

Triton Sea View

- Serenity and Indulgence



a better quality of life...



Triton Sea View consists of 19 modern designed houses

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 and some houses are equipped with shade-providing pergolas.

The style is modern and has a feeling of endless summertime. The houses are well insulated to meet the standards of Energy class B and are perfect for all year round residency.

The delightful common areas of Triton Sea View with their breath-taking views of the sea and mountains, offer two inviting swimming pools with children's section, and a seating area with benches among pretty flowers for a truly relaxing environment.

The project is built according to EOT regulations. EOT is the Greek National Tourist Organization and its license is required in order to rent out your property. Above all else, it provides the opportunity to earn a very satisfactory income.





About Triton Sea View

Triton Sea View is located in the coastal settlement of Kavros, a holiday resort with a magnificent, long sandy beach. Triton Sea View was named after the ancient Greek Sea God Triton, the messenger of gods to the seas. Triton was depicted as a Merman (male mermaid) blowing a horn to calm the waves on his father Poseidon's orders. Just as Triton calmed the waves, so Triton Sea View offers calm and tranquility to its residents. The sea breeze and view, the mountains and valleys and, above all, the modernly designed homes, are the horn which soothes everyone's soul at the Triton Sea View.

Triton Sea View is situated in a location with spectacular views to the sea, mountains and green fields of Northern Crete, only 700 meters away from the longest sandy beach on the island. Tritons' modern design with summer hues create a peaceful atmosphere, ideal for relaxation. Stone pathways in the project, in addition to the green areas with water features, make it a unique place to stay.

The Gardens, also abundantly green and with water features and benches, are a significant element of the project and enable you to enjoy the serenity of the Cretan nature.



WHY CHOOSE CRETE?

Land of the gods and the island of dreams, Crete is steeped in history, myths and legends dating back thousands of years.

Ancient monuments and architectural treasures blend with modern day structures creating a warm Mediterranean atmosphere. Everything you've ever imagined a magical place to be and more can be found on this wonderful island.

Exciting night life, archaeological wonders, spectacular scenery and unique vegetation, the list is endless. With a lower cost of living than the rest of Europe and an even lower crime rate, Crete is a very attractive place to be!

The largest and most southerly of all the Greek islands, Crete has over a thousand kilometers of spectacular coast line. Long sandy beaches, hidden coves and far reaching peninsulas, surrounded by the Ionian Sea on the north and the Libyan sea to the south, Crete is one of the most fascinating and diverse places in the world.



Divided in to four counties; Hania, Rethymno, Heraklion and Lasithi, each county of Crete has a character of its own.

As you travel across the island, the rolling landscape and breath taking scenery may change, but the warm and friendly hospitality of the local people always remains the same. They open their hearts and their homes eager for you to share their culture, learn their traditions and sample their cuisine.



Family unity is an important part of life here, revolving of course around the kitchen table! Due to the consistently good climate, agricultural and live stock farming are still the most common industries. Fruit and vegetables are grown all year round. This produce, together with their world renowned olive oil create some of the tastiest and healthiest dishes you will ever enjoy. No wonder Cretans have one of the highest life expectancy rates in the world!



Away from the tourist areas, life moves at a much slower pace. As you make your way in the sunshine, through charming villages and up into the mountains you'll find time rarely moves on.

Many of the locals still wear traditional costume, farm the land manually and in some places the donkey is still a popular form of transport! However, Cretans no matter where they live, soon pick up the pace when it comes to enjoying themselves.

Preserving strong ties with their ancestors, traditional music and folk lore songs resound out at every celebration. Both Greek and Cretan steps are danced long in to the night. Cretans are up at every opportunity, dancing everywhere and anywhere even on the tables!



PROPERTY BUYING IN GREECE

Buying property in Greece is different than in many other parts of Europe, but certainly not difficult. Kreta Eiendom's personal service includes guiding you through the whole purchasing process and beyond.

The simplest way to buy property as a 'Non-Resident' in Greece is through 'Power of Attorney'. As all buyers are required by law to have legal representation when purchasing real estate, you will need to retain a lawyer whether you chose to use the Power of Attorney process or not. If you don't already have a lawyer we can assist you in finding one.

We recommend that you chose the Power of Attorney option as it allows the whole purchase and construction process to be completed quickly and simply in your absence. Your lawyer will be able to open a Greek bank account in your name, obtain the obligatory tax number (AFM), make payments on your behalf and deal quickly and efficiently with any paper work pertaining to the purchase and construction of your home.

To instigate a Power of Attorney you simply need to complete a form with your personal details and provide a copy of your passport(s). The Power of Attorney will need to be stamped by the Greek Consulate. If you don't have a consulate in your local area we will inform you of a simple alternative procedure at the time.

If you would like further information regarding the benefits and procedures in obtaining a Power of Attorney please do not hesitate to contact us.

Please note that the majority of legal documentation pertaining to property transactions is in Greek. Although a verbal translation is always provided, any official translation of such documentation will be at the buyers expense.

"By using Kreta Eiendom the legal process of buying a property will be much easier than you imagine. We just do it all!"



Anthula Mumutzi
Lawyer, Kreta Eiendom





TRITON SEA VIEW COMMON EXPENSES - SERVICE AND MAINTENANCE

The owner of a property in Triton Sea View signs a contract with the maintenance department of Kreta Eiendom that takes care of the service and maintenance from the day the purchase agreement is signed. The common fees are 80 € per month for a house with 1 or 2 bedrooms and 100 € per month for a 3 bedroom house.

COMMON EXPENSES INCLUDE:

- Salary and Insurance of Handyman.
- Water bill of the common area.
- Electricity bill of the common area.
- Cleaning of Swimming Pool.
- Service of Swimming Pool and Machine Room.
- Chemicals for the Swimming Pool.
- Yearly maintenance of the Swimming Pool.
- Yearly maintenance and fertilizing of grass and plants in the common area.
- Use and maintenance of tools and machines.
- Control of the conditions of houses and common areas.
- Use and maintenance of tools and machines.
- Control and maintenance of common drains.
- Monthly inspection of the properties (1/10-30/4).
- Paint and maintenance of light in the common area.
- Maintenance of Paths in the common area.

