

# portfolio

2017 - 2018

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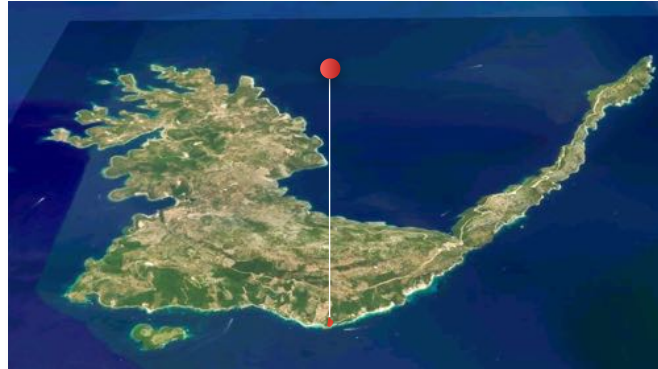
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On a 18.500 sq. m. plot on the western part of the island, on the closest point between Meganisi and Lefkada our newly constructed, quietly located villa offers a panoramic view of Lefkada, Kefalonia, Ithaki and the transparent blue water of the Ionian Sea. This luxury villa of 280 sq. m. with a 45 sq. m. pool and a south-west orientation is currently on the last stages of construction. It consists of one master bedroom, one large living room, connected to the kitchen and a wc on the ground floor. On the first floor, there are two master bedrooms, one additional convertible bedroom - living room and a kitchen. The master bedrooms are equipped with open bathrooms which provide a sense of luxury. A service house next to the villa offers an additional master bedroom. In total, the house accommodates up to 10 people, it is family-friendly, children-friendly and it has been designed in a way that provides a high degree of privacy for each bedroom.

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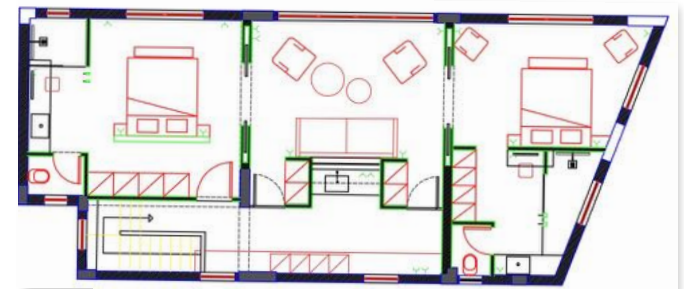
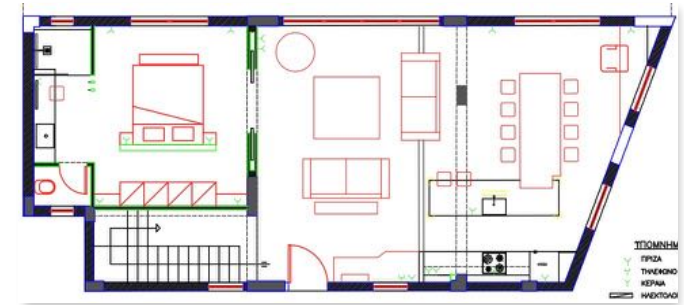
Air conditioning for heating/cooling is provided for each room, meaning that the villa is conveniently liveable during each season of the year. The design of the villa is very modern and because of the large windows and balconies, the villa stays bright during all times of day. This also means that the outside view from within the villa is very broad and unblocked.

The use of state of the art and high quality insulation material means that the building is very energy-efficient.

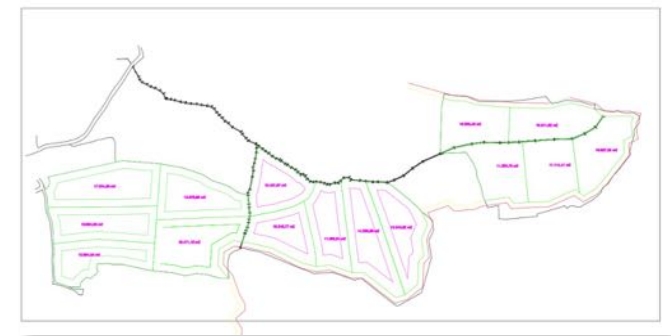
A private road offers easy and quick access to the sea, while there is a large private space for parking.

On the surrounding area, there is a barbecue, a large garden and an infinity swimming pool, which virtually eliminates the border between the blue water of the sea and the pool, delivering a complete and natural Ionian scenery.

