

WP

WEST PROPERTIES

KOSMIMA
NIKITI ESTATE

DRAGULJ NA OBALI EGEJSKOG MORA



Kosmima Nikiti Estate je kompleks luksuznih apartmana, na jednoj od glavnih turističkih destinacija u severnom grčkom regionu poluostrva Halkidiki. U pitanju je jedno od netaknutih i najdirljivijih primorskih mediteranskih pejzaža, područje koje je oblikovalo 4.500 godina istorije.



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NIKITI, HALKIDIKI, GRČKA

Nikiti je najbrže rastuća destinacija za godišnji odmor na poluostrvu Sitonija, Halkidiki.

Grad se nalazi oko 100 km od međunarodnog aerodroma u Solunu i do njega se može doći autom ili autobusom.

Sa neverovatnom plažom od belog peska, fantastičnim zalascima sunca i novoizgrađenim šetalištem sa nekim od najboljih restorana na Halkidikiju i infrastrukturom savremenog grada, brzo ćete shvatiti zašto je Nikiti idealna destinacija za porodični odmor!

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LOKACIJA KOMPLEKSA

Rezidencije Kosmima Nikiti nude mnogo više od letnjeg doma. Izvrsna lokacija Nikitija, usluga upravljanja nekretninama i kompleksom najvišeg nivoa, širok spektar izbora ugostiteljskih usluga stvaraju jedinstveno životno iskustvo, u rezidencijalnoj zajednici koja će vam obezbediti privatnost i mir.

Kompleks je smešten na vrhu brda odakle se pruža spektakularan pogled na Egejsko more, usred bujnih stabala maslina i samo 800m od peščane plaže dugačke 2,5 km.

Upravo na ovom bajkovitom mestu nalazi se luksuzni kompleks od devet luksuznih objekata, sa 21 apartmanom različitih struktura, koji se kreću od jednosobnih do trosobnih.





INVESTICIJA

Investicijom u ovakav tip objekata, obezbedićete sebi idealno mesto za odmor, ali i mogućnost da svoju investiciju povratite, posebno imajući u vidu profesionalno upravljanje imovinom koje će vam proces izdavanja nekretnine tokom turističke sezone, u potpunosti olakšati posao i rasteretiti vas.

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KVALITET

Kosmima u prevodu znači dragulj, reč koja opisuje i sam pristup razvoju ovog projekta.

Kosmima Nikiti kompleks krasi elementi lokalnog dizajna i upotreba prirodnih materijala, a završna obrada i oprema ovih nekretnina podrazumeva najnovije standarde u arhitekturi i građevinarstvu, uključujući energetske efikasnost i upotrebu Smart Home tehnologije.

Moguća su prilagođavanja željama kupca unutar određenih okvira, a na način koji će osigurati harmoniju izgrađenog i prirodnog okruženja.

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DODATNI BENEFITI KOMPLEKSA

Vlasnici Kosmima Nikiti Residences uživaju u povlašćenom i direktnom pristupu najsavremenijim sadržajima:

- dečijim sadržajima na otvorenom,
- Infinity bazenu od 130 m² sa barom i kafeom,
- privatnim dvorištem ili baštom na krovu,
- roštilju,
- parkingu,
- ali i celogodišnjem upravljanju imovinom i uslugama portira.

Vlasnici imaju priliku da se opuste u održivom načinu života, gde hrana i vino potiču iz sopstvenih privatnih povrtnjaka i maslinjaka.





OPREMA

Kosmima Nikiti Estate apartmani impresioniraju svojom kvalitetnom opremom, koja uključuje:

- Opremljenu kuhinju uključujući sve ugradne uređaje
- Modernu sanitarnu opremu
- Mašinu za pranje veša
- Prostrane balkone, terase ili dvorišta
- Podove od keramike ili granita
- Sistem toplotne pumpe vazduh-voda i klima uređaj
- Kompletni spoljni sadržaji
- Pametne brave idealne ukoliko ćete iznajmljivati nekretninu
- Sertifikat o energetskej efikasnosti
- Otvoreni parking
- Mogućnost „ključ u ruke“ sistema opremanja

Na zahtev kupca, moguće je uz povoljnije cene, nekretninu opremiti i :

- Kompletним nameštajem
- Svim neophodnim potrepštinama za domaćinstvo (posteljina, posuđe, šerpe i sl.)

USLUGE UPRAVLJANJA

Vlasnicima KOSMIMA apartmana investitor nudi i profesionalne usluge upravljanja imovinom koje će obezbediti očuvanje standarda, ali i unapređenje vrednosti vaše nekretnine i investicije.

Profesionalno upravljanje imovinom obezbeđuje vam:

- Opštu administraciju vezano za nekretninu
- Održavanje bašta i bazena
- Bezbednosne usluge
- Usluge održavanja domaćinstva
- Opšte održavanje imovine





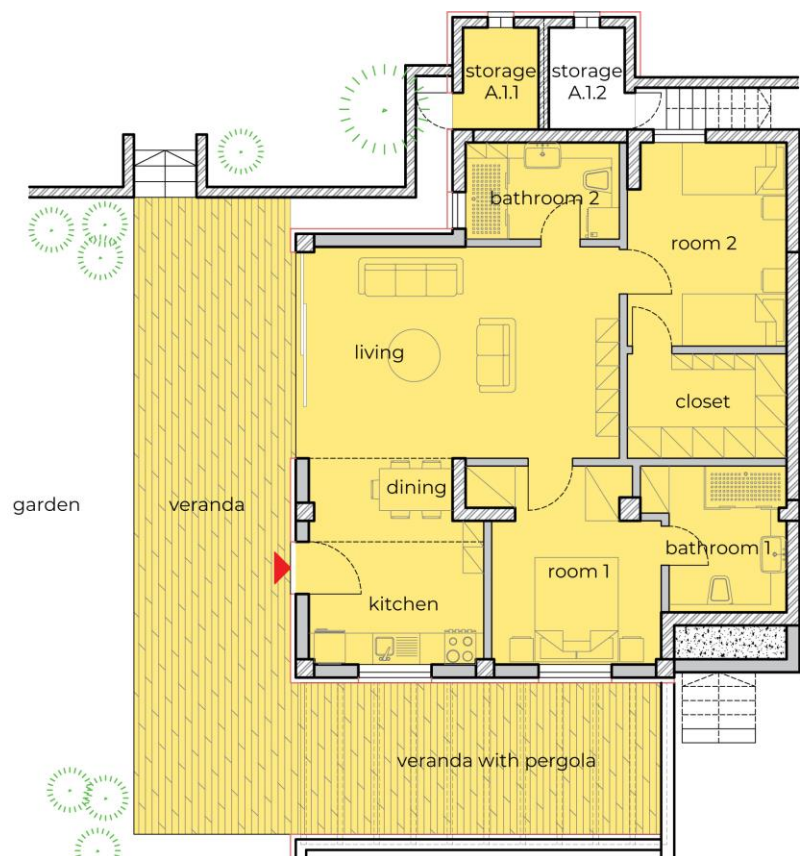
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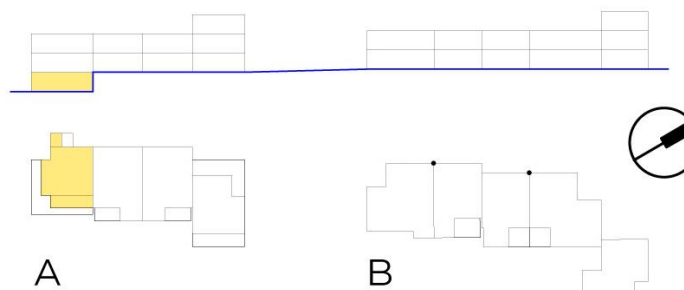
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Kompleks A, zgrada K1, apartman A1.1 – prizemlje



memo

- living area
- common area
- non bearing walls
- bearing concrete columns
- common area outline
- curtain



living	25,07m ²
dining	4,60m ²
kitchen	8,10m ²
room 1	11,93m ²
room 2	11,80m ²
bathroom 1	6,87m ²
bathroom 2	5,57m ²
closet	6,20m ²
storage	2,97m ²
veranda with pergola (20,60/2)	10,30m ²
veranda (36,60/2)	18,30m ²
total living space	111,71m²

total property space*	96,69m ²
proportion to shared space**	0,00m ²
total ownership space***	96,69m²
percentage of ownership to plot	120,679%
garden	approx. 270,00m ²

