

Ionía Residence

- Modern and Magnificent



a better quality of life...



Ionia Residence is situated at a moderately high altitude overlooking the sea, the surrounding olive groves and the nearby small villages. All the villas have amazing sea views, located 12 km east of Rethymno and just 1 km from the beach.

The houses are spread over three different levels, making the most of the natural slope of the hill and have unlimited sea views.





Ionia Residence consists of 9 villas.

There are four different types of villa, with two or three floors, ranging in size from 73m² to 136m², all with private garden. The villas also share a common swimming pool of 150 m² with a 26 m² pool for children.

The common parking area is situated at the lower level, and some of the houses also have private parking.





The style is modern and minimalist.

All the materials used are of the highest quality. The villas are well insulated (according to energy class B) for comfortable all year round living.

All villas have large windows that allow natural light in to the house, leading to spacious terraces with stunning sea views. Villas are surrounded with low walls, which separate the properties and the house levels.

Cooling and Heating: Inverter air-condition / heating pump units are installed in every bedroom and sitting room providing heating and cooling. The bathrooms boast electric under-floor heating.

Each kitchen is equipped with:

built-in dishwasher, cooker with ceramic top, cooker hood and refrigerator with freezer.

The kitchen is of very high quality design in colours of white, red or grey according to your personal preference.

There is the possibility to make individual alterations in the choice of materials and fittings in order to realise your true dream home.





A unique atmosphere is created...

with the elegant minimalist style, choice of high quality materials and carefully selected colours.

You can enjoy the warm summer evenings in your garden while taking in the blue sea or the green olive groves that surround Ionia Residence.





Ionia has been built according EOT-licence (Greek National Tourist Organisation) requirements. This licence is required in order to legally rent out your property and thus provides the opportunity to earn a good income on your house.

Ionia Residence is designed for those who want to withdraw to a peaceful oasis and to live close to nature, among the local people, but who still want to be near the wonderful beaches and lively villages & towns in Crete.





Ionia Residence is located in **Nea Magnisia**, right in the centre of the municipality of Arkadi. It is a small charming village overlooking the sea, the green valleys and surrounding villages. You can sit in local kafeneion and drink a cup of Greek coffee or locally produced raki, or enjoy a traditional meal in the village taverna.

Within close distance is the village of Stavromenos with its shops, mini-markets and tavernas, where you can enjoy a delicious meal and always find something refreshing to drink.

The long sandy beach with a selection of beach bars is 1 km away from Ionia Residence, after a pleasant walk past the olive groves and vineyards.

The beach has parasols and sun-beds for sunbathing. A couple of traditional tavernas near the beach serve Greek dishes throughout the day. Carretta Carretta turtles visit the beach at nights from May to September during their nesting season.



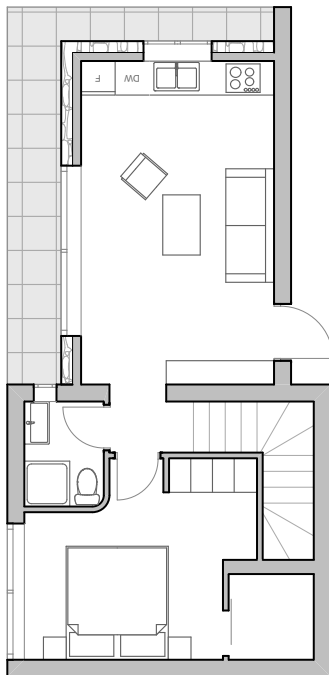
Ionia Residence is in the village of Nea Magnesia that was founded after 1922 by Greek refugees coming from the area of Ionia in Asia Minor. The name of the development is our tribute to all those people, who had the power to make a new beginning in life. We have named the villas according to the kings of the Ionian cities of ancient Ionia.

| | |
|------------------|-------------------------------------------------|
| Erythrus | - King of the city of Erythrae |
| Cyaretus | - King of the city of Myus |
| Pyrphorus | - King of the city of Klazomenai |
| Patarus | - King and founder of the city of Patara |
| Androklus | - The first king of Efessos |
| Ion | - The Ionians were named after Ion |
| Melas | - King of Effesos 680 bc |
| Nileus | - Founder of the ancient Ionian city of Militos |
| Attalus | - King of Pergammon |