ESTIMATED ANNUAL COST FOR A 80 m2 HOUSE

PRICE / YEAR

*Common expenses not incl. private gardening (€100 per month)	1200 €
Property Tax (80m2 X 4,03)	344 €
House Insurance (Contents)	320 €
Electricity bills (excl. Property Tax**)	700 €
Water bills	120 €
Total annual cost	2684 €

* Common expenses are listed under "Common Expenses-Services and Maintenance".

** Property Tax is paid through the electricity bills in 4-5 instalments.



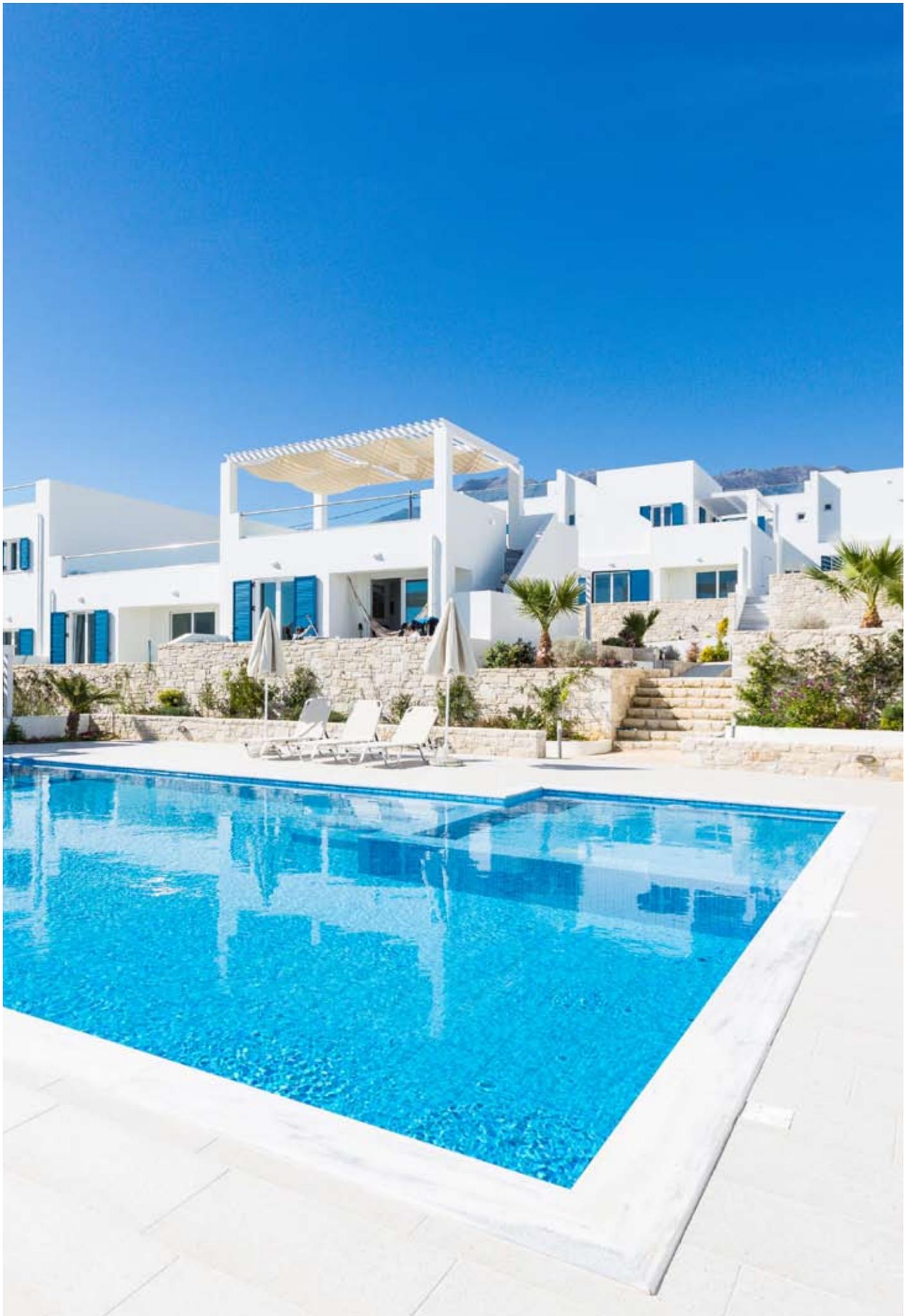
AFTER SALES SERVICES

When owning a property outside of your own country, there are certain practicalities that need to be considered. General maintenance and repairs, cleaning, tax declarations and payment of bills to name but a few. With these practicalities in mind, and with the ever-increasing demand for high quality after-care services, Kreta Eiendom has formed its own property maintenance department.

Professional, experienced and with excellent contacts to professional local tradesmen, the company has gone from strength to strength. Knowing they have security and a reliable service at hand provides our clients with peace of mind and enables them to relax and enjoy their time on the island safe in the knowledge that their property is in good hands.

If you would like more detailed information regarding the trustworthy and personal service that Kreta Eiendom can provide, please visit our website www.kretaeiendom.com.