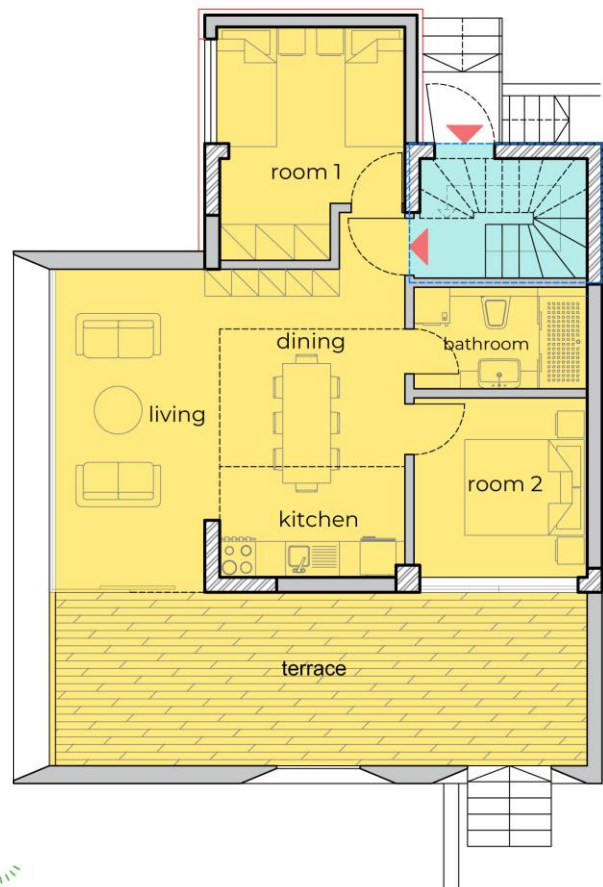


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Kompleks A, zgrada K1, apartman A1.2 – prvi sprat

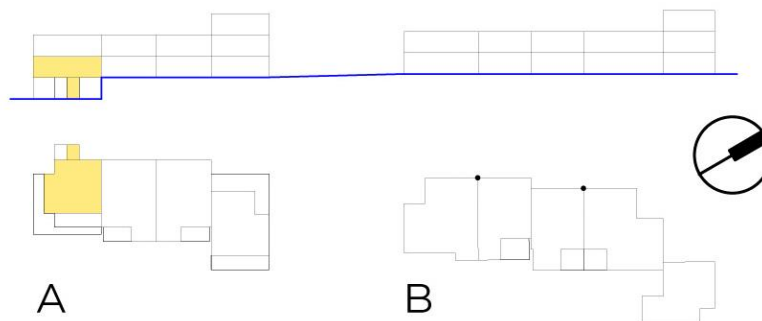


living	18,77m ²
dining	7,13m ²
kitchen	5,70m ²
room 1	8,80m ²
room 2	11,10m ²
bathroom	5,05m ²
storage (one level lower)	2,97m ²
terrace (26,10/2)	13,05m ²
total living space	72,57m²

total property space*	68,58m ²
proportion to shared space**	7,50m ²
total ownership space***	76,08m²
percentage of ownership to plot	132,338‰
garden	approx. 185,00m ²

memo

- living area
- common area
- non bearing walls
- bearing concrete columns
- common area outline
- curtain

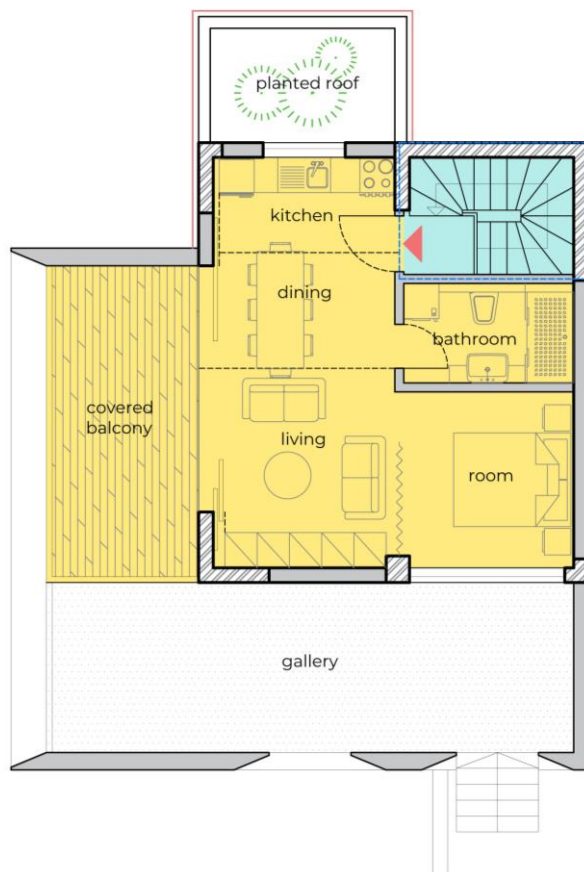


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Kompleks A, zgrada K1, apartman A1.3 – drugi sprat

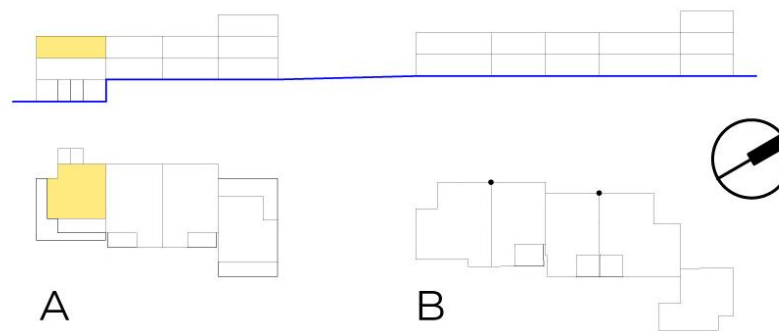


memo

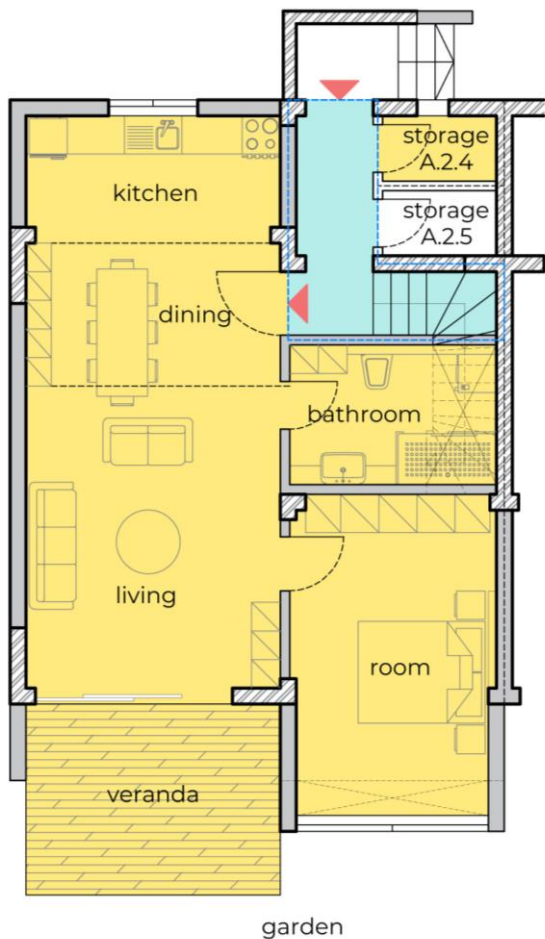
- living area
- common area
- non bearing walls
- bearing concrete columns
- common area outline
- curtain



living	11,12m ²
dining	6,58m ²
kitchen	5,15m ²
room 1	9,10m ²
bathroom	5,05m ²
<u>balcony (14,00/2)</u>	<u>7,00m²</u>
total living space	44,00m ²
total property space*	42,38m ²
<u>proportion to shared space**</u>	<u>7,50m²</u>
total ownership space***	49,88m ²
percentage of ownership to plot****	86,765%



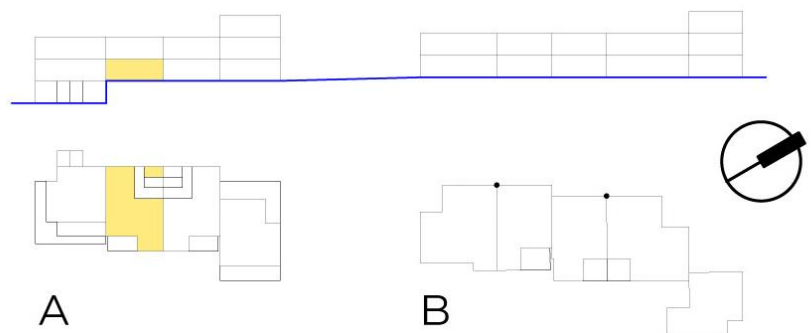
Kompleks A, zgrada K2, apartman A2.4 – prizemlje



living	19,77m ²
dining	9,12m ²
kitchen	7,92m ²
room	15,97m ²
bathroom	7,25m ²
storage	1,83m ²
veranda (12,00/2)	6,00m ²
total living space	67,86m²

total property space*	75,87m ²
proportion to shared space**	7,88m ²
total ownership space***	83,75m²

