



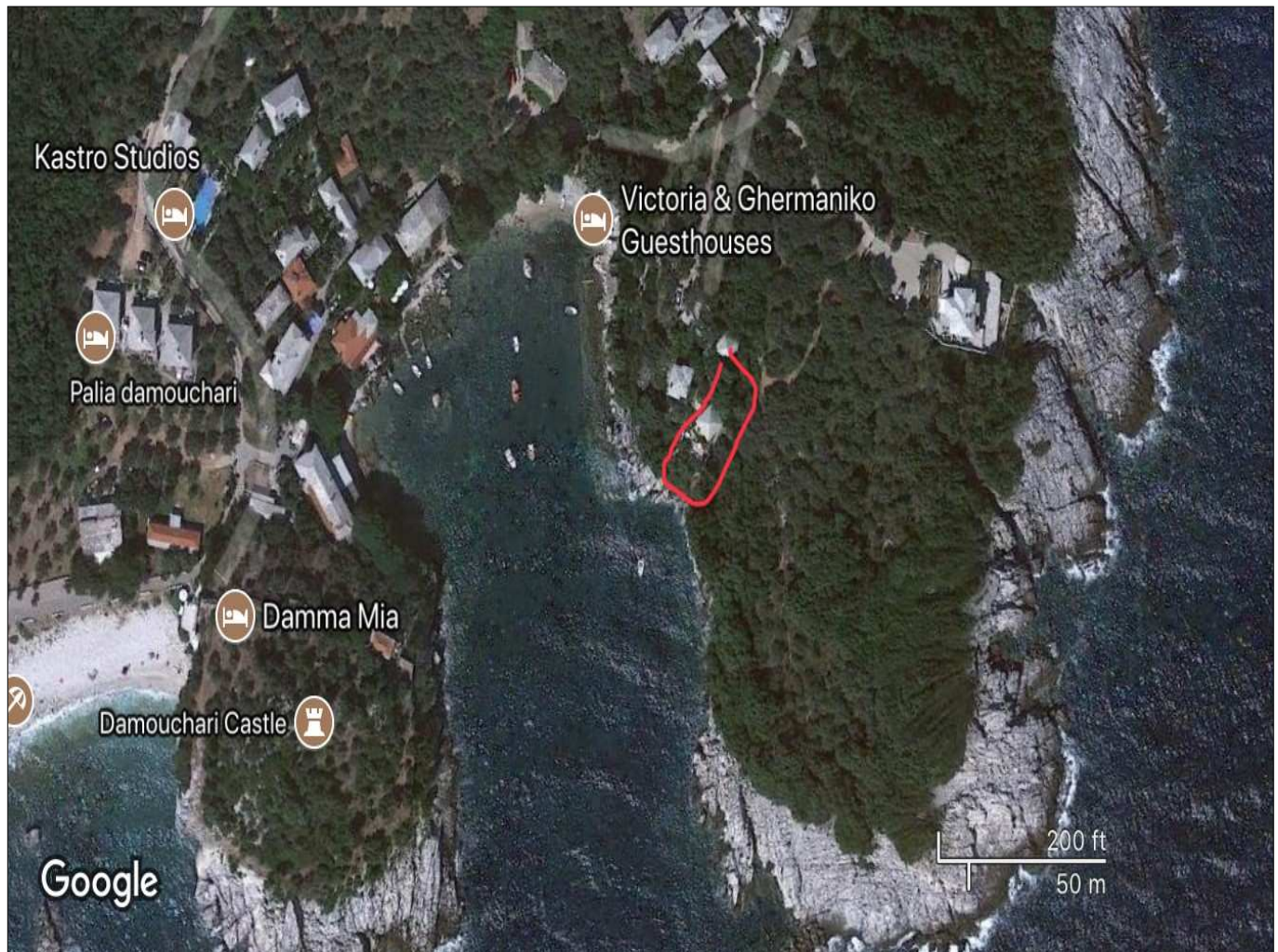
Villa in stunning location in DAMOUCARI, Pelion

