

AZURE VILLAS

7 Exclusive Coastal Residences

Residential Development, Akti Neon Kerdyllion, Northern Greece



presented by
Gregor & Lindl Exclusive Properties



Azure
Villas

Architectural renderings throughout this exposé illustrate the intended design and may show optional furnishing, landscaping or upgrade elements.



AZURE VILLAS

A Boutique Coastal Development in Northern Greece

Azure Villas is planned as a low-density ensemble of seven independent two-bedroom residences in Akti Neon Kerdyllion, in the Serres regional unit of Northern Greece.

The development is positioned within approximately 100 metres of the sea and combines contemporary architecture, private outdoor space and dedicated parking. Each residence is conceived for private living, seasonal use or professionally managed holiday letting, subject to all applicable permits, registrations and operating regulations.

This exposé is based on the supplied investment material, pricing policy, architectural presentation, plans, visualisations and current site photographs. Areas, specifications, construction programme and legal structure remain subject to final technical and legal verification..

PRICE	€ 1,500,000
STATUS	Under development
VILLAS	7 planned residences
INTERIOR AREA	approx. 58-60 sqm per villa
LOCATION	Akti Neon Kerdyllion, Northern Greece





Architectural visualisation





Architectural visualisation

A Seven-Villa Coastal Composition

The villas are arranged along a landscaped internal access route, creating individual addresses, private outdoor zones and a coherent residential identity. The modest project scale supports privacy, clear orientation and flexible ownership or portfolio strategies.

- 01 INDEPENDENT RESIDENCES
Each villa is conceived as a self-contained two-bedroom home with its own entrance and parking.
- 02 PRIVATE OUTDOOR LIVING
Gardens and terraces extend the living spaces and support seasonal or year-round use.
- 03 INTEGRATED ACCESS
A central internal route connects the residences while retaining clear private thresholds.



Planning Parameters at a Glance

All figures below are derived from the supplied architectural and pricing documents. They are approximate and remain subject to final approved plans, title documents and technical verification.

7

PLANNED VILLAS

Boutique coastal development

2

BEDROOMS PER VILLA

According to the supplied current layout

58-60 sqm

INTERIOR AREA

Approximate area per villa

approx. 90 sqm

PRIVATE GARDEN

Based on the supplied area schedule

approx. 100 m

DISTANCE TO SEA

Conflicting source values; to be verified

1

PARKING SPACE

Dedicated private allocation

ADDITIONAL INDICATIVE AREAS

Entrance balcony approx. 11.95 sqm

Front terrace/balcony approx. 11.60 sqm

Parking area approx. 31.50 sqm

Total property area approx. 203 sqm

Total allocation including common areas approx. 250 sqm.

*Final legal areas and exclusive-use rights must be confirmed in the approved plans and notarial documentation.



Clean Volumes · Generous Glazing · Coastal Light



Architectural visualisation





Architectural visualisation

The architectural language combines clean white volumes, dark-framed floor-to-ceiling glazing, natural stone accents and sharply articulated rooflines. Ceiling heights from approximately 3.50 to 4.60 metres support a strong sense of volume and abundant daylight. Private entrances, sheltered thresholds and landscaped outdoor spaces reinforce the individuality of each residence.

01 NATURAL LIGHT
Large glazed openings connect the living areas to gardens and terraces.

02 MATERIAL RESTRAINT
White render, stone accents and warm interior finishes create a calm palette.

03 PRIVATE THRESHOLDS
Dedicated entrances and parking establish a clear residential address.



Contemporary Living, Framed by Light



Architectural visualisation





The current layout provides an open-plan kitchen, dining and living area, two bedrooms, one main bathroom and an additional fully equipped WC. Large glazed openings are intended to extend daily life towards the private garden and terrace. The supplied concept combines a minimalist kitchen, built-in bedroom storage and a neutral palette suitable for private residence or high-quality holiday use.

