

PROJECT THERMI

New-Build Residential Development with 16 Planned Apartments



presented by
Gregor & Lindl Exclusive Properties



A Contemporary Residential Investment in Greater Thessaloniki

Project Thermi is conceived as a modern, multi-storey residential development currently envisaged to comprise 16 planned apartments. The final unit count and allocation remain subject to confirmation in a consolidated unit schedule.

The design combines clearly articulated building volumes, generous balconies and roof terraces with efficient stair and lift cores. Its bright, contemporary architectural language is designed to create a durable and marketable new-build residential product.

This document provides a preliminary investor introduction based on the supplied plans, area calculations and visualisations. Purchase price, project costs, programme, financing structure and exit assumptions are to be completed and verified in the next stage.

PRICE	€ 5,100,000
STATUS	Preliminary Planning / Review Stage
REMAINING DEVELOPMENT POTENTIAL	approx. 1,662 sqm
SITE AREA	approx. 3,225 sqm
PLANNED APARTMENTS	16 (According to the current project brief. Final unit count and allocation remain subject to reconciliation with the technical building schedule.)







A Clearly Structured Residential Development

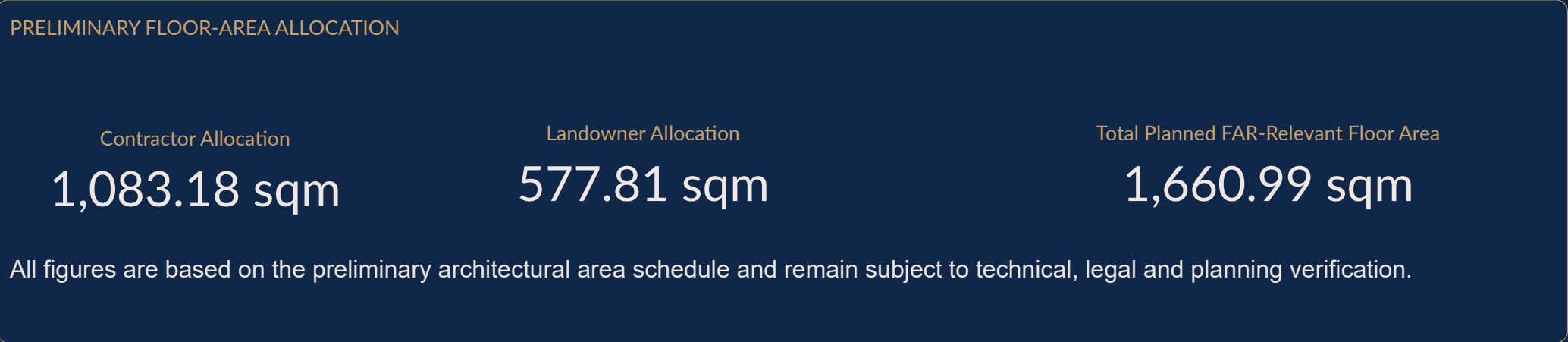
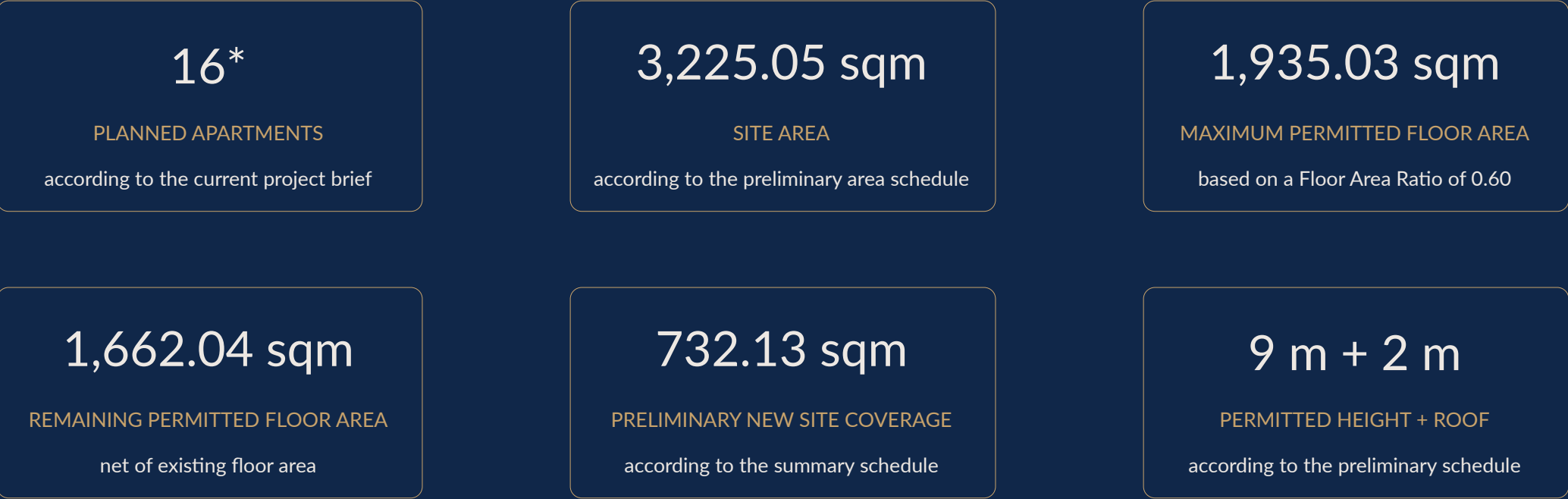
The visualisation shows an elongated development articulated into individual building volumes, with recurring residential modules, separate circulation cores and private outdoor areas. The staggered massing creates varied outlooks and a clear sense of address across the site.

