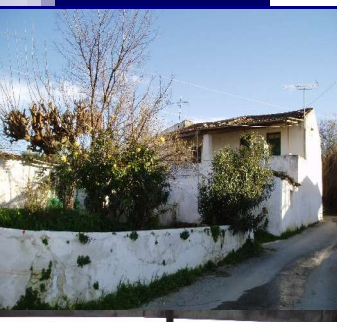


Old House for Restoration - Kamisiana



Along the coast line of Chania (west Crete), people come across with little villages positioned right on the seashore. Beautiful, well developed, panoramic villages, which attract all visitors with their scenery of clear blue waters, olive groves and poppy fields.

One of these villages is the village of Kamisiana. Rapidly developing to a tourist resort area, Kamisiana brings together the scenery of a village and the aspects of a small town. Full of little taverns open all day serving fresh fish, a number of small traditional coffee shops, a good and convenient market with shops for all kind of necessities, bars and cash points, Kamisiana is considered to be a top destination for visitors in five years time.

Additionally, Kamisiana's greatest benefit is its position in the map. Nineteen kilometres west of Chania, with only fifteen minutes drive through the newly developed motorway, thirty kilometres away from the international airport of Chania (30-35 min drive) as well as thirty kilometres away from the harbour of Souda, starting point for travelling to the Greek islands.

Furthermore, considering the past two years of rapid development in the area of Kamisiana, market analysts constantly published reports of growth in the region, emphasizing on the investment returns reaching astronomical figures for those obtained land or shared a percentage on tourist developments, such as hotels, beach bars, restaurants etc. Prices on land have already been doubled (since 2001 economic monetary union); therefore day by day developers and estate agents monitor the area for opportunities relating acquisition of properties and plots.

Depending upon our clients' desire for old "aged" villas that still maintain their original character of Cretan pomp and circumstance, has led us to locate specific autonomous houses within specific villages (e.g. Kamisiana) famed to the same effect.

Therefore our company has established a pattern of renovation by selecting ideally located old properties with potential to be restored whilst retain their original features and charm.

An old semi detached house sits on the heart of this village, surrounded by a plant of 250m² where the two storey house is in total 120m², while the whole property includes a wide courtyard in front of the house occupied by three lemon trees and spaces for garden, barbeque, outdoor dinning room etc.

Furthermore, the house is with a bathroom, guest room, kitchen and sitting room on the ground floor while the top floor is with two bedrooms with exit to a spacious veranda overlooking the front courtyard, the village and last but not least the astounding view of the clear blue waters.

Examining carefully the pictures, a number of ideas commence on how it should be transformed, yet the analysis will be based and depend upon those interested in this property, which will consult with our engineer and architect in order to precisely identify the "needs and wants", to coordinate a time-plan, to create a blue print and finally to concur of the final sketch. The transformation of the property will start soonest the licences and contracts will be signed, and the outcome will be an ideal place that can be used as a family home or a nice villa to rent, combining the facts of location and convenience. Either way every penny spent on this property represents the request for a place in the sun with a true value for money.

Price: 67,500€

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