

HANIOTI OLIVE VILLAS

PRIVATE LUXURY
COMPLEX





**MODERN RESIDENTIAL
COMPLEX WITH 3 MINIMAL
DESIGN VILLAS WITH
PRIVATE POOLS.**

Hanioti / Kassandra / Halkidiki / Greece

Greece. Reasons to invest in Greece?

ETC: Greece Among Europeans' Top 5 Preferred International Destinations. Greece is among the top 5 countries Europeans are considering for their next international trip, according to data released earlier this month by the European Travel Commission (ETC).

01.

Greece has more than 300 sunny days per year with the summer season starting as early as April and ending in October.

02.

The country is always found at the top of worlds' best summer tourist destinations with over 600 beaches and marinas getting the blue flag.

03.

As a EU member since 1981, Greece is considered one of the safest European countries in the whole world.

04.

Strong economic growth: After experiencing a severe economic recession, Greece has shown strong economic growth in recent years.

05.

The Greece Golden Visa Program is the fastest and the most inexpensive way to obtain a residence permit in Europe by purchasing real estate in Greece.

06.

Low labor costs: Greece has relatively low labor costs compared to other European countries, which can make it an attractive location for companies looking to reduce costs.

07.

Low property prices: Property prices in Greece are relatively low compared to other European countries, making it an attractive market for investors.

08.

Strong rental market: Greece has a strong rental market, particularly in tourist areas, making it a good opportunity for investors looking to generate rental income.

09.

Attractive tax incentives: The Greek government offers various tax incentives to encourage foreign investment, including reduced corporate tax rates and tax breaks.

Halkidiki. Reasons to invest in Chalkidiki?

Lonely Planet: Halkidiki ranks first the travel destinations “to unwind” in 2023. Best in Travel 2023 is Lonely Planet’s 18th annual compilation, featuring 30 must-see destinations around the globe definitely in future travel plans.

01.

Halkidiki is a resort that takes leading positions in European ratings. More than 1,000,000 tourists visit the resort every year.

02.

Opportunity to get to the region by air, land and water transport all year round. It is located just 80 km away from Thessaloniki International Airport.

03.

The Halkidiki peninsula is the absolute champion and ranks first in Greece thanks to 94 beaches awarded with blue flag that are located here.

04.

Well developed infrastructure and modern Greek villages built in traditional style.

05.

High occupancy of private real estate property for summer holidays. On average 75%-85% in popular locations.

06.

The prices of land plots in Halkidiki are rising by an average of 20% per year.

07.

Reasonable prices for real estate property and high rent prices, especially for private residential properties.

08.

Real estate: Real estate prices in Greece have been on the rise in recent years, and Chalkidiki is no exception. Investing in real estate in the area could potentially be a good long-term investment.

09.

Highest yield in Greece. Halkidiki possesses the highest yield in Greece with a large margin of difference between the rest of the locations (according to Astons.com).

Location. Project location



Map Greece

Distance.

- Athens City. 610 km (6 h 10 min by car)
- Bulgaria, Sofia. 396 km (4 h 33 min by car)
- Germany, Berlin. 1969 km (19 h 33 min by car)
- Thessaloniki Airport. 92 km (60 min by car)
- Thessaloniki City. 105 km (75 min by car)
- Thessaloniki Port. 107 km (77 min by car)



Map Halkidiki

Google Maps Location
39.999888, 23.560700

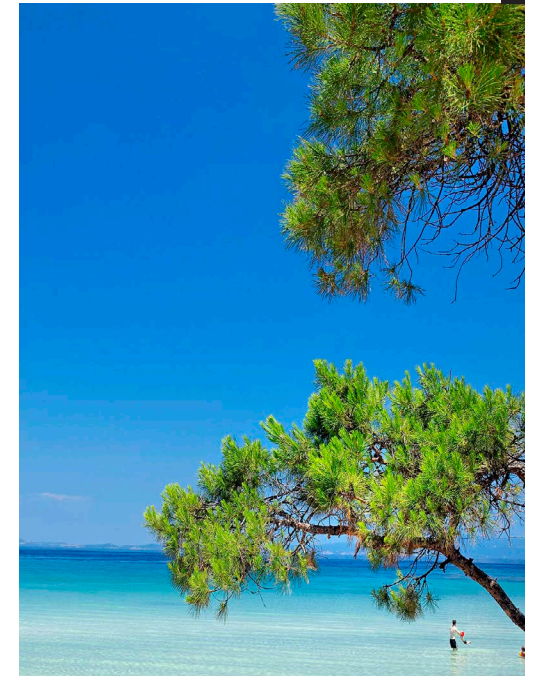
Halkidiki

A breathtaking combination of blue and green



PHOTOCREDITS / Shutterstock.com / Grecomap.com / Aktis.blog

Mountain or seaside? Beach bar or secret cove? Traditional villages or luxury resorts? Halkidiki, in northern Greece, caters to every taste.



“There is nothing like Halkidiki”, say the northern Greeks and they know what they’re talking about. Get ready to succumb to the charms of its three beautiful peninsulas – Kassandra, Sithonia and the third finger, comprising the seaside town of Ouranoupoli and the famous monastic state of Mount Athos.

Turquoise water, dense pine forests, dreamy hotels, small coves with fish tavernas and cafes, beach bars, archaeological sites, traditional villages, and the famous Petralona Cave in Kassandra: a microcosm of miracles. Made to be explored with all your senses.

