



- Houses
- Lands
- Businesses
- Hotels

L. Baldry Real Estate
Papadiamanti street
Skiathos, Greece
T +30-24270-29288
F +30-24270-21803

Spring time in Skiathos

Since 2007 arrived it has been spring time in Skiathos. The weather has been unbelievable: sunny and mild. Lunches in the garden and walks on the beach. Who says Skiathos is only nice in the summer? We have seen quite a few foreign holiday home owners, that came for a short break and were pleasantly surprised with this unforeseen luck.

A house in Skiathos is not only something to enjoy in the summer; a short winter break can be as relaxing! Sunny afternoons on the terrace reading a book, embroidering, working on your laptop or just enjoying the sunlight with the eyes closed. Chilly evenings in front of the fire place, or out for a meal, because there are lots of places that actually stay open during the winter.

OK, no swimming, because the water is really cold, but just looking at it when drinking a coffee in the harbour can be as pleasant.

And the winter shows a completely different aspect of the island, it is the time when Skiathos becomes Greek. Only in the winter can you buy fresh shrimps and lots of other fresh fish in the harbour. Lent here is something else, it is celebrated for 2 weeks, with all various traditional aspects to it. The climax of it is the childrens' parade, when all children walk in a row through town, dressed up to a special theme, and ends in the harbour, where everybody waits for them and cheers for them. Easter is the symbolic end of the winter season. This is the last get together for all the locals, because from there on the season starts and everybody is focusing on their job or business. Everyone owning a holiday house here, should experience the Easter celebration. It is such a colourful, warm and cultural event. You get to see the Skiathos inhabitants from a different angle.

To get an impression of our winter, visit the live webcam on our website, www.skiathosinfo.com. There you can see what we now see when we look out of our window.



Fantastic offer, fast action! Ref 371

Remember this property, the lovely building on the church square? It is back on the market, for an incredible price.

The owner wants it sold within two weeks and drops the price from 230.000 to only 175.000 euro. This is an exceptional offer that you should consider carefully. The house is completely free standing, and does not border with any other house or property. It has a walled court yard, and is divided in 2 separate apartments. Each apartment has a big and a small room, a kitchenette and a bathroom. The top apartment has a balcony with view to the harbour, and a nice traditional wooden roof. The house has thick natural stone walls, the bottom floor is

paved with stone tiles and the second floor has a beautiful wooden floor. The top apartment has a fire place. It was nicely renovated a couple of years ago, but not really lived in ever since. The place has a very special atmosphere, and can make a great summer house, or a permanent residence.

The price is 175.000 euro (from 230.000) and it is a very good deal. It requires fast action, because the owner wants it sold within 2 weeks.



BUSINESS ISSUE

In this issue we decided to concentrate on the businesses that we have for sale. We have quite a few of them, and we thought it would help if we showed them together. Most of these are summer businesses, and can provide you with a full years income. It is a totally different life style, but maybe it is exactly what you have been longing for. Many foreigners already decided to take the big step, and have established themselves here for good. In our next issues we will publish little interviews, to highlight how they experience their new life style. If you have any questions regarding to the practical aspects of starting a business, please feel free to ask us. With the help of our English speaking accountant we may be able to answer them for you.



APARTMENTS LAKIS

ref 333

The main building is of 265 m2 each floor and contains the apartment used by the present owners. This apartment comprises a large living room, a large dining room, an extensively equipped kitchen, 2 bedrooms and bathroom with bath, plus guest quarters sleeping 4 people with their own private bathroom facilities. It has full central heating and air conditioning. Underneath are three, 2 bedroom apartments, luxuriously furnished also with central heating and air conditioning.

The other building has one large apartment on the ground floor with two bedrooms (one sleeping 3 people), kitchen & living room and bathroom. Above are 2 flats each with 2 bedrooms. Each flat has private balconies with beautiful sea views and air conditioning. The accommodation is luxuriously furnished using the best materials. There is the possibility to add a further 7 studios of 33 m2 each.



MARGI HOUSE

ref 368

A well built and well run tourist complex, Margi House has been a favourite with British Tour Operators for many years. Built on a 4,000 m2 plot with a swimming pool, pool bar and lovely views over the bay of Kolios. It is built on the top of a hill and has a very clear and open atmosphere. The complex comprises of:

12 studios, each of 20 m2 with kitchen, twin beds, WC and balcony with sea views. 1 apartment (can be owners accommodation) of 32 m2, 1 reception room 20 m2, 1 small house of 32 m2 with washing machines and a bedroom. 1 garage 32 m2 for 3 cars and a swimming pool of 77 m2 with pool bar. It is a ten minutes walk to the beach, and there are restaurants and supermarkets in the area.



PENSION THEOFILOS

ref 525

A recently built pension with 19 rooms, and a license for another 7 rooms. It is located in the Agios Fanourios area, just outside Skiathos Town. It is located uphill and has great views over Skiathos Town and the landscape behind it. The area is quiet and surrounded by nature. The complex has a license for an A-class hotel with swimming pool. It is located on a plot of 5,500 m2. There is a large storage space and a bar area. There is also a private house next to the complex. It can be developed to a higher standard, and has many satisfied and returning customers. On the right side the top floor is not finished yet. This could become the remaining 7 rooms, or 2 nice apartments for permanent rental with great views all around.



