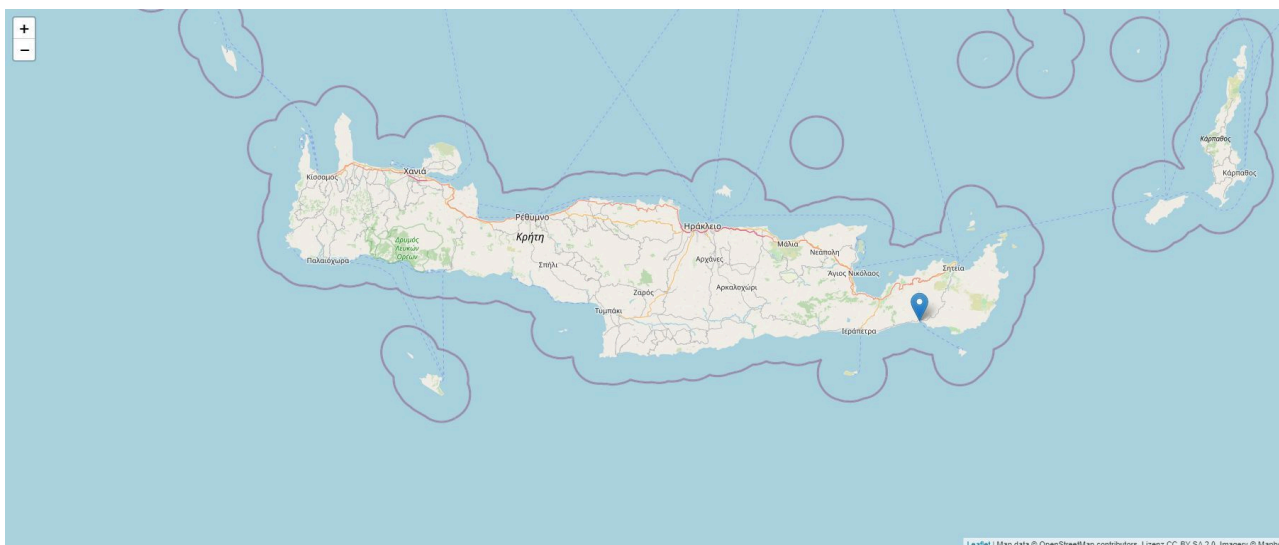




Lageplan



Lageplan



Lageplan