



FINDERS

Tailor Made Investments

KASTELLI,
CHANIA, CRETE





Kastelli - in the center of Kalyves

Only 150m from the beach



Kastelli is a new exclusive, modern - clean line, elegant and high standard Development, located only 150 m from the beach of Kalyves. It consists of 6 luxury villas that offer sea views and large terraces specifically designed for a very intimate and private atmosphere.

The Development will be constructed on historic ground of 1046 sqm, in the center of the Village. It is a combination of modern architecture incorporated into the village prefecture. Within the first glance you will be reminded of a city center but with a closer look you will feel the warmth of a smaller society.

The name “Kastelli” is inspired by the toponym of the area whereas Kalyves is a developing settlement between two hills with amazing views of the bay and the surrounding olive groves. Kastelli means castle and therefore we have dedicated each villa to a famous Cretan Castle.

Crete has always been claimed by all the armies that operated in the Mediterranean Region and for this reason small and large castles are scattered all over the surface of the island, strong proof of the desire of the invaders to conquer it and of the conquerors to keep it under their rule.

The main characteristic of the composition of the Development is the contrast between the solid ground floor made of stone and the lighter white volumes on the first floor. A big part of the design is also the privacy of each house. That is accomplished through an elaborate use of subtraction in both volumes, that creates private semi-outdoor spaces and big projective balconies.

This design gesture combined with the big opening that each house has, achieves a beautiful dialog of indoor and outdoor spaces. The solid elements and the prismatic recesses of the facades come into constant dialogue with the light perforated railings of the balconies.

There is no magic...

Its all in the details!





Where the sky
touches the sea

Only 150m from the beach





KITCHENS AND BATHROOMS

Design, comfort & functionality

The kitchens are fully furnished, designed from high-quality Italian design with the brand STOSA to maximize functionality and comfort.

The bathrooms are designed with the same line of functional and simple elegance as the rest of the villa.





Villa Name	Size BTA M2	Mezz-anine M2	Terrace M2	Patio M2	Roof garden M2	Storage M2	Bed room	Bath room	Pool	Parking	*Price
Koules	102,80	9,42	20,19	22,93	24,40	8,20	3	3	57 m2 Common	1	520 000 €
Itzedin	100,94	9,42	18,90	22,93	21,70	8,20	3	3	57 m2 Common	1	510 000 €
Aptera	101,65	9,42	19,44	22,79	21,70	8,20	3	3	57 m2 Common	1	SOLD
Firka	55,59	-	5,70	18,20	-	8,20	1	1	57 m2 Common	1	SOLD
Fortezza	102,80	9,42	20,19	27,32	24,40	8,20	3	3	15 m2 Private	1	520 000 €
Gramvousa	102,80	9,42	21,70	37,88	21,70	8,20	3	3	19 m2 Private	1	520 000 €

*Prices do not include property tax, notary fee, agent fee, registration fee, electricity, and water connection fee.

Purchase Related Expenses based on today’s legislation is approx. 30.000 euros. Additional is the lawyer’s fee for the legal representation of the buyer, the estimate is that this will be 1% plus 24% vat of the total invested amount not including VAT.

Pricelist is subject to changes.

PLAN DRAWING



Groundfloor



Firstfloor



Mezzanine

These explicitly private Villas are almost the same in size with spaces from 110 to 112 sqm. Each residence can captivate the sunlight within their walls. They are designed with extreme attention to detail in a modern style for easy care living. They extend to three floors including the Mezzanine.

The ground floor comprises three bedrooms, one of which is the master bedroom with an en-suite bathroom. The remaining two guest bedrooms share the second bathroom.

From the hall on the ground floor, there is access to the private patio and a 57 sqm communal swimming pool for villa Koules, Itzedin, Aptera and Firka. Villa Fortezza has a private pool of 15 sqm and Villa Gramvousa has a private pool of 19 sqm.

