

August-September 2006

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New office attracts many new prospective buyers

We have been in our new office in the Papadiamanti street for 4 months now, and we can clearly see that it has brought us many new prospective customers. Before, only people with the purpose of buying a property in Skiathos would find us. Now we have many people passing by, coming up and ask for information. This has lead to many new and interesting contacts and developments, and we are grateful for everyone taking the time to come up those steps and find us. All these visitors make our job varied and interesting. It will take some more time until we will be able to monitor how many people actually pass from the stage of being interested, into the next level of being seriously interested. This will probably only start to show from next year on, when the really interested people have checked their financial situation and/or have worked a way out to raise money for purchasing a property here.

For the rest of this season we will keep investing time and energy to convincing our visitors that a holiday home or a permanent home in Skiathos are a worthy investment. Here too, houses keep going up in price, and the market is in a growing phase.



From next summer on, we will develop property management on various levels, including advising or managing the rental of your property if this would be interesting for you. In this way your house can earn some money, therefore not being a burden on your expenses back home. Also we mean to give you a sense of safety: when you are not here, someone will be keeping an eye on your property. We hope these extra services will encourage you to take the decision and make your dream come true. We will be here to help you all the way.

Power of attorney

One thing that may worry you when considering buying a property in Skiathos is that you might need to come here regularly for signing papers and see to it that work gets done. If you want to, you can assign the power of attorney to us, so we can represent you here to all authorities and see to it that all goes well. The power of attorney is a contract created by the notary in which is stated for what activities you want us to represent you. We will use this power of attorney to represent you to the tax authorities, land registry, IKA (social insurance), local council, building permission authorities and the bank, and to apply for electricity and water if necessary.

All paperwork that comes with it we keep at our office in a separate file. Every time you come to Skiathos you must come and check this paperwork with us. Of course we keep you informed through e-mail about the progress that is being made. This method saves you not only from a lot of time and expenses, it also prevents you from making mistakes. The system here is a bit different from what you are probably used to, and bureaucracy in Greece is something else... We know our way through it and you can profit from our experience by not having to go through it all yourself and having to discover everything the hard way. If you want to know more about the power of attorney, please contact us for more information.

Newly built projects

Renovated fisherman's house

ref 499



This is a lovely renovation of a traditional fisherman's house located in a quiet street just off the centre of Skiathos. It has a small courtyard shaded by a grape vine, jasmine and a very productive lemon tree.

The ground floor comprises of a living room, fully fitted kitchen, a storage room, laundry area and a WC with a shower.

The first floor comprises of two small bedrooms and an attic room.

It is just 5 minutes walk to the harbour of Skiathos and 10 minutes to the beach of Megali Ammos.

The house is for sale fully furnished including air conditioning and a washing machine.

Old townhouse in a cozy neighborhood

ref 501



Old stone built house in a cosy neighbourhood. 2 floors and a tiled roof. The ground floor, semi-basement, consists of a large living kitchen, a bathroom and a separate sleeping room with its own entrance. The first floor has a kitchen with wc and two rooms, one leading to the other. The roof has been restored, but the house needs some attention and care but then has the potential to become very charming. It is located

in the area of the very old and famous Mesogeia Taverna, on walking distance from the Main street, the first beach (Megali Ammos) and the harbour.

The house does have a small staircase that connects the 2 floors, but it can be used as 2 separate apartments.

There are plans and a licence to add another floor with roof terrace on the house.



Large plot at Lehouni ref 498

This very large plot of land totaling over 37,000 m2 contains 4 separate plots each with the possibility to build 1 (or more) large villas. The plots are being sold as one package, not separately. All the plots have sea views to the north towards Alonissos and Skopelos. Each plot has olive trees and the first plot has an existing building licence and base for the building. Close by are the two totally unspoilt

northern beaches of Lehouni and Megas Yialos.



Large plot at Korakofolia ref 511

This large plot of 57,580 square metres of land is situated on the headland of Korakofolia on the north-east side of the island and above the magnificent beach of Megas Yialos. A path leads down to the beach of Megas Yialos. The town of Skiathos and the airport are only 2.5 kilometres away.



Multi-purpose building plot in Skiathos Town ref. 507

Building plot with many possibilities in the center of Skiathos, but in a more quiet area close to the Papdiamanti street. Size is 258 m2, on the topographic plan our website it is the plot in the middle.

It could be developed into a house with a commercial space below.

Properties for sale

Character full traditional town house

ref 508

This is a wonderful renovation of a traditional Skiathos town house situated with its own courtyard and with a small sea view.

It is located in a very quiet area of Skiathos Town, just three minutes walk to tavernas and shops and 5 minutes to the harbour and centre of the town.

