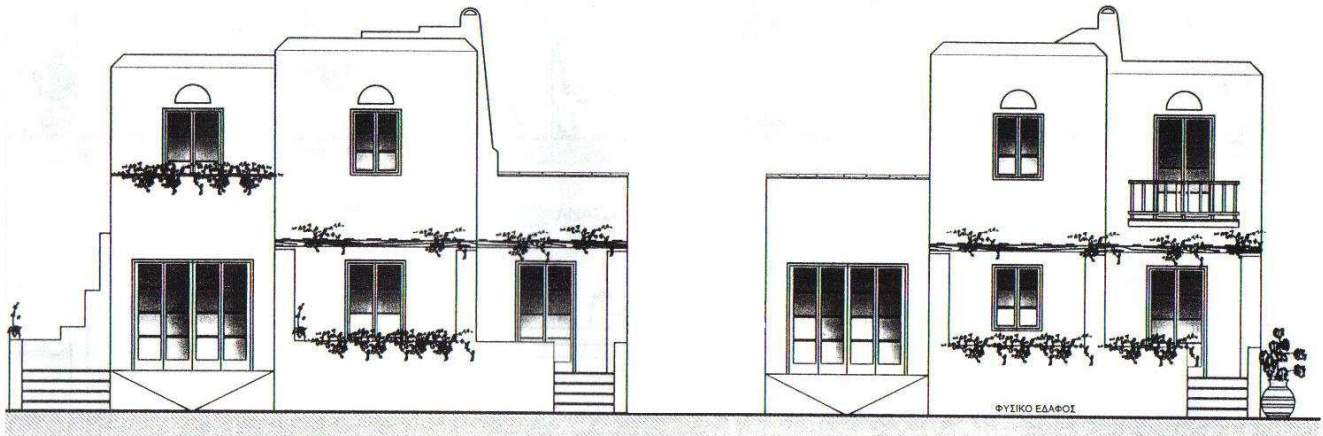




## **2 Houses for sale** near Ag. Arsenios, Naxos



## **Cyclades Handyman** *Constructions, Real estate and Rentals*

P.O. Box 153, 84300 Chora Naxos  
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Brochure updates and more photos you can find on:  
[www.cyclades-handyman.com](http://www.cyclades-handyman.com)

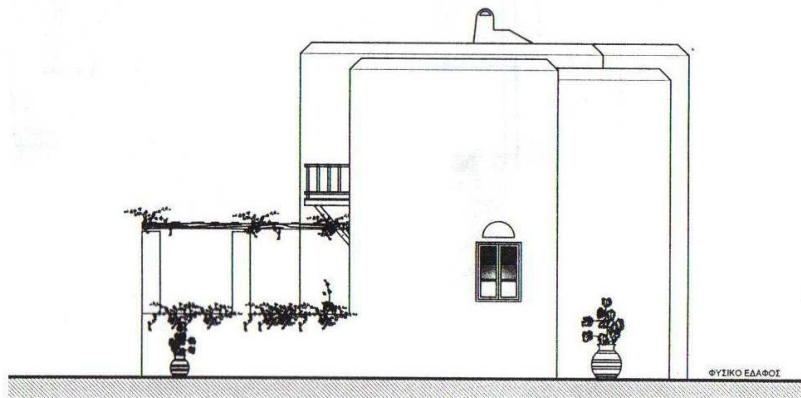
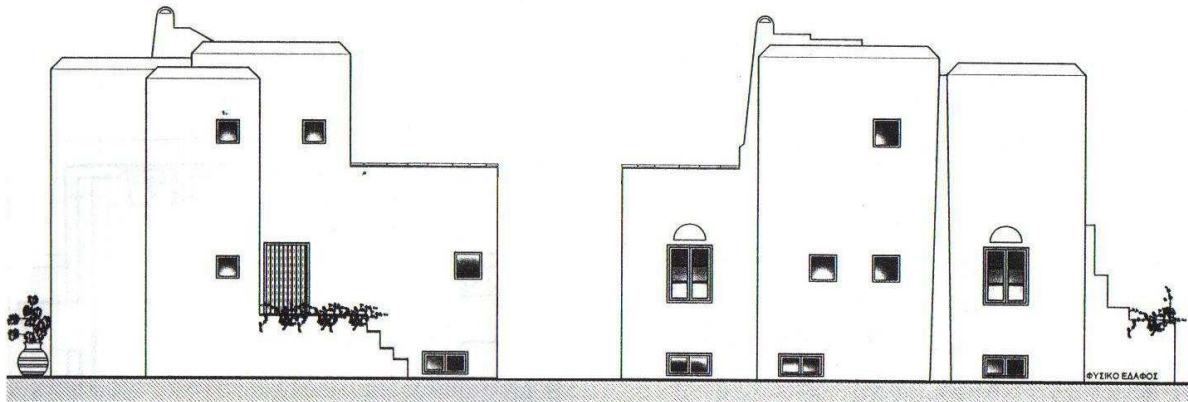
Contact – Email: [info@cyclades-handyman.com](mailto:info@cyclades-handyman.com)