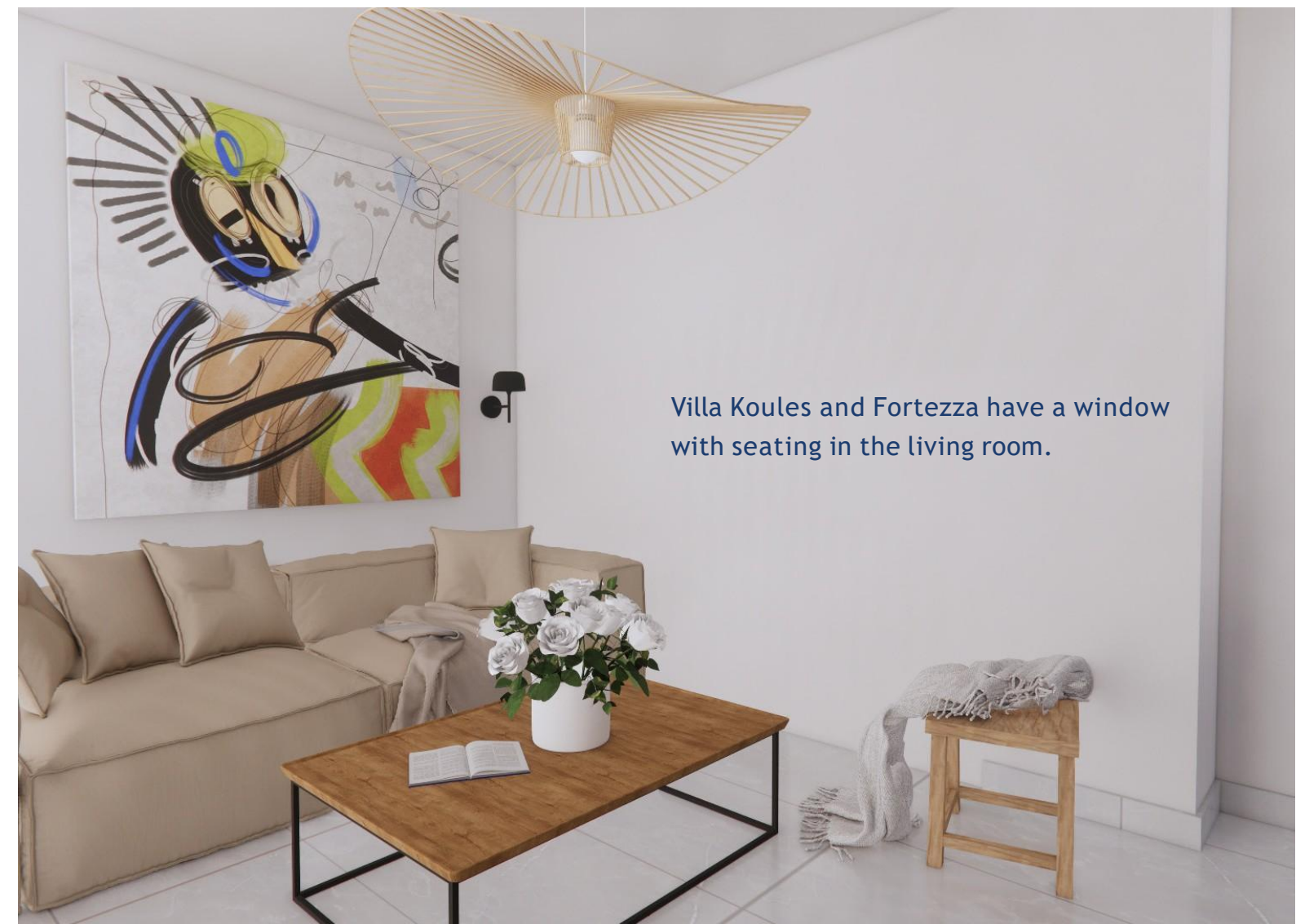
Arriving on the first floor you will find a beautiful living room that opens into 3 private terraces. There is also an open-plan kitchen and a WC. The floating stairs leading to the mezzanine with its amazing views and fabulous roof terrace are also located on this level.

All villas have an 8 sqm storage/facility room under the communal swimming pool for exclusive use, plus the convenience of a private parking space next to the entrance of the property with pergola for shadow.