It comprises of two floors. The upper floor is an open plan living room and kitchen with a small but cosy terrace at the top of the

stairs. There is also a working fireplace.

Downstairs are two bedrooms (one with another fireplace), a bathroom with a shower and an separate WC.

The floors and ceilings are all of wood and there is an open, traditional wooden roof above the upstairs living room.

The house has been totally renovated in the last few years and is in excellent condition.



complex of traditional houses ref 509



This is a special complex of small buildings built in traditional style and set in a lovely piece of land just 5 minutes walk from Xanemos Beach. The main house comprises of a large living room and lounge with a fireplace,

a good size fully equipped kitchen, a good size bedroom, a bathroom and a separate WC. Just outside is a large covered patio area with further kitchen facilities. This leads to the other part of the house which comprises of two bedrooms and a bathroom. Underneath is a large basement which could also be converted into extra bedrooms. A garage next to the basement completes the main house. There is a smaller house with a kitchen, a bedroom and bathroom and large shady patio.

There is another smaller room comprising of a bedroom, bathroom and WC. It also has a shady patio area.

The houses are surrounded by vines trained over the patio areas to give deep shade in the summer and sunlight in the winter. Flowering shrubs are planted and the field area has been used as a market garden and is deep, fertile soil.

The property has its own water and water tank with an electric pressure system. The main house is centrally heated and the hot water is run from the same, economic, system.

House & 2 studios with sea view ref 515



Thanos House is located in a quiet area on the edge of Skiathos Town, 2 minutes from Megali Ammos Beach and with sea views to the beach and towards the green park of Skiathos Town.

It comprises of a two floor large apartment with the ground floor of 60 m² having an open plan living room and kitchen with a bathroom. The upper floor has three bedrooms and a bathroom. Both floors have roomy balconies with sea views.

The basement floor has two large fully

furnished studios sleeping 2 to 4 people and providing a steady income. One is of 32 m² and the other of 28 m².

The main apartment needs some finishing such as tiles and internal doors.

The whole building is fully centrally heated and is fully insulated including double glazed, aluminium windows.

There is a small patio on the ground floor with room for a BBQ area and two storage rooms one of which houses the central heating boiler and equipment.

Newly built projects

Houses at Agios Taxiarchis with panoramic views

ref. 516-519



This is a group of four houses located at Agios Taxiarchis, just 10 minutes drive from Skiathos Town and the Airport, with magnificent panoramic sea views.

The houses all comprise of a ground floor with a kitchen with a dining area, a lounge leading out to a shaded patio. The four houses are different each, and have either one or two bedrooms and with French windows opening out on to a large patio.

The houses will have fitted cupboards throughout. The houses are in the construction stage and, if bought at during this phase, the owner could have a lot of input regarding layout, tiles, cupboards, etc.

Panoramic sea views at Katsarou

ref. 502-504



This is a complex of 4 houses with outstanding panoramic sea views over Skiathos Town towards Skopelos, Tsoungria and Evvia.

The upper 2 are villas, the lower 2 are maisonnettes.

The maisonnettes comprise of two bedrooms in a parterre floor, a bathroom and an open plan living room and kitchen. They have a large basement area for a garage and (eventually possibly) a small self contained studio. The villas are brand new and comprise of two bedrooms, two bathrooms and an open plan living room and kitchen, and a lounge area with a fireplace. One of the villas will have a private pool.

Built to a very good standard, these houses are situated to catch the cooling summer breezes. They will be finished with fully fitted cupboards and a fully fitted kitchen.

Businesses for sale

Hotel Zachos

ref. 513



Hotel Zaxos is a well established apartment house complex in the Troulos area just 10 minutes walk from Troulos Beach. It is set in a quiet environment full of lane trees and olive trees.

The accommodation comprises of 20 studios for 2 to 3 people and 8 maisonnettes for 4 people.

There is also an owners house of 3 rooms and a cafe/bar providing breakfasts, snacks and drinks for the guests.

Hotel Zaxos has worked with a UK tour operator for many years and the complex generates a good income.

Restaurant In Skiathos Town

ref. 505



This large taverna premises is for sale empty or with full taverna equipment (50,000 Euros extra for the equipment). It is located just off the end of Papadiamanti Street close to the High School end. It has a large covered courtyard at the front and the interior is divided into a taverna area with a separate bar area. The equipment has all been upgraded to full E.C. standard in 2005. There is seating for 180 people plus plenty of room for dancing at weddings etc. The taverna has worked all year round and caters to many large parties. There are many pensions and small hotels in this area so that a breakfast business would also work as well as an evening taverna.