## The project

About 200 m before the village Ag. Arsenius, we construct two houses with each 100 m<sup>2</sup> living area, on a plot of land with each 250 m<sup>2</sup>.

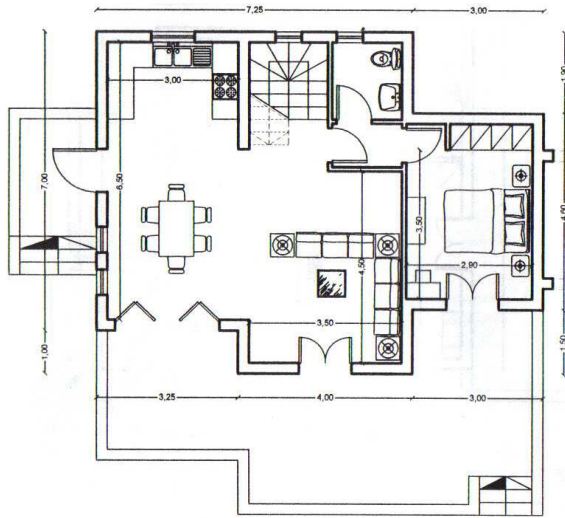
The construction will start in September 2007 and we calculate with a finish until Easter 2008. Each house contains 3 sleeping rooms, living / dining room with kitchen and 2 bathrooms.

The gardens will be surrounded by walls of natural stone, built in traditional style.

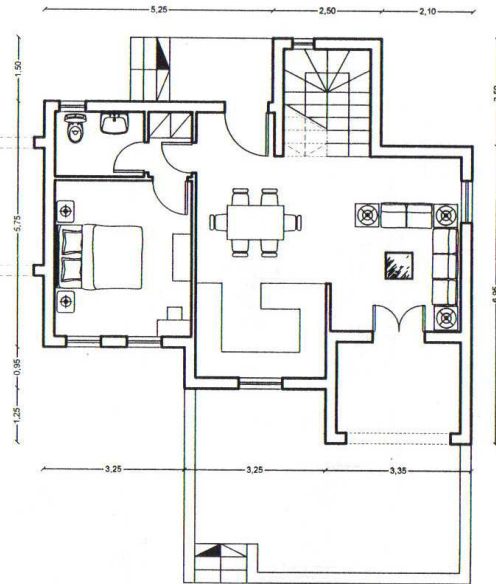


Ground floor:

