

# Building 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 builds and renovation is a growing area of business for MV properties.



# Building and renovation made simple

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

Making the decision to build or renovate a property abroad can be an overwhelming experience.

This is why we have developed a step-by-step approach to help you work with trusted local professionals.

We believe the only way to achieve success is to be flexible and hands-on in the handling of all building, acting as the central point for all parties involved.

*We pride ourselves on providing an unrivalled service, with a proven track record of delivering the best results*



# What to expect

Deciding to invest on Ithaca can be an exciting time, but can quickly become overwhelming for some prospective homeowners. The language barrier and unfamiliar laws and systems can seem daunting. As well as not being present in person to oversee all matters.

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.

MV Properties guarantees all sub contractors and project teams are referred and trustworthy professionals. And with MV properties we are the central point of contact for all parties working on your renovation, which leaves little room for miscommunication or those 'lost in translation' moments.

As project managers, MV Properties are very hands on and present to make you feel assured your investment is properly managed and in reliable hands.



# The building or renovation journey

1

Decision to renovate or build

2

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

3

Agree and sign MV Properties terms of business

4

Property must have legal documentation which allows the property owner to build. MV Properties will advise and or liaise with all parties to get the necessary paperwork in place

5

MV Properties introduces you to an engineer needed for the project and architecture planning

6

Building licence (adeia) to be obtained based on proposed works

7

Your project requirements captured with MV Properties. Such as scale of project, type of build or renovation, design preferences, time frame and budget

8

MV properties source subcontractors based on project requirements

9

Project quote options delivered

10

Preferred quote chosen and agreed to by property owner

11

Roles and responsibilities and project plan set up and agreed

12

Project begins

# Did you know?

Even if you would like to do minor renovations to your house, such as plastering, veranda's, and pergolas, you still need to obtain a licence (adeia) to do the work.

Building in the summer months is not recommended as it is too hot and not good for the cement work. The locals also take their annual holiday at this time. We recommend Spring or Autumn.

It is popular to opt for eco-friendly heating, such as solar boilers, to make use of Greece's many months of sun. These come in a range of camouflage colours to blend in with the environment.



*“Each man delights in  
the work that suits him best”*

*— Homer, The Odyssey*



*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.

We were delighted that MV Properties delivered our vision on time and even better, on budget.

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.

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. We have a great deal of trust in Melanie and Vasilis and I have no hesitation in recommending MV Properties to anyone who needs their support on the beautiful island of Ithaca. More recently we have had some renovations completed on our property and we were delighted that MV Properties delivered our vision on time and even better, on budget.”

# 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.

## 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

📍 Vathi, 28300,  
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*





## **MV Properties**

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Greece, 28300

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**[www.mvproperties.biz](http://www.mvproperties.biz)**