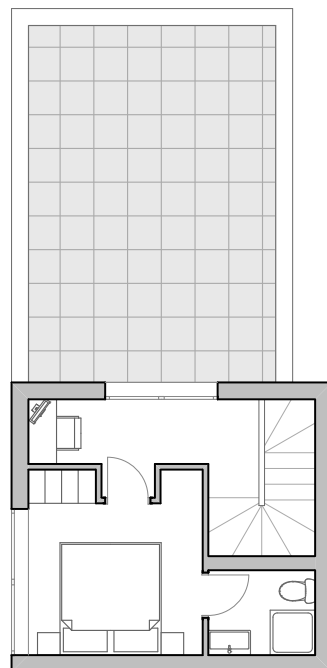
VILLA ERYTHRUS



| | | | |
|------------------|-----------------|------------|--------|
| Ground floor: | 52.69 m2 | Bathrooms: | 2 |
| First floor: | 29.60 m2 | Garden: | 192 m2 |
| Total m2: | 82.29 m2 | Terrace: | 28 m2 |
| Bedrooms: | 2 | Patio: | 50 m2 |



Ground floor

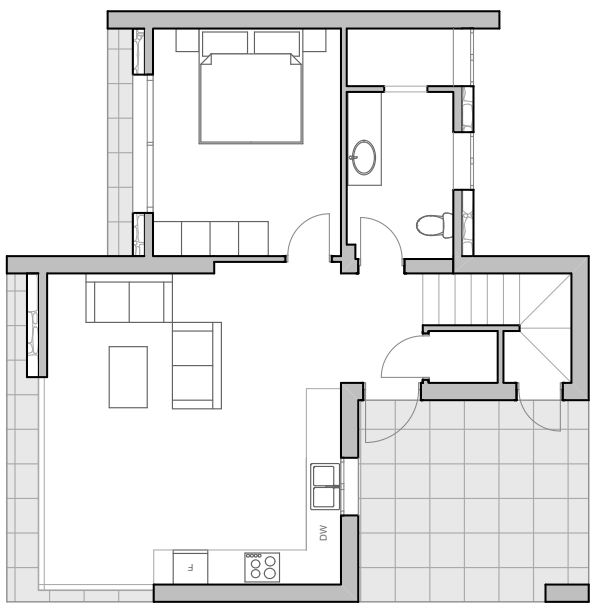


First floor

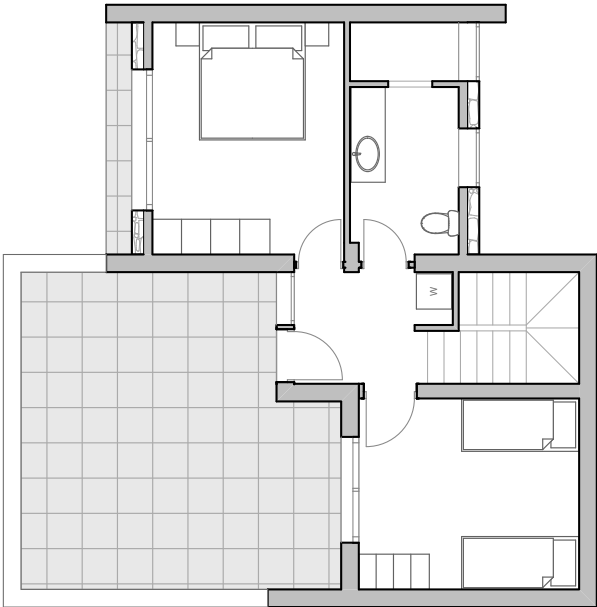
VILLA CYARETUS



| | | | |
|------------------|------------------|------------|----------|
| Ground floor: | 68.17 m2 | Bathrooms: | 2 |
| First floor: | 54.49 m2 | Garden: | 241 m2 |
| Total m2: | 112.66 m2 | Terrace: | 26.83 m2 |
| Bedrooms: | 3 | Patio: | 50 m2 |



