Triton Sea View

19 modernly designed houses in the North part of Crete

Walking distance from the sandy beach

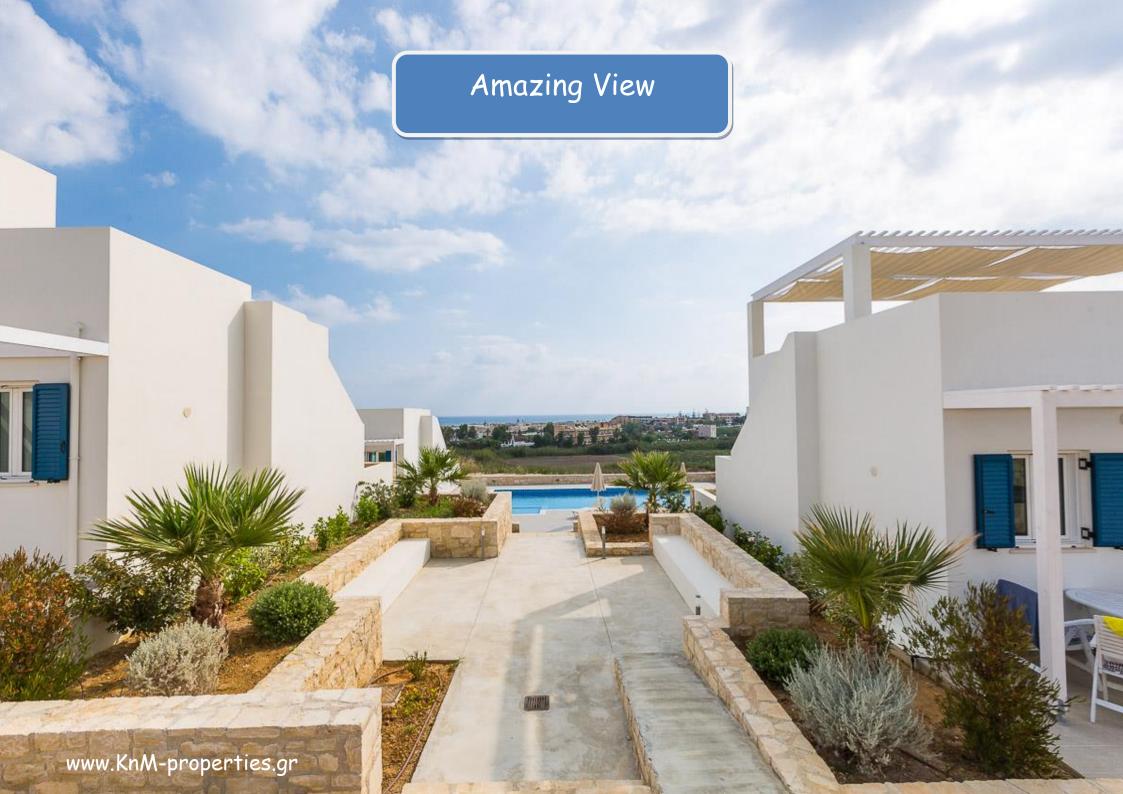
Triton Sea View is situated in a location with spectacular views to the sea, mountains and green fields of Northern Crete, a few hundred meters away from the longest sandy beach on the island.

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.



