

ARENCO RES

CHANIA REAL ESTATE EXPERTS

PROPERTY INSPECTION REPORT



Property Category

Property Type

Property Size (sq.m)

Residential

Detached Villa

233.00



Property Location

Property ID

Latest Inspection

Apokoronas, Chania, Crete

HC0164

23-12-2020

ASKING PRICE

270.000 EURO



REQUIRED DOCUMENTATION AVAILABLE

Ownership Title - Deeds	Topography Plans - Layout	Building Permit
●	●	●
Forestry	Property Valuation Report	
●	●	

Clients should complete and sign an official Property Viewing Agreement to have access to these documents.

- Available
- Not Available



PLOT CHARACTERISTICS

GENERAL

Total Size	Existing Building	Usage
123.00 sq.m	Yes	Residential - Garden

FACTORS 1

Building Coefficient	Max. Floors to Build	Max. Build Height
0.6	2	7.5 m (without roof)

FACTORS 2

Gradient	Sides on Road	Side Margins
Flat	1	15.00 m
Frontage Width	Fence Available	Fence Type
14.00 m	Yes	Stone Wall

LOCATION

Within City Boundaries	Road Orientation	Geographic Orientation
Yes	Adjacent to the Property	South, SouthEast
Views	Panoramic Views	Sidewalks outside the property
Sea, Countryside & City	Yes	Yes
Trees & Plants in the Area	Trees and Plants in the Plot	Number of Olive Trees in the plot
Yes	Yes	30
Neighbourhood	Adjacent Building Construction Level	Access
Villas, Restaurants, Beverage, Pharmacy, Mini Market	Detached, Modern Structures	Asphalt Road
Road Lighting	Cycling Road	Feeling Safe and Secure
Yes	No	Yes

ACCESSIBILITY

Private Street	Road Lighting	Bus Stop
Yes	Sufficient	Yes (100.00 m)
Taxi Stop	Pavements	Drainage
No	Yes	Yes

PUBLIC & PRIVATE INFRASTRUCTURE

Chania International Airport	Souda Port	Chania Market (Agora)
25.00 km	12.00 km	10.00 km
Park	Playground	Square
0.5 km	1.2 km	1.5
Bus Stop	Marina	Future Developments
0.5 km	12.00 km	Botanic Garden, Cycling Road, Street Solar Panel Lighting
Nearest Beach	Fuel Station	Amenities
1.0 km	3.0 km	2.5 km
Restaurant	School	Chania Old Town
2.0 km	4.0 km	8.0 km



BUILDING CHARACTERISTICS

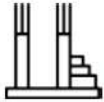
GENERAL

Building Size	Storage Areas Size	Year of Construction
225.00 sq.m	34.00 sq.m	2000
Levels	Property Type	Number of Bedrooms
2	Luxury Villa	4
Window Door Panes	Glazing	Material of Windows & Shutters
Shutters Condition		
Very Good	Double - Energy Efficient	Aluminium, PVC
Renovated	Year of Renovation	Renovation Cost
Yes	2017	32.000 euro



HERITAGE

Heritage Building	Heritage Number	Heritage Authority
Yes	2345CHGR	1st Ephorate of Byzantine Antiquities



STRUCTURAL INFO

Structural Condition	Energy Label	Materials Quality
Very Good	A++	Very Good
Main Area Construction Material	Main Area Construction Material	Facade Material
Concrete	Concrete, Wood	Local Stone
Ecological Coloured Plaster	Plaster Type	Drain Spouts Number
Yes	Ceramic / natural stone powder	6
Pergolas	Pergola Type	Garage Material
Yes	Wood	Concrete



PARKING

Size	Accommodates	Parking Level
30.00 sq.m	3 cars	Ground Level
Parking Accessibility	Parking Accessibility Material	Parking Light
Ramp	Concrete	Yes



OUTDOOR AREA

Garden Size	Swimming Pool	Pool Size
1200.00 sq.m	Yes	44.00 sq.m
Pool Material	Pool Lighting	Pool Generator
Concrete	Yes	Yamaha (Chlorine)
BBQ Area	Playground	Playground Size
Yes	Yes	44.00 sq.m
Fencing	Trees	Watering System
Yes (stone)	Yes	Yes
Gated Entrance	Remote Gate Access	Virtual Gate Guard
Yes	Yes	Yes
Jacuzzi	Outdoor shower	Waterproof Solar Lighting
Yes	Yes	Yes
Pergola	Pergola's Material	Playground
Yes	Wood	No