Ground floor

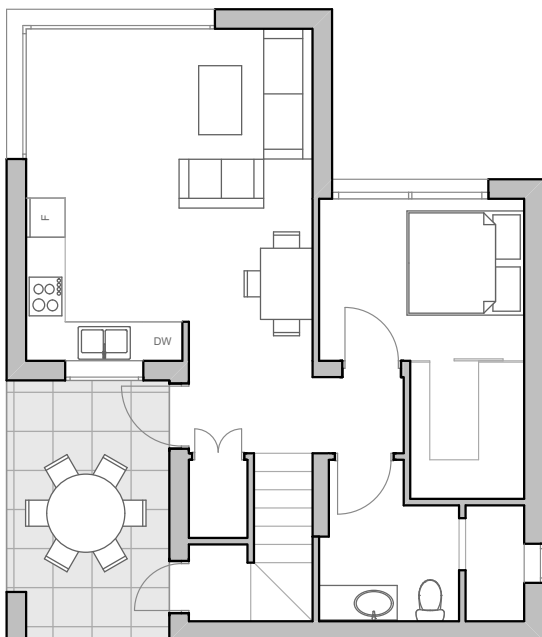


First floor

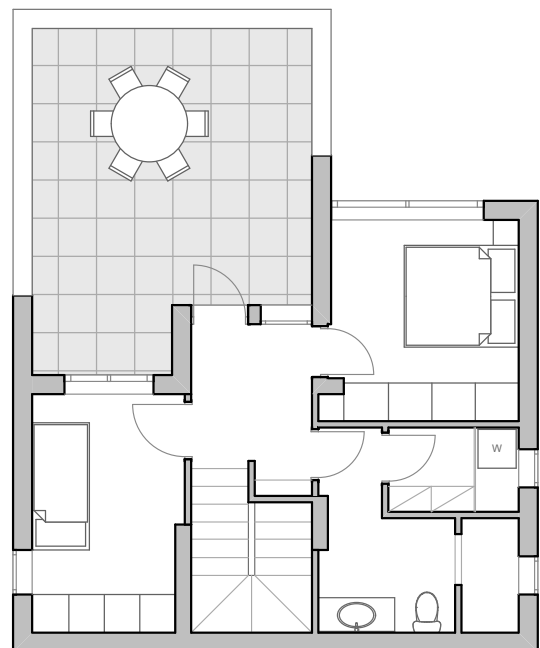
VILLA PYRPHORUS



| | | | |
|------------------|-----------------|------------|--------|
| Ground floor: | 52.51 m2 | Bathrooms: | 2 |
| First floor: | 42.58 m2 | Garden: | 275 m2 |
| Total m2: | 95.09 m2 | Terrace: | 21 m2 |
| Bedrooms: | 3 | Patio: | 50 m2 |



Ground floor



First floor

VILLA PATARUS



| | | | |
|------------------|-----------------|---------------|--------|
| Ground floor: | 73.10 m2 | Bathrooms: | 2 |
| First floor: | - | Garden: | 103 m2 |
| Total m2: | 73.10 m2 | Roof-terrace: | 74 m2 |
| Bedrooms: | 2 | Patio: | 50 m2 |