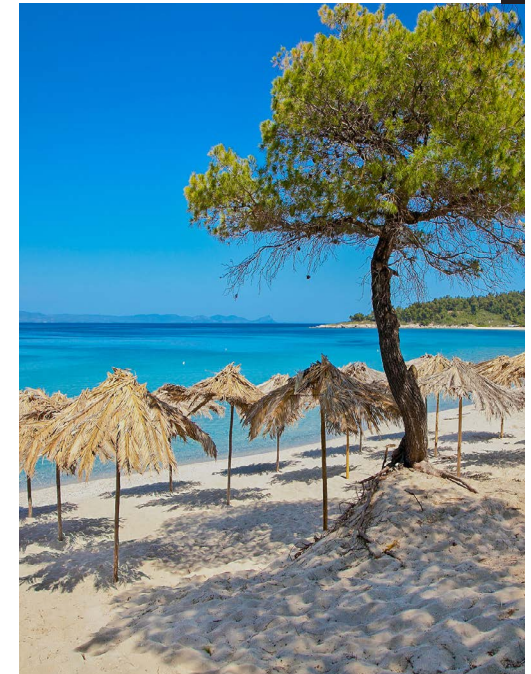
Hanioti

Lively cosmopolitan resort



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The small resort village of Hanioti on the peninsula of Halkidiki is considered the ideal place for a leisurely and truly relaxing summer holiday in Greece.



Hanioti can be included in the top five of the busiest resorts of the peninsula of Halkidiki. Hanioti has a wide range of taverns, shops, supermarkets and it has an easy access to the beach. All this has made the resort a popular place for family vacations. A clean sea, a long coastline and a wide sand beach of Chaniotis attract not only Greeks but foreign tourists as well. That is why the village has a well-developed tourist infrastructure and various activities are available.

Beaches

The most amazing beaches right by your side

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Hanioti Beach Bar
Hanioti \ 600 m



Cabana Beach Bar
Paliouri \ 11 km



Achinos Beach Bar
Hanioti \ 2 km



Laguna Resort
Hanioti \ 1 km

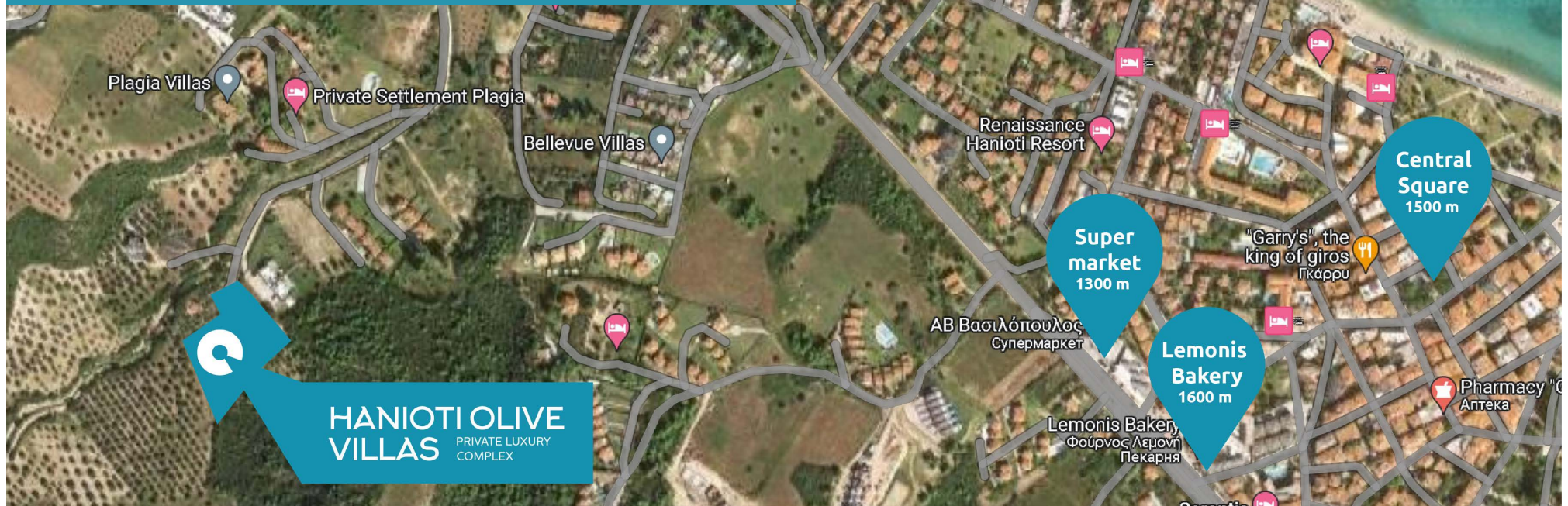


There are tons of astonishing beaches on Halkidiki peninsula, which are among the most popular ones in Greece - azure, crystal clear water, fantastic sand and excellent infrastructure annually attract holiday lovers who celebrate life.

In 2023 Greece was ranked 2nd in the world for the cleanliness and quality of its blue flag beaches. This year according to the Hellenic Society for the Protection of Nature (EÉPF) which is the national operator of the International Blue Flag Programme, 617 Greek beaches, 18 marinas and 6 tourist yachts were awarded the blue flag - this amount is higher than ever! Greece owns 15% of blue flag awarded beaches and Halkidiki is the ultimate leader raking first in Greece thanks to its 94 blue flag beaches.

Hanioti Project location

Google Maps Location 39.999888, 23.560700



The villas are located in one of the most picturesque corners of Kassandra in an area with excellent ecology, within walking distance from the sea surrounded by olive groves and pine forests. This is a perfect place to escape from urban hustle and bustle, where you can rest and gain strength.

Distance.