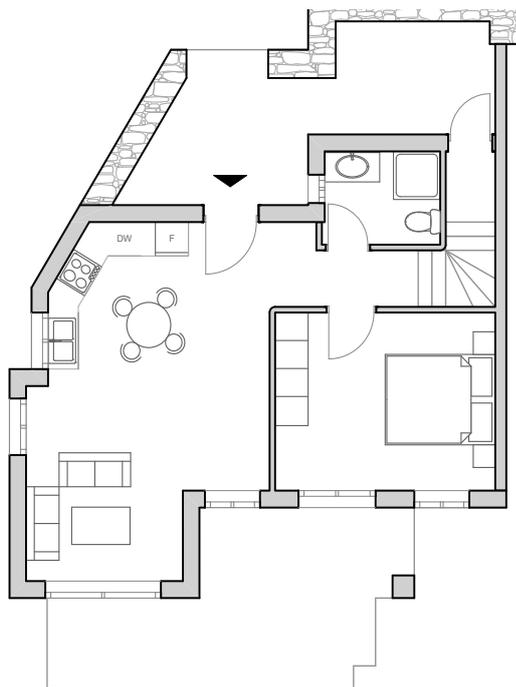




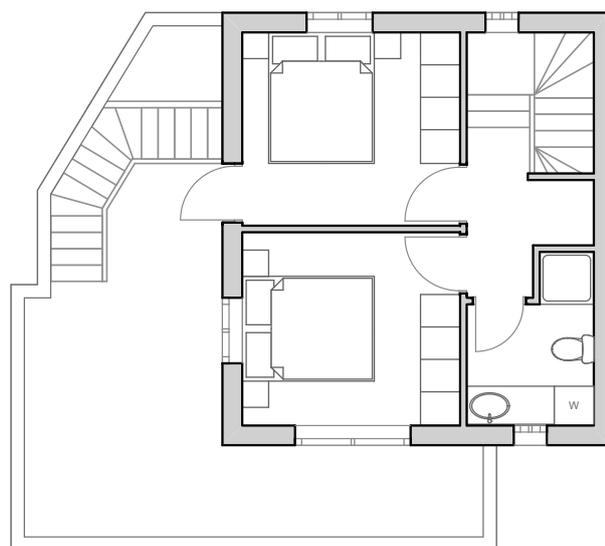


TRITON 1

Ground floor:	56.21 m ²	Garden:	32.53 m ²
First floor:	37.98 m ²	Roof-terrace:	33.63 m ²
Total m²:	94.19 m²	Patio:	27.75 m ²
Bedrooms:	3	Balcony:	20.13 m ²
Bathrooms:	2	Total outdoor:	114.00 m²



Ground floor

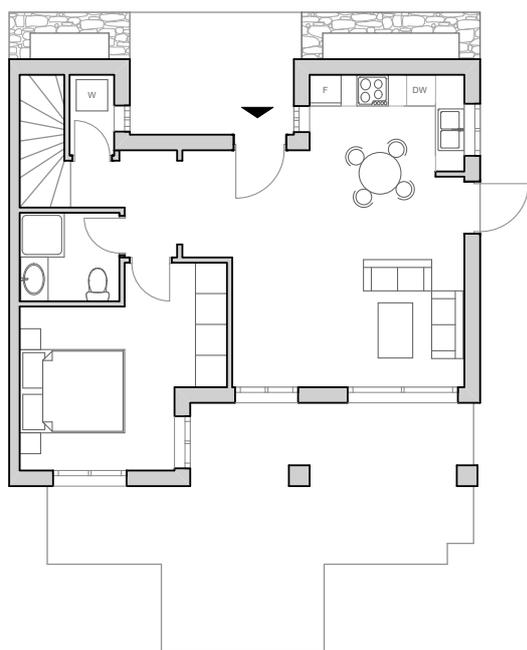


First floor

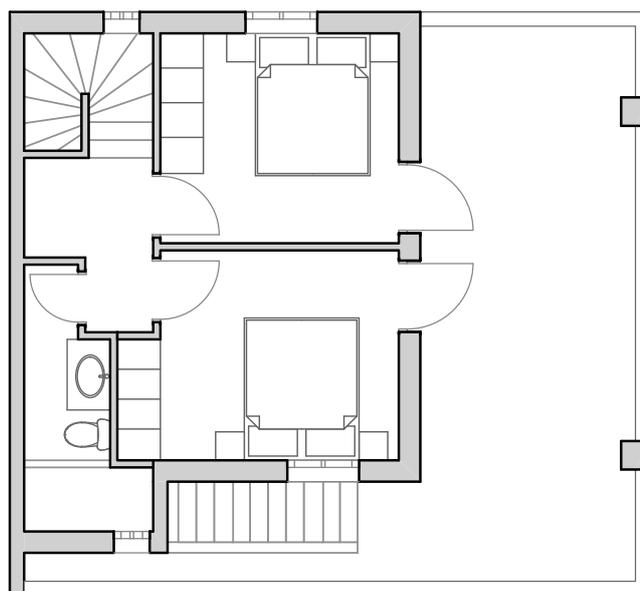


TRITON 2

Ground floor:	60.29 m ²	Garden:	44.06 m ²
First floor:	40.35 m ²	Roof-terrace:	39.93 m ²
Total m²:	100.64 m²	Patio:	36.17 m ²
Bedrooms:	3	Balcony:	26.53 m ²
Bathrooms:	2	Total outdoor:	147.00 m²