- 01** **OPEN-PLAN CORE**
Kitchen, dining and living are organised as one light-filled central space.
- 02** **TWO-BEDROOM LAYOUT**
Two private sleeping rooms are positioned on opposite sides of the living area.
- 03** **TWO SANITARY ZONES**
One main bathroom and one additional fully equipped WC are shown in the supplied plan.

A Defined Base Specification

The supplied pricing policy describes the following base package. Final brands, models, warranties, tax treatment and contractual inclusions must be confirmed in the purchase and construction agreements.

PREMIUM ARCHITECTURE

Ceiling heights approx. 3.50-4.60 m, tall frames, stone and wood accents, clean white volumes.

KITCHEN CABINETRY

Installed kitchen units. Electrical appliances are not included in the base version.

BUILT-IN STORAGE

One built-in wardrobe in each of the two bedrooms.

HEATING & COOLING

Heat-pump system with concealed ductwork for year-round comfort.

SMART AUTOMATION

Control of lighting, water, climate and drainage functions via smartphone.

LIGHTING

Internal and external LED strips. Ceiling light fixtures are not included.

EXTERNAL AREAS

Basic garden landscaping. Pool and BBQ areas are optional upgrades.

PRIVATE PARKING

One dedicated parking space per residence.



Current Site Works



Azure Villas is currently under development. The supplied site photographs show early earthworks and foundation activity. The final construction schedule, stage payments, completion guarantees, handover conditions and delay provisions must be documented in the binding agreements.

- 01

Site visit
- 02

Technical & legal due diligence
- 03

Commercial proposal
- 04

Agreement & construction milestones

Single-Level Villa Layout

A compact two-bedroom residence organised around an open-plan kitchen and living area, with direct access to the private garden and terraces.



INTERNAL LAYOUT

The current plan indicates two bedrooms, a main bathroom, an additional fully equipped WC and a central living zone with kitchen and dining.

KITCHEN & LIVING	approx. 25.00 sqm
ADDITIONAL WC	approx. 3.10 sqm
MAIN BATHROOM	approx. 5.50 sqm
BEDROOM 1	approx. 12.80 sqm
BEDROOM 2	approx. 11.60 sqm
TOTAL INTERNAL AREA	approx. 58.00 sqm

PRIVATE & ALLOCATED AREAS

The supplied area schedule differentiates between internal space, private outdoor areas and the wider allocation including common access areas.

PRIVATE GARDEN approx. 90.00 sqm	PARKING AREA approx. 31.50 sqm	TOTAL PROPERTY AREA approx. 203.05 sqm
FRONT TERRACE / BALCONY approx. 11.60 sqm	ENTRANCE BALCONY approx. 11.95 sqm	INCLUDING ALLOCATED COMMON AREAS approx. 250 sqm

All room designations and areas are approximate and must be reconciled with the final approved architectural drawings, title documentation and legal area schedule