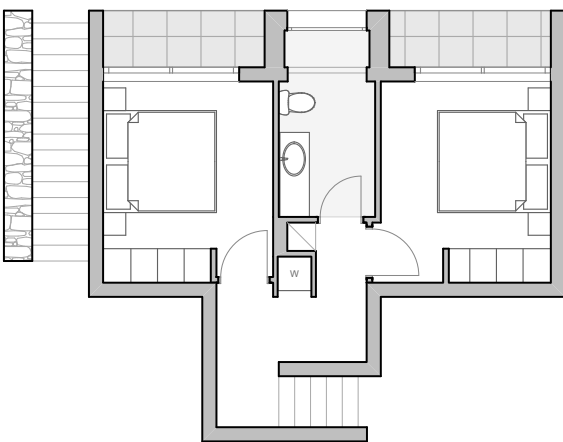


Ground floor

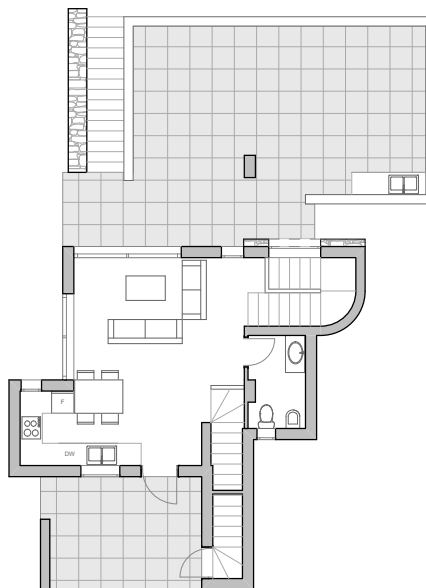
VILLA ATTALUS



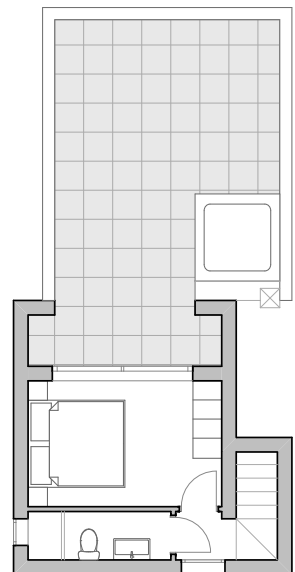
| | | | |
|------------------|------------------|------------|--------|
| Ground floor: | 45.50 m2 | Bathrooms: | 3 |
| First floor: | 47.06 m2 | Garden: | 343 m2 |
| Second floor: | 24 m2 | Terrace: | 75 m2 |
| Total m2: | 116.56 m2 | Patio: | 50 m2 |
| Bedrooms: | 3 | | |



Ground floor



First floor

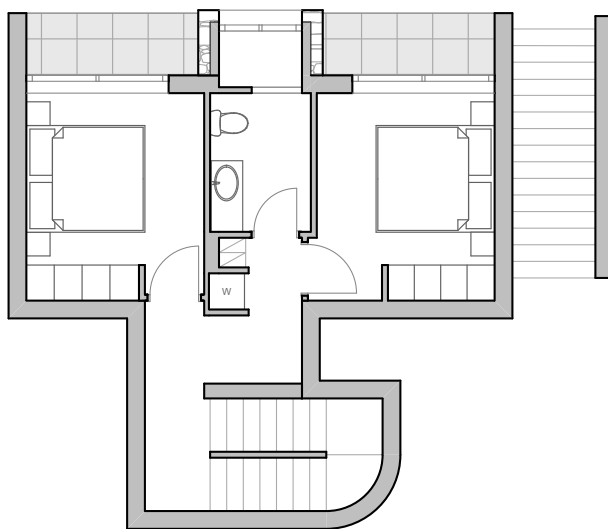


Second floor

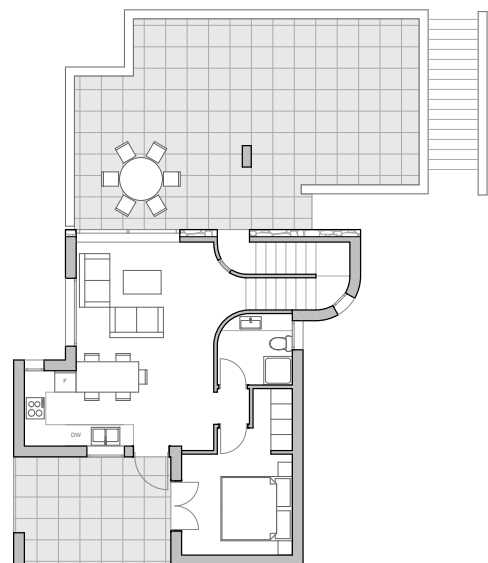
VILLA NILEUS



| | | | |
|------------------|------------------|---------------|----------|
| Ground floor: | 55.97 m2 | Bathrooms: | 2 |
| First floor: | 59.66 m2 | Garden: | 104 m2 |
| Total m2: | 115.63 m2 | Terrace: | 44.95 m2 |
| Bedrooms: | 3 | Roof-terrace: | 68.97 m2 |
| | | Patio: | 50 m2 |