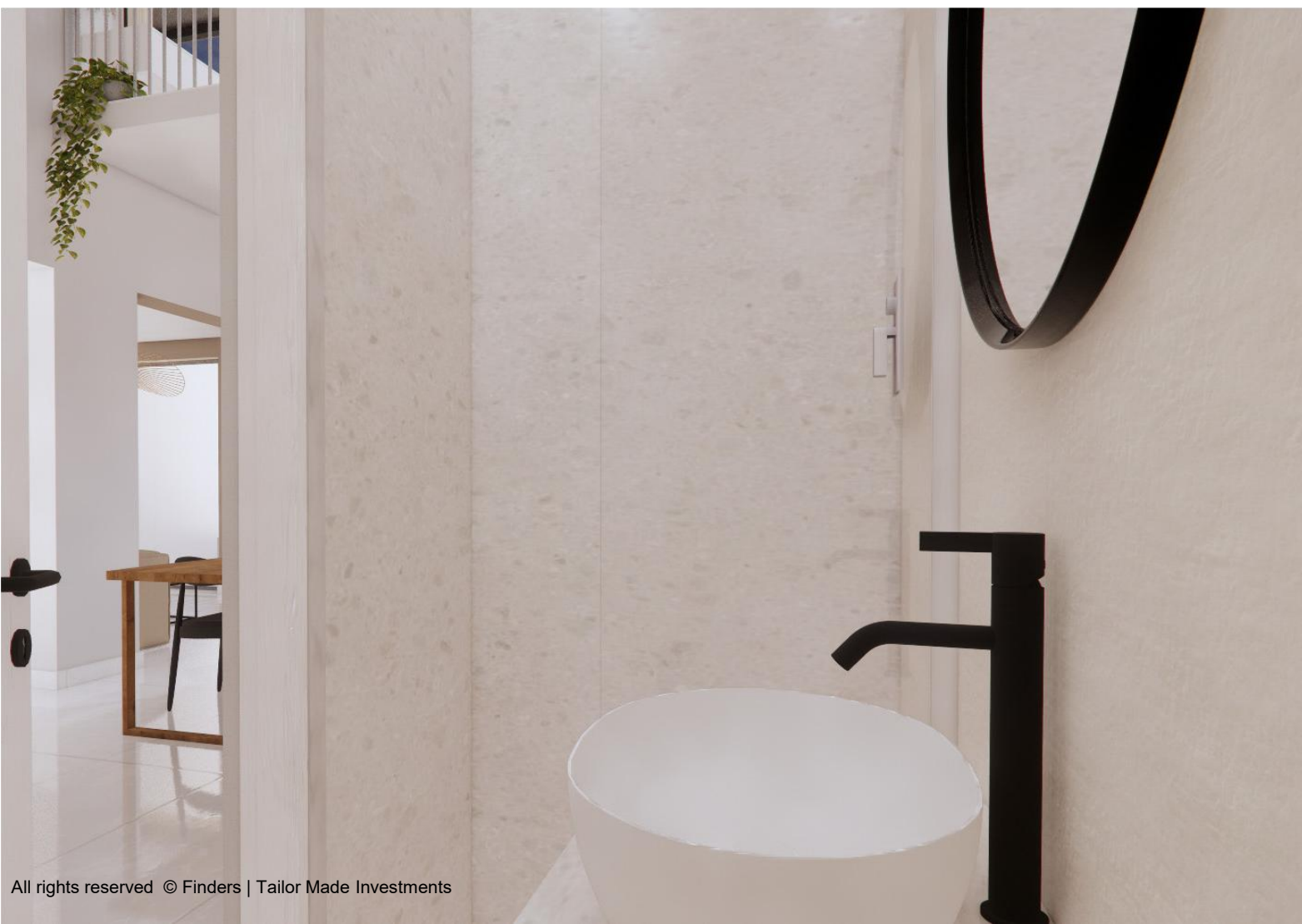








Villa Koules and Fortezza have a window with seating in the living room.





RENTAL OPPORTUNITIES

Kalyves is one of the well known resorts on Cape Drapanos, which is famous for its lovely beaches and friendly natives. The small town is built on a fertile lush green valley and the river Xidas, which runs through Kalyves, flows beside buildings creating a unique landscape. The long beach of Kalyves is sandy and has shallow waters, suitable for holidaymakers. Along the beachfront there are several cafes and taverns, where you can enjoy your meal and relax after swimming.

The visitors choose the area for its unique natural scenery, good climate and amenities of the short distance from Chania and Rethymno. The small town is a popular destination but also has permanent residents. Therefore, it features many shops and also banks, post office, pharmacies and medical center.

This combination turns the purchase in Kastelli also into a business opportunity.

When owning a home in Crete, you have the chance to increase your income by renting out your home whilst it is not in use by you or your family members. This can be easy and without bureaucratic procedures or special business start permits under the new simplified legislation.

The ideal outcome depends on the following key factors:

- promotion and marketing of the property.
- booking management.
- property maintenance.

Our partners team is always well informed and our experienced personnel can assist you through the whole renting procedure and provide promotion advice, booking management, payments, key holding, etc. We prepare an individually tailored rental management package according to your preferences and needs. Your property is not only advertised through our official company website but through other worldwide known platforms as well to ensure the best possible exposure to the market. All bookings and reservations for your property come through us, and we give you a detailed list for your reference to keep you updated.

We will make sure your property will be highly ranked and secured. Contact us for a more detailed rental plan for your property in Crete.

Kalyves



The quiet, relatively unspoiled village of Kalyves is located 20 km east of Chania and 40 km west of Rethymno, on the north coast of Crete. The area manages to combine a scenery of woods, hills and mountains with the amazing Greek sea and the original rustic Cretan architecture. The central sandy beach is about five hundred meters long with big trees for natural shade. By the beach there are a number of taverns and cafes to serve your appetites and traditional Cretan cooking.

Kalyves is built amphitheatrically alongside the beach, between two hills and a river, with picturesque bridges dividing the village into two. The location is very fertile thanks to the rivers flowing through the valley, it is full of greenery and surrounded by olive groves. Due to this fertile soil and strategic geographical location at the entrance of Souda Bay, Kalives has been inhabited since the ancient times - this is something magical that you need to see by yourself.



CRETE

the island of Gods



Crete is the island that has it all... Beautiful beaches, majestic mountains, magnificent ancient palaces, mythical places, great food, and friendly people. Crete is the legendary birthplace of the god Zeus, and home of the Minotaur. This is the most beautiful island of Greece which is anchored in between the three continents of Europe, Africa, and Asia. With its wild nature, the calm coastal lines form a sharp contrast. The picturesque cities and towns to the mountain ranges in the west form a great historical heritage to modern-day life.

Almyrida is located only 4 km east of Kalyves and until recently, Almyrida was just a fishermen's village but due to its wonderful Mediterranean climate, sandy beaches, and its beautiful nature, the village has recently become a popular destination. Almyrida has two, nice, sandy beaches, with shallow waters, safe for children on wave-free days. The two beaches are separated by a small rocky pier peninsula, with a small white chapel. The taverns on the beach are famous for fresh fish and delicious traditional Cretan food. There are regular bus services and taxis (for both Plaka and Almyrida) to/from the city of Chania.