- Hanioti Beach.** 600 m (8 min by foot)
- AB Supermarket.** 1300 m (2 min by car)
- Lemonis Bakery.** 1400 m (2 min by car)
- Pharmacy ChemiESTree.** 1600 m (3 min by car)
- Central Square.** 1500 m (3 min by car)
- Hospital of Halkidiki.** 65 km (55 min by car)



HANIOTI OLIVE VILLAS

We present to your attention HANIOTI OLIVE VILLAS in Hanioti resort on the Kassandra peninsula. This new residential complex is currently under construction, consists of 3 modern minimalist design villas and will secure your absolute privacy and comfort as it has absolutely everything that your dream home must have.

The villas are being constructed in a private gated community in compliance with the strictest building standards and regulations and will be ready to move in by mid-summer 2024. Each villa is designed as a harmonious space for families with kids to stay at every season.

HANIOTI OLIVE VILLAS

600.000€
HPS4191
№3, Right

550.000€
HPS4190
№2, Central

575.000€
HPS4189
№1, Left



Technical documentation: OK
Topographic documentation: OK
Legal documentation: OK

Building license: OK
Archaeological inspection: OK
Forestry control: OK

3 Villas

Total properties

5.568 m²

Total plot area

+1000 m²

Area of each plot

100 m²

Area of each property



Project Details

May, 2023

Start construction

July, 2024

End of construction

38 m²

Private Pool

3

Bedrooms (2 Master)

DETAILS OF THE PROJECT

Project

Project highlights



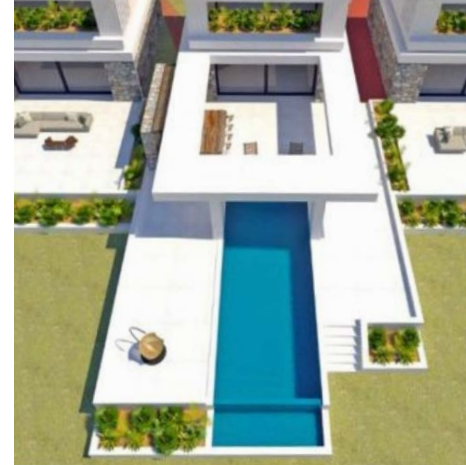
ARCHITECTURE

Each villa has a modern minimalist aesthetic and is built in a Mediterranean style using modern technological decisions. Clear geometric lines of architectural design and natural materials will immerse you in euphoria.



INTERIOR

A light neutral palette of colors and natural materials will fill you with mental and emotional comfort. The stylish design of the project has the main rule - practicality, functionality and ensuring of your daily comfort.



TERRACES

Large functional terraces and outdoor open air verandas will allow you to enjoy and to make the best use of the mild Mediterranean climate.



CUSTOMIZATION

You have the opportunity to design your villa according to your liking as well as to choose materials based on your needs and preferences with the constant support of our professional interior designer.

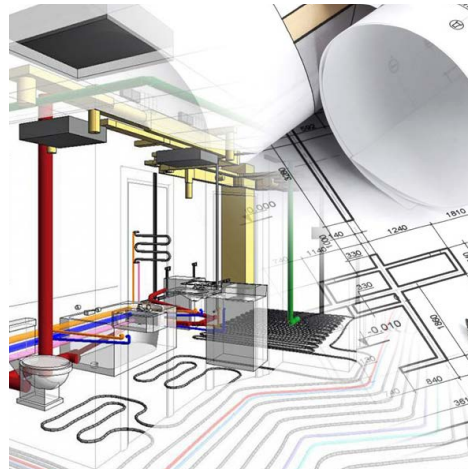
Project

Project highlights



THINK GREEN

The of villas are located in a way to allow you to maximize the use of natural light, thermal facades all over the building allow to minimize energy use and which as a result helps to save energy and to reduce your environmental impact.



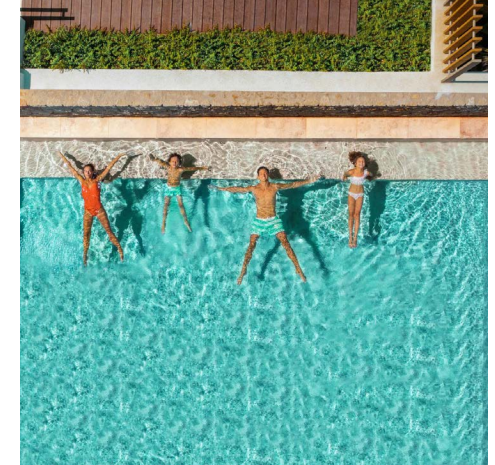
HIGH END TECH

Modern engineering solutions create extra comfort. Energy-efficient windows, alarm and video surveillance system, as well as a Japanese Daikin underfloor heating system create an optimal climate in the building.



READY TO LIVE

Each villa is sold all in fine finish ready to move in. The villas are fully equipped with everything you need, without pre-installations, all the necessary systems are installed by us from the very beginning. Furnishing is not included.



PRIVATE POOL

Each villa has a private infinity pool with a total area of approximately 38 m2. A special non-slip surface around the pool guarantees safety for you and your kids.

Project benefits



Turnkey
project with
a fine finish

Interiors supported
by our interior
designer

No pre-installations,
all systems are
ready to use

The possibility to obtain
a residence permit in
Greece



Project benefits +

- High end residential properties
- High building standards
- The best coastline in Halkidiki area
- Convenient location in a quiet location
- High quality finishes and bathroom equipment
- High level of comfort and safety
- Suitable to stay all year round
- Materials and accessories from well-known brands
- Gated community with individual access
- Possibility to choose materials and colors
- Own outdoor space and private corners
- Abundance of daylight through large window openings
- Harmonious floor plan and ergonomics
- Wonderful ecology



Project benefits +

- Low property taxes
- Insulated housing
- Individual heating
- A Class energy efficiency building
- Turn off all lights with one touch
- 4 meters distance between houses
- Living fence between houses
- Large openings with access to the terrace
- Large pergolas with shade systems
- Possibility to install solar panels
- Possibility to install Smarthouse system
- Central water supply
- Central power supply
- Central sewerage



Equipment.