Ground floor

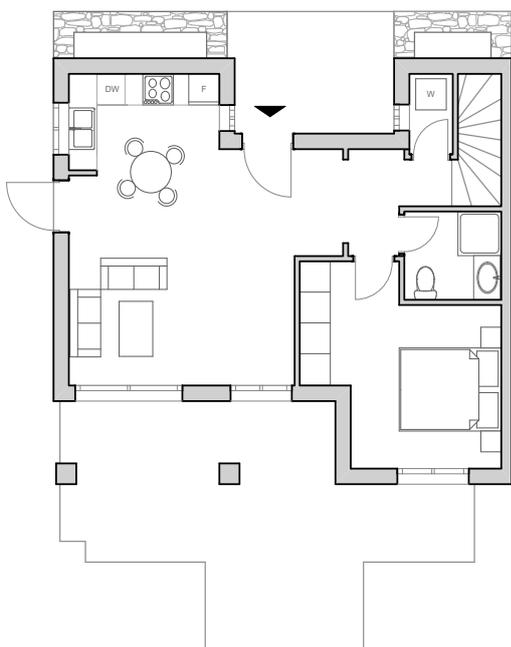


First floor

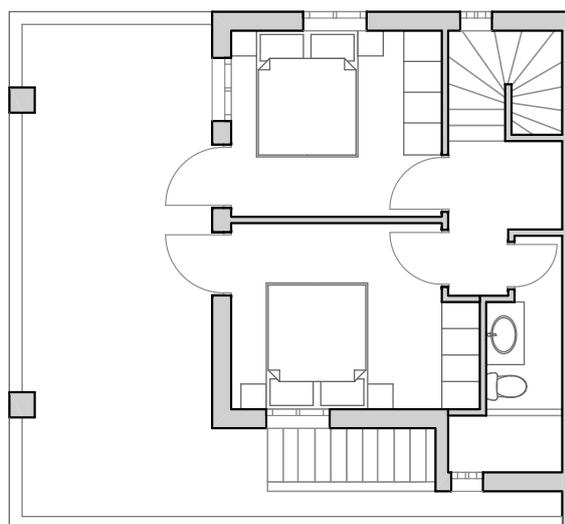


TRITON 3

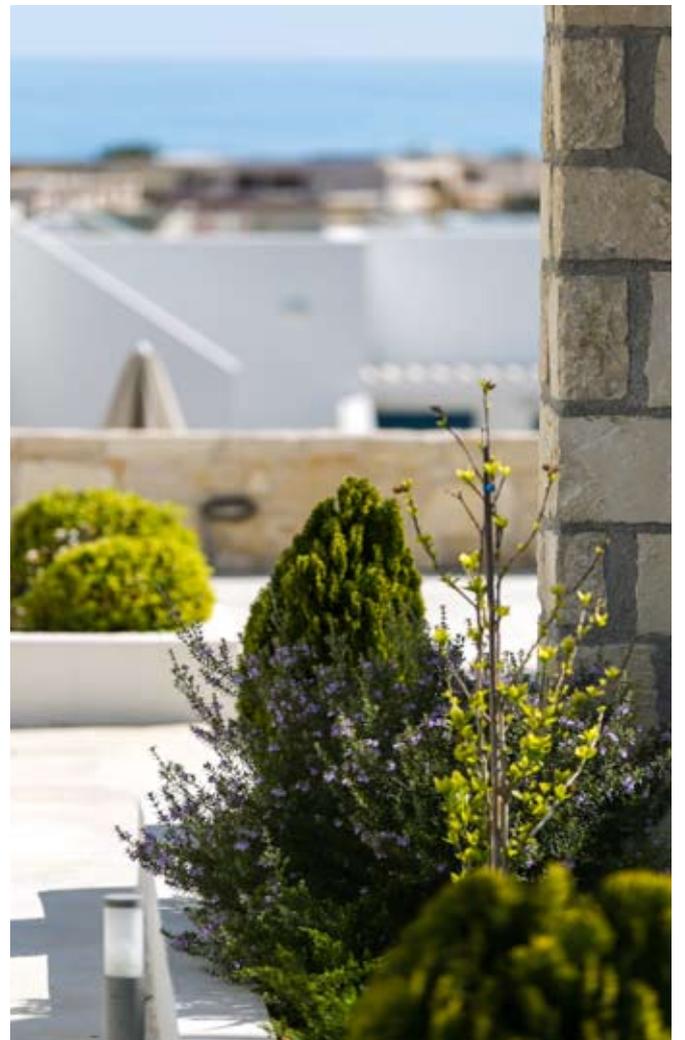
Ground floor:	60.25 m ²	Garden:	43.19 m ²
First floor:	40.34 m ²	Roof-terrace:	34.91 m ²
Total m²:	100.59 m²	Patio:	37.12 m ²
Bedrooms:	3	Balcony:	26.53 m ²
Bathrooms:	2	Total outdoor:	142.00 m²



Ground floor



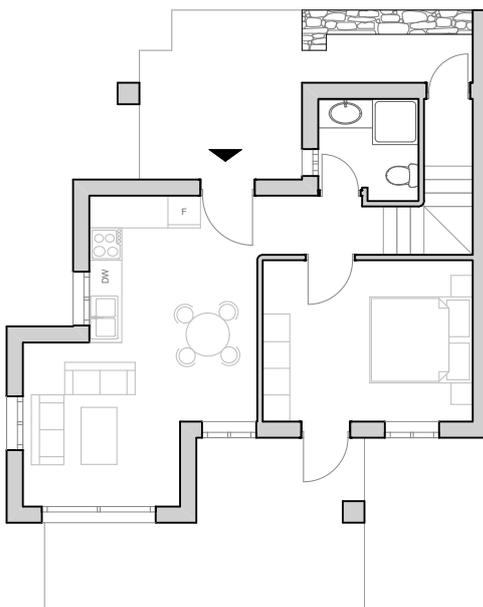
First floor



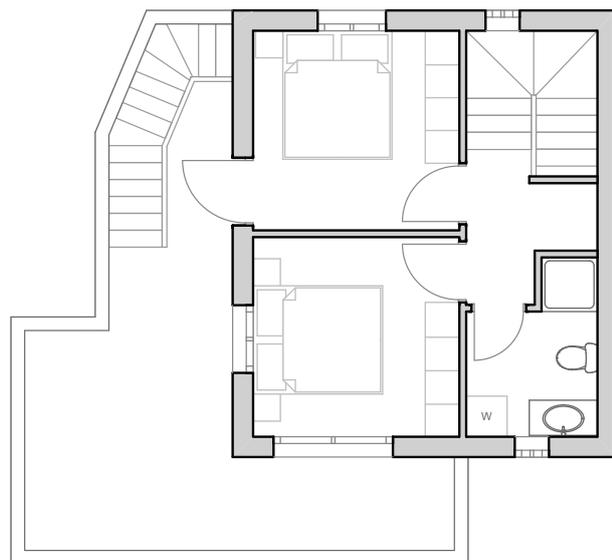


TRITON 5

Ground floor:	50.23 m ²	Garden:	16.87 m ²
First floor:	36.18 m ²	Roof-terrace:	32.40 m ²
Total m²:	86.38m²	Patio:	26.96 m ²
Bedrooms:	3	Balcony:	18.80 m ²
Bathrooms:	2	Total outdoor:	95.00 m²