The unspoiled countryside and the lush olive groves around Almyrida are ideal for hiking and exploration. Just 1km to the east there is the picturesque village of Plaka, which is the largest village in the region. Plaka is famous for its healthy climate, unforgettable sunset and the hospitality of the locals. Plaka has a lovely main square which is the focal point of the village. This is where locals and visitors, alike, meet in the cafeterias and tavern.



Plaka & Almyrida

It's easy to fall in love with Chania, with the colorful, paved pedestrian streets, filled with welcoming shops and restaurants for visitors to explore. The best part is the historical old town, as most of the sights are located there, and the harbor that was built by the Venetians in the 14th century. A lot has changed since then, but the Venetian lighthouse still stands proudly. It's one of the oldest lighthouses in the world. There are many restaurants and cafés around the harbour where you can sit and enjoy the breathtaking sunset and the fresh scent of the sea. Explore the old Turkish neighborhood of Chania's old town – there you will spot one of the most significant churches of Chania, 'Agios Nikolaos', hosting both a bell tower and a minaret, demonstrating the multicultural character of this town. You can also visit the town's central market, to buy meat, vegetables, cheese, spices and a lot more. The Archaeological Museum is impressive, with findings dating from the Neolithic Age to the Roman period, as are the Grand Arsenal which was built during the 1600s, and is now used to host events and the Venetian Dockyards, built in the 16th century, used by the Venetian to repair their fleet.



Rethymno



The archaeological site of Aptaera was founded in the 8th century BC in a panoramic position, just 8 km from Kalyves. It was the most powerful city of western Crete during Minoan times.

According to a myth, it got its name from the Sirens who lost their wings after losing in a musical contest against muses, so they stayed wingless (aptera in Greek). However, it apparently got its name from Aptaera Artemis (wingless Artemis) that was worshiped in the area, as evidenced by the coins of the city.

At the archaeological site, you will be able to admire findings of all periods of inhabitation of this City-State, everything that could not be transferred to the Archaeological Museum of Chania.

Situated in the heart of the island, Rethymno is built by the sea and is a city with many faces. Rethymno or Rithymna as it was once called, has been inhabited since the Later Minoan III period. Nowadays, it keeps the elements inherited by its history preserving at the same time the characteristics of a modern city. The charming old town of Rethymno still retains its aristocratic appearance. Venetian, Byzantine and Turkish influences are strongly visible in the old town. In the old town, the Venetian Harbor is filled with fishing boats and lined with tavernas. Rethymno is a city that very much caters to the needs of its visitors. Throughout the year various events and festivals are organized by the local people. There are a whole array of café bars, tavernas and restaurants catering to every taste in which to sit back and relax. Lively nights out are part of Cretan life and there are plenty of bars and night clubs to choose from. The Greeks certainly know how to enjoy themselves and their hospitality is famous, especially in Rethymno. It was, after all, the home of Zeus, the God of Hospitality! As you can see Rethymno has a lot to offer and the island as a whole even more.

Aptaera



GOLDEN VISA

The Greek Golden Visa program is one of the most attractive and less costly in the European Union. This program was introduced by the Greek state in their movement in and out of Greece.

When you purchase a property (new or resale) of minimum net price 250.000 euro, you can benefit in many ways but most importantly you can acquire a residence permit in Greece, valid for all European Union and all Schengen countries for you and your family members in first line.

The duration of the residence permit is five years and can be renewed for an equal period of time each time as long as you are still an owner of a property in Greece.

This process is simplified and the state fee is significantly low.

Our experienced and professional legal department can guide you through the process and assure the validity and importance of your purchase in order to maximize its advantages.



PROPERTY BUYING IN GREECE

Buying property in Greece can be different from many other European countries, but certainly not difficult. Our 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 choose 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 choose the Power of Attorney option as it allows the whole purchase 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 of your home.

If you would like to have further information regarding the benefits and procedures in obtaining a Power of Attorney please do not hesitate to contact us.

AFTER SALES SERVICES

When owning a property outside of your own country, there are certain practicalities that need to be considered. General maintenance and repairs, cleaning, tax declarations and payment of bills to name but a few. With these practicalities in mind, and with the ever-increasing demand for high quality after-care services,

Professional, experienced and with excellent contacts to professional local tradesmen, the company has gone from strength to strength. Knowing we have security and a reliable service at hand provides our clients with peace of mind and enables them to relax and enjoy their time on the island as their property is in good hands.

If you would like to have more detailed information regarding the trustworthy services that we can provide, please contact us.

You will be able to find a detailed list of our services and get to know the people who make your every wish come true and every problem to disappear.

TECHNICAL SPECIFICATION

Additions and changes

Individual modifications are possible, buying property in an off-plan development gives you the opportunity to be involved in the early stages with the internal layout of your villa in “KASTELLI”.

The 3D images of the project are an illustration, there may be some difference between illustration and delivery. Furniture is not included in the price.