PELIONESTATES, Raccoon's Home Inc., USA, phone: +30 694 7584832 email: chris@pelionestates.com

- Ca. 157 m² of living space (incl. 20 m² for storage, utility rooms)
- Lot size appr. 250 m²
- 5 Rooms
- Asking: **THERE IS A SALE PENDING at 690.000.- Euros!**

Single Family Home for Year Round Living directly by the Sea

Damouchari, Pelion, Greece www.raccoonshomes.com +30 6947584832 a Raccoon's Home Inc. Company



Location

- Direct access to the sea
- Some of the most beautiful beaches and local attractions within walking distance
- Prime location – mindboggling views of the Aegean
- No traffic
- Highest build quality, top notch utilities and appliances
- Highest build quality, top notch utilities and appliances
- Private boat slip
- Movie location for 2007's Hollywood blockbuster MAMMA MIA
- Heliotherm heat exchanger with heated floors
- Built in 1993
- Energy Efficiency class E

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Commission agreement

The fee buyer shall pay Pelionestates at the time of closing the transaction is a fee equal to 4% plus sales tax of the final documented purchase price within the signed purchase contract. For further details see last page.

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Benny Andersson on the piano while on stage for the movie *MAMMA MIA* in September 2007 in front of the house

Property Description:

This detached, single family home, which is framed by gorgeous palm- and olive trees and sea oaks, is located in Damouchari, Greece (Pelion). It was the actual movie location for the 2007 Hollywood blockbuster and musical *MAMMA MIA*, starring Meryl Streep, Pierce Brosnan etc.

Da Gorgeous small coves with crystal clear waters lie in the immediate vicinity of this property as do elaborate hiking trails that will invite you to leisurely stroll through the green hills of Pelion. Even the famous Mount Pelion ("Centaur's Mountain") Ski Resorts can easily be reached by car within 30 minutes!

Overlooking the small natural harbor, enjoy spectacular panoramic water views during sunrise and sunset and observe schools of dolphins frolicking right in front of you in turquoise Aegean waters.

The home has a full basement and a first and second floor and is being sold including all its high quality furnishings.

The property's building permits are all in order, meeting or surpassing all current legal requirements, hence, this home is available for immediate purchase.

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One of the property's perks is the supreme quality drinking water, sourced from local village wells that will never go dry not even in the summer



Technical data / description

The villa offers approximately 110 m² of living space and another 20 m² of storage and utility rooms etc. The lot size is approximately 360 m², most of which is comprised of six attractive terraces that are extending almost down to the water.

The house was built utilizing an advanced two layered brick design, which incorporates highly efficient PU-foam insulation between those layers. Additionally, the dwelling was anchored into the underlying rock formation to achieve unsurpassed

This villa encompasses heated floors throughout, which are operated courtesy of a high-efficiency Heliotherm Heat Exchanger. For added convenience, a hot water tank containing 200 liters was also installed. Further, a sophisticated ventilation system with a heat recovery mechanism provides supreme creature comfort in the entire building, even including all the rooms in the basement. The two bedrooms upstairs are equipped with contemporary Sanyo (inverter) air conditioning (AC) units that are designed to cool and heat as well.

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structural integrity in case of an earthquake or other natural disaster. The roof is clad with traditional, decorative Pelion pavers, and seemingly endless natural stone walls surround the property, providing privacy galore.

Two remote controlled awnings provide shade on the South- and Westside of the house. They are equipped with halogen ambience lights.