Outdoor area

- BBQ area
- Video intercom
- Alarm system
- Video surveillance system
- Terrace summer kitchen
- LED lighting of the area
- Private infinity swimming pool
- Partial landscape gardening of the land
- Automatic watering system
- Charging for electric cars
- Technical storage room
- Remote gate control
- Calpak solar heater
- Parking space for 2 vehicles
- Alumil aluminum double-glazed windows
- Summer shower by the pool
- Daikin thermal pump



Equipment.

Indoor area

- Air conditioners
- Underfloor heating by Rehau
- Bathroom equipment by Grohe & Geberit
- Water purification system
- Kitchen furniture
- Storage systems
- Wardrobes in the bedrooms
- Electric blinds
- Mosquito nets
- Armored doors
- Electrical materials by Legrand
- Laundry area (washing / drying)



- General Plan



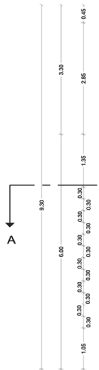
General Plan



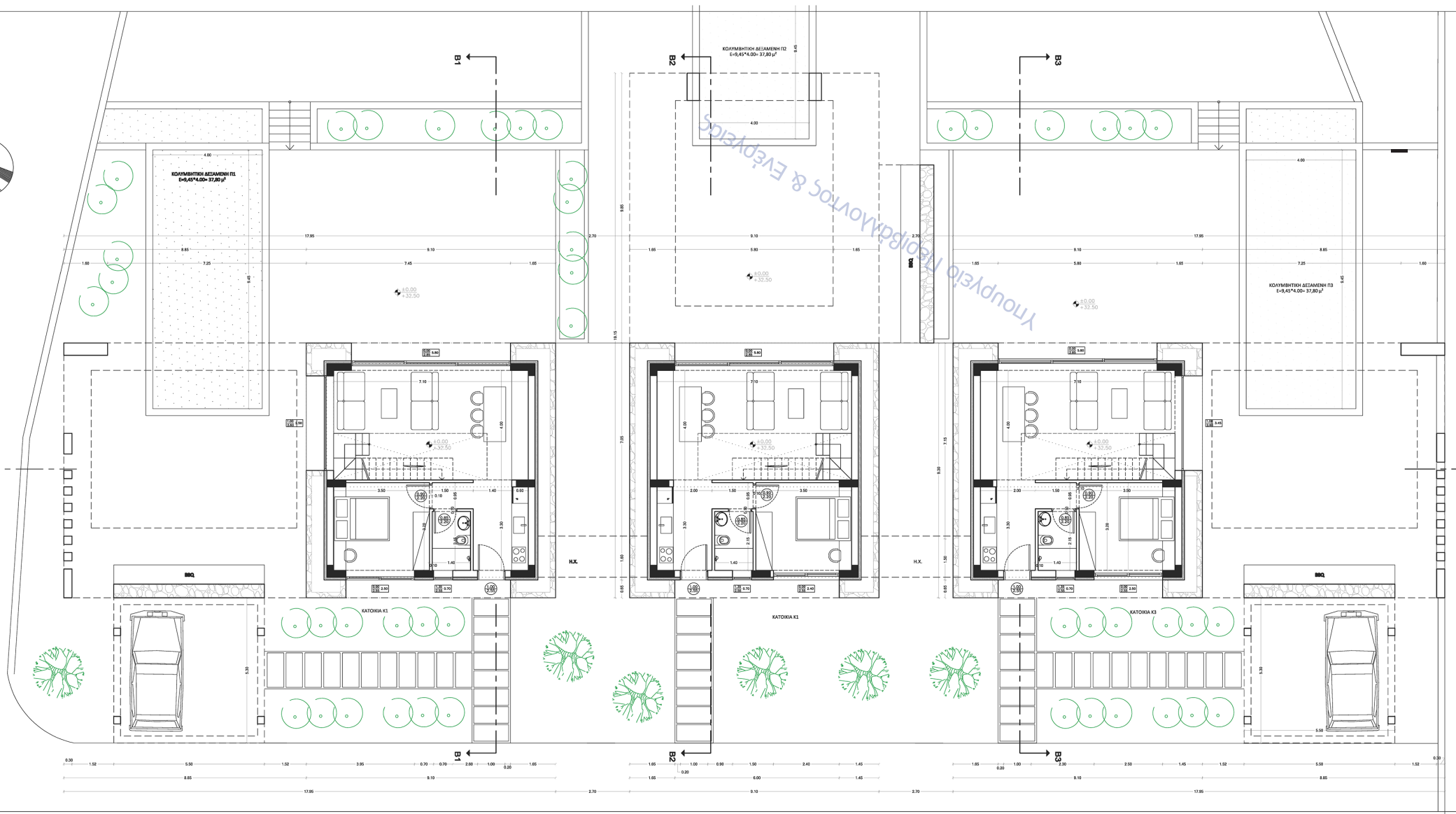
General Plan



General Plan



A



General Plan

Villa N°1 \ HPS4189 (N°1, Left)



