

Greece Entry Risk Audit™

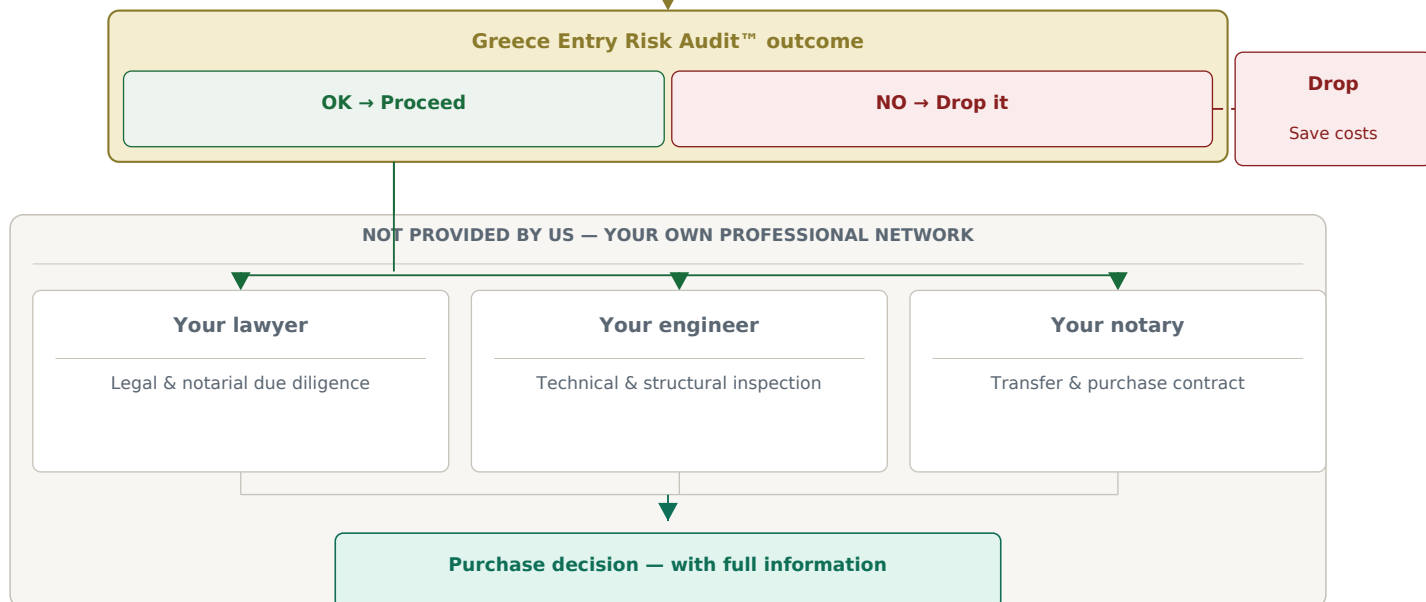
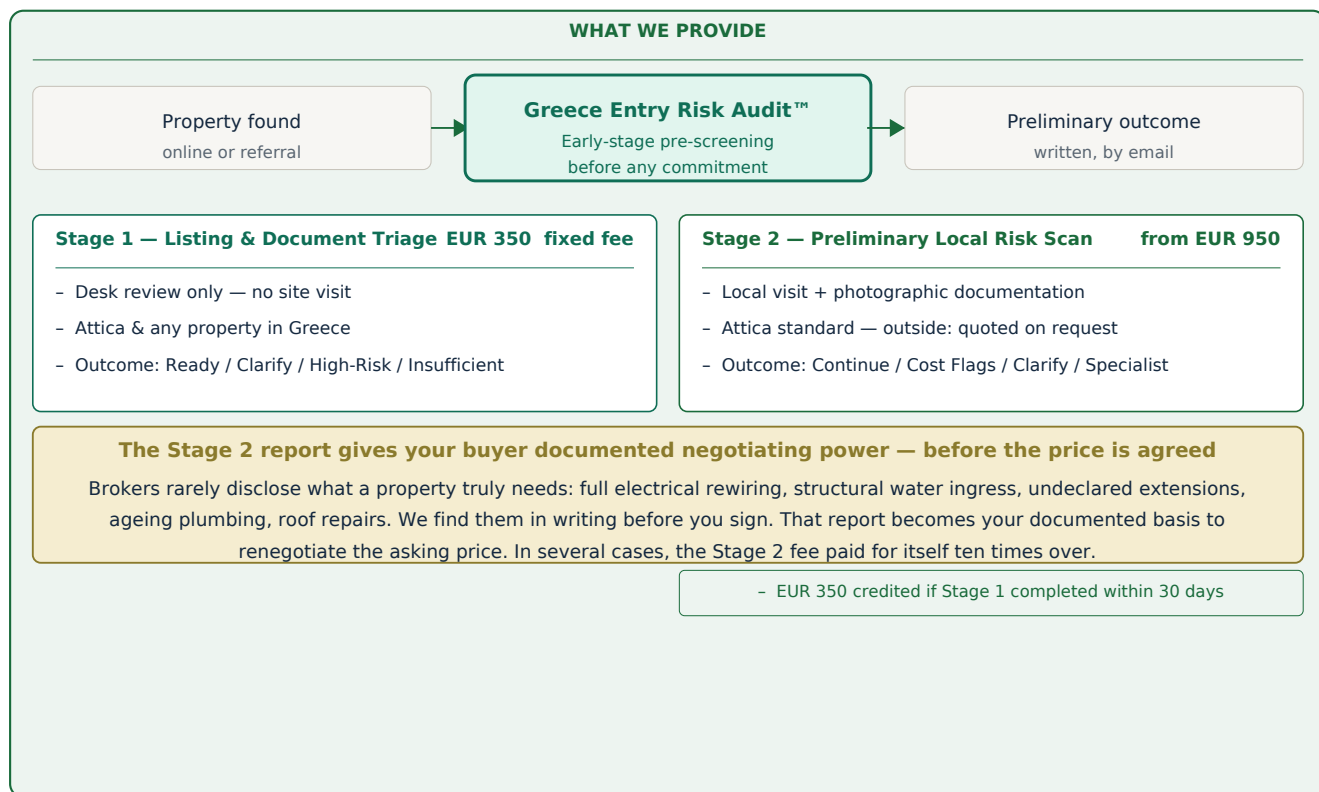
Panagiotis Kallimoros · Civil Engineer · MSc Construction Management · 30+ years

WRITTEN-FIRST PROCESS

DOCUMENTED EMAIL COMMUNICATION

OPERATIONAL BASE: ATHENS & ATTICA

Before you pay a deposit, travel to Greece, or instruct full legal due diligence
— understand what the listing may not be telling you.



PRACTICAL EXAMPLES

Stage 1 — EUR 350 (Attica)

Dutch buyer: apartment Athens EUR 190,000.
Broker: 'Everything ready.' Considering deposit.

- Title document not provided — ownership unclear
- Declared m² does not match building permit
- Storage space listed without separate legal permit

Stage 2 — from EUR 950 (Attica)

Stage 1: 'Ready.' Local visit in Attica before formal due diligence.

- Access lane blocked by neighbour's fence
- Visible water ingress on two roof terrace walls
- Electrical panel pre-1990 — full rewire needed