

# Triton Sea View

19 modernly designed houses in the North part of Crete

Walking distance from the sandy beach

Triton Sea View is situated in a location with spectacular views to the sea, mountains and green fields of Northern Crete, a few hundred meters away from the longest sandy beach on the island.

A modern holiday project, which is perfect for all year round living making it not only an ideal summer house but an ideal residential home as well.



# Modern Design



# Amazing View



There are two types of properties, houses with either 1 or 2 floors. Each property has a sea view, its own private garden and roof terrace, some of them equipped with shade-providing pergolas.

The style is modern and has a feeling of endless summertime. The houses have been well insulated to meet the standards of Energy class B and will be perfect for all year round residency.

## Spacious Living Room



## Fully equipped Kitchen



# Open Plan Design



## Open Plan Design





Style & Comfort combined...




## Tranquil Relaxation



## Amazing View



Tritons' modern design with summer hues creates a peaceful atmosphere, ideal for relaxation. The unique spacious grassed area offers an atmosphere of freshness and calm, and is maintained by an automated watering system. This green and luscious lawn has the possibility to host special events and functions.



The delightful common areas of Triton Sea View with their breath-taking views of the sea and mountains, offer two inviting swimming pools with children's section, and a seating area with benches among pretty flowers for a truly relaxing environment.

A handsome BBQ area with traditional oven, situated next to a shaded eating area, provides the perfect setting for dining al fresco while enjoying the mesmeric views of the Cretan seascape.

Wonderful surroundings



# Location: Greece, Island of Crete





Location  
North Crete  
Paralia Kourna



# Houses & Prices

Prices include VAT 24% on the contract value, notary fee, registration fee, EOT-license fee and electricity and water connection fee.

Lawyer's fee of 1% is not included in the prices.

House No	Ground floor m <sup>2</sup>	1st floor m <sup>2</sup>	House GFA m <sup>2</sup>	Garden m <sup>2</sup>	Roof Terrace m <sup>2</sup>	Patio m <sup>2</sup>	Balcony m <sup>2</sup>	Total outdoor m <sup>2</sup>	Bath-rooms	Bed-rooms	Price	Total extra cost	Price Incl. all exp
1	56.21	37.98	<b>94.19</b>	32.53	33.63	27.75	20.13	114	2	3	220 000 €	39 910 €	<b>259 910 €</b>
2	60.29	40.35	<b>100.64</b>	44.06	39.93	36.17	26.53	147	2	3	248 000 €	43 667 €	<b>291 667 €</b>
3	60.25	40.34	<b>100.59</b>	43.19	34.91	37.12	26.53	142	2	3	238 000 €	43 127 €	<b>281 127 €</b>
4	56.56	38.06	<b>94.62</b>	22.08	33.45	30.43	20.13	106	2	3			<b>SOLD</b>
5	50.23	36.18	<b>86.38</b>	16.87	32.40	26.96	18.80	95	2	3	210 000 €	38 089 €	<b>248 089 €</b>
6	50.21	38.58	<b>88.77</b>	12.83	32.30	21.24	19.60	86	2	3	220 000 €	37 456 €	<b>257 456 €</b>
7	50.81	0.00	<b>50.81</b>	11.57	47.98	19.99	0.0	80	1	2	155 000 €	26 496 €	<b>181 496 €</b>
8	49.25	43.96	<b>93.21</b>	19.86	35.80	20.12	15.62	91	2	3	238 000 €	38 846 €	<b>276 846 €</b>
9	49.94	36.14	<b>86.08</b>	19.62	32.40	24.55	19.30	96	2	3			<b>SOLD</b>
10	54.90	53.62	<b>108.52</b>	23.66	46.46	30.10	15.16	115	2	3			<b>SOLD</b>
11	58.43	0,00	<b>58.43</b>	11.85	55.74	24.55	0,00	92	1	2			<b>SOLD</b>
12	53.23	0,00	<b>53.23</b>	7.54	48.94	18.73	0,00	75	1	2			<b>SOLD</b>
13	53.67	0,00	<b>53.67</b>	6.00	49.33	19.04	0,00	74	1	2			<b>SOLD</b>
14	54.76	57.78	<b>112.54</b>	35.61	54.43	23.42	15.74	129	2	3	248 000 €	45 292 €	<b>293 292 €</b>
15	54.83	53.62	<b>108.45</b>	30.12	46.43	32.17	14.91	124	2	3			<b>SOLD</b>
16	50.49	0,00	<b>50.49</b>	12.68	49.68	21.89	0,00	84	1	2			<b>SOLD</b>
17	52.56	0,00	<b>52.56</b>	12.68	48.90	17.34	0,00	79	1	2			<b>SOLD</b>
18	52.56	0,00	<b>52.56</b>	11.32	48.55	20.04	0,00	80	1	2			<b>SOLD</b>
19	55.49	57.72	<b>113.21</b>	44.25	54.00	28.17	16.85	143	2	3			<b>SOLD</b>

Pricelist is subject for changes.



## Additional expenses when buying a property...

In many countries when purchasing a property, a lawyer is responsible for the drafting and the registration of the sales contract. In Greece however we have a separate legal profession known as 'Notaries'. A notary is responsible for drafting any and all legally binding contracts. Buying a property in Greece cannot be completed without a notary's participation.

The notary fee is calculated in most case at 1,6% including tax and the 'Land Registry' fee is calculated as 0.475 - 0.575% plus the relevant 24% VAT. The notarial fee decreases as the amount of the transaction increases.

On properties where Building License was issued before January 1<sup>st</sup> 2006, real estate transfer tax is charged at 3% of the price.

On properties where the Building License was issued on or after January 1<sup>st</sup> 2006 and the seller is a developer/ contractor, taxation of 24% of the purchase price will apply.

The legal fee is a matter of agreement but it is usually 1% of the property price or a minimum at 1.500euros plus tax.