INDOOR ELEMENTS AVAILABILITY & STATUS

Stairwell Condition	Entrance Condition	Lighting Condition
Very Good	Good	Very Good
Floor Condition	Celling Condition	Basement Condition
Very Good	Very Good	Good
Access to Basement	Storage Rooms Availability	Storage Room Number
Very Good	Yes	2
Laundry Room Availability	Laundry Room Condition	
Yes	Good	
Elevator Availability	Elevator Max. Capacity	Elevator Disabled Friendly
Yes	4	No
Elevator Offers Access to Garage	Elevator Offers Access to Basement	Elevator is ISO Certified
No	Yes	Yes



INFRASTRUCTURE & CONDITION

Natural Gas Network	Night Saver Meter	Broadband Internet
No	Yes	Yes (COSMOTE)
Water Network	Sewerage Network	Solar Panels
Yes	Yes	Yes
Natural Gas Network Status	Water Network Status	Sewerage Network Status
Not Available	Very Good	Very Good
Electricity Network Status	Solar Panel Status	Warm Water for Use
Very Good	Good	Boiler
Fire Safety System	Geothermy	
No	No	



ELECTRICAL - MECHANICAL SYSTEMS

Air Conditioning	Heating	Autonomy System
Yes	Pellet & Petroleum	Yes
Ventilation	Detection & Alarm System	CCTV
No	Yes	Yes
Greywater Recycling System	Rainwater Harvesting System	Fire Detection System
No	No	Yes
Interior & Exterior Lighting Control System	Building Management System (BMS)	Building Automation & Control System (BACS)
Yes	Yes	No
Fire Safety System	Internal Humidity Management System	
No	Yes	



INTERIOR SPACES & CHARACTERISTICS

Main Living Spaces Size	Helping Area Size	Basement Area Size
134.00 sq.m	44.00 sq.m	22.00 sq.m
Laundry Area Size	Sewerage Network	Solar Panels
15.00 sq.m	Yes	Yes
KITCHEN		
Size	Type	Furnished
18.00 sq.m	Open Plan	Yes
Electrical Appliances	Kitchen Cabinet Material	General Condition
Full	Melamine	Good
Cabinets Origin	Sink's Origin	
Greece, Italy	Greece	

BEDROOMS

Number of Bedrooms	Furnished	Size
4	No	15.00 - 25.00 sq.m
Floor Material	Wardrobes	Walk in Closet
Tiles & Wood	4	1
Windows	Windows Screens	Heating-Cool Condition
Yes	Yes	Good

LIVING ROOM

Size	Fireplace	Energy Efficient Fireplace
44.00 sq.m	Yes	Yes
Floor Material	Furnished	Windows
Marble	Yes	Yes

BATHROOM

Size	Equipped	Floor Material
15.00 sq.m	Yes	Marble, Decorative Mosaic Tiles
Sanitary Ware Condition	Heating-Cool Condition	Hot Water from Solar Panel
Good	Good	Yes

WC

Size	Condition	Window
12.00 sq.m	Good	Yes

STORAGE ROOM

Storage Rooms Number	Size	Closet
1	24.00 sq.m	Yes (2)

External Door

No

OTHER ROOMS

Gym	Sauna Jacuzzi	Playroom
Gym Size: 15.00 sq.m	Sauna Size: 10.00 sq.m	Playroom Size: 22.00 sq.m



PROPERTY ANNUAL COSTS



TAXES & BILLS

ENFIA Tax	Energy	Water
1200.00 euro	434.00 euro	180.00 euro
Municipality Taxes	Property Type	Number of Bedrooms
22.00 euro	Luxury Villa	4



SUMMARY



DOCUMENTS AVAILABILITY & PROPERTY SUMMARY

DOCUMENTS AVAILABILITY



READY

Available Documents

Property Deeds - Ownership Title, Property Layout
(Valid from: 09/2018), Building Permit, ARENCORES
Property listing check sheet

PROPERTY SUMMARY

Property Type

Detached

Luxurious Villa

Yes

Property Area

Property Exact Location

Apokoronas

Kokkino Chorio

Construction Completion Date

Date of Renovation

02/08/2007

09/07/2016

Property Size

Plot Size

233.00 sq.m

1800.00 sq.m

Levels

Swimming Pool

2

Yes

Number of Bedrooms

Number of Bathrooms

4

2

Property URL

Property ID

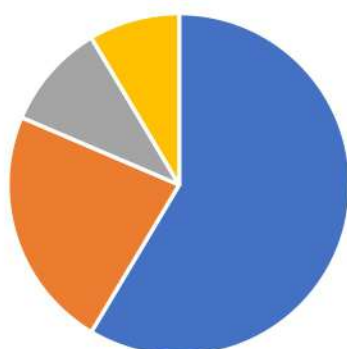
<https://www.arencores.com/property/kokkino-chorio-stone-villa/>