Ground floor

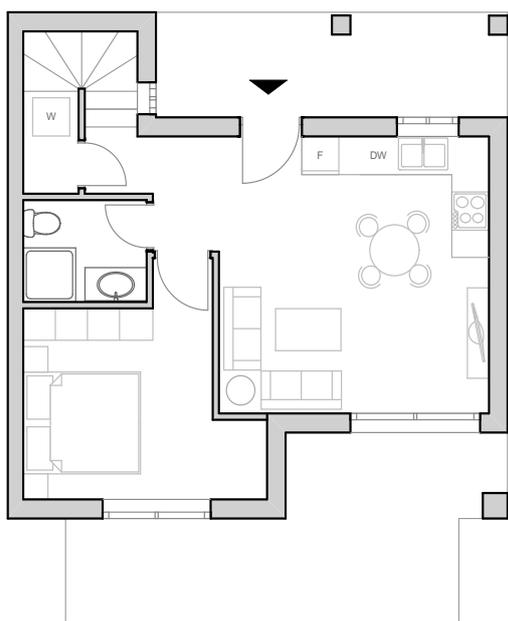


First floor

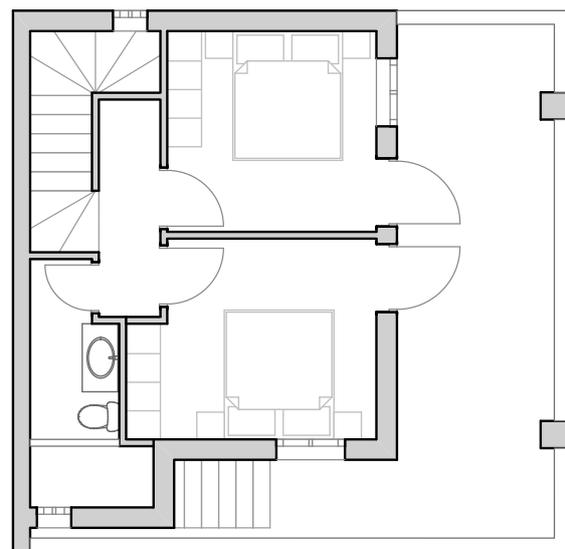


TRITON 6

Ground floor:	50.21 m ²	Garden:	12.83 m ²
First floor:	38.58 m ²	Roof-terrace:	32.30 m ²
Total m²:	88.77 m²	Patio:	21.24 m ²
Bedrooms:	3	Balcony:	19.60 m ²
Bathrooms:	2	Total outdoor:	86.00 m²