Luxury Villa, 3 Bedroom, 3 Bathrooms, Private Pool

- **ID code:** HPS4189
- **Plot:** +1000 m²
- **Levels:** 2
- **View:** Mountain & Sea
- **Property area:** 100 m² (120 m² Brutto)
 - Ground floor: 50 m²
 - 1 Floor: 50 m²
- **Living rooms & kitchen:** 25 m²
- **Bedrooms:** 3 (2 Master Bedrooms)
 - 11 m² (Ground floor)
 - 18,5 m² (Master Bedroom, 1 floor)
 - 23 m² (Master Bedroom, 1 floor)
- **Bathrooms:** 3
- **Terrace:** 160 m²
- **Pool:** 38 m²
 - Length: 9,45 m
 - Width: 4 m
 - Depth: 1,5 m
 - Volume: 56,7 m³
- **Parking:** 2

Price: 575.000€

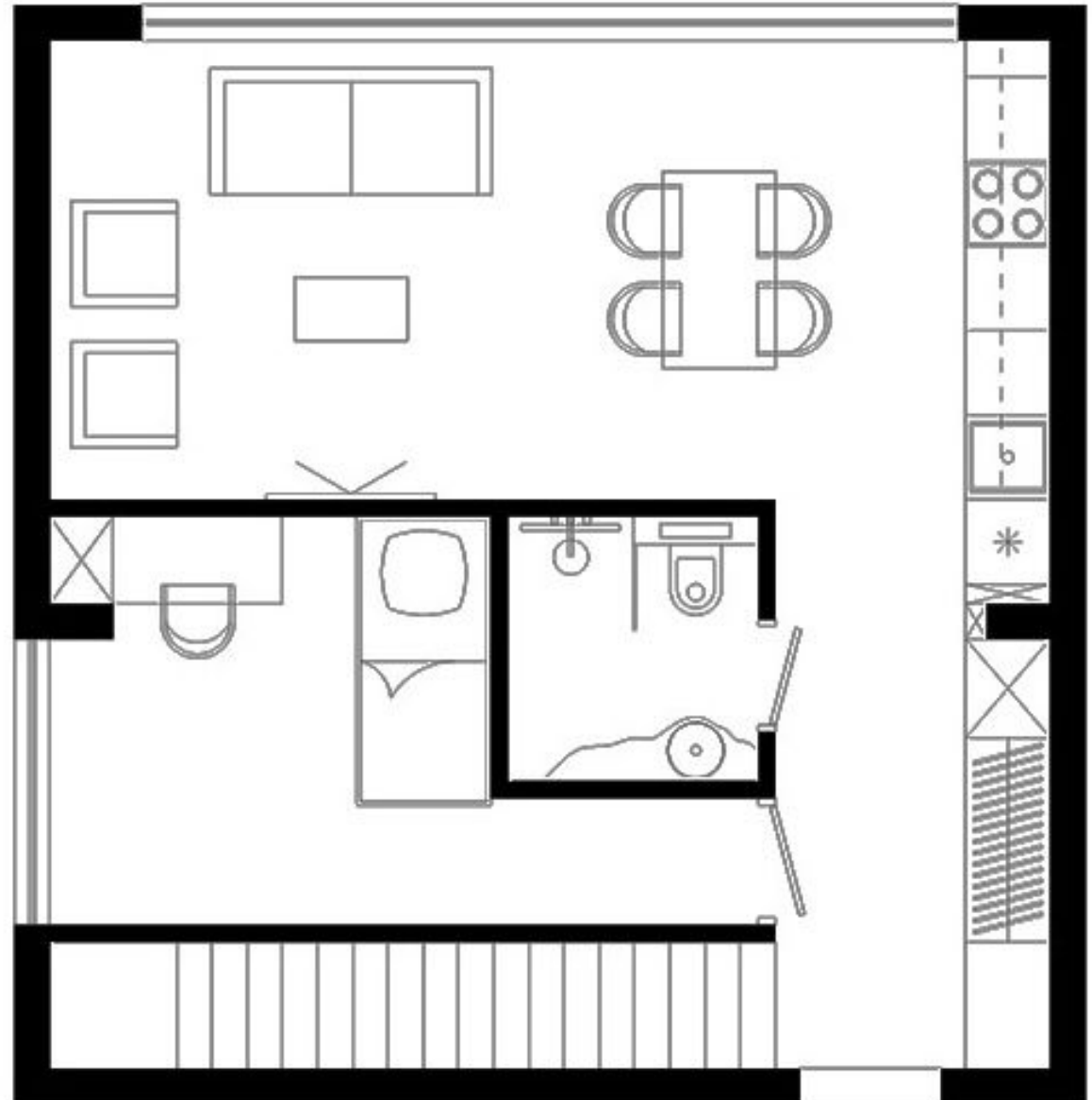
The price includes: Land ownership. Pool. Equipment for the functioning of the pool and the villa. Fully finished villa.

Villa N°1 \ Plans

1 LEVEL.

Ground floor. **50 m2**

A bathroom, a dressing room (wardrobe) and a guest bedroom are located on the ground floor at the entrance, further there is a living room with a kitchen and a dining area. Panoramic windows in the living room overlook the garden area and a large terrace with a recreation area, a swimming pool, a summer kitchen, a BBQ area and an outdoor summer shower.