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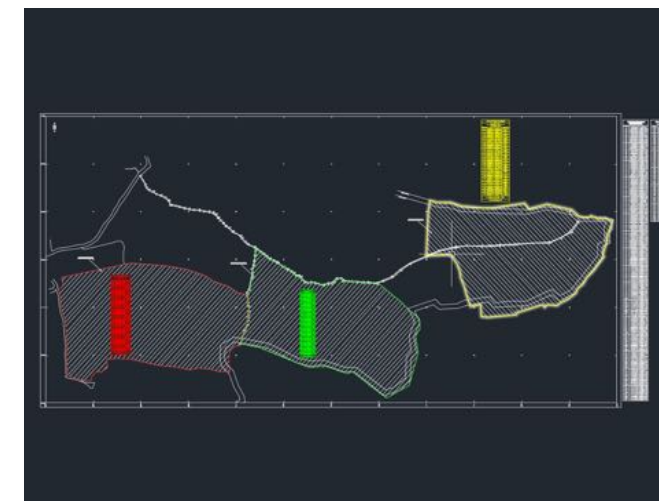
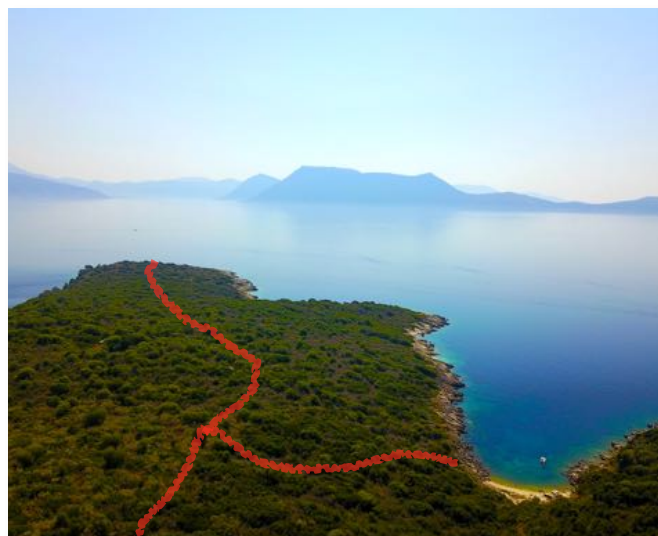
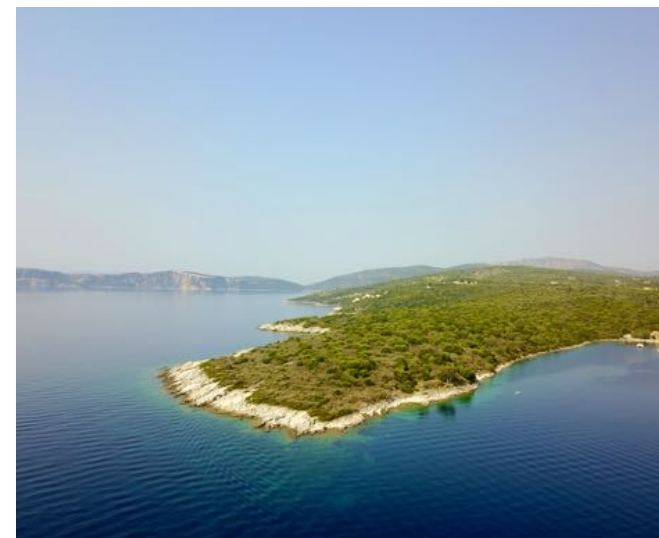


This plot is an entire 200.000 sq. m. peninsula on the eastern part of the island and it is divided into three subplots of approximately 65.000. sq. m. each. The Elia peninsula can be sold as a whole, however, each sub-plot is available for sale independently too. Finally, there is a third option in the case that smaller areas are preferred, as each sub-plot is divided into mostly waterfront lots of approximately 10.000 sq. m. each. The diversity of the whole plot means that the prices range, but they start from a very affordable amount for the pricing standards of the island. Naturally, the bigger the area that will be bought, the better price per 1.000 sq. m. can be agreed.



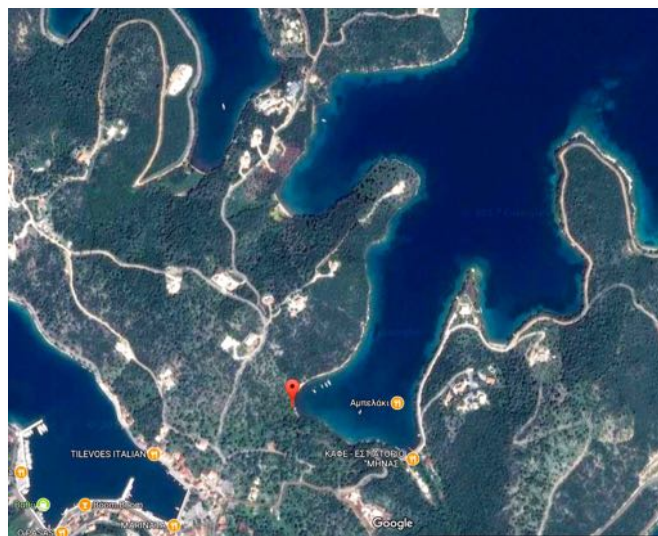
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Buying the whole peninsula or one of the three large sub-plots allows for larger construction projects and sophisticated master plans to be implemented, including the construction of hotels and wide-ranging leisure infrastructure. On the other hand, the smaller plots are an ideal location for building villas with a high degree of privacy, providing a spectacular view of the Ionian Sea. The westernmost part of the peninsula is accessible by a public road and a new public road that runs through the peninsula is currently under construction, under the supervision of our company.