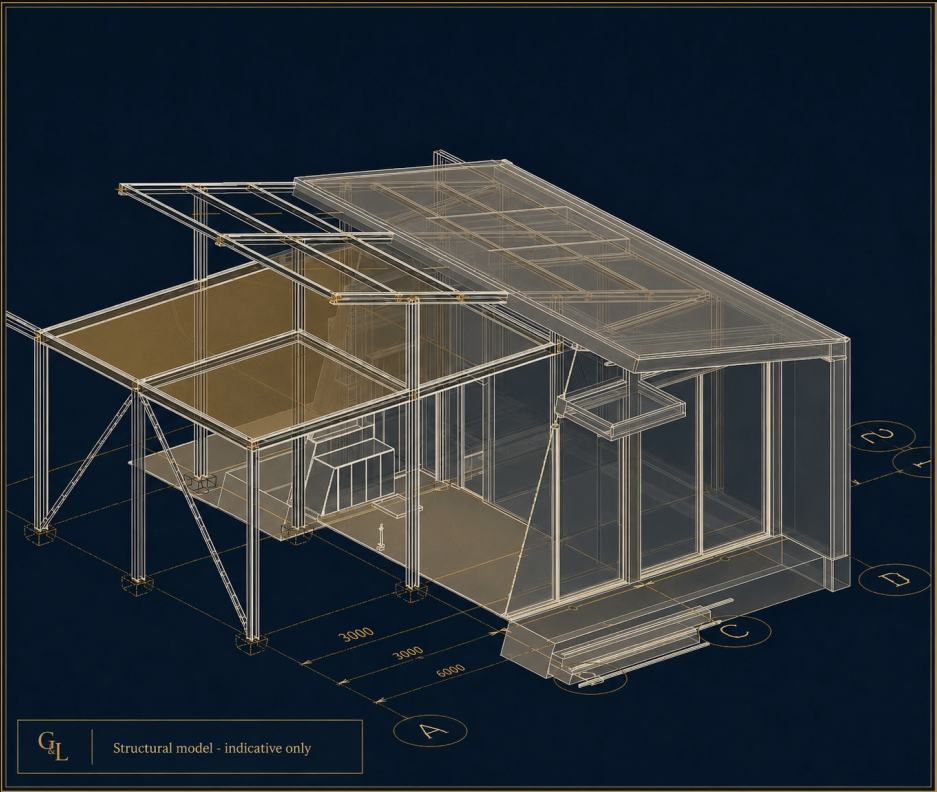
Composite Construction Concept

Steel framing combined with reinforced-concrete slab elements, as described in the supplied technical presentation.

TECHNICAL PRINCIPLE

The proposed structural concept combines a steel load-bearing frame with reinforced-concrete slab elements. The intention is to create a lighter, precisely fabricated system with generous openings and a clear architectural layout. The technical presentation highlights potential benefits for a seismically active region, including reduced structural mass, steel ductility and controlled off-site production.

The final structural system, seismic performance and all technical claims remain subject to approved calculations, permits and certification by the responsible engineers



DESIGN INTENT

- 01

REDUCED STRUCTURAL MASS

A lighter structural system may attract lower seismic forces than heavier conventional solutions. Steel ductility may also support energy absorption under load.
- 02

ARCHITECTURAL FLEXIBILITY

Steel framing can support wider spans and generous openings, helping create clean, efficient open-plan interiors with fewer visual interruptions.
- 03

FACTORY PRECISION & RECYCLABILITY

Prefabricated steel members may improve dimensional accuracy and assembly control. Steel is also a widely recyclable construction material.

Technical note: This exposé does not replace structural calculations, engineering approvals, warranties or independent technical due diligence.



Individual Base Prices



VILLA 1	€ 215,000
VILLA 2	€ 225,000
VILLA 3	€ 220,000
VILLA 4	€ 220,000
VILLA 5	€ 215,000
VILLA 6	€ 230,000
TOTAL DEVELOPMENT PRICE	
€ 1,500,000	

- Every residence is delivered with the following included as standard:
- Premium Architectural Aesthetics
Ceiling heights 3.50m–4.60m, frames +3.30m, stone, wood, clean white volumes
 - Kitchen Cabinetry
Full kitchen unit installation — without electrical appliances
 - Bedroom Wardrobes
1 built-in wardrobe in each of the 2 bedrooms
 - Heat Pump System
Heating & cooling via concealed ductwork — residence for 12 months
 - Smart Automation
Lighting, water, climate & drainage control from smartphone
 - LED Lighting
LED strips externally & internally — without ceiling fixtures
 - Private Garden 120m²
Basic landscaping — without pool or BBQ
 - Private Parking Space
Dedicated parking space per residence

Base-version prices. Optional upgrades are listed separately. Availability, taxes, transaction costs and final scope require written confirmation.



Optional Packages per Residence

The supplied pricing policy lists the following optional upgrades. Prices and technical scope should be confirmed in writing before contract signing; VAT and permit-related costs may require separate clarification.

6 kW Solar PV + Battery

+ EUR 30,000

Complete rooftop generation and battery-storage system.

Swimming Pool 3.5 x 6 m

+ EUR 35,000

Pool construction including the listed filtration mechanisms.