Area indicators

The villa sqm are stated as BTA - the sqm including the walls and the same sqm will be shown in the deeds.

The parties have no claim against each other if the areas were to be 3% smaller or larger than the marketed in the brochure.

Bathroom

All bathrooms will have tiles on the floor and on the walls up to the ceiling.

There will be 2 packages for tiles and bathroom sanitary (bathroom equipment) where clients can choose from our standard range. Additionally, there will be installed glass shower cabinet in the bathrooms.

Common area

The common areas such as surfaces around the pool will be laid with granite tiles suitable for exterior use, there will be lights, and plants according to the drawings. The parking areas will be laid with concrete,

Cooling/Heating

Each villa will have air type heating and cooling system within the ceilings which will function with electrical pump. Additionally, the sitting room, the kitchen and the bathrooms will have underfloor heating.

For each house the fireplace will be optional, and it can be installed with extra cost.

Electrical installations

All the villasss will be ready to be connected to the Hellenic Public Electricity Corporation network.

Electric supply meter of each apartment will be installed according to the instructions of the Public Electricity Corporation. Fuse box with automatic fuses and separate fuses for the oven, water heater, pool, and floor heating.

All internal spaces such as bedrooms, bathrooms, kitchen and living rooms will have ceiling spotlights with a dimmer button. The spots in all rooms will be integrated in the plasterboard that will be partly covering the ceiling. On every balcony and roof terrace, there will be installed lamps and at least one waterproof electric socket. On every kitchen bench, there will be installed an electrical system of sockets that will expand by pushing a button. Each villa will have a doorbell, and telephone sockets for Internet TV in master bedroom and living room.

All the electric materials (e.g., switches, sockets, etc.) are supplied by the LEGRAND series in white.

Energy Class

All the houses will be energy category B+ according to the Greek regulations of the energy performance of the buildings (KENAK).

Fences

The parapet walls will be made of Cretan stone according to the architectural drawings.

The length of the fences and parapet walls will also be according to the architectural drawings.

Floors

Internal floors will have big granite tiles of high quality and modern design.

Clients can choose between 2 options from our standard range, one glossy and one matt according to the chosen style in the kitchen and bathroom.

Guarantee

The guarantee for the structural elements of the building is according to Greek law. Guarantee for the decorative materials and non-structural elements is one year.

Kitchen

The kitchens will be made from high-quality (ITALIAN DESIGN) STOSA kitchen, Infinity type. Client can choose from several different kitchen fronts in different colors with associated counter tops in granite. All electrical appliances will be integrated with type Siemens or similar. Above the kitchen bench there will be laid granite tiles matching the bench.

Painting

All the internal walls and ceilings will be painted with acrylic paint, off-white color as standard, but you can add your touch to your apartment by choosing one of our free wall colors.

All products are carefully selected to harmonize with each other and to create a great framework for other interiors.

All the exterior paintings will be done according to the valid facades of the development approved from the architectural committee of Chania.

Parking

Each house will have 1private parking space under a pergola for shadow.

Patio and terrace

All the outside patios and terraces will be laid with granite tiles designed for outdoor use.

Private gardens

The private gardens will be landscaped and equipped with automatic water system according to our landscape architect.

The maintenance of the garden is not included in the common expenses.

Sewage network

All the villas will be connected to a central sewerage network of Kalyves city plan.

Storage room

Each villa will have its own storage room which will be located under the common pool. (basement level).

Each storage room will contain, 2 sockets, 1 ceiling light, 1 door with lock, tiles on the floor.

Swimming pool

Common swimming pool for house Koules, Itzedin,Aptera and Firka; The common swimming pool will be heated and with salty water. As a structure, it will be made from reinforced concrete, it will consist of an underground machinery room for the sand filter. There will be installed led waterproof lights, tiles, and an anti-slip perimeter marble for safety reasons. Close to the pool, there will be an exterior shower unit.

Private swimming pools:

The private swimming pools will be made from reinforced concrete, they will consist of 2 led lights, tiles, anti-slip marble, and a compact type of filter machine. The private pools will not be heated and will not have salty water.

Ventilation

In every villa, there will be installed an air ventilation valve with protective net outside and adjustable lid on the interior side.

The bathrooms which don't have a window will have electrical ventilation.

Walls / Insulation

All the exterior walls, columns and beams will have a built-in External Thermal Insulation Composite Systems made of 6 different materials with the final surface acrylic painted.

Technicians with appropriate knowledge and skills will install this built-in system.

The concrete floors and ceilings will be covered with expanded polystyrene for thermal insulation.

Wardrobe

In each bedroom and some halls, there will be wardrobe cabinets according to the drawings.

Client can choose from several different fonts in different colors from our standard range.

Mechanical installations & water network

All the villa will be ready to be connected to the municipal water network. There will be exterior water supply installed in every patio, terrace, and accessible roof terrace.

If installation of a water pressure pump is required, then the owners will cover its cost and installation.

The hot water supply in the showers, bath, bathroom washbasin, and the kitchen sink will be provided by a solar panel heater.

Windows and doorframes

Exterior doors and windows in all bedrooms will have external electric shutters with remote control.

