



Properties for sale

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Special points of interest:

- Our latest arrivals
- Selling a house in Skiathos
- What steps it takes to buy a house

New office

We are proud to announce that since the first of May this year we have opened our own office.

We are now located in the main street (Papadiamanti street) close to the waterfront, on the first floor, above Gallery Seraina.

Our tripod stand outside advertising some of the properties, draws a lot of attention, and many people come up to ask for more details.

Opening our new office has also brought us quit a few new sellers, so we can now offer you even more properties for sale.

All our properties are listed on our website www.skiathosproperty.com. If you need more details about something you have seen, you can always contact us for more information. We are here to help you before, during and after buying a property. In this issue we also inform you on how to act if you want to sell your house here.



Prices of property on European level

Properties in Skiathos are not cheap. Although many believe that property in a small island as this, which some people maybe have never heard of before, will be cheap. In fact, the opposite is true. As Greece is modernizing and all laws and regulations have to meet up to European standards, the prices are reaching European levels too. Not only prices of properties, but of many other things as well. This is logical, as building is getting restricted with more laws and regulations and hiring building staff is becoming more expensive. Before, it was possible to be "flexible" with reporting to the Tax Office, now, the Greek government is much more strict, and heavy fines are imposed upon those who try to beat the system.

The sellers of property here in Skiathos are aware of the islands beauty that attracts the tourists to keep coming back, or even dream of moving here. They realize that a good view is worth a fortune, and prices reflect this. All the prices of the properties we sell are determined by the sellers, not by us. If someone thinks their property has a certain value, we can only advise them, but not change the price if they don't agree. Skiathos is a lovely island, and each month has a different beauty. Many have found a peaceful lifestyle here, and maybe that is even worth more than a fortune.

Properties for sale

Small Town House with lovely sea views

ref 496



This is a lovely small town house with views to the harbour of Skiathos and out to sea. It is an original, stone built house with thick walls for coolness in the summer and warmth in the winter. Approximately 60M2 in total. It comprises a downstairs room and a kitchen with an outside wc and one room of roughly 20 m2 upstairs with an 8 m2 terrace overlooking the harbour. There is a

roomy courtyard and a small store room. It might be nice to bring the kitchen upstairs, and maybe create 2 bedrooms downstairs. The house needs some modernization. It is on walking distance of everything the town of Skiathos has to offer.

Villa Castania

ref 495



Completed in 2006 this spacious, luxury villa has been thoughtfully conceived and tastefully finished. The villa and apartments/guest accommodation offers 3 bedrooms and 3 bathrooms and extremely comfortable living standards coupled with seasonal rental returns and is being sold complete with furniture and fittings.

Set within two acres (app. 8,000 sq.m) of gently sloping olive grove and bordered on two sides by protected forestland, Villa Castania is

131 sq.m with guest accommodation of 60sq.m. There is permission for a further building of 80 - 100sq.m. The villa comprises of an open plan, L-shaped living area with a fire place, a fully fitted kitchen and a very luxurious bathroom with hydro spa. Villa Castania is a relaxing peaceful haven away from the hustle and bustle but only five minutes drive from the beaches and restaurants of Aghia Paraskevi and Kolios.

Villa Elia, Sklithri

ref 492



"Villa Elia" is a free-standing small and cozy vacation lodge situated above the Nostos- Kanapitsa Bay, in the Sklithri Area.

It offers two bedrooms with two beds each; a completely equipped kitchen; bathroom with toilet and one guest WC; a living room with sitting corner and open fireplace; a studio with bed-couch; a roofed patio with garden furniture. In the garden, you will find a barbecue

area, and there is a carport. The house is air-conditioned. Just 6 minutes walk from the beach of Sklithri, this lovely holiday home is situated perfectly for a family (or a couple) to enjoy the best of Skiathos. Skiathos Town is 10 minutes away by bus or car as is Koukounaries Beach and the other fine beaches at the west end of the island. The villa is for sale furnished.

Properties for sale

Villa at Kalivia with beautiful sea views

ref 478

This is one of six newly built villas in a quiet area of Kalivia and just 7 minutes drive from Skiathos Town and the airport.

The villas are still in the construction stage but will be completed in 2006.