Villa N°1 \ Plans

2 LEVEL.

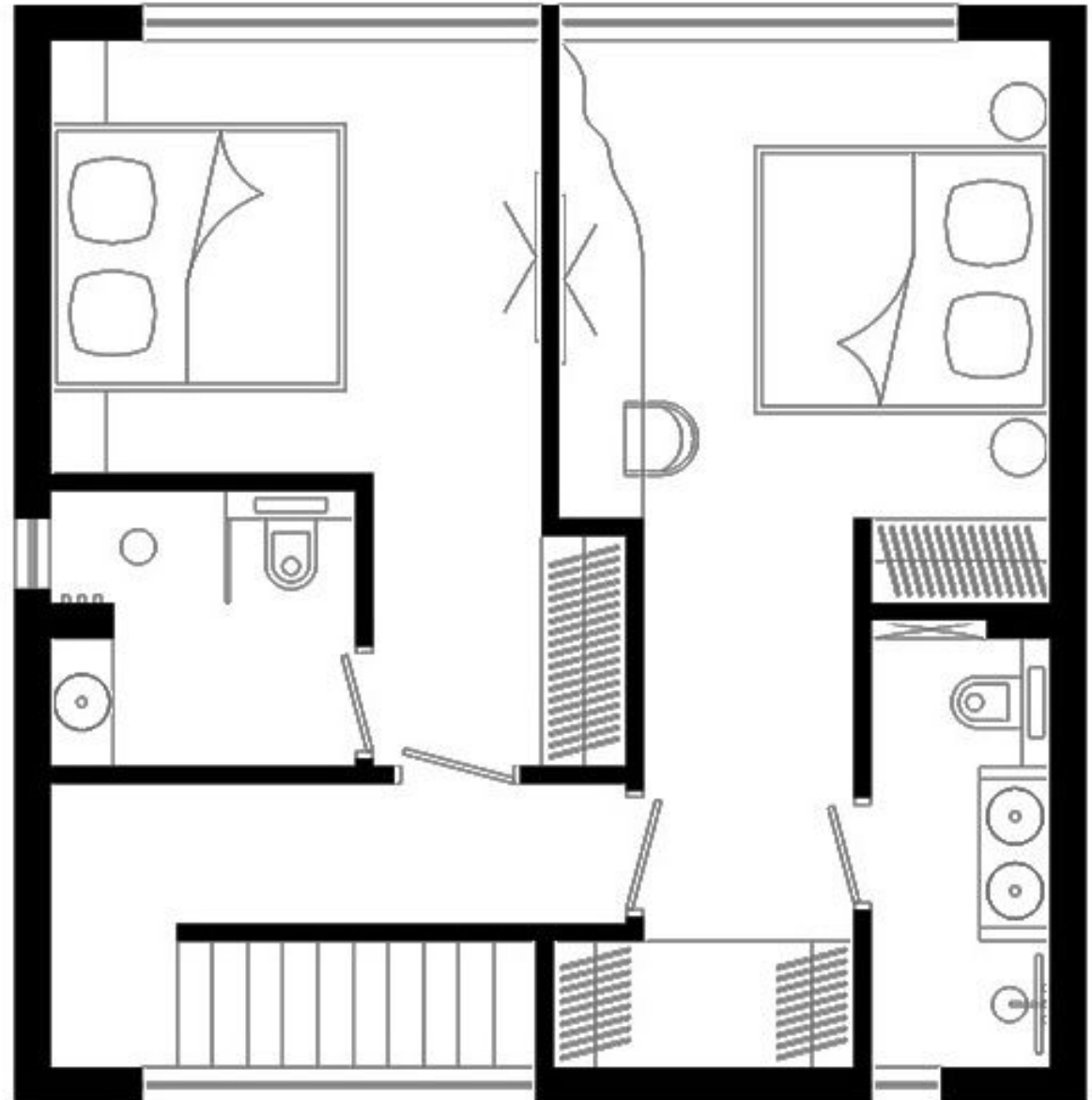
1 Floor. **50 m2**

There are two spacious master bedrooms on the second floor with an individual bathroom and a dressing room (wardrobe), large panoramic windows and a beautiful view of the surrounding nature and the sea.

3 LEVEL.

2 Floor. **60 m2**

Custom made. Upon request. It is possible to arrange a large open terrace on the third level and to create an additional relaxation area there with sun loungers for sunbathing and a special area for yoga practices. The use of this level is at your discretion.



Villa N°2 \ HPS4190 (N°2, Central)



Luxury Villa, 3 Bedroom, 3 Bathrooms, Private Pool

- **ID code:** HPS4190
- **Plot:** +1000 m²
- **Levels:** 2
- **View:** Mountain & Sea
- **Property area:** 100 m² (120 m² Brutto)
 - Ground floor: 50 m²
 - 1 Floor: 50 m²
- **Living rooms & kitchen:** 25 m²
- **Bedrooms:** 3 (2 Master Bedrooms)
 - 11 m² (Ground floor)
 - 18,5 m² (Master Bedroom, 1 floor)
 - 23 m² (Master Bedroom, 1 floor)
- **Bathrooms:** 3
- **Terrace:** 120 m²
- **Pool:** 38 m²
 - Length: 9,45 m
 - Width: 4 m
 - Depth: 1,5 m
 - Volume: 56,7 m³
- **Parking:** 2

Price: 550.000€

The price includes: Land ownership. Pool. Equipment for the functioning of the pool and the villa. Fully finished villa.