percentage of ownership to plot****	90,720%
garden	approx. 125,00m ²



memo

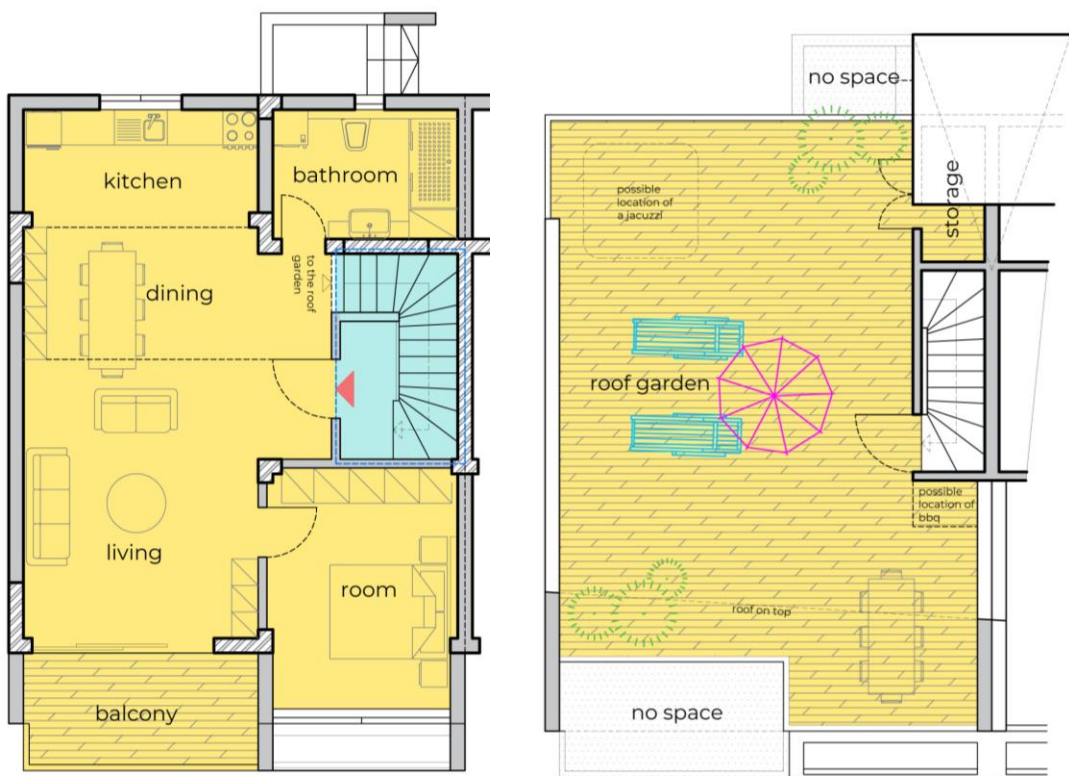
- living area
- common area
- non bearing walls
- bearing concrete columns
- common area outline
- curtain

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Kompleks A, zgrada K2, apartman A2.5 – prvi sprat i krovna bašta



living	21,97m ²
dining	11,25m ²
kitchen	7,92m ²
room	13,12m ²
bathroom	7,12m ²
storage	1,83m ²
balcony (8,00/2)	4,00m ²
total living space	67,21m²
total property space*	72,49m²
proportion to shared space**	7,88m²
total ownership space***	80,37m²

storage	2,58m ²
roof garden terrace (67,77/2)	33,88m²
total property space*	36,46m²

percentage of ownership to plot****	87,059%
roof garden	approx. 70,00m ²

percentage of ownership to plot****

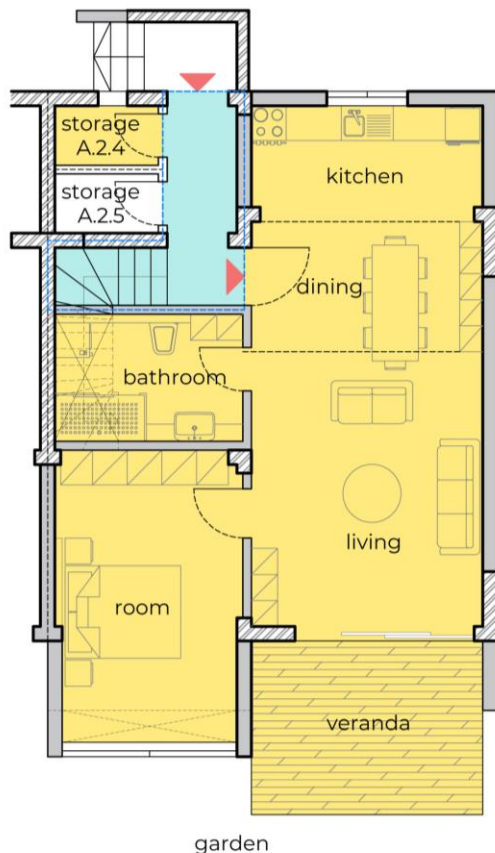


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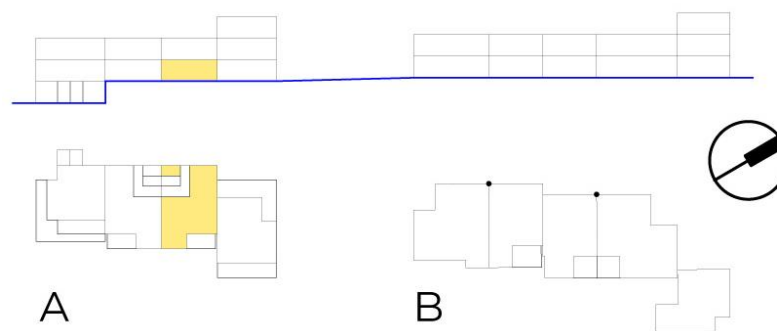
Kompleks A, zgrada K3, apartman A3.6 – prizemlje



living	19,77m ²
dining	9,12m ²
kitchen	7,92m ²
room	15,97m ²
bathroom	7,25m ²
storage	1,83m ²
veranda (12,00/2)	6,00m ²
total living space	67,86m²

total property space*	75,87m ²
proportion to shared space**	7,88m ²
total ownership space***	83,75m²

percentage of ownership to plot****	90,720‰
garden	approx. 125,00m ²



memo

- living area
- common area
- non bearing walls
- bearing concrete columns
- common area outline
- curtain

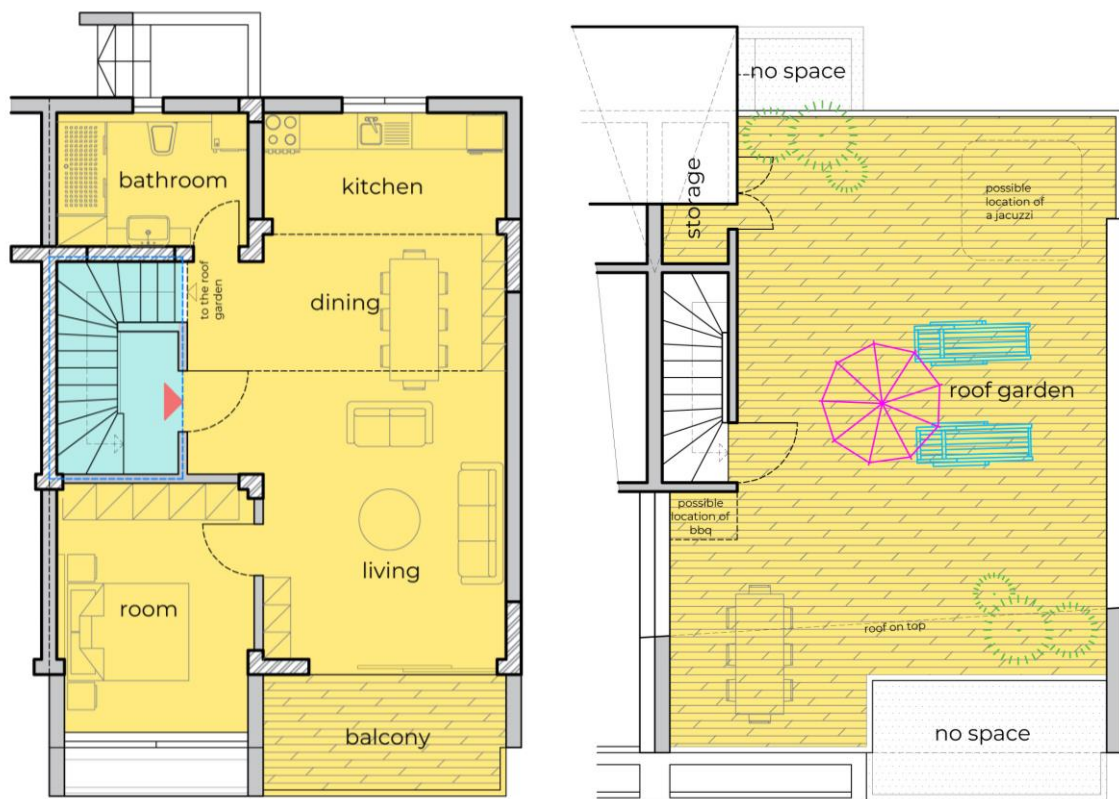


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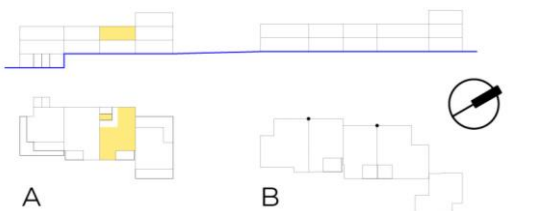
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Kompleks A, zgrada K3, apartman A3.7 – prvi sprat i krovna bašta



