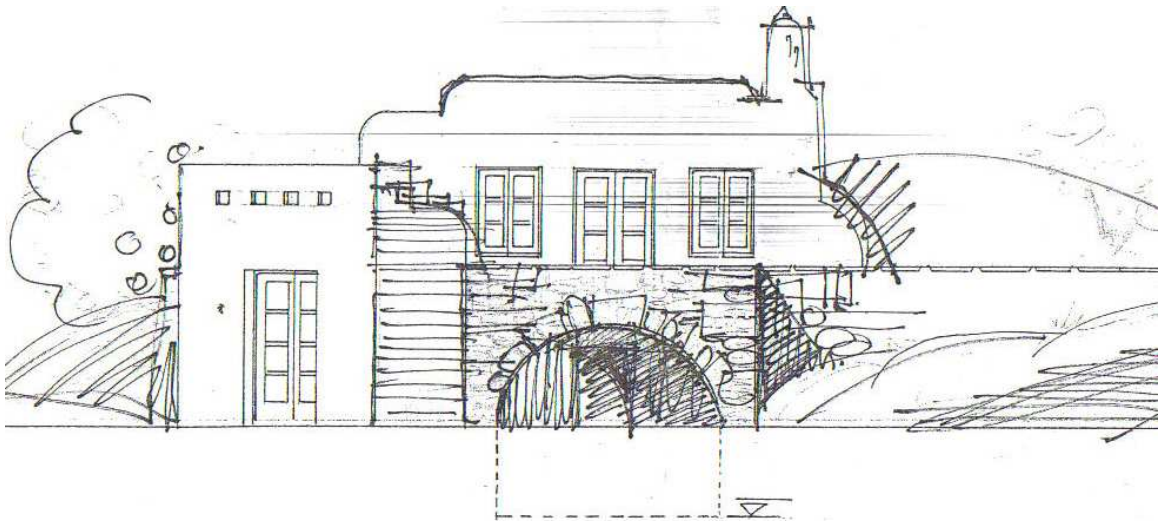


80 m² HOUSE FOR SALE

with panoramic sea view near Ag. Arsenios, Naxos



Cyclades Handyman *Turnkey Constructions*

P.O. Box 153, 84300 Chora Naxos
Mobile: (+30) 6945017762

We have Villas, Houses, Apartments, Studios and building land for sale in:
Ag. Arsenios, Kouronohori, Kastraki, Tripodes (Vivlos), Plaka, Orkos.
Brochure updates and more info you can find on:

www.cyclades-handyman.com

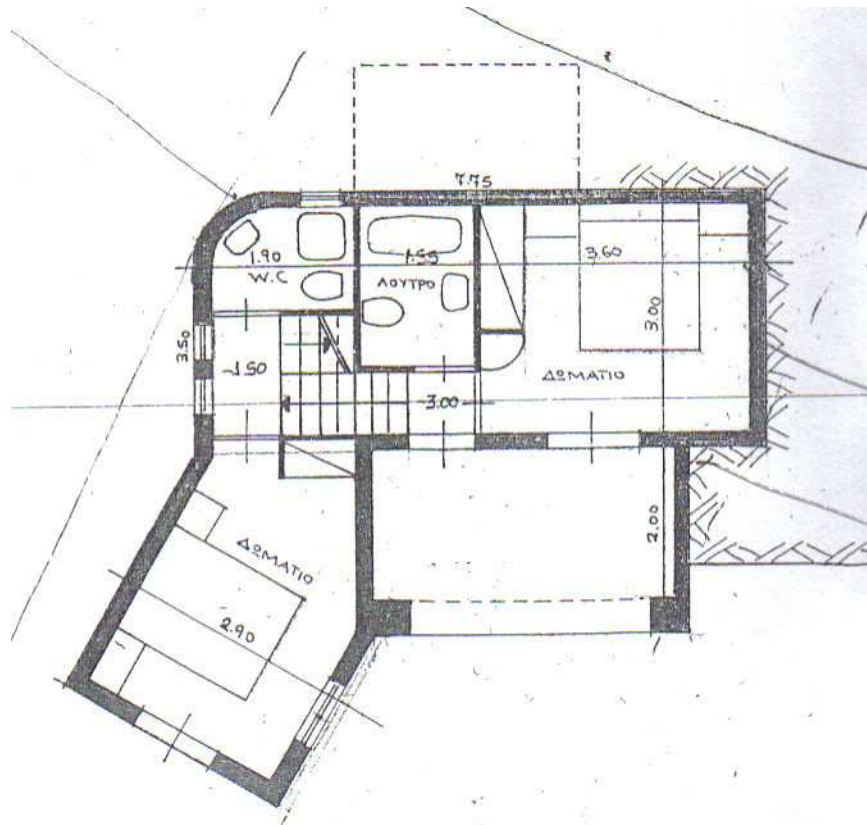
Contact – Email: info@cyclades-handyman.com