Ground floor

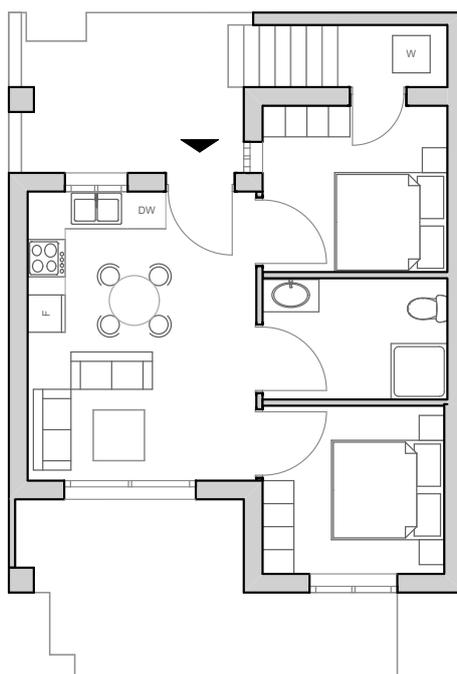


First floor

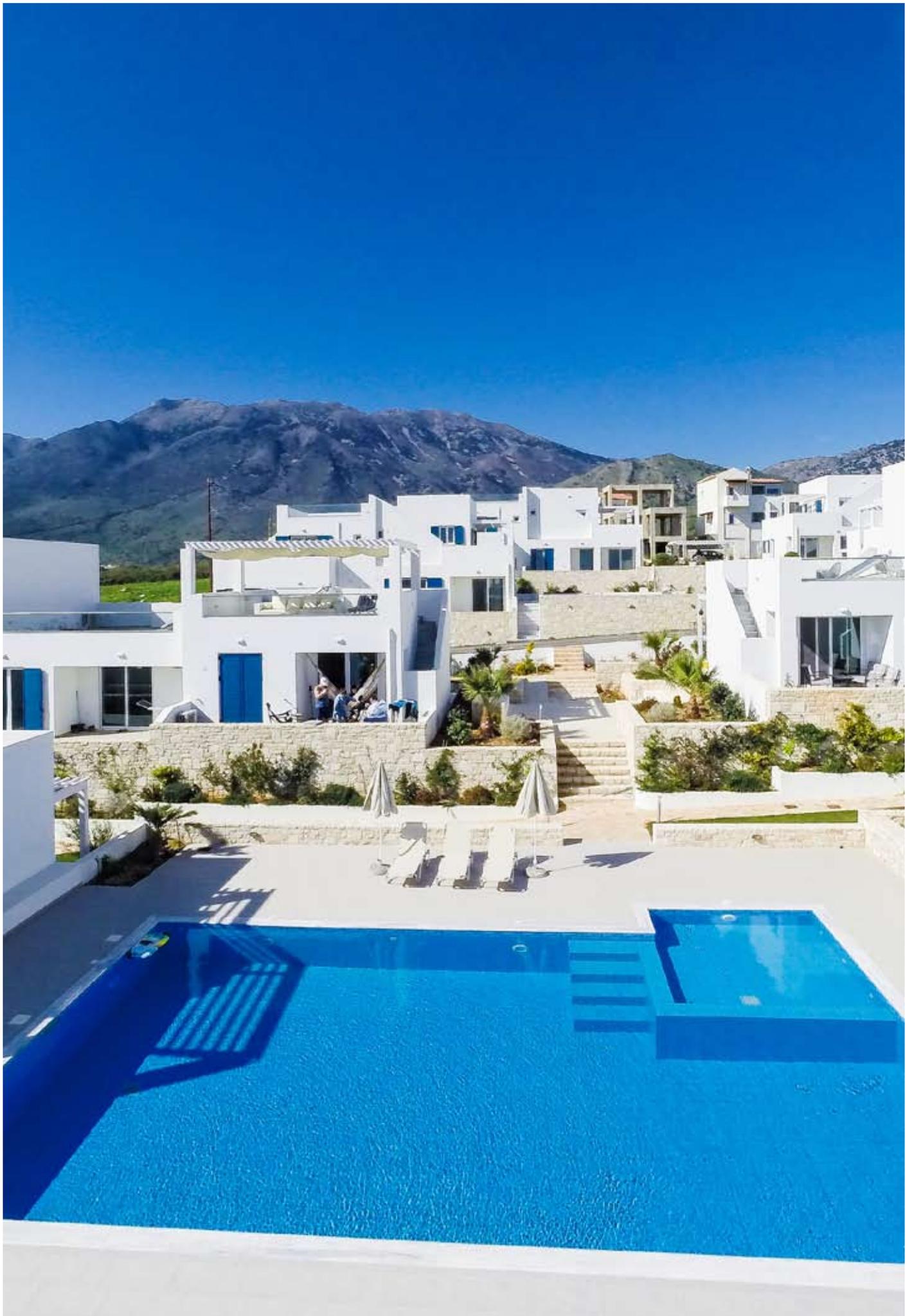


TRITON 7

Ground floor:	50.81 m ²	Garden:	11.57 m ²
First floor:	-	Roof-terrace:	47.98 m ²
Total m²:	50.81 m²	Patio:	19.99 m ²
Bedrooms:	2	Balcony:	-
Bathrooms:	1	Total outdoor:	80.00 m²



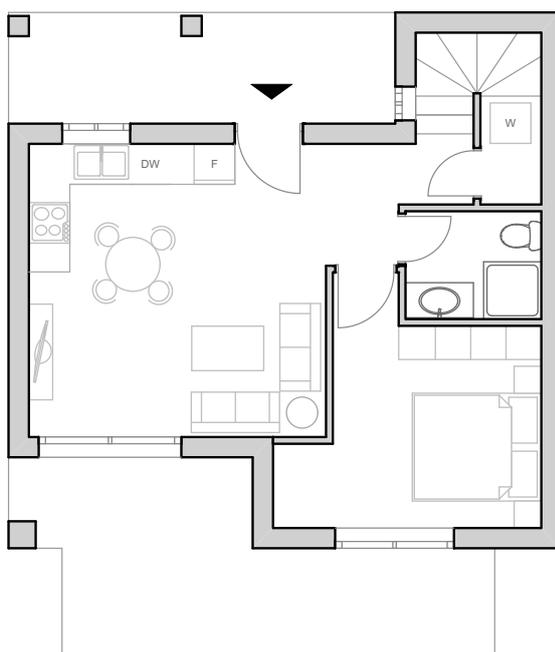
Ground floor



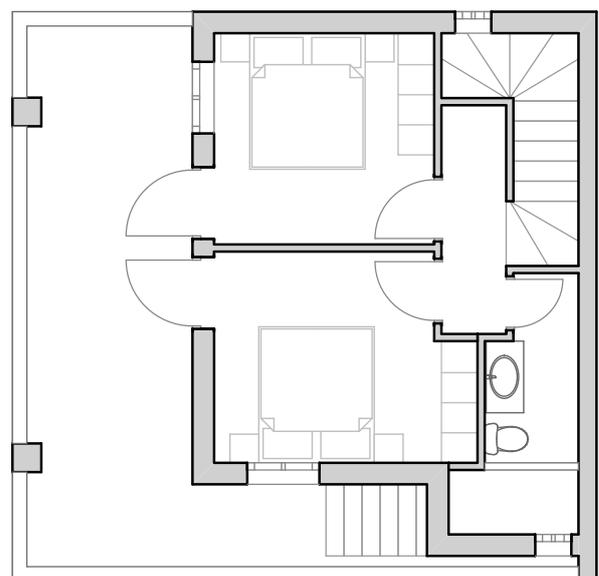


TRITON 8

Ground floor:	49.25 m ²	Garden:	19.86 m ²
First floor:	43.96 m ²	Roof-terrace:	35.80 m ²
Total m²:	93.21 m²	Patio:	20.12 m ²
Bedrooms:	3	Balcony:	15.62 m ²
Bathrooms:	2	Total outdoor:	91.00 m²



Ground floor

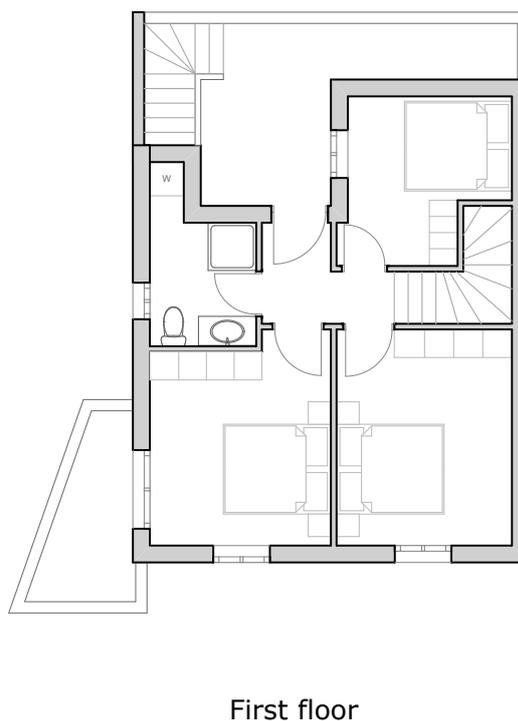
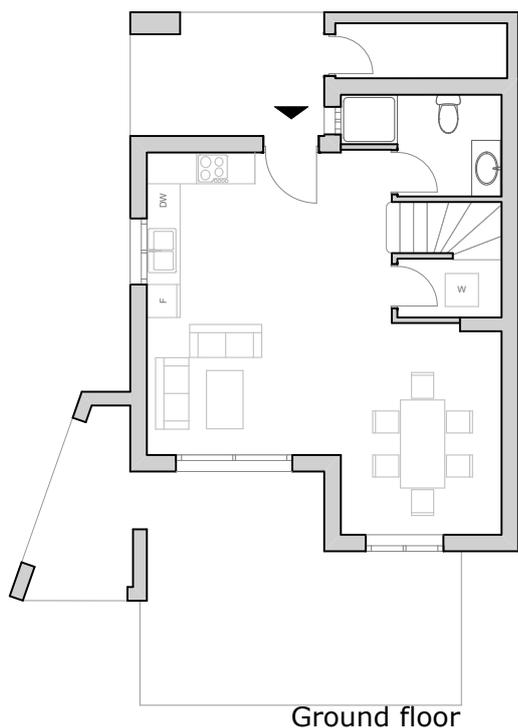