Technical data / description

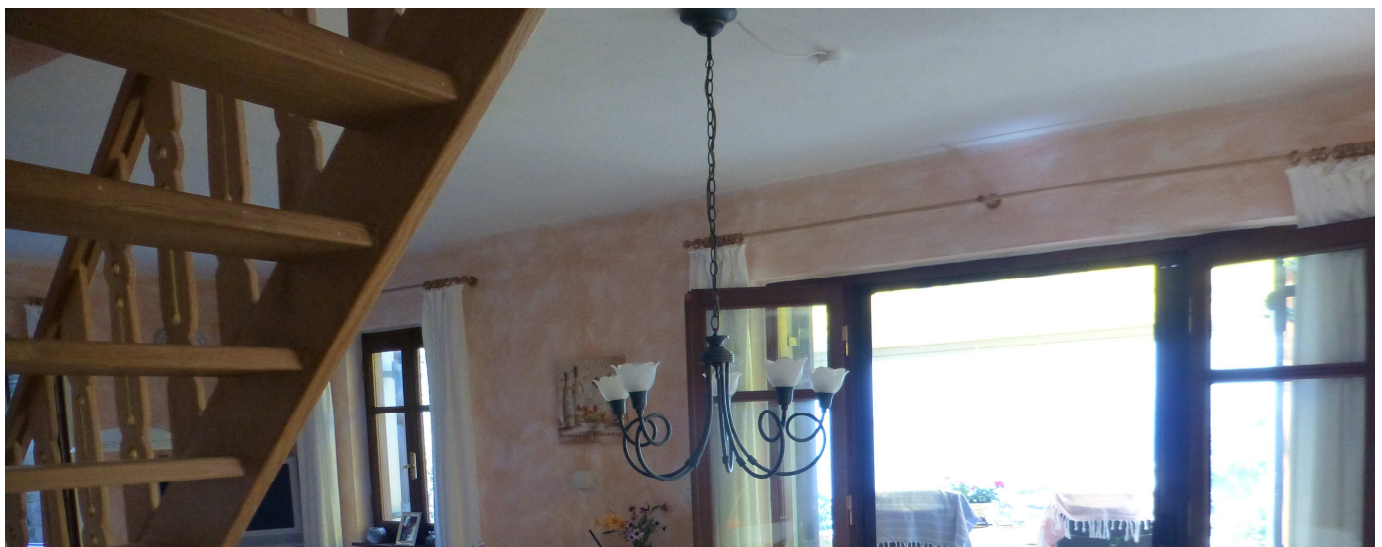


The property is equipped with an automated, programmable landscape sprinkler system that can be either fed through municipal supply lines or from the property's own 2000 liter water reservoir.

All in all, six terraces on different levels guarantee a Mediterranean outdoor living experience of your dreams. One of those terraces even has a small grotto, built from locally harvested natural rocks, and an outdoor shower with hot and cold water. Two of the other terraces are equipped with weather resistant exterior loudspeakers, which will no doubt contribute to the perfect acoustic ambience, no matter what the occasion might be. An outdoor kitchen (open style built in BBQ), located on the West side of the house, further complements the idea of outdoor living and caters to the Master-Chef inside of you.

All plumbing and electrical work of this home meets the highest German engineering standards and durable VIEGA SANFIX piping was installed throughout. It is designed to provide many decades of zero maintenance service.

The ground floor is comprised of a large open concept kitchen with top notch Siemens appliances (stove was only recently replaced, new fridge in 2016), dining area with stunning views of the Aegean and a French door that leads to the South terrace. Additionally, you will find a cozy seating area with TV and stereo system and a guest bathroom with high quality designer fixtures by Villeroy and Boch and Grohe on the same level. A wardrobe and built in-pantry were custom built by a skilled German carpenter.



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The bedrooms upstairs are furnished with custom-built beds, armoires and dressers



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One of the many terraces around the house

Technical data / description

The upper floor also provides access to the attic, which can be used for additional storage, if needed.

In the basement you will find a generously equipped workshop as well as the utility room, which contains the modern heat exchange system and furnace, clothes washer and freezer.

Additionally, the basement offers separate guest quarters of appr. 15 m², containing a washroom (shower, WC, sink) and a small kitchen (sink, stove, fridge and cabinets).