Ground floor

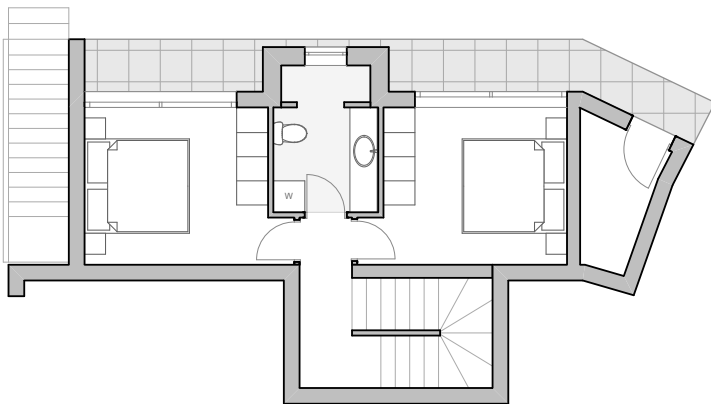


First floor

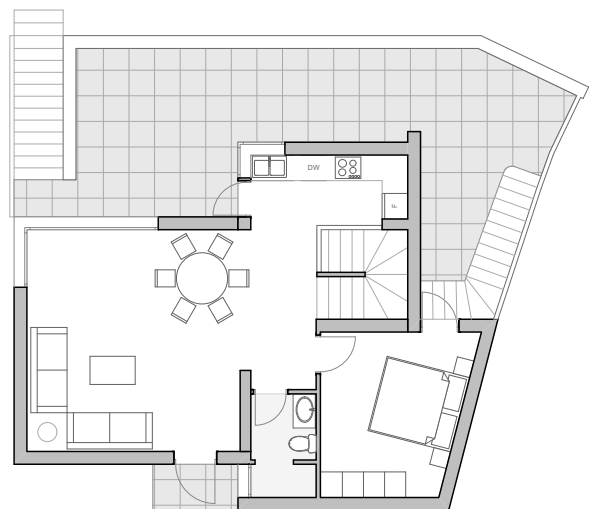
VILLA ANDROKLUS



| | | | |
|------------------|------------------|---------------|----------|
| Ground floor: | 53.50 m2 | Bathrooms: | 2 |
| First floor: | 82.66 m2 | Garden: | 240 m2 |
| Total m2: | 136.16 m2 | Terrace: | 31.40 m2 |
| Bedrooms: | 3 | Roof-terrace: | 51.80 m2 |
| | | Patio: | 50 m2 |



Ground floor

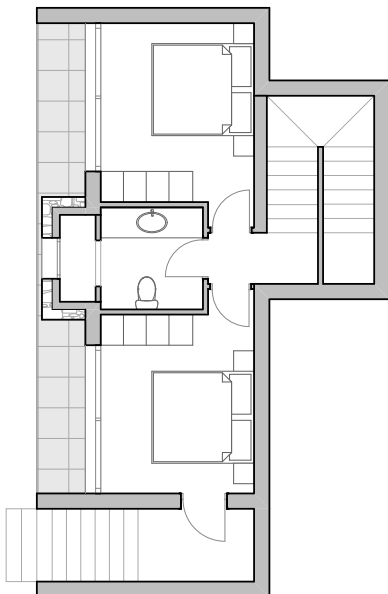


First floor

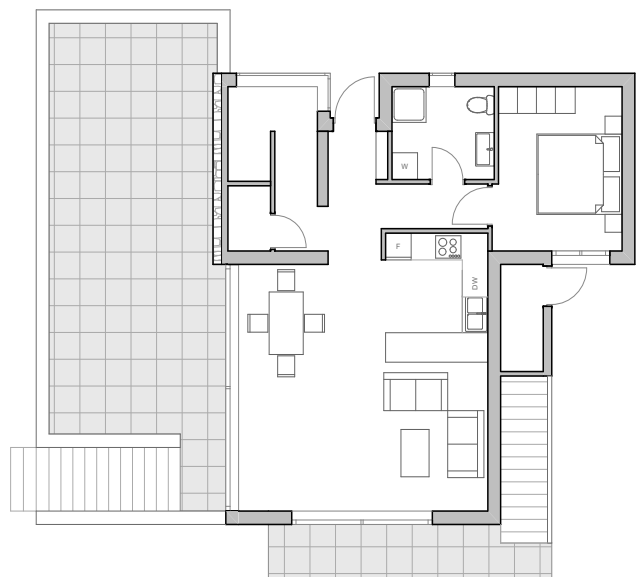
VILLA MELAS



| | | | |
|------------------|------------------|---------------|----------|
| Ground floor: | 40.90 m2 | Bathrooms: | 2 |
| First floor: | 77.30 m2 | Garden: | 215 m2 |
| Total m2: | 118.20 m2 | Terrace: | 48.64 m2 |
| Bedrooms: | 3 | Roof-terrace: | 42.45 m2 |
| | | Patio: | 50 m2 |