Full Interior Furnishing

+ EUR 15,000

Beds, living room, dining set, curtains and interior light fixtures.

Kitchen & Laundry Appliances

+ EUR 7,000

Fridge, oven, hob, extractor and dishwasher; laundry scope to be confirmed.

BBQ Garden Setup

+ EUR 12,000

Outdoor BBQ zone, seating area and enhanced landscaping.

KNX Full Automation

+ EUR 15,000

Professional integrated control system for the specified functions.

Why the Project May Be Relevant

- 01

DEFINED PROJECT SCALE

Seven residences create a boutique development with limited internal competition.
- 02

INDEPENDENT UNITS

The pricing policy supports individual acquisition or a complete portfolio purchase.
- 03

FLEXIBLE USE PROFILE

Potential private residence, holiday use, short-term rental or long-term letting, subject to regulation.
- 04

COASTAL POSITIONING

The project is located within a short walk of the sea in an emerging Northern Greek coastal market.
- 05

UPGRADE POTENTIAL

Pools, energy systems, furnishing and outdoor packages can strengthen the product positioning.
- 06

DUE-DILIGENCE BASIS

Plans, pricing documents, renderings and current site photographs support further review.

ILLUSTRATIVE RENTAL SCENARIOS FROM THE SUPPLIED INVESTMENT MATERIAL

Conservative short-term	Base short-term	Upgraded short-term	Longt-term range
€ 70,875	€ 115,500	€ 170,625	€ 58,800-92,400
4.72% indicated yield	7.70% indicated yield	11.38% indicated yield	3.92%-6.16% indicated yield

Illustrative only. Supplier assumptions include 90-130 rental nights, € 150-250 nightly rates and approximately 25% operating expenses.
No income or yield is guaranteed.



LOCATION

E90

Akti Neon Kerdyllion · Serres Regional Unit



Coastal calm with regional connectivity

The development occupies a quieter setting on the Strymonian Gulf while remaining connected to Northern Greece's principal cities, archaeological attractions and established beach destinations. The supplied documents cite both approximately 100 metres and 150 metres to the sea; the exact legal and walking distance should be independently verified.

SEA	approx. 0.1-0.15 km
NEA KERDYLIA	approx. 1 km
OFRYNIO / TOUZLA BEACH	approx. 15 km
AMPHIPOLIS / KASTA TUMULUS	approx. 23 km
KTIMA VIVLIA CHORA	approx. 38 km
KAVALA	approx. 65 km
SERRES	approx. 75 km
THESSALONIKI / AIRPORT	approx. 95 / 110 km

All distances are approximate and should be independently verified.



Project & Investment Overview

Project	Azure Villas	Purchase Price		
Asset Type	Seven-villa residential development			
Location	Akti Neon Kerdyllion, Serres, Northern Greece	€ 1,500,000	Important notes	
Status	Under development	Seven villas - base version		
Villas	7 planned residences			
Layout	Single-level arrangement according to current plan			
Bedrooms	2 per villa according to current plan	Brokerage Commission	All figures, room designations, specifications, legal rights, areas, construction status, prices, taxes, budgets and timelines require independent technical, legal, tax and commercial due diligence.	
Interior Area	approx. 58-60 sqm per villa			2% on the notarised purchase price, payable upon notarisation of the purchase contract.
Private Garden	approx. 90 sqm according to supplied area schedule			
Outdoor Area	approx. 115-120 sqm including indicated terraces			
Parking	1 space per residence	Disclaimer	All information relating to this property is based on details provided by the owner. No liability can be assumed for the accuracy or completeness of this information. Errors and prior sale reserved. This exposé constitutes a preliminary information document only; the sole legally binding basis is the notarially executed purchase contract.	
Potential Use	Private residence, holiday home or managed letting*			

*Subject to all applicable permits, registrations and operating regulations.

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Invoicing is issued exclusively by the respective engaged company.



AZURE VILLAS

7 Exclusive Coastal Residences

Akti Neon Kerdylion · Serres, Northern Greece · 100m from the Sea



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