HC1201



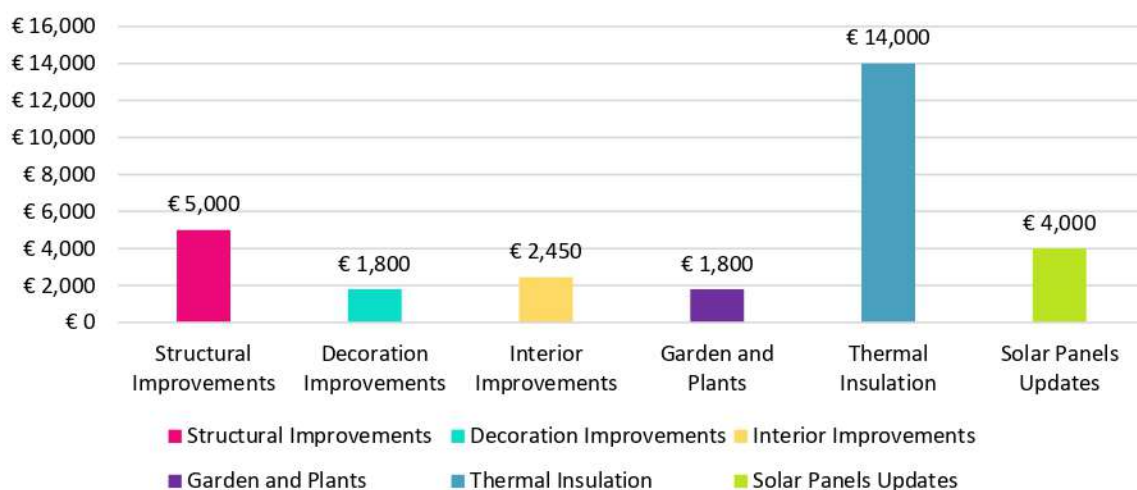
RECOMMENDED RENNOVATION WORKS AND COSTS (COSTS ARE SUBJECT TO CHANGE)

Recomended Works



- Structural Improvements
- Interior Improvements
- Decoration Improvements
- Garden and Plants
- Thermal Insulation

Estimated Costs



- Structural Improvements
- Decoration Improvements
- Interior Improvements
- Garden and Plants
- Thermal Insulation
- Solar Panels Updates

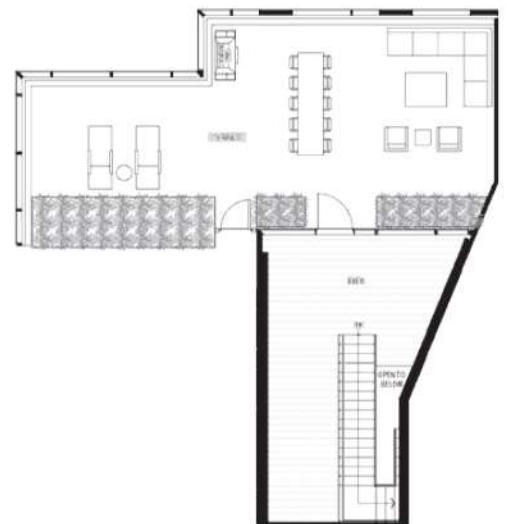


PROPERTY PHOTOS





PROPERTY FLOOR PLANS





PROPERTY BUYER EXPENSES

TYPE	COST
Notary Fees (all notary expenses included)	1 - 1,5% (plus VAT) of property value
Transfer Tax	3% of property value
Municipal Tax	3% of the Transfer Tax
Land Registry Fee	0,5%
Cadastre Fee	0,65% (plus VAT) of property value
Legal & Technical Due Diligence	Expenses vary according to the complexity of the research and the value of the property
Technical Due Diligence	Varies in respect to the property aspects



Read more about ENFIA Property Tax with a relative paradigm at:

<https://www.arencores.com/reds-greek-real-estate-data-sources-and-research/enfia-tax-ownership-related-costs-in-greece/>

Read more about Greece Taxation here:

<https://www.arencores.com/buying-a-property-in-chania/greece-property-taxation/>

Read more about Rental Income & Taxation in Greece at:

<https://www.arencores.com/reds-greek-real-estate-data-sources-and-research/rental-income-taxation-in-greece/>

Discover our dedicated Chania property market research articles and surveys at:

<https://www.arencores.com/chania-property-market-research/>

ARENCORES



CHANIA REAL ESTATE EXPERTS

LET US HELP YOU PUT THAT SMILE BACK IN YOUR FACE

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