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Privacy



Bedroom facing to the bay of Damouchari

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Living area



The palm tree

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Staircase



Technical equipment

THE INDEPENDENT MAY 20 2000



THE TRAVELLER
 The Independent 20 May 2000

GREECE

7

Pelion is Greece in the raw: a peninsula of sheer cliffs, olive-clad hillsides and ancient villages. It's also splendidly inaccessible...

Garden of the centaurs

BY JUNE FIELD

There is part of Greece as you have never imagined it – a mountain paradise, a mini Eden, Tuscany with more sun. A tourist zone devoid of neon signs, English pubs or fast-food joints. And thanks to some strict building laws, an entire rural peninsula remains intact. Since it's in Europe, why haven't we Brits turned it into yet another tourist enclave? The fact is that we can get to the Caribbean in less time. I endured the five-hour drive from Athens to Pelion, plagued by traffic cones and convoys of hard-boiled Albanian lorry drivers. These have effectively deterred all but the hardiest foreigners.

Until now, British tour operators took clients to the Pelion on the more scenic route via the island of Skiathos, which involved a transfer by hydrofoil. The good news is that, from this week, direct charter flights into Volos military airport will shave over three hours off this journey.

Pelion is a mountainous peninsula in central Greece, which juts out towards Skiathos and the Sporades beyond. It rises above the sea, and according to mythology was once the summer home of the 12 Olympian gods and the half-man, half-horse centaurs. My visit was spurred by old friends in Athens, Alexia and Milena Anvrazi, who have long reminisced about idyllic childhood summers spent in Pelion. "There was just the Xenia Hotel there in those days," laments their mother Maria. "When others started arriving, we stopped going," says father, Alex, horrified to learn that a taverna had been built overlooking their beloved Milopotamos beach. Through my city-slicker eyes, however, the rugged west coast of Pelion looked enchanting.

Mountains tumble into the turquoise Aegean, deep canyons reverberate with the sound of gushing streams and the thickly forested cliffs are home to countless birds and wildlife. Chestnut, oak, plane and olive trees cover the slopes. The eastern coast, in contrast, lies on the sheltered Pagasitikos Gulf, where a slightly balmy climate supports orchards of cherry, pear and apple. Its low hills and meadows are choked with olive groves which recently bore bumper harvests.

Further inland, magnificent traditional villages literally cling to the mountain. Makrinitsa, perhaps the most picturesque is dubbed "the balcony" on account of its amazing view of the city of Volos. Vizitsa's flagstoned streets are lined with 200-year-old Peliot mansions. But if, like us, you like the wild sound of the surf and don't mind a few pebbles underfoot, head for the west coast.



Damouchari, with its natural harbour, is probably the juiciest peach of Pelion's 24 fruit-laden villages

Damouchari is probably the juiciest peach of Pelion's 24 fruit-laden villages. It's no more than a hamlet, approached by steep roads with hairpin bends, each with its own dizzying view – they make you want to halt and admire despite the obvious hazards. Passengers get the best deal, taking in the views across to Skiathos island, and on a clear afternoon, the Halkidiki peninsula.

Apostolis – a member of the dynasty that has owned the land around the Hotel Damouchari for centuries – joins us in his postcard-perfect waterfront taverna. To Karapetis, the fourth history

His grandfather, Apostolos Vainopoulos – a captain in the British Navy – married Kleopatra Miramare after meeting her on one of his journeys, and built her a home on the site of the present hotel. Despite her love of the sea, Kleopatra could not bear the loneliness, and missed life in Bucharest. She died five years later, leaving a legacy of beautiful lace and embroidery. The captain and his descendants kept the fairytale alive by weaving her memory into the fabric of the hotel.

There's a small nautical museum, and a high-ceilinged bar that could have been inspired by Dalí. According to another legend, the name Damouchari comes from *dos mouchari*, or "give me grace", a prayer of seamen in peril.



The beach – a 30-second stroll around the headland, littered with small boulders of subtle colours and flanked by dramatic cliffs – is perfect for bathing. A beach café is hidden in the olive trees. Yellow broom, poppies and other wild flowers complete the scenery.