Ground floor

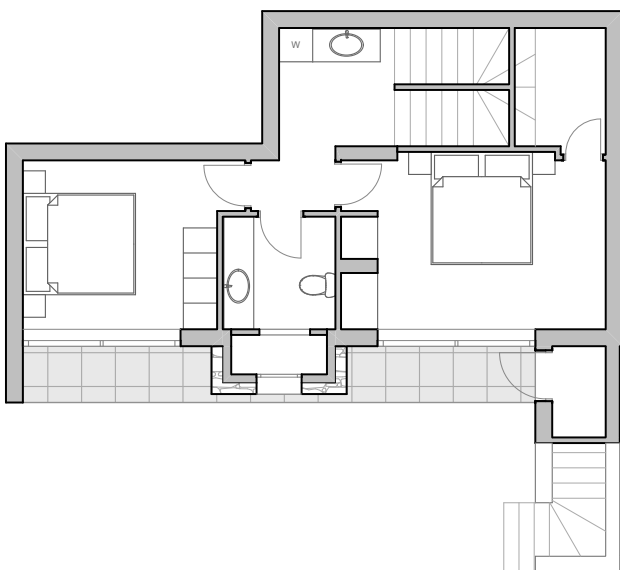


First floor

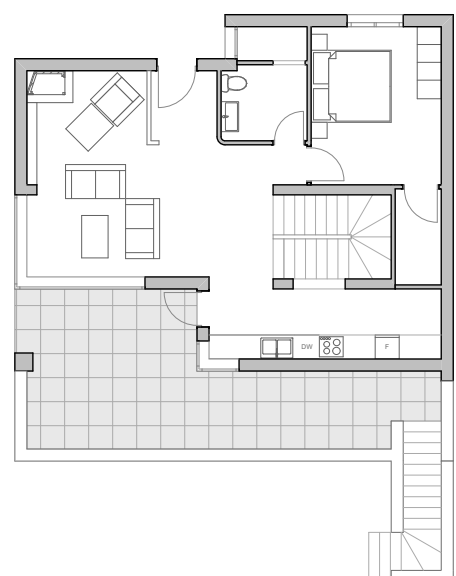
VILLA ION



| | | | |
|------------------|------------------|---------------|----------|
| Ground floor: | 53.50 m2 | Bathrooms: | 2 |
| First floor: | 82.66 m2 | Garden: | 240 m2 |
| Total m2: | 136.16 m2 | Terrace: | 31.40 m2 |
| Bedrooms: | 3 | Roof-terrace: | 51.80 m2 |
| | | Patio: | 50 m2 |