- 01 MODULAR STRUCTURE
Repeatable floor plans and clearly separated circulation cores.
- 02 PRIVATE OUTDOOR AREAS
Balconies, terraces and roof areas form an essential part of the residential product.
- 03 LANDSCAPE & ACCESS
Organised open spaces, access routes and potential parking areas.



Planning Parameters at a Glance

The following figures are derived from the preliminary architectural area schedule and remain subject to technical, legal and planning verification.



*Final apartment count and unit schedule remain subject to confirmation.



Light Volumes · Generous Balconies · Refined Details

The façades are articulated by projecting balconies, glass and metal balustrades and dark roof accents. Large-format openings, a restrained material palette and carefully integrated exterior lighting convey a high-quality contemporary residential standard.





The current technical schedule references six planned building volumes, identified as Buildings 3 to 8.
Their final ownership, allocation and implementation structure remain subject to legal and technical confirmation.

Ground Floor

Residences, entrance areas, circulation cores and covered access or parking areas.



First Floor

Residential units with private balconies, clearly organised circulation cores and lift access.



Second Floor

Upper-level residential units with private outdoor areas, stairwells and lift access.



Attic Level & Roof Terraces

Attic-level residences and maisonette upper levels with private roof terraces, according to the current plans.



Why the Project Is Relevant to Investors

01 Manageable Project Scale

Sixteen planned units create a clearly defined investment and support structured marketing and sales.

02 New-Build Positioning

Contemporary architecture, private outdoor areas and lifts address key requirements of modern residential demand.

03 Diversified Unit Mix

Different layout types can appeal to several target groups and help diversify absorption risk.

04 Individual or Portfolio Exit Potential

Subject to legal and commercial review, the structure allows for several disposal and hold strategies.

05 Planning Information Available

Area calculations, floor plans and visualisations provide a sound basis for the next review stage.

06 Value Creation Through Professionalisation

A unit schedule, cost plan, programme and financial model can structure the project for investment readiness.

LOCATION

Thermi · Thessaloniki

SOUTH-EASTERN GREATER THESSALONIKI

Thermi is an established residential location in the south-eastern part of Greater Thessaloniki. The project combines a quiet residential setting with access to the regional road network and local services.

Project & Investment Overview

Project	Project Thermi
Asset Type	New-build residential development
Location	Thermi, Thessaloniki, Greece
Status	Preliminary planning / review stage
Planned Apartments	16*
Building Volumes	6 planned volumes (Buildings 3 - 8)
Levels	Ground, First, Second and Uppermost Level & Roof Terraces
Site Area	approx. 3,225 sqm
Planned New Floor Area	approx. 1,661 sqm FAR-relevant
Balconies	approx. 345 sqm
Permitted Height	9 m + 2 m roof structure
Circulation	Stairwells and lift cores
Outdoor Areas	Balconies, terraces and roof terraces
Parking / Access	Covered access and parking areas indicated in the plans

Purchase Price

€ 5,100,000

Brokerage Commission

2% on the notarised purchase price, payable upon notarisation of the purchase contract.

Important notes

Unit count & allocation remain subject to a consolidated unit schedule. Planning figures, area definitions and ownership structure remain subject to technical and legal review. Taxes, transaction costs and brokerage terms are to be confirmed

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.

*Final apartment count and unit schedule remain subject to confirmation.

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