Villa N°3 \ HPS4191 (N°3, Right)



Luxury Villa, 3 Bedroom, 3 Bathrooms, Private Pool

- **ID code:** HPS4191
- **Plot:** +1000 m²
- **Levels:** 2
- **View:** Mountain & Sea
- **Property area:** 100 m² (120 m² Brutto)
 - Ground floor: 50 m²
 - 1 Floor: 50 m²
- **Living rooms & kitchen:** 25 m²
- **Bedrooms:** 3 (2 Master Bedrooms)
 - 11 m² (Ground floor)
 - 18,5 m² (Master Bedroom, 1 floor)
 - 23 m² (Master Bedroom, 1 floor)
- **Bathrooms:** 3
- **Terrace:** 160 m²
- **Pool:** 38 m²
 - Length: 9,45 m
 - Width: 4 m
 - Depth: 1,5 m
 - Volume: 56,7 m³
- **Parking:** 2

Price: 600.000€

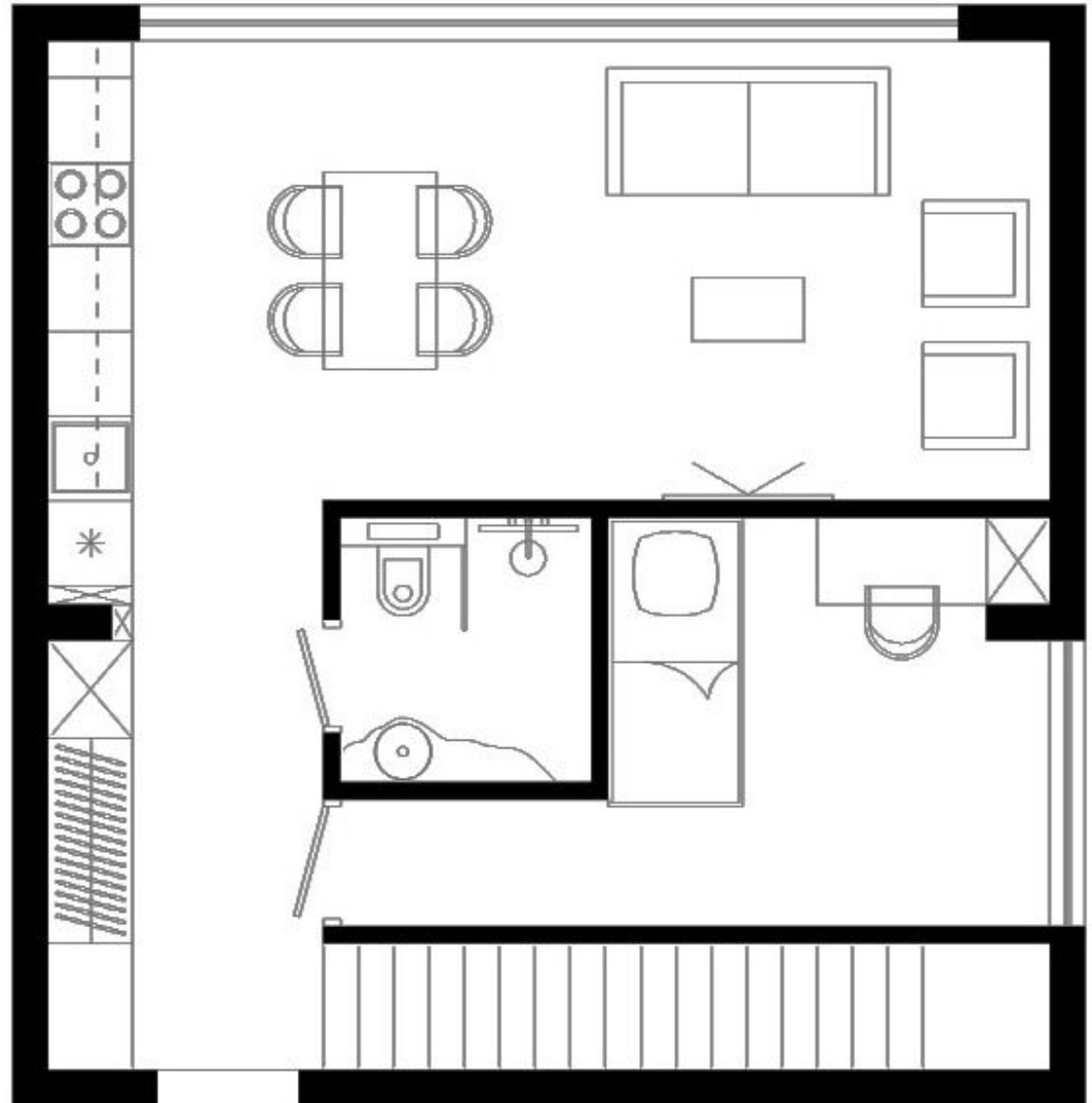
The price includes: Land ownership. Pool. Equipment for the functioning of the pool and the villa. Fully finished villa.

Villa N°2 & Villa N°3 \ Plans

1 LEVEL.

Ground floor. **50 m2**

A bathroom, a dressing room (wardrobe) and a guest bedroom are located on the ground floor at the entrance, further there is a living room with a kitchen and a dining area. Panoramic windows in the living room overlook the garden area and a large terrace with a recreation area, a swimming pool, a summer kitchen, a BBQ area and an outdoor summer shower.