**House 1**

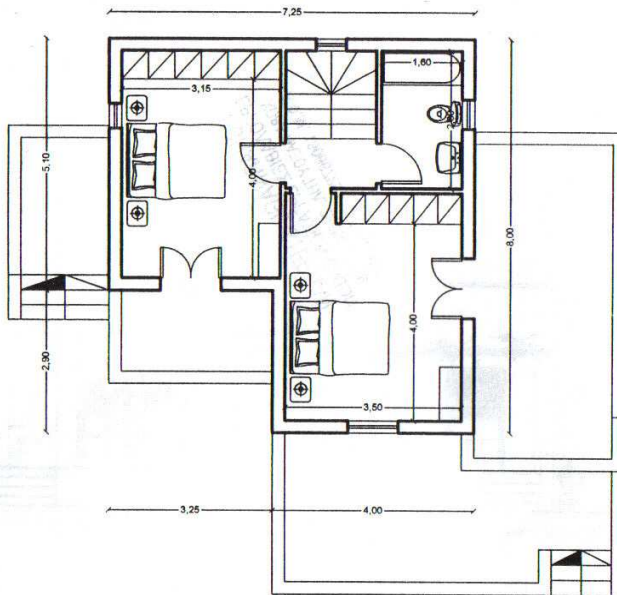


**House 2**

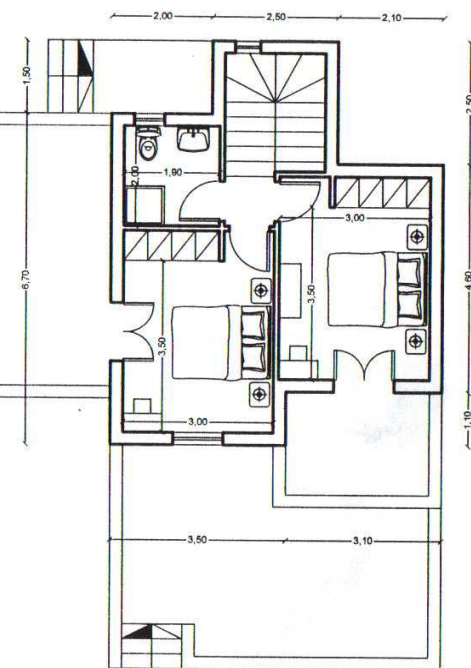


First floor:

**House 1**



**House 2**



**Note:** The inside division of the rooms is only one example, we also can change the style to your personal wish, for example; to place bedrooms on the ground floor and the kitchen / living room on the first floor.

## Finishing

The houses will be finished with:

- high quality insulated walls
- high quality Plastering
- high quality Paints
- German standard wooden doors and windows with shutters
- high quality tiles and bathroom equipments
- standard quality kitchens
- solar water heating systems

If you buy a house before tiles, kitchen or bathroom are placed, we can adjust them to your choice. This could result in a price increase.

## The location

Ag. Arsenios is a typical small Greek village. Close to Agios Arsenios is a 17th century monastery to St John.

Distances to Town / Village with car, in about min:

Chora Naxos: 10 - 15 min, Ag. Anna 5 min, Plaka 10 min, Kastraki 15 – 20 min.



## **About renting out**

If the House is used as a holiday house, we can offer you to rent it out via our online booking website Cyclades Rentals (see <http://www.cyclades-rentals.com>).

A simple calculation learns that this is a good way to make the investment lighter:

	2PAX	3-4PAX
Rent per day in high season:	€ 100	€ 150
Number of days:	60	60
Total:	€ 6000	€ 9000
Off: 30% commission:	-/- € 1800	-/- € 2700
<b><u>Net profit:</u></b>	<b><u>€ 4200</u></b>	<b><u>€ 6300</u></b>

A loan / mortgage of € 100,000 with an interest rate of 3.8% and with a 20 year term has a yearly installment of about € 7150. We can assist you to get a loan from our bank in Naxos up to 100% of the price.

Of course, this is just an example, and you have to bear in mind that we can probably rent it out also in the low and middle season against a lower rent. It is expected that the profit will be higher than in the example. If you like to learn more about this option, then don't hesitate to contact us.

**Price per House: € 240000**

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