First floor



TRITON 10

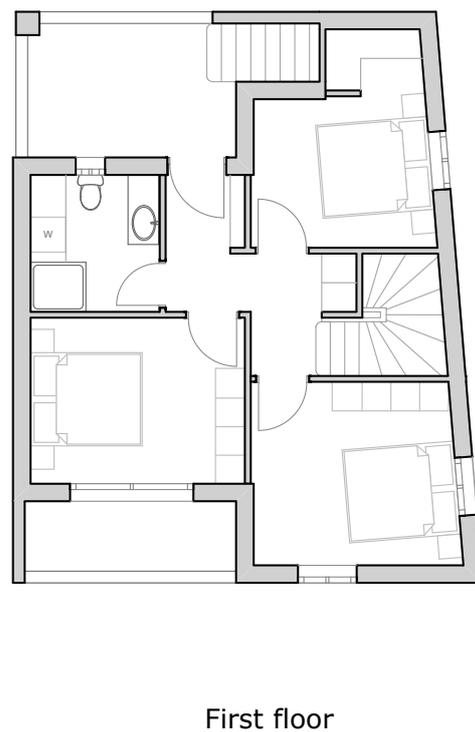
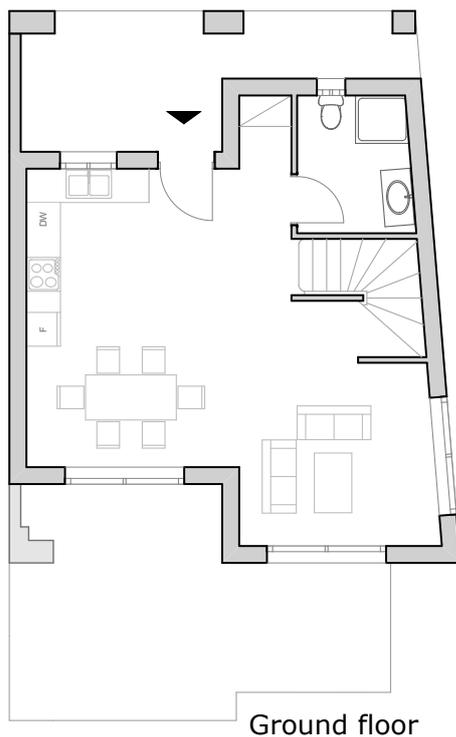
Ground floor:	54.90 m ²	Garden:	23.66 m ²
First floor:	53.62 m ²	Roof-terrace:	46.46 m ²
Total m²:	108.52 m²	Patio:	30.10 m ²
Bedrooms:	3	Balcony:	15.16 m ²
Bathrooms:	2	Total outdoor:	115.00 m²





TRITON 14

Ground floor:	54.76 m ²	Garden:	35.61 m ²
First floor:	57.78 m ²	Roof-terrace:	54.43 m ²
Total m²:	112.54 m²	Patio:	23.42 m ²
Bedrooms:	3	Balcony:	15.74 m ²
Bathrooms:	2	Total outdoor:	129.00 m²

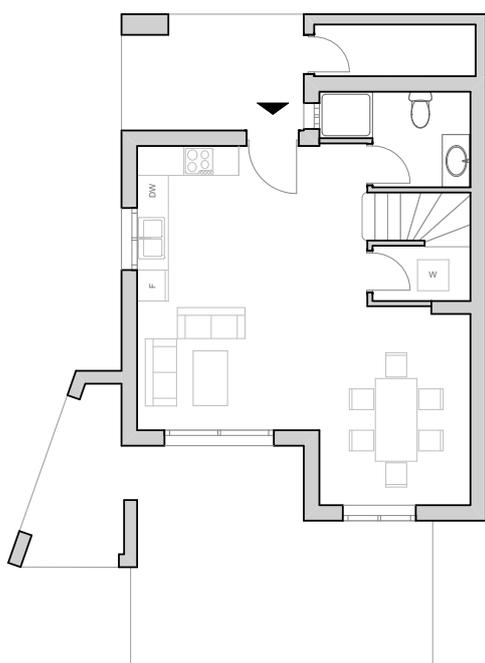




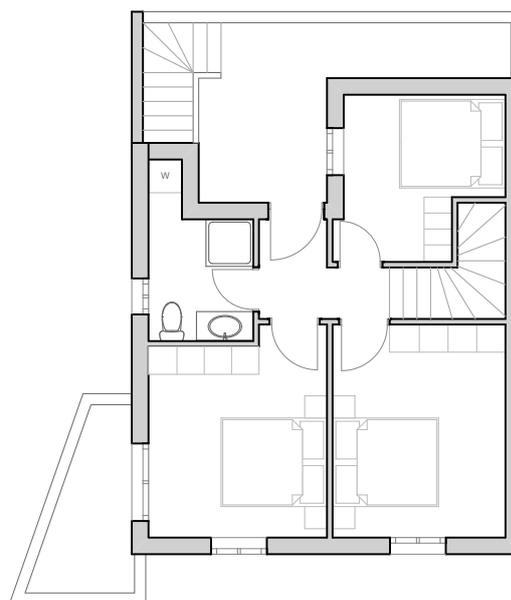


TRITON 15

Ground floor:	54.83 m2	Garden:	30.12 m2
First floor:	53.62 m2	Roof-terrace:	46.43 m2
Total m2:	108.45 m2	Patio:	32.17 m2
Bedrooms:	3	Balcony:	14.91 m2
Bathrooms:	2	Total outdoor:	124.00 m2