The main entrance door of each villa will be made of aluminum and will have a security lock. Internal doors will be made of pressed wood, and they will have locks and aluminum handles in ether wood or white color.



TERMS AND CONDITIONS OF SALE

As of signing of the sales agreement and crediting of the deposit, the property is taken off the market and is dedicated hereinafter to the buyer. The seller makes the following reservations for the implementation of the project:

At least 50% of the apartments and value in the project have been sold on the day of startup. There are general reservations about the authorities' processing time, including any procedural steps that have to interfere with the progress and delivery agreements. Upon takeover, it must be expected that smaller external or internal work remains on the property's common and private areas. The seller reserves the right to make changes in outdoor areas in relation to what is presented to the buyer. The villa will be delivered clean from the construction process. All illustrations, 3D perspectives, sketches, furnished floor plans etc. are only intended to form an impression of the finished building and can thus not be regarded as the final delivery. Shown equipment / fixtures are not included, such as lamps, and therefore elements in the presentation materials will not be included in the delivery. General descriptions of the project in the sales and marketing materials will not suit all private homes.

The outdoor plan as presented in the sales promotional material, is of such a nature that it cannot be considered a map, but an illustration sketch from the architect. The outdoor plan has been prepared to illustrate the site's planned layout, but is not binding and can be changed in connection with the detailed design.

CONSTRUCTION START / TAKEOVER

Construction start means the date when the construction work of the building stage is actually initiated and the developer will inform of it by written notification. Assumed completion / moving in will be in mid - 2025. This is assuming that the start of construction takes place in the beginning of 2024.

The buyer can cancel the signed purchase contract if the implementation of the construction project has not been initiated by 01.03.2024. Final takeover date is notified to the buyer by e-mail or registered post approx. 4 weeks before takeover. It is also clear that :

At the beginning of the construction phase, the acquisition date may change accordingly.

The seller may demand that the takeover takes place up to six months earlier or later than the month the seller announced as the last deadline.

The seller is entitled to an additional deadline for takeover if the buyer requires changes or additional work that affect the construction time, or as the conditions mentioned.

There may be varying completion of the different properties. It should be noted that after the settlement and takeover date, construction work can still take place on the property, including work on the completion of the homes, common areas, technical installations and outdoor work. The buyer accepts that there will be noise from construction work, the need for construction traffic and construction installations to complete the project.

Upon purchase, each buyer will receive documentation showing the materials, products and color schemes that have been used in the villa . Alternatively this can be provided to the maintenance company for the improvement of maintenance operation.

CURRENCY

All payments are made in Euro.

EXPENSES

Expenses for the buyer regarding registration and deeds for each house are not included in the price list. Expenses included: Notary, Registration Fee, 24% VAT, Agent fee, water and electric supply connections and stamps. Purchase Related Expenses based on today's legislation is approx. 30.000 euros. Additional is the lawyer's fee for the legal representation of the buyer, the estimate is that this will be 1% plus 24% vat of the total invested amount not including VAT.

PAYMENT PLAN

After signing the sales contract, an advance payment of 10 % of the price shall be paid, with a 7-day deadline. After, if the payment is delayed by more than 21 days for the amount due at the conclusion of the contract and, if there is a significant delay (more than 21 days) for other agreed payments during construction, the seller has the right to cancel the purchase and have a resale of the home. In the latter case, the seller has the right to withhold a percentage equal to 5% of the total investment cost as fair and reasonable compensation for the breach of the agreement. Additional compensation may be requested in case of placement in the property of additional technical features included after request of the buyer.

Then :

1)20% of the value at the start up of the development (excavation on the plot). At this point an official preliminary deed will be given to the buyer as a guarantee as well as the possibility for the buyer to register, at his burden and cost, any proper measure on the deposited amount.

2) 25% of the value when concrete work of the property is completed.

3) 25% of the value when plastering of the property is completed.

4) 15% upon completion of the floors and tiling

5) 5% of the value the day that the property is completed and delivered to the buyer.

STATUTE OF KASTELLI

The relations between the house owners and users as well as their rights and obligations are in detail described in the Official Documents of establishment of Divided Properties included in all deeds of ownership.

Herewith some general points on of the regulations governing the relations of all Kastelli owners and users follow:

§ 1- NAME AND PURPOSE
The name of the condominium is the Kastelli Development (hereafter “the condominium” or Kastelli”). Kastelli consists of 6 villa with 6 private outdoor parking spaces.

The purpose of the condominium’s STATUTE is to safeguard the joint owners’ common interests and administration of property, with common facilities of all kinds. Amendments in the STATUTE can only be made if it is decided in the annual meeting by an increased majority of the owners and providing that the amendment’s context is not contrary to the Law.

§ 2 - ORGANIZATION OF THE CO-OWNERSHIP
Each owner has sole and exclusive ownership in the respective property and the exclusive right to use it.

Each owner is a part of an exclusive community with a binding set of rules in regards to the user, maintenances operation and enjoyment of the individually owned properties and common areas of Kastelli.