Ground floor



First floor

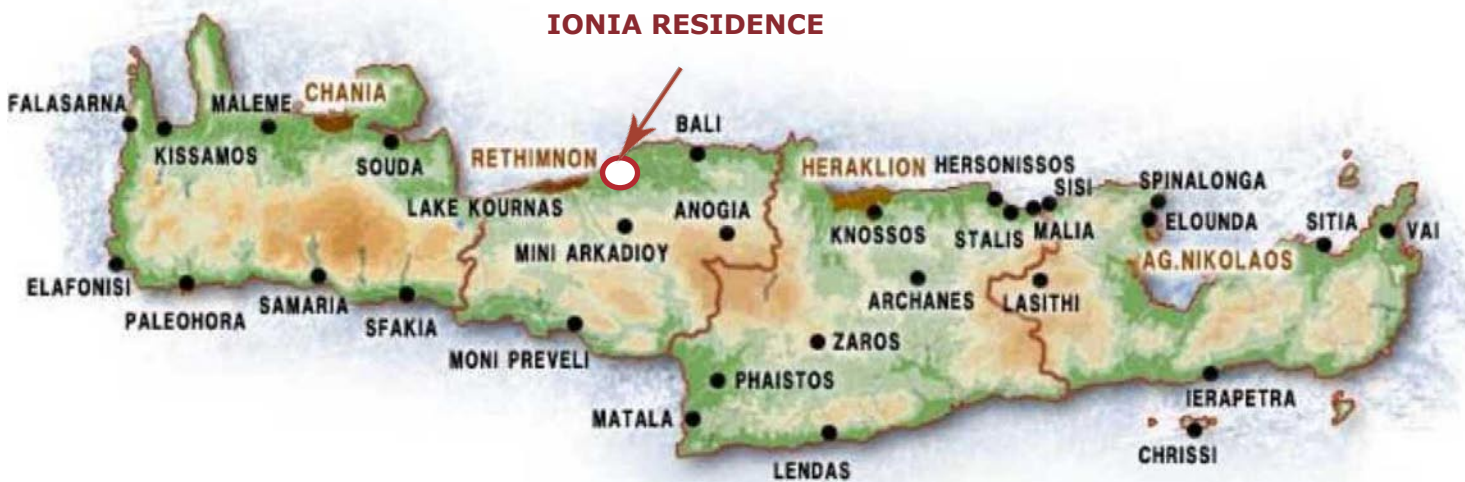


Next to Ionia Residence is the Rimondi Grand Resort & SPA.

Just 100m from Ionia Residence is the newly built Rimondi Grand Resort & Spa which provides its guests with a wide range of facilities such as a fitness centre, restaurant, bar, lounge and private beach with beach bar and luxury SPA centre.

All the facilities are available for the Ionia Residence owners all year round. You can enjoy an extensive choice of relaxing Spa treatments and therapies.





Distances from Ionia Residence:

| | |
|----------------------|-------|
| Rethymno centre | 12 km |
| Rimondi Grand Spa | 100 m |
| Stavromenos village | 800 m |
| Nea Magnisia village | 500 m |
| Beach | 1 km |
| Heraklion Airport | 68 km |
| Chania Airport | 72 km |



COMPLETION OF CONSTRUCTION

The development will be completed by March 2016.

EXPENSES

The expenses for the buyer regarding registration and deeds for each house are inclusive in the price.

Expenses include: Notary, registration fee, transfer tax, stamps and agent fee.

Lawyers fee is not included in the price. The EOT licence fee is not included in the price. Each villa can apply for an EOT licence from the Greek National Tourist Organisation in order to legally rent out their property to holiday visitors.

CURRENCY

All payments are made in Euro.

INSURANCE

The facility will be insured by the developer until the acquisition. After taking over the property, the operating company is responsible for the property being adequately insured. Individual insurance of movables is additional and is the owner's responsibility.

COMMON EXPENSES

The owner of a property signs a contract that takes care of the service and maintenance from the day the purchase agreement is signed. The common fees are estimated to be approximately €65 per month. Maintenance of private gardens is optional.



PAYMENT CONDITIONS

A deposit of 5000 Euro is paid upon reservation.

Then:

1. 35% minus the deposit on the day of signing the deeds for the plot and the building licence.
2. 25 % of the value when the concrete work of the villa is completed.
3. 30 % of the value when the plastering, tiles, windows and doors in the villa are completed.
4. 10 % of the value the day that the villa is completed and presented.

With the first payment of 35% the buyer becomes the owner of the land and building licence, thus giving full security to the buyer. Each further payment is made at the completion of each stage.



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.



PROPERTY RENTING

There is great interest in rental property in Crete. If you do not want to manage the renting out on your own, we offer a complete package of services that takes care of everything from A to Z.

Ionia Residence is built according EOT-licence (Greek National Tourist Organisation) requirements. This licence is required in order to legally rent out your property. As the owner of a property in Ionia residence, you can sign a sublet agreement with Kreta Eiendom for times when you are not using the property yourself. This agreement is based on "rent on demand". Of course, the owner is also entitled to rent out the property independently.



Below are one examples of estimated brutto rental income.

Income is calculated for 10 weeks in one season per year that is divided into 2 seasons:

Estimated brutto rental income for a Villa

| Rental period | Bedrooms | Price per week € | Income € |
|-----------------------------------|----------|------------------|----------|
| Low season (May, June, September) | 3 | 1.000 | 5.000 |
| High season (July, August) | 3 | 1.300 | 6.500 |
| Total: | | | 11.500 |

The rental income is only an estimation.





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