memo

- living area
- common area
- non bearing walls
- bearing concrete columns
- common area outline
- curtain



living	21,97m ²
dining	11,25m ²
kitchen	7,92m ²
room	13,12m ²
bathroom	7,12m ²
storage	1,83m ²
balcony (8,00/2)	4,00m ²
total living space	67,21m²
total property space*	72,49m ²
proportion to shared space**	7,88m ²
total ownership space***	80,37m²
percentage of ownership to plot****	87,059%
roof garden approx.	70,00m ²

storage	2,58m ²
roof garden terrace (67,77/2)	33,88m ²
total property space*	36,46m²

percentage of ownership to plot****

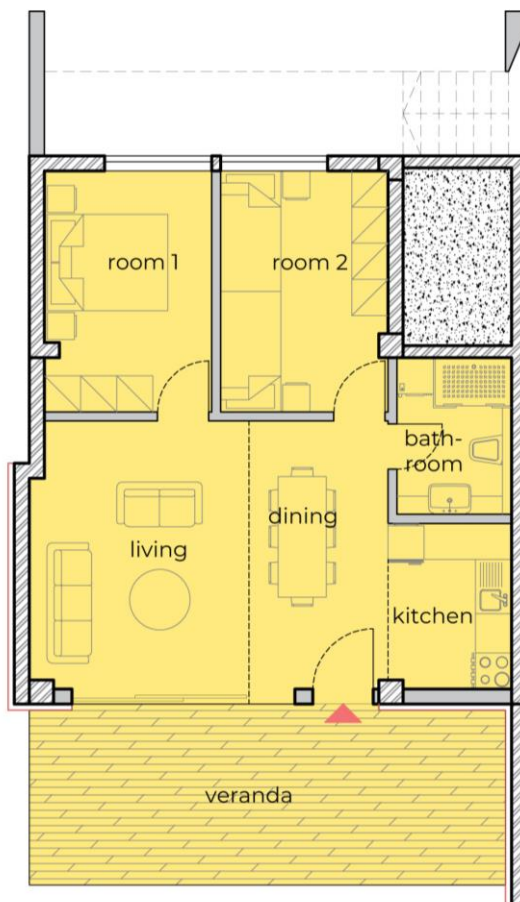
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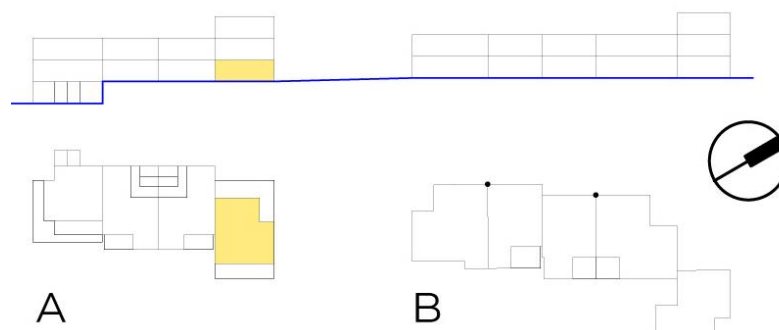


Kompleks A, zgrada K4, apartman A4.8 – prizemlje



living	16,65m ²
dining	10,40m ²
kitchen	5,60m ²
room 1	11,05m ²
room 2	11,05m ²
bathroom	5,05m ²
veranda (23,40/2)	11,70m ²
total living space	71,50m²
total property space*	68,92m ²
proportion to shared space**	0,00m ²
total ownership space***	68,92m²

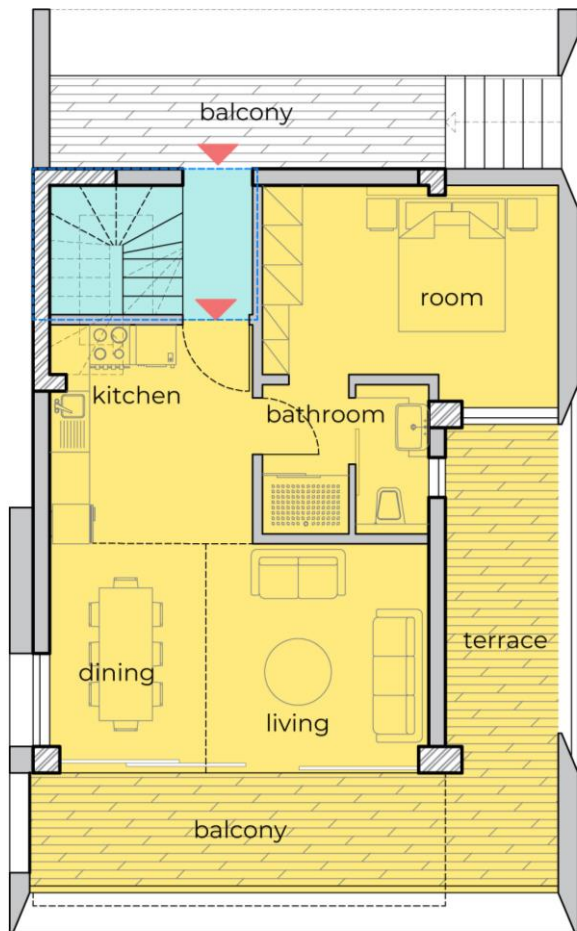
percentage of ownership to plot****	85,809%
garden	approx. 110,00m ²



- living area
- common area
- non bearing walls
- bearing concrete columns
- common area outline
- curtain



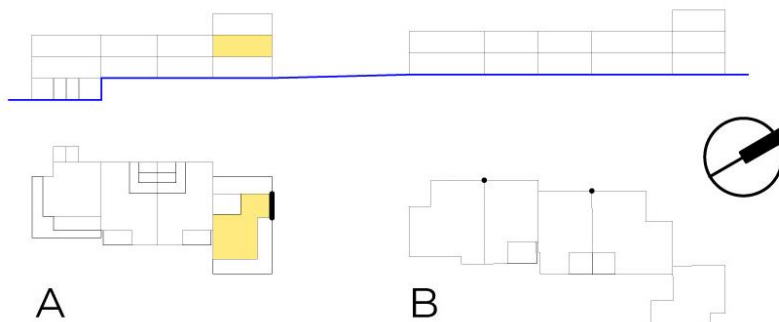
Kompleks A, zgrada K4, apartman A4.9 – prvi sprat



living	11,50m ²
dining	8,05m ²
kitchen	10,00m ²
room	13,51m ²
bathroom	5,70m ²
terrace (12,00/2)	6,00m ²
balcony (11,30/2)	5,65m ²
total living space	60,41m²

total property space*	53,56m ²
proportion to shared space**	8,97m ²
total ownership space***	62,53m²

percentage of ownership to plot**** 69,883%



memo

- living area
- common area
- non bearing walls
- bearing concrete columns
- common area outline
- curtain