The individual utility units consist of a main part and one or more additional parts. The main part consists of a clearly defined housing area including balconies and/or terraces. The additional parts may include storage spaces and other auxiliary areas that are not inside the housing area. Except for the limitations set in the Statute House Owners have full legal control over their individual properties. The section owners can freely pledge, sell and rent their properties.

It is a duty of all owners not to use their properties or exercise their rights in a way harmful to other owners (e.g. flammable materials in private areas, blocking of view or passage, creation of odors or noise, disrespect of hours of leisure of other owners) ‘.

The common areas of Kaselli include the entire main pool, pool area, pool machinery rooms as well as entrance gate and doors, windows, stairwells and all other common rooms and parts of the outdoor area.

All the plants and trees located in the above described areas all also considered common area.

The main networks for water and sewage up to the point of departure of the individual utility units and electricity up to the utility unit’s fuse box are also common facilities. The same is also applied for all other facilities which serve the common needs of the section owners.

§ 3 - COMMON EXPENSES
This amount is set to 220.00 euro per unit for villa Koules,Itzedin,Aptera and Firka. Villa Gramvousa and Fortezza that have private pools don’t have access to the communal pool and their monthly fee is 180 euro. The monthly fee includes :

- a) insurance of all common areas
- b) liability insurance for all common areas.
- c) liability insurance for common pool.
- d) salary and insurance of the maintenance team.
- e) electricity bill for all common areas.
- f) electricity bill for up heated common pool.
- g) water bills for all common areas.
- h) Maintenance and cleaning of the common pool and pool area.
- Cleaning and brushing of the pool.
- Chemical provision and salt.
- Analyzing water quality.
- Proactive check and repairs up to 200e annually in the machinery room.
- i) Garden maintenance of the common areas.
- j) monthly inspections to the individual units the entire year.

k)Cleaning streets and corridors in the common areas
l) Replacement of bulbs (not wires or lighting features) in the common areas.

The common fees do not cover
a) Rodent control.
b) Painting of the common areas .
c) Purchasing of equipment such as pumps, irrigation pipes etc after the guarantees of the equipment delivered upon take over has expired.
d) Maintenance of stone areas.

All joint expenses that are not included in the common fees are covered by the house owners equally.

The individual section owner shall, on the 1st of each calendar month, pay in advance an amount to cover his/her share of the annual joint costs. Failure to pay the relevant share of common costs is considered to be a breach by the section owner and this amount has to be covered from the other owners and claimed against the owner.

§ 4 - PARKING AND STORAGE AREAS
House Owners that legally posses such areas and obliged to pay in addition all costs for (indicatively) :

§ 5 – OWNERS MAINTENANCE DUTY AND LIABILITY
The property owner shall maintain the utility unit so that damage to the common areas and other utility units is prevented, and so that the other property owners are not negatively affected or damaged. The property owner must maintain the utility unit so that leaks are avoided. The property owner must clean the drains and keep the drain pipes unclogged. This also applies to drains on the balcony or such which is located on the unit.

The maintenance obligation also includes the repair of accidental damage, such as damage caused by storms, burglary or vandalism. A property owner who does not fulfill the maintenance obligation shall replace the loss this causes to the condominium in general or other individual property owners.

The owner must insurance their property immediatelyaftercontractissignedandregistered on their own expenses. During construction and until delivery the property and the construction site is insured from the Developer.

§ 6 - THE CO-OWNERSHIPS MAINTENANCE DUTY AND LIABILITY
The co-owners will keep exterior and interior common areas, including the building and common installations and networks, in good condition at all times. The maintenance must be carried out so that damage to the common areas and the individual utility units is prevented, and so that the other house owners avoid disadvantages and damages.The maintenance obligation covers everything that does not fall under the individual property owner’s maintenance obligation.

The property owner shall give the Maintenance company access to the utility unit to maintain, install and control installations. Controls and work in the utility units will be notified in a timely manner and implemented so that it does not create unnecessary inconvenience to the section owner or other users.

Unless there is a decision of increased majority to change the method and supplier of the maintenance , the appointment of the Maintenance company is automatically renewed on the day of expiry of the original appointment or for at least 5 years.

§ 7 - MAINTENANCE FUND
An association fund shall be created by the owners of the utility units to which all owners are obligated to contribute. This amount is set to 200 euros per owner annually and its purpose is to cover the expenses not included in the maintenance contract, future maintenance expenses. This amount can only be increased if it is decided in the annual meeting with an increased majority . The cost of maintenance of common areas is equally distributed between all owners.

§ 8 - REGISTRATION OF PROPERTY OWNERS
Any sale of properties shall be notified to the maintenance Company of Kastelli stating who is the new owner .

§ 9 – HOUSE OWNERS’ REPRESENTATIVE AND COMPETENCE
The co-owners shall appoint one Representative who is elected by the annual General Meeting, and serves for one year unless shorter or longer service time is determined by the annual meeting that makes the election.

The Representatives term is automatically renewed in case there is not decision to the contrary by the General Meeting .

The Representative is entitled to claim legally all financial claims against House Owners as well as to prosecute cases of non compliance to the terms of the Stature.