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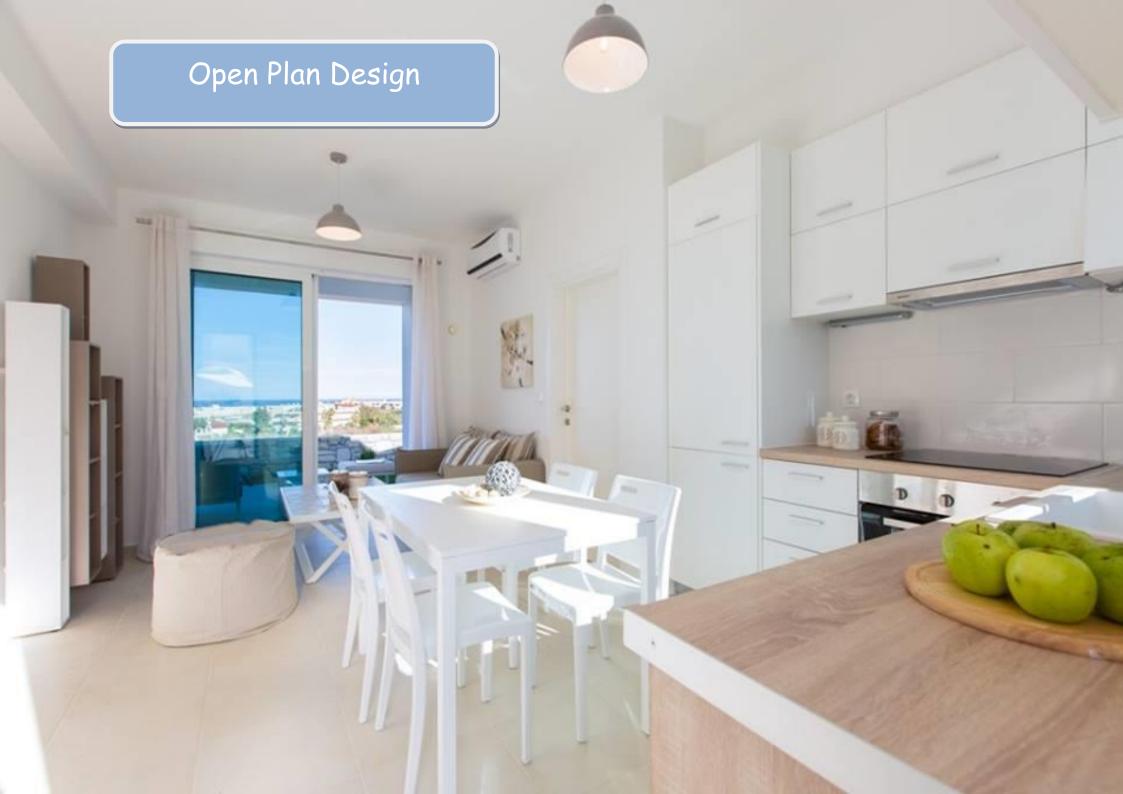


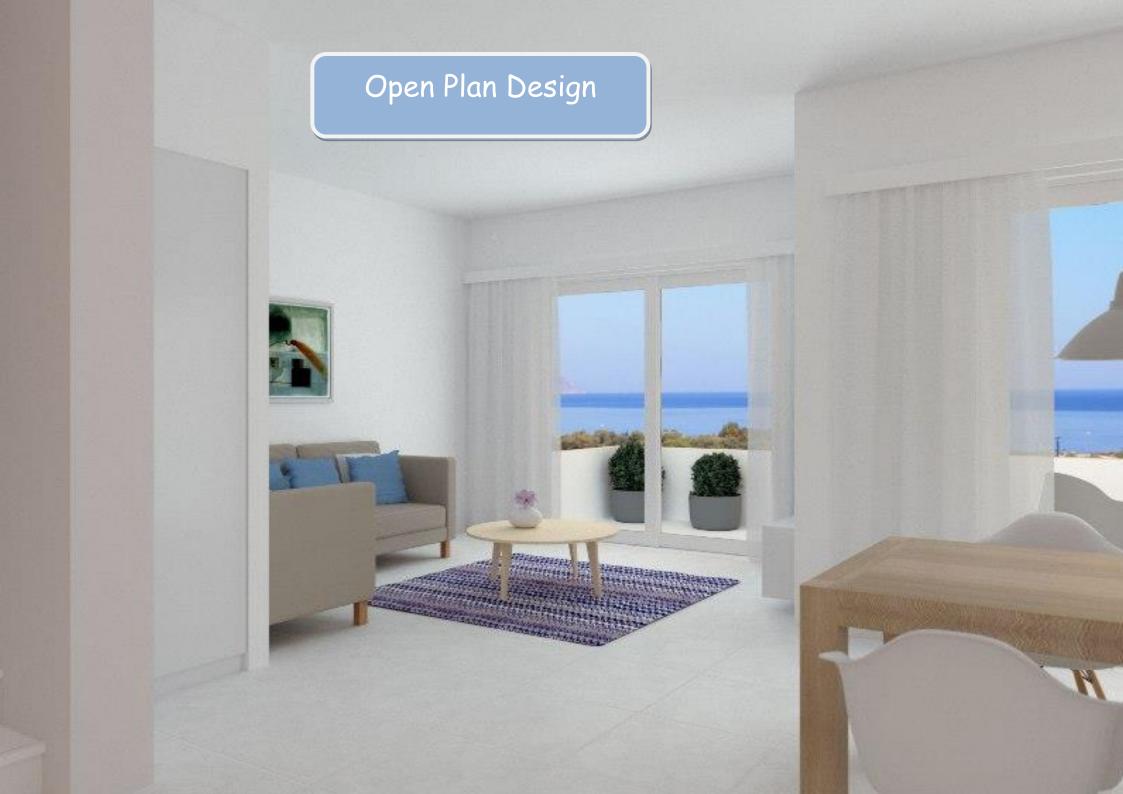
There are two types of properties, houses with either 1 or 2 floors. Each property has a sea view, its own private garden and roof terrace, some of them equipped with shade-providing pergolas.