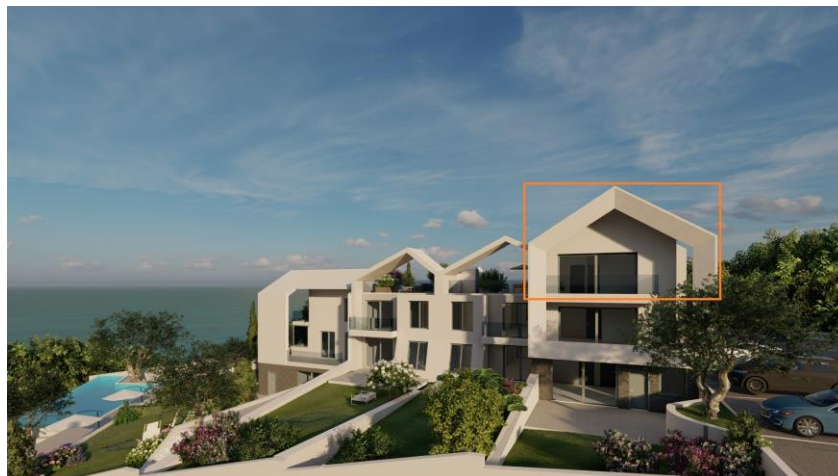
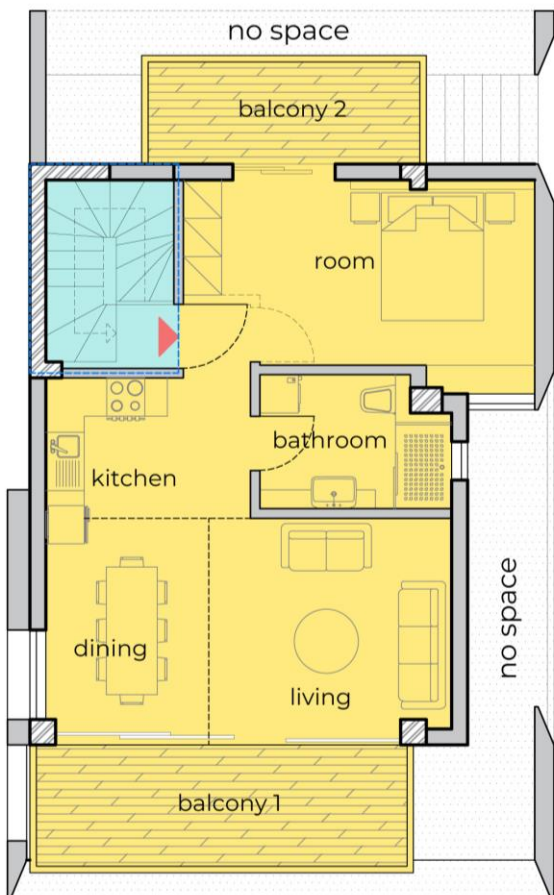
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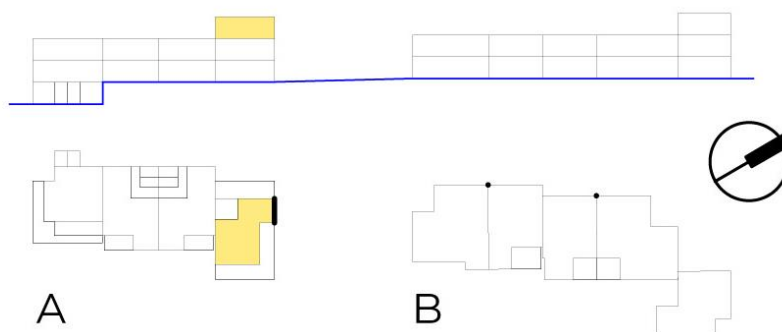
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Kompleks A, zgrada K4, apartman A4.10 – drugi sprat



living	13,23m ²
dining	9,00m ²
kitchen	8,25m ²
room	15,65m ²
bathroom	6,04m ²
balcony 1 (12,00/2)	6,00m ²
balcony 2 (7,52/2)	3,76m ²
total living space	61,93m²
total property space*	60,15m²
proportion to shared space**	8,97m²
total ownership space***	69,12m²
percentage of ownership to plot****	77,247%



- living area
- common area
- non bearing walls
- bearing concrete columns
- common area outline
- curtain

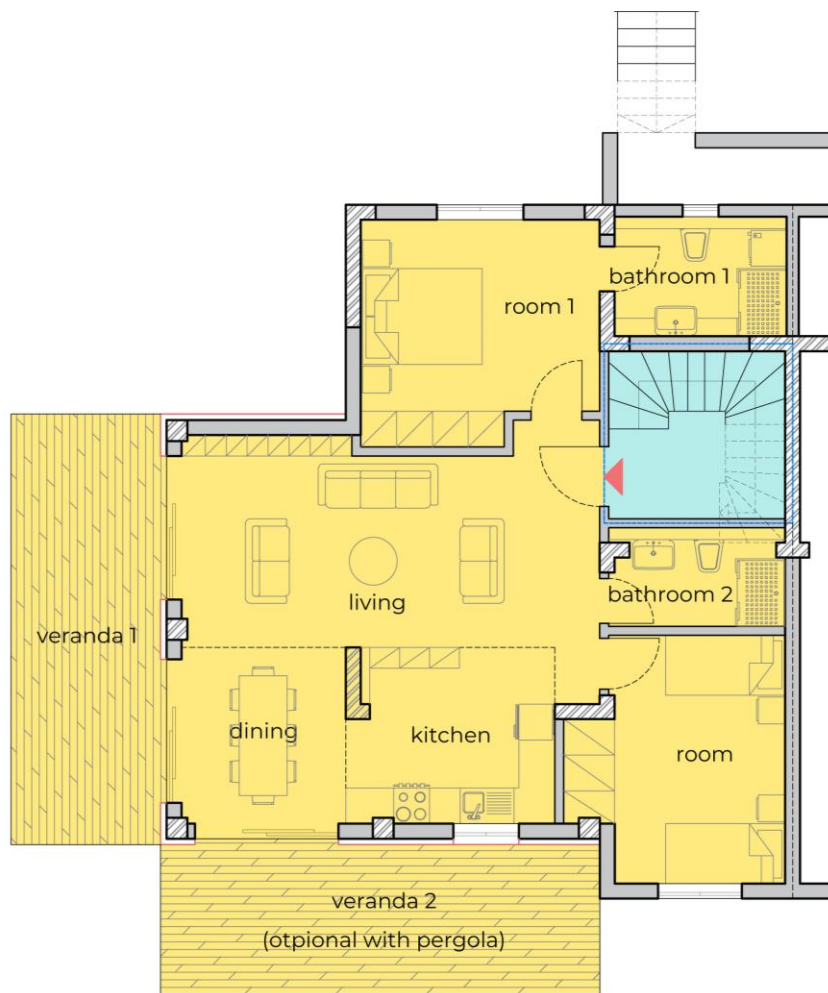
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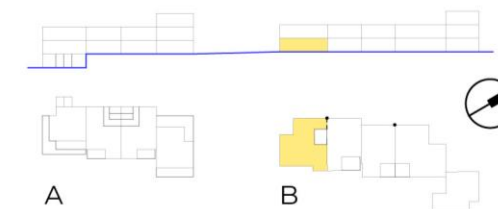
Kompleks B, zgrada K5, apartman B.5.11 – prizemlje



memo

- living area
- common area
- non bearing walls
- bearing concrete columns
- common area outline
- sloping roof

living	25,60m ²
dining	9,30m ²
kitchen	9,80m ²
room 1	14,35m ²
room 2	13,52m ²
bathroom 1	5,95m ²
bathroom 2	4,83m ²
storage	1,28m ²
veranda 1 (18,00/2)	9,00m ²
veranda 2 (18,30/2)	9,15m ²
total living space	102,78m²
total property space*	95,99m²
proportion to shared space**	11,33m²
total ownership space***	107,32m²
percentage of ownership to plot****	90,427%
garden	approx. 200,00m²

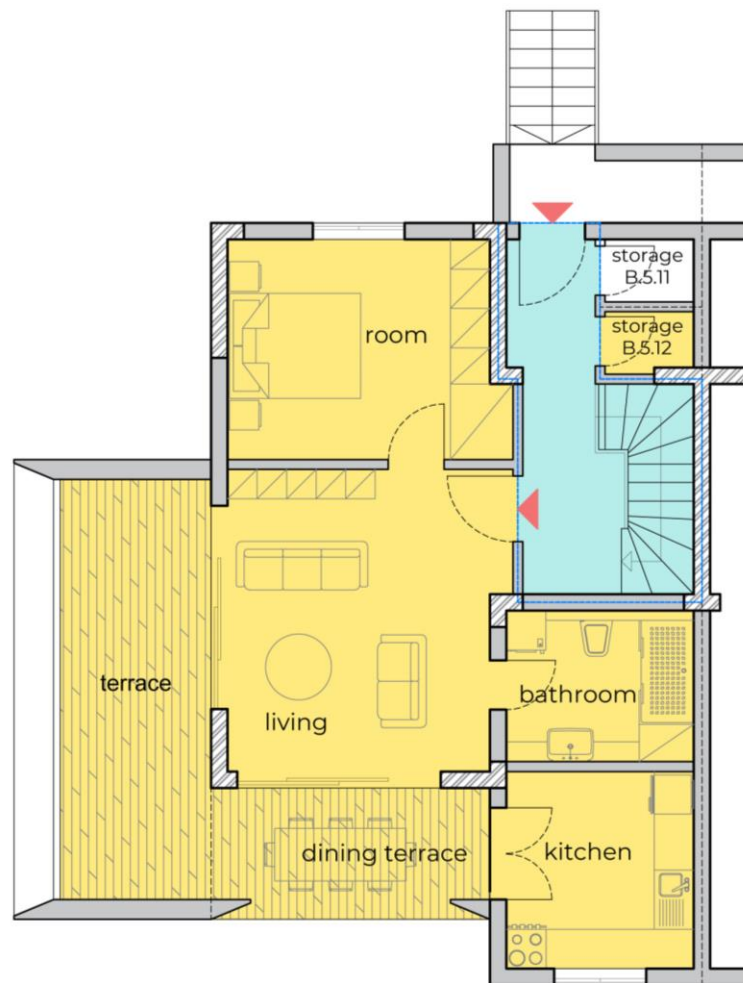


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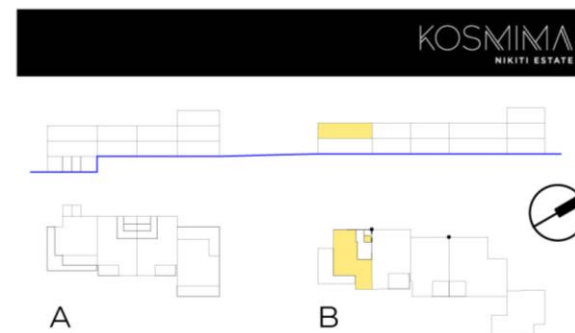
Kompleks B, zgrada K5, apartman B.5.12 – prvi sprat



memo

- living area
- common area
- non bearing walls
- bearing concrete columns
- common area outline
- sloping roof

living	20,60m ²
dining terrace	8,50m ²
kitchen	8,90m ²
room	13,90m ²
bathroom	6,75m ²
storage	1,28m ²
terrace (15,36/2)	7,68m ²
total living space	67,61m²
total property space*	58,78m ²
<u>proportion to shared space**</u>	<u>11,33m²</u>
total ownership space***	70,10m²
percentage of ownership to plot****	59,073‰
garden	approx. 0,00m ²