Villa N°2 & Villa N°3 \ Plans

2 LEVEL.

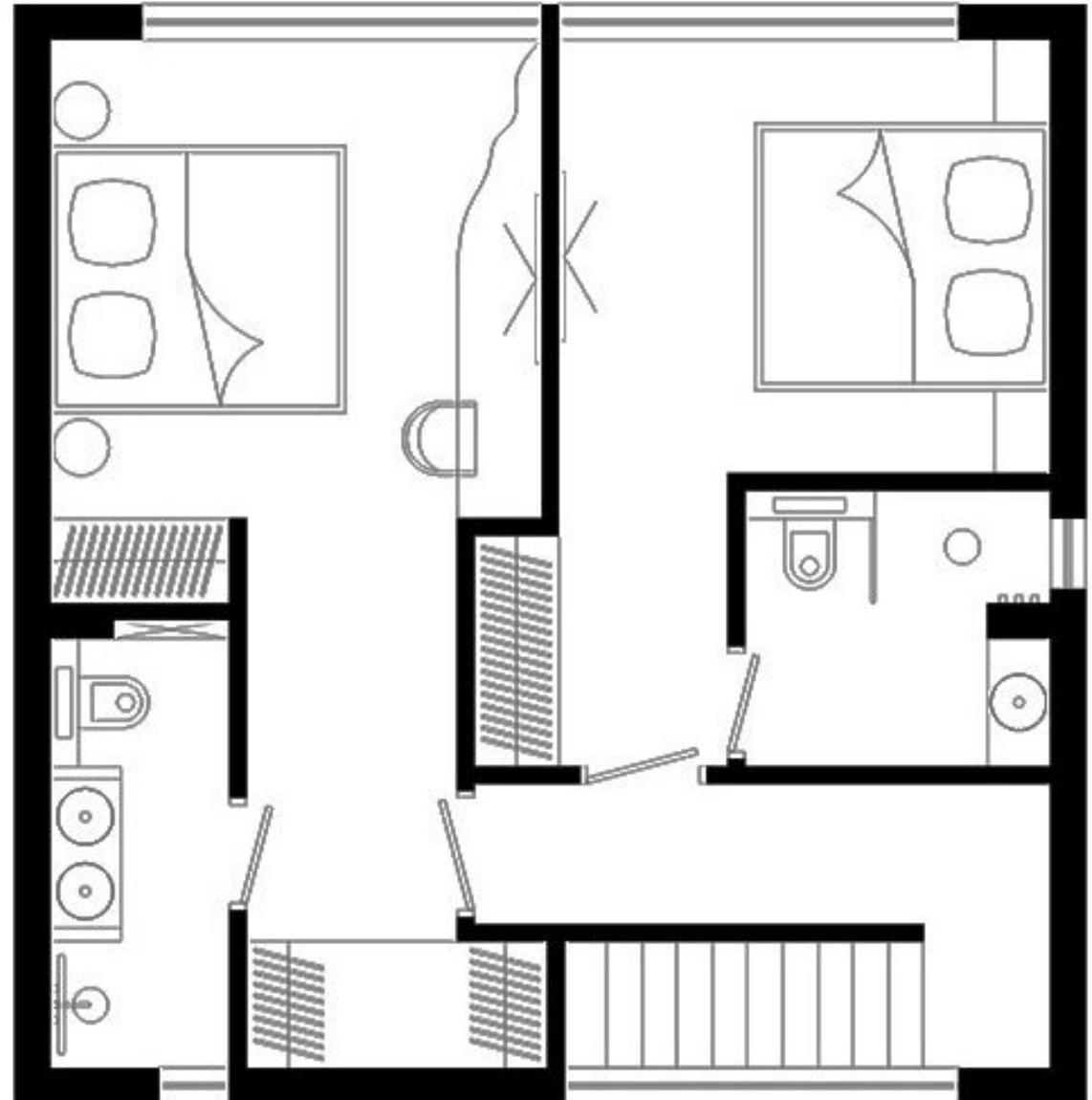
1 Floor. **50 m2**

There are two spacious master bedrooms on the second floor with an individual bathroom and a dressing room (wardrobe), large panoramic windows and a beautiful view of the surrounding nature and the sea.

3 LEVEL.

2 Floor. **60 m2**

Custom made. Upon request. It is possible to arrange a large open terrace on the third level and to create an additional relaxation area there with sun loungers for sunbathing and a special area for yoga practices. The use of this level is at your discretion.





INTERIORS



Purpose of purchase

Buy a villa if you want to have

YOUR HOUSE

To have your own place for year-round family leisure.

High liquidity of the property.

RESIDENCE PERMIT

Obtain a “Golden Visa” and live in Greece and the EU without restrictions.

See the link for detailed information.

INCOME

To make an investment and to generate income.

A 6% guaranteed rental income.

Rental income

An investment that runs in autopilot mode

If you purchase a villa as an investment our management company will rent your villa daily, provide maintenance and cleaning services, take care of cleaning the pool and the outdoor area, renovation of the villa and gardening works, paying rental taxes, making monthly and quarterly payments, marketing, tenants check in and check out.

The cost of management services: 25% of rental income. This price includes 15%-18% fee for Booking.com, real estate rental online platforms, travel agencies fees and the company's management fee.

We will rent villas at a price of 500€ per day.

During 5 months travel season and provided that there is 80% occupancy of a villa per month (average occupancy of villas in Halkidiki) you will receive approximately **34.200€** per year after payment of all expenses and taxes.

- **TURNOVER.** With an average rental per day 500 € X 120 days (80% load from 5 months) = 60.000 € per season
- **MANAGEMENT.** Deduct 25% for management = 15.000€ fee for rental and management company
- **MAINTENANCE.** Deduct 5% for maintenance = 2.250€
- **TAXES.** Deduct approximately 20% for taxes = 8.550 € (includes property ownership taxes, a rental tax)

- AN AVERAGE NET INCOME IS 34.200€ PER YEAR.

In total you get about 6% per annum, the payback period is 16 years. Based on prices for the 2023 season.

In addition to the classic rental for a family holiday or for a large company of friends this place is also perfect for fitness and yoga tours as well as outdoor photo shoots.

Finances

Payment plan and payment method

Villa reservation downpayment - 10.000€.

50% at the conclusion of the contract (reservation is included in the price of the villa).
20% after 3 months. 20% after 6 months. 10% upon commissioning of the property.

Payment method.

SWIFT money transfer to the company's account upon agreement.

Are there other payment options available? – Yes, all options are discussed individually.

Thanks to a well-thought-out project concept and all the solutions implemented during the construction your villa will look fresh and modern even years later while its price will continue to rise!

Thank you
To book your villa contact us