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.















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.





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 m²	1st floor m²	House GFA m ²	Garden m²	Roof Terrace m²	Patio m²	Balcony m²	Total outdoor m2	Bath- rooms	Bed- rooms	Price	Total extra cost	Price Incl. all exp
1	56.21	37.98	94.19	32.53	33.63	27.75	20.13	114	2	3	220 000 €	39 910 €	259 910 €
2	60.29	40.35	100.64	44.06	39.93	36.17	26.53	147	2	3	248 000 €	43 667 €	291 667 €
3	60.25	40.34	100.59	43.19	34.91	37.12	26.53	142	2	3	238 000 €	43 127 €	281 127 €
4	56.56	38.06	94.62	22.08	33.45	30.43	20.13	106	2	3			SOLD
5	50.23	36.18	86.38	16.87	32.40	26.96	18.80	95	2	3	210 000 €	38 089 €	248 089 €
6	50.21	38.58	88.77	12.83	32.30	21.24	19.60	86	2	3	220 000 €	37 456 €	257 456 €
7	50.81	0.00	50.81	11.57	47.98	19.99	0.0	80	1	2	155 000 €	26 496 €	181 496 €
8	49.25	43.96	93.21	19.86	35.80	20.12	15.62	91	2	3	238 000 €	38 846 €	276 846 €
9	49.94	36.14	86.08	19.62	32.40	24.55	19.30	96	2	3			SOLD
10	54.90	53.62	108.52	23.66	46.46	30.10	15.16	115	2	3			SOLD
11	58.43	0,00	58.43	11.85	55.74	24.55	0,00	92	1	2			SOLD
12	53.23	0,00	53.23	7.54	48.94	18.73	0,00	75	1	2			SOLD
13	53.67	0,00	53.67	6.00	49.33	19.04	0,00	74	1	2			SOLD
14	54.76	57.78	112.54	35.61	54.43	23.42	15.74	129	2	3	248 000 €	45 292 €	293 292 €
15	54.83	53.62	108.45	30.12	46.43	32.17	14.91	124	2	3			SOLD
16	50.49	0,00	50.49	12.68	49.68	21.89	0,00	84	1	2			SOLD
17	52.56	0,00	52.56	12.68	48.90	17.34	0,00	79	1	2			SOLD
18	52.56	0,00	52.56	11.32	48.55	20.04	0,00	80	1	2			SOLD
19	55.49	57.72	113.21	44.25	54.00	28.17	16.85	143	2	3			SOLD

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^{st} 2006, real estate transfer tax is charged at 3% of the price.

On properties where the Building License was issued on or after January 1st 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% or the property price or a minimum at 1.500euros plus tax.