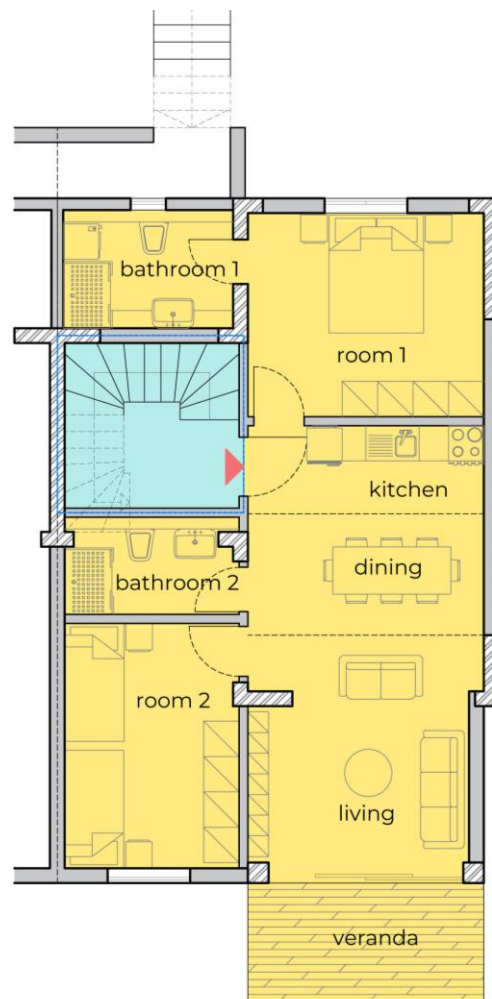


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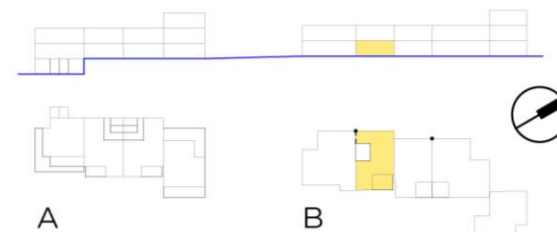
Kompleks B, zgrada K6, apartman B.6.13 – prizemlje



memo

- living area
- common area
- non bearing walls
- bearing concrete columns
- common area outline
- sloping roof

living	15,62m ²
dining	8,20m ²
kitchen	6,00m ²
room 1	13,90m ²
room 2	12,33m ²
bathroom 1	5,95m ²
bathroom 2	4,83m ²
storage	1,34m ²
veranda (8,00/2)	4,00m ²
total living space	72,17m²
total property space*	78,49m ²
<u>proportion to shared space**</u>	<u>11,33m²</u>
total ownership space***	89,82m²
percentage of ownership to plot****	83,963%
garden	approx. 115,00m ²



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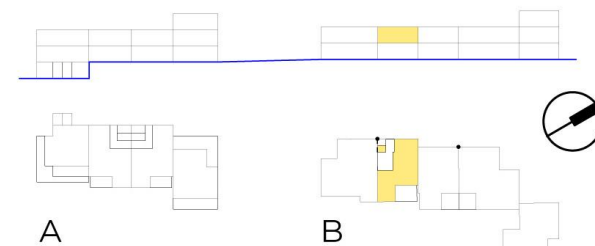
Kompleks B, zgrada K6, apartman B.6.14 – prvi sprat



memo

- living area
- common area
- non bearing walls
- bearing concrete columns
- common area outline
- sloping roof

living	16,87m ²
dining	8,98m ²
kitchen	6,95m ²
room	11,32m ²
bathroom	5,03m ²
storage	1,34m ²
balcony (8,50/2)	4,25m ²
total living space	54,74m²
total property space*	58,78m ²
<u>proportion to shared space**</u>	<u>11,33m²</u>
total ownership space***	70,10m²
percentage of ownership to plot****	65,537%
garden	approx. 0,00m ²

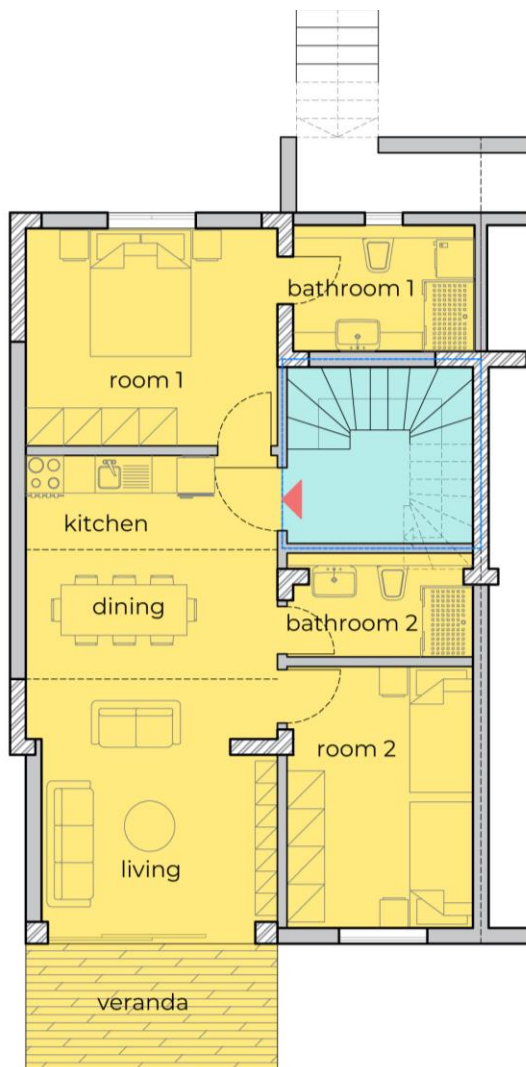


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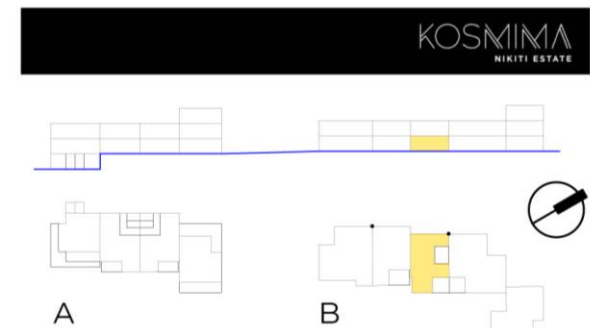
Kompleks B, zgrada K7, apartman B.7.15 – prizemlje



memo

- living area
- common area
- non bearing walls
- bearing concrete columns
- common area outline
- sloping roof

living	15,62m ²
dining	8,20m ²
kitchen	6,00m ²
room 1	13,90m ²
room 2	12,33m ²
bathroom 1	5,95m ²
bathroom 2	4,83m ²
storage	1,34m ²
veranda (8,00/2)	4,00m ²
total living space	72,17m²
total property space*	78,49m ²
proportion to shared space**	11,33m ²
total ownership space***	89,82m²
percentage of ownership to plot****	83,963‰
garden	approx. 115,00m ²