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A plot consisting of three sub-plots of 2.000 sq. m., 4.000 sq. m. and 7.000 sq. m. respectively. It is located within the bay of Ambelaki and it includes a private beach and a private road that runs through the sub-plots. Ambelaki is very close to Vathy, which means that it is also easily accessible by foot. According to the architectural study that has already been completed, seven luxury villas of approximately 150 sq. m. each can be built on the area. In addition, for two of these villas which are located on the 2.000 sq. m. sub-plot, a building permit has already been provided, meaning that they are ready for construction. For the other two sub-plots, a full architectural study has been completed.



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## ampelaki bay II

A 6.000 sq. m. plot overlooking the rapidly growing bay of Ampelaki. In the greater area of Ampelaki bay, the existing infrastructure offers easy connectivity to water and electricity networks, facilitating the construction of a new villa. The plot is accessible by an already constructed public road and it is on a walking distance from Vathy. It offers a very beautiful view and has its own private beach with transparent water, which also offers accessibility by boat.



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## ampelaki bay III

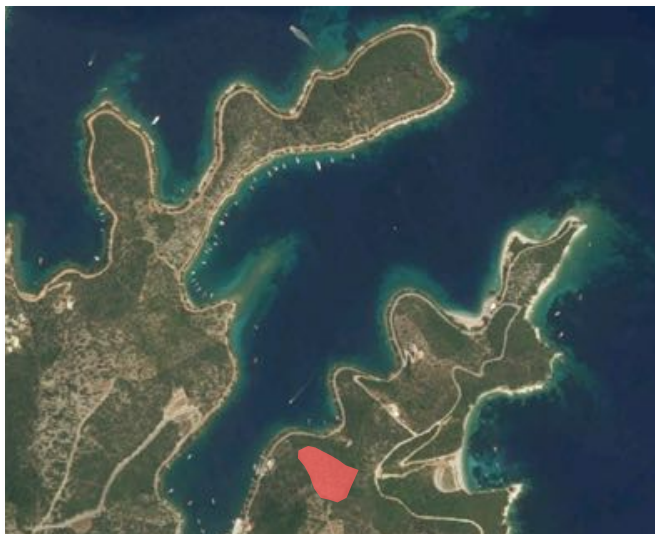
This plot overlooks the Ambelaki bay as well as the other surrounding beautiful bays of northeast Meganisi and it is in a very close proximity to the port of Vathy. Its size is 2.000 sq. m. and it is available for sale together with a valid building permit for two villas. Connectivity to water and electricity networks can be established easily and quickly in this area.



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## stone windmill - atherinos bay

This plot is located on the northern part of the island on a slightly elevated location, meaning that a panoramic view of the surrounding area can be enjoyed. It overlooks the picturesque Atherinos bay, which offers a naturally protected marina. The proximity of the plot to the Atherinos marina and its easy accessibility through the public road offers a convenient location for sailing boat owners. The lot is 10.000 sq. m. and it is relatively flat, ideal for constructing a large luxury villa and for developing the surrounding area, including many types of leisure infrastructure. The presence of an old stone windmill on the limits of the plot enriches the pure Ionian experience with a rustic touch.



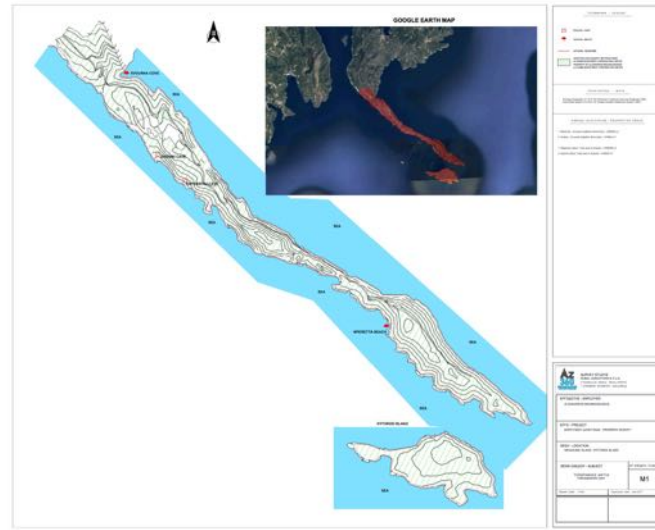
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## meganisi tail & kythros island

The whole southern part of the island, also known as “Tail”, has a total area of 2.700.000 sq. m., a coastline of 42 km and a 8.5 km private road runs through it. Because of its narrow and long morphology, potential villas to be built on this area will be benefited by a special sense of privacy. It is the most picturesque part of the island and it includes many beautiful beaches with crystal clear water and sea caves, including the famous “Papanikolis” cave.

The private island of Kythros is located just south of the “Tail” of Meganisi. The island has a very smooth slope, which makes it ideal for a wide range of constructions, including marinas, which facilitate easy access by boat and a heliport to make it accessible by air as well. Its area is 800.000 sq. m. and has a coastline of 8 km.

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