The accommodation comprises of 3 bedrooms and an open plan living room and kitchen. All the rooms have extensive balconies with panoramic views out to sea.

A basement is provided for private parking and there would be a possibility to make a separate studio also in this area.

In this stage of construction, purchaser's special requests could be incorporated into the finishing details. A private swimming pool is also provided for and would cost an extra 40,000 Euros.



Original stone house on the harbor ref 494



This is a lovely old stone Town House of over 100 years old, located right above the harbour of Skiathos. It has three floors. The top floor, which has views over the harbour and out to sea, comprises of two bedrooms and a living room & kitchen area.

In the middle floor is a WC with a shower and a storage room. At the street level is a room of 25 m2 which has the possibility to be a shop. The building is sound and has had a new roof in 2003. It has great possibilities in the right hands. It is just of the main street, and everything is on walking distance.



Villa Niagara

ref 497



This is a charming three bedroom villa located on the point of the exclusive Kalamaki Peninsular with amazing panoramic views towards Skiathos Town, Skopelos, the offshore islands and Evvia. The villa comprises of an open plan living room and kitchen with a traditional Skiathos fireplace. There are three twin bedrooms and two bathrooms. The bathrooms were completely renovated in 2006 and one has a bath.

The villa is for sale fully furnished.

The views have to be seen to be fully appreciated.

Selling your house

If you want to sell your house it is very helpful if you have all the documents ready that are mentioned in the table. This will give us a quick start in putting your file together and most important, if there are any problems, we can deal with them right away. This way we avoid ending up at a notaries table ready to sign, and have a sale cancelled in the very last minute because of legal or technical problems.

Having things in order makes you appear as a reliable seller, which is very important in sensitive matters such as buying or selling a house. And of course, it makes our work easier, and it gives us a better overview of the situation.

We create a folder for your case, in which we will keep all documents organized. We immediately put your property on our website, and in this newsletter. Also, it might be advertised on our tripod stand out in the main street. We will need a set of keys to be able to show your property at any time. In a touristic place like Skiathos we need to act quickly if someone shows interest, because often we are being discovered only in

the last days of the holiday. It is not very helpful if we need to call for a viewing appointment every time. Concerning renting out a house while it is for sale: it can be inconvenient, because it will be very difficult to have access to it, and this can be discouraging for potential buyers. It is up to you if you want delay the sale of your house by renting it.

The purchase contract	If you need a copy, you can get one at the notary or the local records office.
A topographic plan	You will need to have a new one created, a civil engineer can do this.
The building permit	Obligatory for all houses in town built after 1955, and for houses out of town built after 1923. The civil engineer that supervised the building should have a copy, otherwise you will need witnesses that can testify that the building was there before a certain date.
Tax clearance	An accountant can arrange this for you.
Copy of a recent electricity bill	This is only necessary if you sell an existing house.
Official copy from the new land registry office and a land plan	Preferably as recent as possible.

The various stages before buying a property

When you think of buying a house abroad the legalities and the paperwork may seem an enormous obstacle. Actually it isn't so bad. Of course paperwork is involved, but you don't need to take care of that all yourself. Much of the paperwork has to be done by the notary, the lawyer and the accountant. And for the remaining bit: we are here to help you. That is why we have separated the various actions in chronological steps:

1. Decide on property (house or land).
2. Open a bank account (in joint names if it will be a joint purchase).
3. Make an offer subject to a lawyer checking the paper work.
4. Agree price.
5. Contact a lawyer (we can recommend one)
6. Lawyer checks all paper work. *note: if the purchaser cannot be here for signing either or one of the contracts, then the buyers have to give the power of attorney to a lawyer or trusted third party to represent them.*
7. All papers go to the notary.
8. Greek tax number for the buyer. For this the buyers must give limited power of attorney to represent them to the Greek tax authorities (Greek accountant that we can recommend)
9. Pay a 10 percent deposit with a pre-contract. *Note: the previous actions will take approximately one month.*
10. Go to completion (roughly one or two more months)

To buy a property will generally take about 3 months. If you can't be here every time your signature is needed, you can give power of attorney to someone you trust. We can handle it for you, if you don't know anyone you feel is reliable enough, because it is a serious responsibility. We can keep you informed on the progress and fax or mail you the documents for proof.