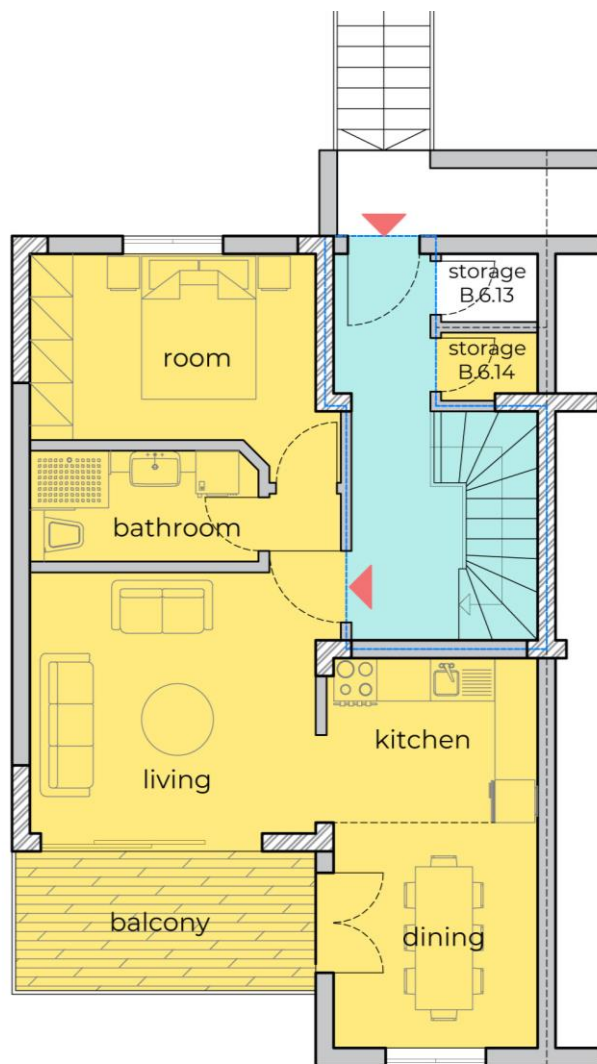


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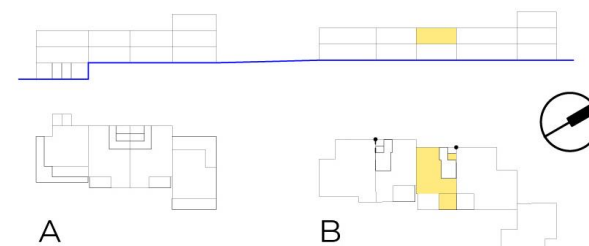
Kompleks B, zgrada K7, apartman B.7.16 – prvi sprat



memo

- living area
- common area
- non bearing walls
- bearing concrete columns
- common area outline
- sloping roof

living	16,87m ²
dining	8,98m ²
kitchen	6,95m ²
room	11,32m ²
bathroom	5,03m ²
storage	1,34m ²
<u>balcony (8,50/2)</u>	<u>4,25m²</u>
total living space	54,74m ²
total property space*	58,78m ²
<u>proportion to shared space**</u>	<u>11,33m²</u>
total ownership space***	70,10m ²
percentage of ownership to plot****	65,537%
garden	approx. 0,00m ²



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WEST
PROPERTIES

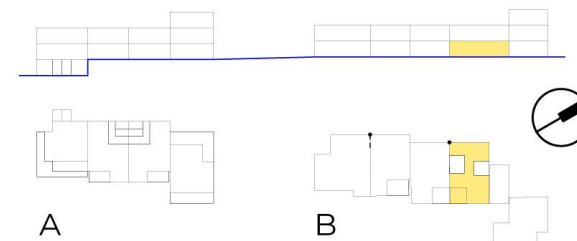
Kompleks B, zgrada K8, apartman B.8.17 – prizemlje



memo

- living area
- common area
- non bearing walls
- bearing concrete columns
- common area outline
- sloping roof

living	14,66m ²
dining	9,54m ²
kitchen	13,00m ²
room	13,90m ²
bathroom 1	6,46m ²
bathroom 2	5,95m ²
storage	1,34m ²
veranda (14,20/2)	7,10m ²
total living space	71,95m²
total property space*	72,92m ²
proportion to shared space**	11,33m ²
total ownership space***	84,25m²
percentage of ownership to plot****	78,325%
garden	approx. 100,00m ²

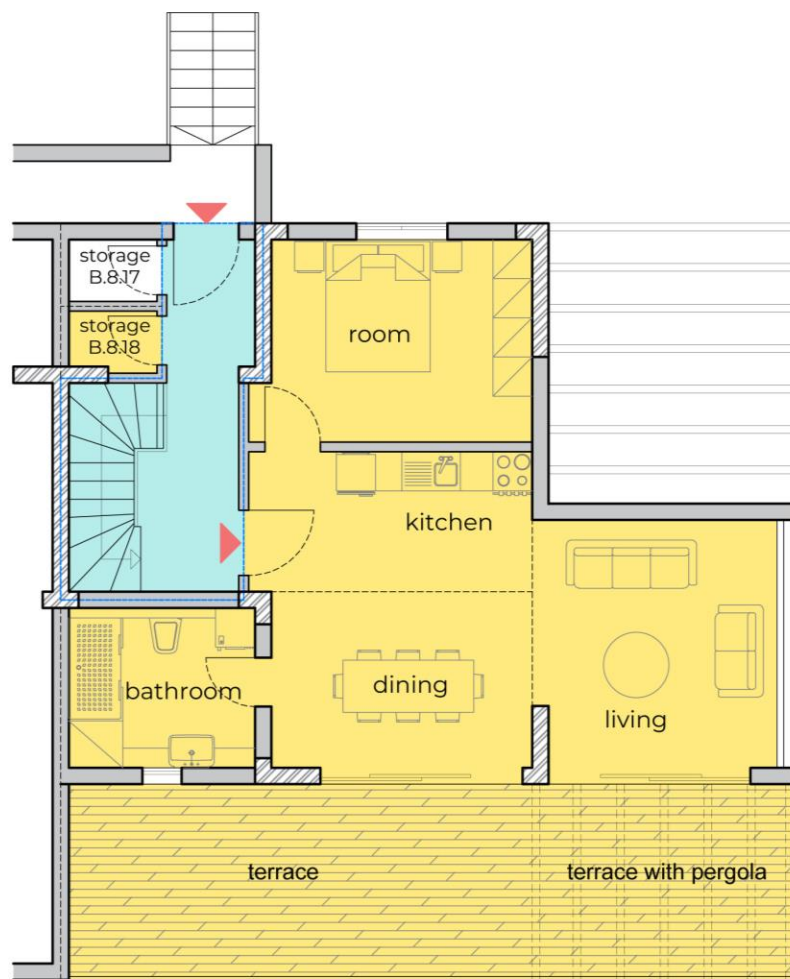


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WEST
PROPERTIES

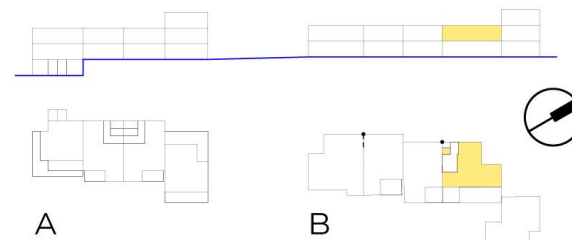
Kompleks B, zgrada K8, apartman B.8.18 – prvi sprat



memo

- living area
- common area
- non bearing walls
- bearing concrete columns
- common area outline
- sloping roof

living	14,80m ²
dining	11,56m ²
kitchen	9,33m ²
room	12,85m ²
bathroom	7,18m ²
storage	1,28m ²
<u>terrace (33,30/2)</u>	<u>16,65m²</u>
total living space	73,65m ²
total property space*	65,23m ²
<u>proportion to shared space**</u>	<u>11,33m²</u>
total ownership space***	76,56m ²
percentage of ownership to plot****	71,175‰
garden	approx. 0,00m ²

