

Buying on Ithaca



*We pride ourselves
on quality work and
service excellence to
meet your needs.*



Your local property experts

MV Properties is a family run business that specialises in simplifying the buying, selling and management process of your house, land or ruin on the island of Ithaca, Greece.

We offer comprehensive property services including:
Real estate, Project management, Property management,
and Event management.

Property sales is the core area of business for MV properties.

*Simplifying the buying, selling and
management process of your property*



Buying made simple

MV Properties specialises in simplifying the buying process of your house, land or ruin on the island of Ithaca, Greece.

We understand buying a property abroad is not only an overwhelming experience, but can also be a significant investment.

This is why we have developed a step-by-step approach to help you identify,

evaluate and achieve your property needs in an efficient and hassle-free manner.

We believe the only way to achieve success is to be flexible and hands-on in the handling of all sales of our portfolio of properties.



What to expect

Deciding to invest on Ithaca can be an exciting time. The joy of finding your 'perfect' property and making the offer. However, it can quickly become overwhelming for some prospective homeowners. The language barrier and unfamiliar laws and systems can seem daunting.

This is why we personally oversee all details and work closely with you every step of the way, updating you with any new developments.

Guiding you throughout the process, we organise and advise on all necessary paperwork required. The island of Ithaca is considered by many as the hidden gem of the Ionian. Unspoilt, this small Ionian Island has a rich history.

Owning a property on Ithaca is a privilege, and we hope all future property owners will learn to love Ithaca, its beauty, its people, and find a respect for the **Ithacian** way of life. After all, it's said that once you visit Ithaca you always come back.



The buying journey

1

Decision to buy

2

Your property requirements captured with MV Properties. Such as budget, village preference, size and specifications of property.

3

Portfolio of properties identified based on your needs. Feel free to visit mvproperties.biz to suggest properties too.

4

As per regulation, MV Properties requires proof of ID (Passport), and basic contact details, such as contact number and home address for their records.

5

Agree and sign MV Properties terms of business.

6

You and MV Properties arrange a time period to view the selected properties.

7

Portfolio of properties refined and narrowed down. You and MV Properties arrange a second viewing.

8

Desired property chosen and verbal offer made and accepted.

9

MV Properties introduces you to the necessary professionals needed to complete the sale. Such as a lawyer, notary and an accountant.

10

MV Properties assists you with opening a bank account and obtaining a tax number. (AFM)

11

Your lawyer works with the seller to check all the necessary documentation, such as the title deeds, survey plan (topografiko), and tax records are clear before drawing up the contract of sale (symvolio)

13

Property taxes are paid and cleared on Kefalonia by the lawyer on the buyers behalf.

15

Registration of your new property in Vathi.

12

You and the seller agree the terms of contract, and all necessary supporting documentation is in order. A date is agreed to sign.

14

Contract of sale signed. All documentation is handed over to you. Sale is complete.

The buying journey



*Providing a professional service with
exceptional communication*

Did you know?

A survey plan (topografiko) is essential for a sale of a property. Without it, a sale cannot be completed. Always make sure the seller has this.

Properties advertised on MV Properties without the necessary paperwork, will be stated in the property description.

The time frame for a property sale from verbal offer to completion (signing of contract) is generally about 2-3 months.

This timescale is dependant on the seller documents being in order, and both parties agreeing to the terms of the sale contract.

Every property sale is subject to a 2% agent fee, 3% notary fee, 1% lawyer fee; as well as country property taxes.

It is possible to complete a sale if you are not present in Greece in person. You can appoint a Power of Attorney to sign on your behalf.

Opening a bank account in Greece

It is recommended to open a Greek bank account for a smoother and quicker sale.

To open a bank account you need to provide:

- > Your full name and surname
- > Your mother and fathers name
- > **A Greek tax number**
- > Contact numbers
- > Proof of ID/Passport
- > Proof of Address, such as a utility bill
- > Your country of residence tax number
- > Proof of your profession/occupation, such as payslip

The peaceful and unspoiled nature of the island is something that our clients, and locals alike, hold close to their hearts and preserve with great enthusiasm. This sentiment and pride is deep rooted in the heritage of the people who were born on Ithaca or have a family history from here.