HOTEL POUNTA

ref 376

This large hotel is set in the forest and close to the sea on the Pounta Peninsular.

It is just 3 kilometres from the centre of Skiathos Town and has wonderful views across the bay to Town and out to sea.

The hotel has been successfully operated since 1988, working with British tour operators.

It comprises of 57 double rooms with en suite bathrooms, a 300 m2 salon area, a 300 m2 reception area, a 300 m2 basement and a 450 m2 restaurant with 200 m2 bar.

There is a large swimming pool of 220 m2 with a additional kid-dies pool. The hotel has an existing contract for 5 more years with a tour operator.



VILLA MARAKI

ref 319

Villa Maraki is a newly built accommodation suite of buildings, just 5 minutes walk from the sea, shops and tavernas.

Villa Maraki comprises 3 maisonettes, 6 apartments and 6 studios. The building has been finished to the highest standard in 2003 and has a swimming pool, pool bar, parking and a small owner's apartment.

This is an excellent investment for a serious investor.



TEO ZENIA APARTMENTS

ref 402

This newly built apartment complex situated just back from Achladies Beach offers a good investment for anyone wishing to take advantage of the Skiathos tourist boom. The apartments are arranged in 2 buildings and comprise of 6 studio apartments with 2 beds, 2 slightly larger studio apartments with 3 beds, 2 apartments with a lounge and separate bedroom and 4 large apartments with 2 bedrooms each.

There is also a small house where the owners live in summer and a large storeroom.



HOTEL ZAXOS & STUDIOS ZAXOS

ref 513 & 514

Hotel Zaxos is a well established apartment house complex in the Troulos area just 10 minutes walk from Troulos Beach. The accommodation comprises of 20 studios for 2 to 3 people and 8 mezonettes 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.

Studios Zaxos are 4 studios in a large plot of land in the Troulos area right next to hotel Zaxos.



The accommodation comprises of 4 studios for 2 to 3 people. There is the possibility to build many more studios and/or apartments on this plot of land. These studios work in conjunction with Hotel Zaxos and its cafe/bar which provides breakfasts, snacks and drinks for the guests. Studios Zaxos has worked with a UK tour operator for many years and the complex generates a good income.

These properties can be sold separately or together.

3 mezonettes with extra building permission

ref 512

Nice property of 4,500 m². Most of it is level ground with some of the property rising to a point with sea views. The property is just 200 meters (5 minutes walk) from the beach of Plataniias (Aghia Paraskevi). Existing on the flat land are three mezonettes each with an open plan living room/kitchen and a bathroom of 30m² with a "sleeping loft" of 10m². Each mezonette can sleep up to 4 people or a small family comfortably. These have been let privately with great success. There is further building permission for 80 m² plus 80 m² of basement and more tourist accommodation or a private villa could be built on the rising land with good view to the sea.

**BLUE CHIPS BAR-DISCO**

ref 545

Nice Bar-Disco, located in the center of Skiathos, in a street with several bars and pubs. Blue Chips is mainly a summer business but can be run also in the winter time. This winter it has been open during the weekends. It is for sale completely furnished, fully equipped and can be run immediately. The rent for the building is very low, only 600 euro per month, and there is a lease contract for another 5 years, which can be renewed after that. The license can be transferred to the new owner, this will save a lot of time.

PORTOBELLO GARDEN RESTAURANT BAR

ref 546

Portobello is a very successful garden restaurant - bar located in the main street, Papadiamanti street. It has a large garden area, adjacent to the street where one can sit in the shade of the trees and the pergola covered with bougainvilleas and green vines. The open grill kitchen at the far end of the garden serves snacks and light meals during the day and from 5pm begins to serve main course meals.



The cuisine is mostly international, with a big selection of grilled dishes and pasta, salads and Greek specialties. Joining the garden is the main building that holds the 15 meter long bar. Portobello was opened two years ago, and was very successful from the beginning. The team can reach up to 16 members in the high season to make operation smooth.

NEWLY BUILT TOWN HOUSE WITH BUSINESS

ref 537

3 storey high building containing a rental studio on the first floor, a maisonette on the second and third floor, and on ground level a snack bar. The maisonette has central heating, entrance and hall on the second floor, where the 2 bedrooms, the bathroom and a small room for the washing machine are located. The master bedroom has a balcony. On the top floor is the living area with fitted kitchen, a second wc and a balcony with a great view out to sea over Megali Ammos bay. The top floor has a nice wooden ceiling. The studio has a living room with kitchen, 1 bedroom, wc and bathroom and a balcony with view to the green area, separating Akropolis from the Megali Ammos bay. The studio is suitable for permanent, seasonal or touristic rental. The snack bar is fully equipped to the latest standards, with all surfaces being stainless steel. There is space to sit outside and inside. The current owner sells mainly sandwiches and pies, and beers and soft drinks. The snack bar is open from morning until night, and the location is very good, as it is on one of the main entrances to town, and close to the bus stop. In the summer, many tourists get their sandwiches there to take with them to the beach.