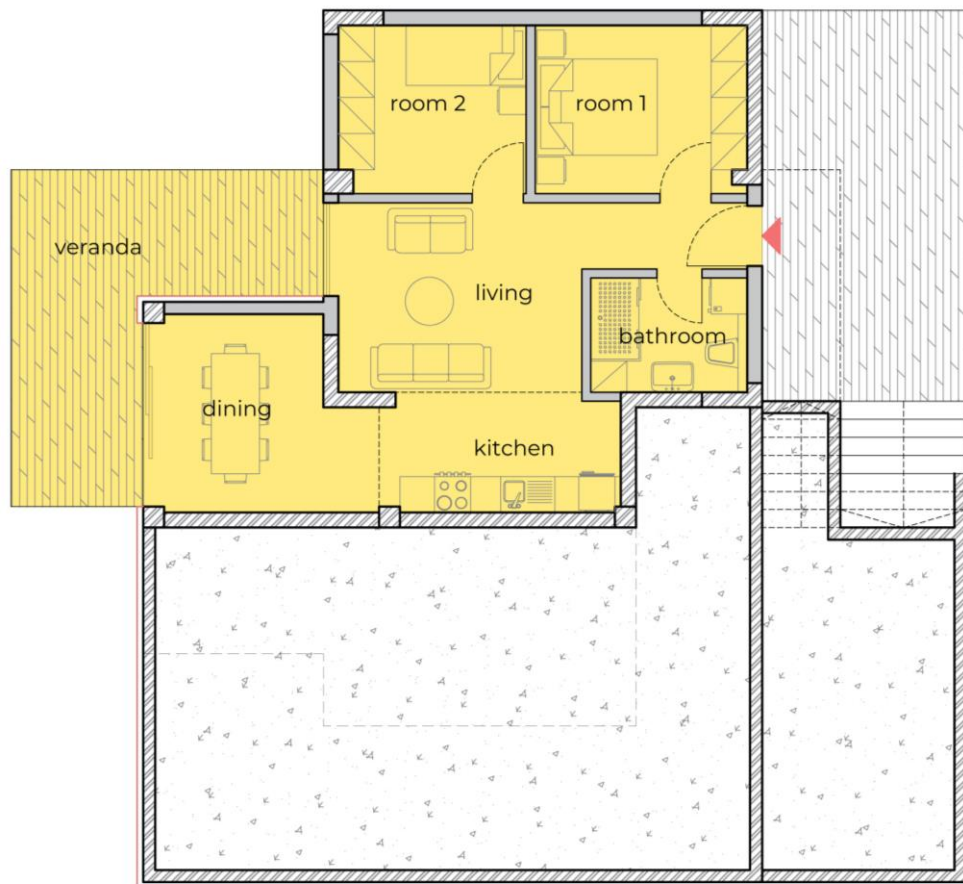


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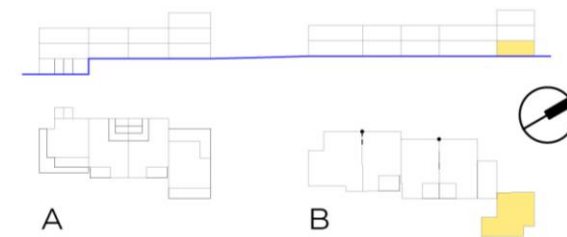
Kompleks B, zgrada K9, apartman B.9.19 – prizemlje



memo

- living area
- common area
- non bearing walls
- bearing concrete columns
- common area outline
- sloping roof

living	16,42m ²
dining	11,43m ²
kitchen	7,84m ²
room 1	9,94m ²
room 2	8,78m ²
bathroom	5,05m ²
veranda (18,58/2)	9,29m ²
total living space	68,75m²
total property space*	69,83m ²
proportion to shared space**	0,00m ²
total ownership space***	69,83m²
percentage of ownership to plot****	50,000‰
garden	approx. 80,00m ²

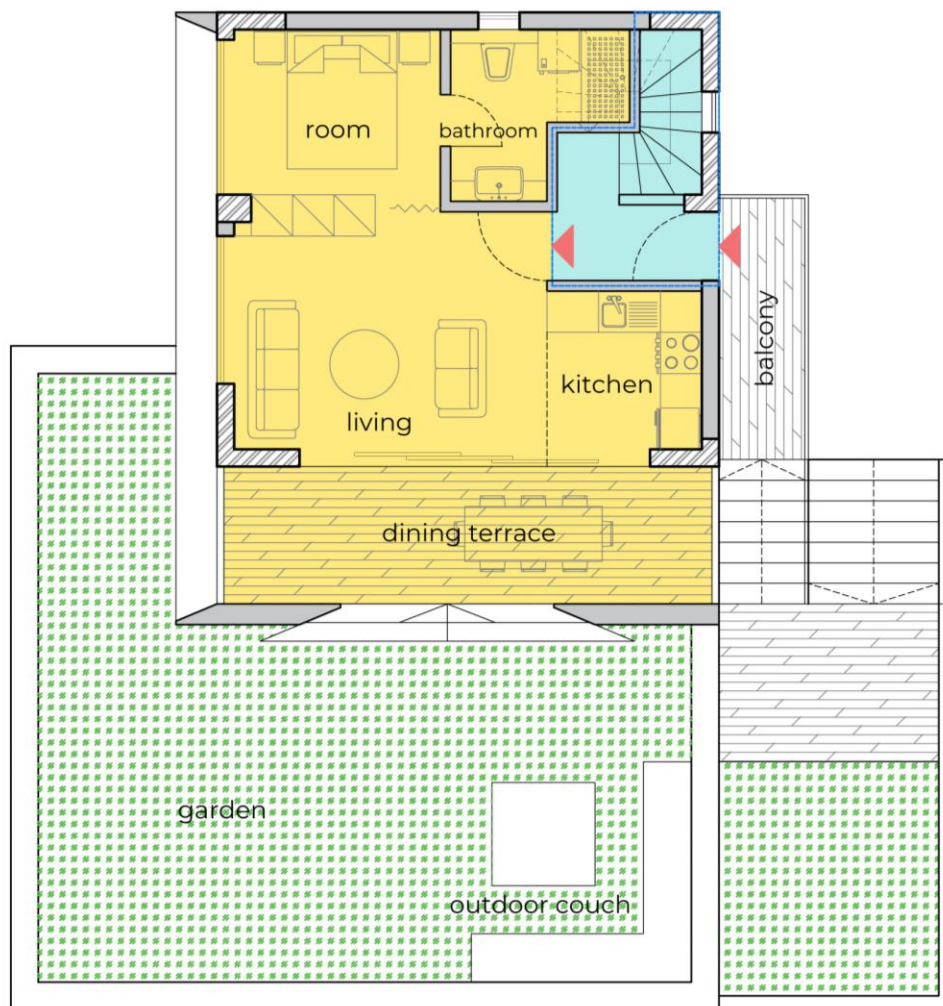


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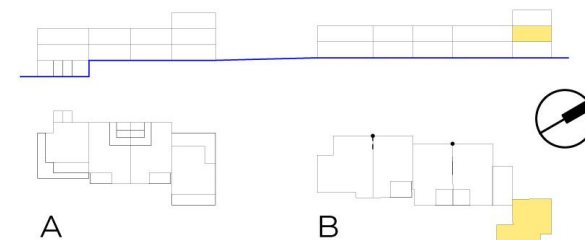
WEST
PROPERTIES

Kompleks B, zgrada K9, apartman B.9.20 – prvi sprat



- memo
- living area
 - common area
 - non bearing wa
 - bearing concret
 - common area outline
 - sloping roof

living	17,09m ²
kitchen	5,55m ²
room	8,08m ²
bathroom	5,23m ²
dining terrace (16,80/2)	8,40m ²
<hr/>	
total living space	44,35m ²
total property space*	40,55m ²
proportion to shared space**	7,12m ²
<hr/>	
total ownership space***	47,67m ²
percentage of ownership to plot****	99,931‰
garden	approx. 67,00m ²



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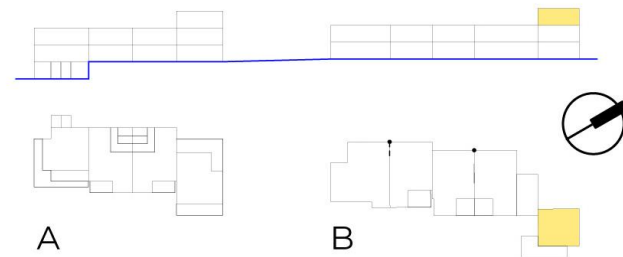
Kompleks B, zgrada K9, apartman B.9.21 – drugi sprat



memo

- living area
- common area
- non bearing walls
- bearing concrete columns
- common area outline
- sloping roof

living	10,35m ²
kitchen	5,90m ²
room	9,24m ²
bathroom	4,10m ²
balcony 1 (6,60/2)	3,30m ²
balcony 2 (4,50/2)	2,25m ²
<hr/>	
total living space	35,14m ²
total property space*	41,57m ²
proportion to shared space**	7,12m ²
<hr/>	
total ownership space***	48,69m ²
percentage of ownership to plot****	102,069‰
garden	approx. 0,00m ²



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Napomene

* Prema zakonima Grčke, prilikom kupovine i prodaje stana stiže se „horizontalno vlasništvo“, čija se površina računa shodno spoljnim dimenzijama stambene jedinice. Odnosno, površina koju zauzimaju svi zidovi, uključena je u neto površinu nekretnine. U kupoprodajnom ugovoru navodi se neto površina nekretnine.

** Površine koje učestvuju u ukupnoj površini objekta, a koje su označene kao površine za zajedničku upotrebu i u suvlasništvu, proporcionalno se raspoređuju sa neto površinom svakog horizontalnog vlasništva objekta.

*** Zbir neto površine i njen udeo u površini nekretnine u zajedničkoj upotrebi i površini u suvlasništvu čini „mešovito“ područje horizontalnog vlasništva. „Mešovito“ područje odnosi se na horizontalni ugovor o otkupu vlasništva.

**** Procenat suvlasništva horizontalnog vlasništva na parceli rezultira srazmerno njenoj „neto“ površini u odnosu na površinu parcele i utvrđuje se preko hiljadu. Ovaj procenat se odnosi na horizontalni ugovor o kupovini vlasništva.

Ugovor o kupoprodaji zavodi se u zemljišne knjige u ime kupca.

Cena po kvadratnom metru izračunava se na ukupnom prostoru imovine.

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- UPRAVLJANJE I ODRŽAVANJE NEPOKRETNOSTI

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