A short drive up the mountain is Tsagarada, one of the most desirable villages around. It is actually made up of four mini-districts named after the church they surround. It is

chock full of elegant mansions, many of which have been restored as *zenonas* or guest houses. The Anvrazis and I chose to stay at the cosy Thymeli Inn, secluded in a lemon grove. All seven rooms are decorated in traditional Greek style. Although they didn't have private balconies and the wooden floors allowed a tad too much sound to carry, the bonus of being the receptacle of Kiria Sofia's philoxenia made the stay memorable.

The best way of exploring is to use the original mule paths that criss-cross the area and lead to the beaches below. Tsagarada emerged as a

kind of Greek millionaire's row, boasting some impressive villas and a helicopter pad. The most famous landmark is a monster 1,000-year-old plane tree in Agios Paraskevi's main square. Every available wall space is decorated by pots of hydrangeas – makes you feel as if you have walked into a private garden centre. Below, an 17th-century stone bridge arches over a stream gushing down to the sea. Greeks favour spring and mid-autumn to sit in these squares sipping strong coffee, savouring the colours and atmosphere.

Picking our way past overgrown marble fountains and tumbledown farms, we followed signs to the wild, dramatic Fakistra beach, a 15-minute trek down a steep track. A lookout point offers a view of the beaches and surf pounding on to the cliffs. After a swim under the spring sunshine, we explored a deserted track pointing to a *krivio skoleio*, where a secret school was held during the Ottoman occupation. Then there was Milopotamos beach, the most gorgeous in Greece – in fact two beaches connected by a path over the rocks, facing intriguing rock formations and gin-clear water.

The food is a big plus in Pelion: it has its own larder of fresh produce on its doorstep, so you can avoid the frozen imports that dominate many island menus. Locally reared meats make a mean *kreatopita* (meat pie) or *spisofiti*, a spicy sausage and green pepper casserole. *Psarotavernes* are everywhere – they serve grilled catch of the day, such as octopus or squid (£3 per portion), fried cod, red snapper or a type of bass called *tisipoura*. Ask for *diko sus* home-made wine (£4 a litre) – you won't be disappointed.

After a succession of hearty meals in friendly tavernas, we didn't notice the limited nightlife: one disco at Kendavros Hotel and cocktail bar at Paradisos Hotel.

Thymeli Inn, Tsagarada (00 30 246 49595) costs £50 per night. Other prices are per person, including flights and transfers, based on two sharing in June. A week at Hotel Damouchari with Tapestry Holidays (020-8235 7777) costs £460. A week in a self-catering studio at the Old Silk Store, Mouressi costs £248. Cosy Katerina's Cottage, Agios Ioannis costs £478, including a week's car hire, with Sunoil (020-8568 4499). Holiday Autos (0870 400 0011) will arrange vehicles for £129 per week for an economy vehicle.

