

4 Villa Complex for Sale in Mykonos, Greece



SANTORINI INVEST

Beyond The Blue





www.santorini-invest.com



www.santorini-invest.com



www.santorini-invest.com



www.santorini-invest.com





www.santorini-invest.com









www.santorini-invest.com





Info



The Villas are built on a sloping plot in a two-level arrangement each consisting of 3 very spacious en suite bedrooms, 2 separate living rooms, with 2 guest WC's and a fully equipped kitchen. Set in the Mediterranean, with outdoor areas that are impressive with 2 independent terraces. The upper-level terraces, form an extension of the main living room featuring a cocooned lounge and dining area with entertainment facilities such as a beautiful bar and BBQ corner.

The outdoor areas benefit from magnificent views of the Aegean waters, the city of Mykonos and the little island of Baos with the picturesque chapel of St. George.

The building quality is of the highest standard, with emphasis on security and the latest smart housing technology. The remotely operated BAS/BMS systems monitor and control anything from the temperature/humidity of the house to lights and music.

For maximum control of your property, High Definition cameras have been installed in various positions including the main estate gates. With safety in mind, a standalone Guard / Caretaker house has been built at the entrance of the complex. Given the consent of the owners, all cameras can be monitored in real-time 24/7 from the control room.

Info

Above you saw sample pictures of the fully developed villas that generate 1700-2000 Euro per Night per villa. They can get bought separately or as a whole package. If you are interested, we can provide you with the full information.

VILLA	PLOT (m ²)	BUILT AREA (m ²)	PRICE (€) (unfurnished)
A	1,341.27	272.20	1,840,000
B	1,431.35	293.49	1,940,000
C	1,428.39	290.28	1,940,000
D	1,298.98	265.50	1,790,000
COMPLEX	5,499.99	1,121.47	7,510,000



Distances:

- Beach 200m,
 - New Port 8 km
 - Airport (JMK) 5 km
 - Mykonos Town (Chora) 5 km
-

Expenses for real estate purchases in Greece

An additional amount of around ca. 10%-12% of the purchase price should cover the costs of:

Transfer Tax: 3.09%

Legal Fees: 1.5%

Public Notary Fees: 1.5%

Registration of Title Deed / Land/ Cadastral Registration office: 0,6%-1%

Technical Due Diligence: Expenses vary according to the complexity of the research and the value of the property

Estate Agent Fees: 3%all + VAT

all + VAT

Income tax scale (rental)

up to € 12,000 the tax rate is 15%

from €12,001 to € 35,000 tax rate is 35%

and from € 35,001 and upwards the rate is 45%

Different tax rates apply to companies!

5 STEPS TO BUYING PROPERTY IN GREECE

This buying guide is intended to help you understand the buying process in Greece, which may be different to the procedure in your home country. It covers the basic essentials, including financing the purchase and the costs associated with buying a Greek property. EU nationals can buy property freely in Greece and are treated as citizens. Other countries may find that some restrictions apply.

STEP 1

Register a tax number

STEP 2

Hire a lawyer

STEP 3

Select the property

STEP 4

Due diligence

STEP 5

Notary conducts the contract

“PROVIDE FREEDOM OF MOVEMENT TO YOUR FAMILY”

BENEFITS OF THE GREEK GOLDEN VISA PROGRAM!

Greek Residence Permit Visa to non-EU Nationals with the purchase of Property with minimum value.€ 250,000.00 Greek Golden Visa offers your family the freedom to live legally in the EU and to travel with ease. It provides access to excellent education and healthcare system, or simply offers an insurance policy for an uncertain future. Our partners are an expert in their field and has an extensive area of specific skills. We collaborate and solve issues and provide sound recommendations in English, Arab, German, Turkish, French, Indian, Chinese and Greek language.

Meet our Board



**ATHANASIOS
VEZAKIADIS**

R. E. Investment Analyst
& Broker



**IOANNIS
VEZAKIADIS**

Operations Manager



**NIKOLAOS
VEZAKIADIS**

Marketing Manager

Let's talk about your investment!

Contact Information:

+43 1 4106 173

+43 6604 308 380

+30 6955 739329

office@santorini-invest.com

Headquarters:

Opernring 1 / R 745-747

A- 1010 Vienna

Office in Greece:

L.Syggrou 196

GR-17671 Athens



Santorini Invest



Santorini Invest



Santorini Invest

www.santorini-invest.com





SANTORINI INVEST

Beyond The Blue

Thank you!

LET'S START YOUR INVESTMENT JOURNEY.