§ 10 - ANNUAL MEETING
The supreme authority of the co-owners is exercised by the annual meeting. The annual general meeting is held each year in April, unless a different date is decided by the general meeting. The Agenda of the meeting must be announced to the owners by e-mail or post at least one week in advance .

The annual meeting shall deal with the matters specified in the notice of the meeting.
A representative from the Maintenance Company is always present at the general meeting and describe the maintenance of the previous year and future goals, also they shall make themselves available to answer questions of the owners.

§ 11 - ABOUT THE ANNUAL MEETING
All section owners have the right to attend the annual meeting with proposals, speech and each house has one voting rights. Spouse, cohabitant or other member of the household of the owner of a housing section has the right to be present and to speak. This also applies to the person acting at or as a proxy. Owners can participate in person via teleconference or video call, by written authorization or by their attorney.

The owners who do not fulfill their economic obligations towards the maintenance and the association fund cannot vote in the annual general meeting unless they arrange their financial obligations.

§ 12 – FAILURE TO FULFILL AN OBLIGATION
If a property owner, in spite of a warning, substantially breaches his or her obligations in the joint ownership, the board may prosecute the case and claim damages starting from 15000 euros at least per breach (in addition to other outstanding fees and expenses) unless the General Meeting increases the amount.

Warning must be given in writing and state that significant breach gives the Representative to exercise the above right.

For ensuring the collection of the claims, there is the possibility of mortgage or security measures against the property.

§ 13 - BUILDING WORKS
Replacement of windows and doors, set-up of awnings, external sun protection, shelter walls, screen roofs, railings, antennas, planting of hedges around and on private outdoor areas and in common areas, changing of facade cladding, changing of external colors etc. shall only take place after a total plan for the individual building and after prior approval of the General Meeting or the authorized Representative.

If the changes are insignificant and do not alter the facades of the buildings, do not breach the contract or horizontal contract of the property, do not intervene in construction and not cause any inconvenience to other owners, as long as they are legal, can be carried out with no notice to the Board.

Set-up, replacement and maintenance of external sunshade in the form of awnings and the like, as well as the installation of wind-shielding devices, shall be borne by each individual section owner. The individual section owner is responsible for any damage such facilities inflict on the building, the property in general and other section owners’ assets and is obliged to insure these facilities themselves, as these are not included in the joint-ownership building insurance.

§ 14 - INSURANCE
The common areas shall at all times be kept adequately insured by an approved company. In case of collection of any compensation , the collected amounts are primarily directed for the reconstruction of all installations related to the proper function of the Development .

The same obligation burdens the house owners for all utility units. Costs for the individual utility unit that are not covered by the joint property’s joint insurance, the individual section owner must insure in a satisfactory manner. The priority of reconstruction mention in this article is also applicable in this category of insurance policies.



BRIEF HISTORY OF FINDERS AND WHAT IS THE VISION & THE MISSION



Established in Greece in 2014, Finders has been at the forefront of the country's real estate market, with three branches located in Israel, Athens, and Crete. As one of the pioneers in the industry, Finders has successfully managed five private equity funds, investing in high-quality properties with a focus on commercial and residential buildings, tourist destinations, and accommodation.

The company's core expertise lies in acquiring, redeveloping, and remarketing investment properties, primarily in Athens since its inception. However, as of 2022, Finders has expanded its scope by co-investing in the reconstruction of targeted buildings within its portfolio to convert them into service apartment hotels. With extensive experience in managing thousands of square meters of property in Athens and Crete, as well as a deep understanding of the diverse range of properties available, Finders is confident in its ability to deliver an exceptional visitor experience while serving as a reliable

resource for prospective real estate investors in Greece. Finders has established a network of partnerships with various leading entities in Greece, including architects, real estate agents, appraisers, insurance agents, contractors, and others. These partnerships enable the company to offer a comprehensive and accessible professional service package. As a result of its excellent reputation, strong track record, and field performance, Finders has built strong trust ties with local players in the industry, allowing it to access a vast market of investment opportunities. The company receives advance information on properties, including those soon to be auctioned by local banks in Greece. Finders also has established strong relationships with financing bodies, central banks, and government entities operating in the Greek real estate market. Additionally, the company manages 12 Greek companies (S.A.) that oversee complex projects and properties across various regions under its leadership.



This document includes forward looking statements with respect to Finders plans and its current goals and expectations. Please note that all data, numbers and plans are for estimation forecast purposes only. The document was prepared for the sole purpose of providing information to assist a limited number of potential investors in assessing the projects that are in the matter. Recipients who accepts this presentation undertake to keep confidential all the information therein. It shall not be photocopied, duplicated, or distributed to a third party without the written consent of FINDERS management. Any forward-looking statements made throughout this document represent management's best judgement as to what may occur in the future. However, their nature, forward looking statements involve known and unknown risks and uncertainties because they relate to future events and circumstances which may be beyond the Group's control, as a result, the Group's actual financial condition, performance and results for the current and future fiscals' period and corporate developments may differ materially from those expressed or implied by the plans, goals and expectations set forth in any forward-looking statements.

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