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Meryl Streep



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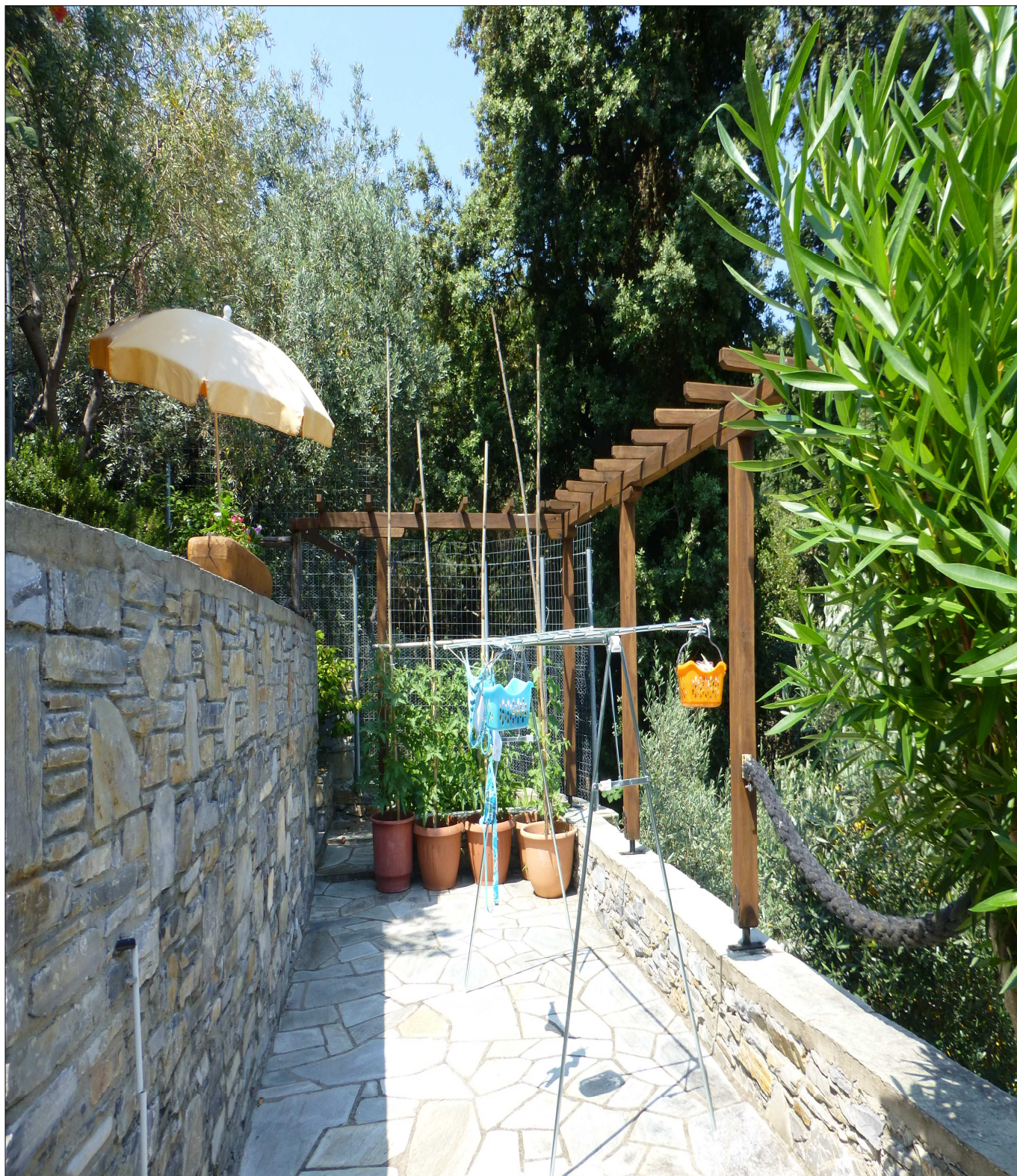
Damouchari's bay



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Another terrace



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The terrace on the sea

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The wild beauty of the scenery, in connection with the thoroughly preserved style of the past and the traditional Venetian settlement defines Damouchari as a place with a historical atmosphere and the nostalgic feeling of the past.



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Brokerage Fees

This contract becomes legally binding by written agreement between the client (purchaser) and the realtor and/or his representatives, or by utilizing and accepting the realtor's services based on the property's sales particulars and conditions stated therein.

The realtor's brokerage fee in the amount of 4 % of and in addition to the sales price, plus current sales tax (VAT), is due upon the signing of any precontract or the notarized purchase contract.

At that point, Dr. Christoph Hornung (aforementioned the realtor) and his representatives are owed said brokerage fees by the purchaser. All associated fees and taxes, i.e. real estate purchase tax as well as all applicable notary- and court fees, are to be paid by the purchaser.

Information is subject to change and realtor is not liable for any misrepresentation of facts as all data is entirely based on specifics provided by the seller. Realtor is not responsible for the completeness, accuracy and relevance of said information. Offered subject to prior sale.

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