The project

About 400 m behind the village Ag. Arsenios, we construct one house with 75 until 80 m² living area, on a plot of land with about 800 m². The house contains 2 sleeping rooms, living / dining room with kitchen and 2 bathrooms.

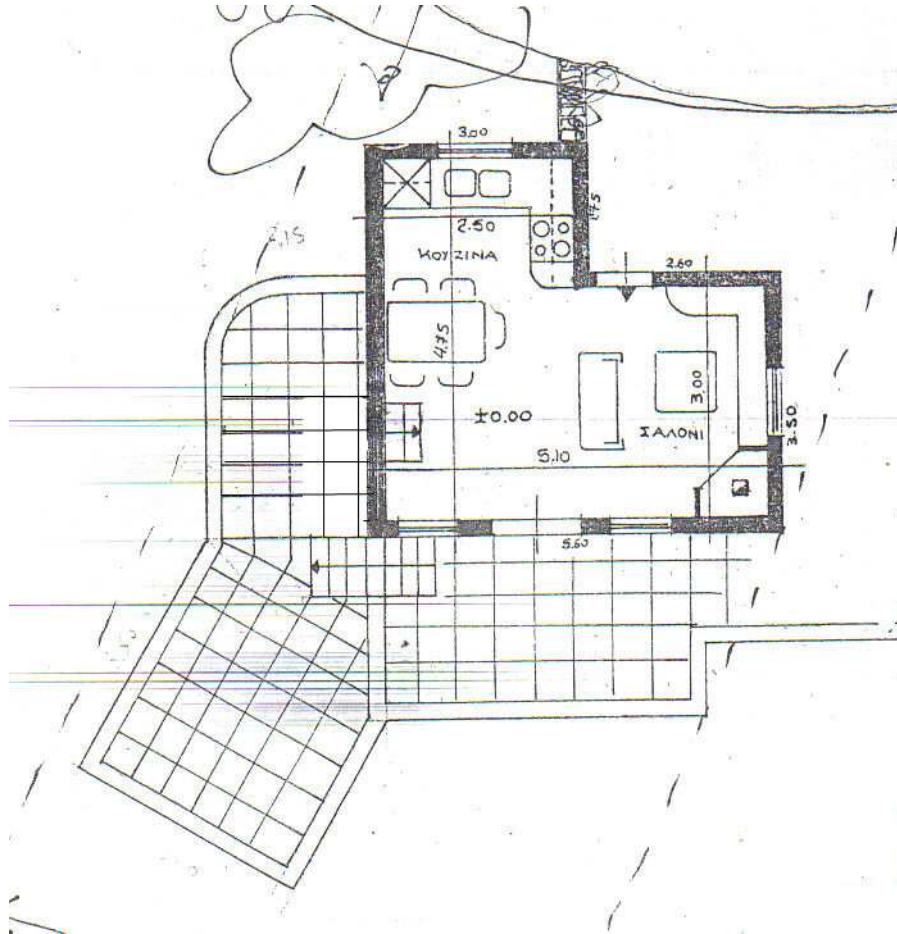
For more information or to arrange a show trip to the building land, do not hesitate to contact us by Phone or via e-mail. (See contact info on the first page)

Ground floor



Note: The inside division of the rooms is only one example; we also can change the style to your personal wish. This could result in a price increase.

First floor



Note: The inside division of the rooms is only one example; we also can change the style to your personal wish. This could result in a price increase.

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 (from IKEA without fittings)
- electric floor heating
- 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.

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

Chora Naxos: 10 - 15 min, Ag. Anna 5 min, Plaka 10 min, Airport 5 min



About renting out

If the House is used as a holiday house, we can offer you to rent it out thru the 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
<u>Net profit:</u>	<u>€ 4200</u>	<u>€ 6300</u>

A loan / mortgage of € 100,000 with an interest rate of 4.8% and with a 20 year term has a yearly installment of about € 7788. 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: € 220000

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Photos of the land