Ground floor



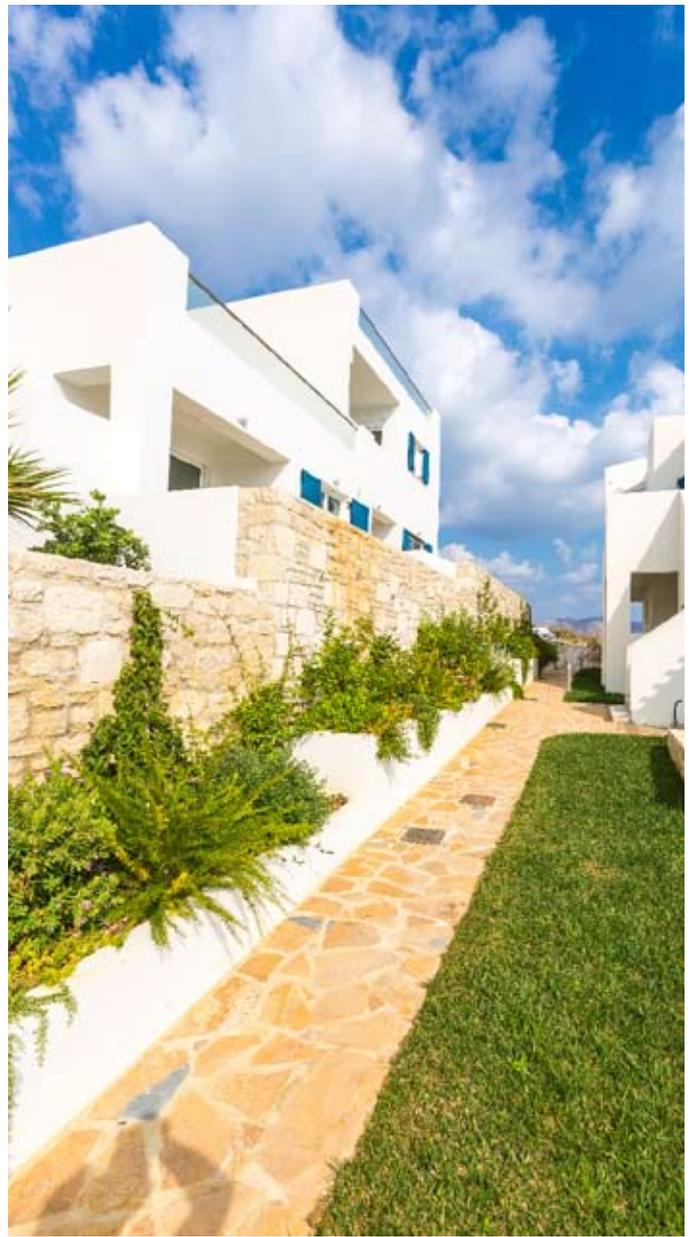
First floor

TRITON SEA VIEW PRICELIST

HOUSE	TOTAL m ²	OUTSIDE m ²	BATHROOMS	BEDROOMS	PRICE	EXPENSES	TOTAL PRICE*
1	94.19	114	2	3	220.000 €	38.380 €	258.380 €
2	100.64	147	2	3	248.000 €	43.667 €	291.667 €
3	100.59	142	2	3	238.000 €	43.127 €	281.127 €
4	94.62	106	2	3			SOLD
5	86.38	95	2	3	210.000 €	38.089 €	248.089 €
6	88.77	86	2	3	220.000 €	37.456 €	257.456 €
7	50.81	80	1	2	155.000 €	26.496 €	181.496 €
8	93.21	91	2	3	238.000 €	38.846 €	276.846 €
9	86.08	96	2	3			SOLD
10	108.52	115	2	3	238.000 €	42.507 €	280.507 €
11	58.43	92	1	2			SOLD
12	53.23	75	1	2			SOLD
13	53.67	74	1	2			SOLD
14	112.54	129	2	3	248.000 €	45.292 €	293.292 €
15	108.45	124	2	3	258.000 €	45.515 €	303.515 €
16	50.49	84	1	2			SOLD
17	52.56	79	1	2			SOLD
18	52.56	80	1	2			SOLD
19	113.21	143	2	3			SOLD

* Price includes VAT 24% on the contract value, notary fee, registration fee, EOT-license fee and electricity and water connection fee.
Lawyer's fee is not included in the prices.





About the area

Triton Sea View is located near the coastal village of Kavros, a charmingly picturesque holiday resort with all the amenities you may need. Its location is almost in the centre of Crete, which makes it easy to visit all the sights on the island. In Kavros you can find all the facilities you may need, such as supermarkets, tavernas, car rental, bars and much more besides. And all of this within walking distance! Furthermore, the longest sandy beach in Crete lies at your feet, offering endless opportunities for fun or relaxation.

Lying only 3.5 km away from the seafront of Kavros is Crete's only freshwater lake; the famous Lake Kournas, a magnificent natural lake with lush green surroundings, and which according to local legend is said to be bottomless. Here you can try a traditional meal in one of many water-side tavernas and take advantage of the water sports available, such as the popular pedal boats, and enjoy the crystal clear waters of the lake.

In about 3 km from Kavros Sea Front View is located the famous beach resort of Georgioupolis. Georgiopolis, once a fishermen village has now become a tourist resort with outstanding natural beauty. There you can find the river of Almyros which is connected to the sea through a beautiful small port. In Georgioupolis area you can find a variety of restaurants, beach bars, super markets and everything else you might need.



Distances from Triton Sea View:

Rethymno centre	20 km
Chania centre	40 km
Kavros village	500 m
Georgioupolis village	3.5 km
Beach	500 m
Chania Airport	50 km
Heraklion Airport	100 km



Kournas lake



Kavros Beach



Beach Bar



Georgioupolis Harbour



Agios Nikolaos Chapel, Georgioupolis



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