What our clients say about us

MV Properties look after our home to a very high standard and we are delighted and appreciative of their support.

They manage our house when we are not on the island and they are completely professional and responsive whenever we need support or an explanation.

I just bought my land with MV Properties who were very helpful during and through the whole process of the sale. They are knowledgeable about what steps have to be taken through each stage, and they made my life easier for this buy. I highly recommend them.

“We bought our house from MV Properties, and we only have very good and positive feedback to say. Our sale was handled by Melanie and Vasilis who were very easy to work with and accommodating. Everything was handled very quickly and thoroughly with a smile on their face. They made everything possible for us, especially being at a distance, this helped us aswell and made our lives easier. I would highly recommend them for any future sales or projects”

Ευχαριστώ πολύ για την συνεργασία!!! Γρηγορη και αποτελεσματική δουλειά!! Όλα έγιναν όπως επρεπε και πολύ γρήγορα

Meet the team

If you'd like to own a piece of paradise, get in touch with the MV Properties team to begin your property Odyssey.

Melanie Haralambous



Melanie is MV Properties owner and founder. She is Greek South African, with Ithacan heritage now living on Ithaki permanently. Prior to her time on Ithaca, Melanie brings years of project management and evert experience from working in England and South Africa. Ithaki makes Melanie happy and she especially loves the natural beauty of the island. Helping people find their dream home and land is very rewarding, and she enjoys being able to give new homeowners the same privilege. When Melanie is not running MV Properties, she is a busy mom to two young children, spending time with family, running and baking.



Vasilis Galatis

Vasilis is MV Properties co-owner, he is Ithacan and has lived on Ithaca his whole life. He feels privileged to live in such a safe and un-spoilt place in the world and call it his home. By trade, Vasilis is a qualified plumber and is connected to a network of local tradesmen. Vasilis has vast knowledge in building and construction work, he is hands-on with fixing, restoring and building. Views himself as a perfectionist therefore achieving the best results. He enjoys the logistics of renovations and being on-site alongside and managing contractors and the project at hand. On his own time Vasilis enjoys time with his family, loves the challenge of trying to fix something and enjoys the summer months. If you don't see him in the office, it's because he is more than likely working on-site.

Meet the team

If you'd like to own a piece of paradise, get in touch with the MV Properties team to begin your property Odyssey.

Alexia Sfetsios



Alexia is MV Properties Executive Assistant, is Greek South African with Ithacan heritage, and lives on Ithaca permanently. She loves the freedom and serenity the landscape provides, the hospitality of the locals, the unspoiled beaches and ultimately the authenticity of this beautiful island and its historic heritage. Alexia studied fashion design and worked for international designers as a luxury Bridal Stylist while living in London. Prior to that, she owned a corporate catering company in Johannesburg, South Africa. She believes in doing what you love and what makes you excited about life. She enjoys an active lifestyle – she has been playing tennis since a child and it still is one of her greatest passions along with cooking, hiking and writing.



Valentini Zogopoulou

Valentini is the newest member of the MV Properties' team. She is based at our Vathi office as an Administrative Assistant. Valentini is responsible for customer service, sales, office services and admin for MV Properties. She is a qualified pre-school teacher and one of her passions lies in teaching English. Fluent in both Greek and English, Valentini's years of teaching and love of languages will be put to good use with our local community, customers and partners. Valentini was born and raised in Athens and first came to Ithaca 11 years ago for a summer job. She fell in love with the beautiful landscape and the island's slow-paced lifestyle. On her own time, Valentini likes to experiment in the kitchen with cooking and baking, reading, making crafts and spending quality time with her daughter.

Meet the team



MV Properties

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Ithaca, Greece

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Mon - Fri: 08.30 AM - 14.00 PM and
Saturday 8.30 AM - 13.00 PM



*A proven track record
of delivering the best results*



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