

PROJECT NIKITI

Manas Nero · Six Contemporary Villas with Private Pools

Single-Family House Project, Nikiti, Sithonia, Greece



presented by
Gregor & Lindl Exclusive Properties



A Mediterranean Villa Development Above Nikiti

Manas Nero is planned as a low-density residential development of six contemporary villas on the hillside above Nikiti, Sithonia. Each residence is positioned to benefit from sea views, private outdoor living, an infinity pool and its own parking.

The architectural concept combines white volumes, natural stone, generous glazing and shaded terraces. The villas are designed for private use, seasonal residence or professionally managed holiday letting, subject to applicable regulatory requirements.

This exposé is based on the supplied brochure, floor plans, architectural visualisations and contractor proposal. Legal structure, programme and verified cost plan remain to be confirmed.

PRICE	€ 5,100,000
STATUS	Pre-construction / review stage
VILLAS	6 planned residences
LISTED ENCLOSED AREA	approx. 155.38 sqm per villa, excluding technical room
LOCATION	Nikiti, Sithonia, Halkidiki, Greece







A Terraced Six-Villa Composition

The villas follow the natural gradient of the hillside in a staggered arrangement. This creates visual separation between homes, supports sea-facing orientations and gives each residence a clear private address within the development.

- 01

INDIVIDUAL ADDRESSES

Each villa is conceived as a self-contained residence with private access, parking, garden and pool.
- 02

STEPPED TOPOGRAPHY

The terraced site layout supports outward views and a strong sense of privacy between residences.
- 03

INTEGRATED LANDSCAPE

Mediterranean planting, stone retaining walls and low-profile access routes anchor the development in its setting.



Planning Parameters at a Glance

All values below refer to one villa and are taken from the supplied architectural drawings. They remain subject to technical, legal and planning verification.

6

PLANNED VILLAS

low-density hillside development

3*

BEDROOMS PER VILLA

according to the current floor plans

107.97 sqm

ABOVE-GROUND AREA

ground, first and mansard levels

47.41 sqm

UNDERGROUND AREA

plus a separately listed technical room

20.86 sqm

PRIVATE POOL

listed swimming-pool area per villa

2

PARKING SPACES

private parking allocation per villa

ADDITIONAL LISTED AREAS

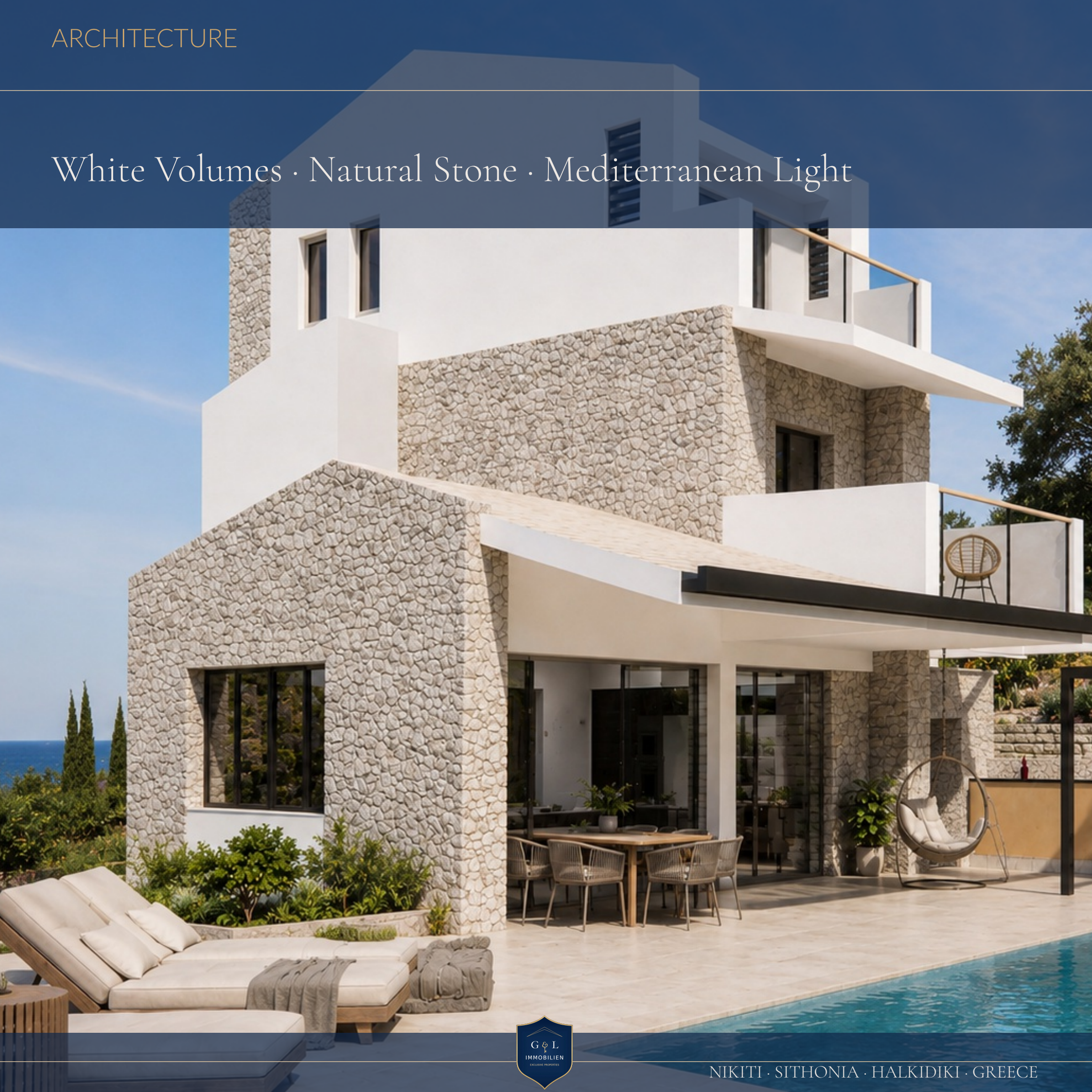
Technical room 12.51 sqm · Outdoor dining 24.20 sqm · Veranda 22.77 sqm · Pool lounge 21.25 sqm · Balconies 7.59 sqm + 4.11 sqm.

*Room designations and all areas require confirmation by the project architect and legal advisers before use in sales or investment calculations.



ARCHITECTURE

White Volumes · Natural Stone · Mediterranean Light



NIKITI · SITHONIA · HALKIDIKI · GREECE



The architectural language combines crisp white render, natural-stone façades, generous glazing and shaded pergolas. Terraces, balconies and private pools extend daily life outdoors, while the material palette is designed to sit naturally within the olive-covered hillside.

Mediterranean Living, Framed by Views





01 **INDOOR-OUTDOOR FLOW**
Large openings connect the principal rooms to terraces, garden and pool.

02 **NATURAL MATERIALITY**
Stone, timber and neutral surfaces establish a warm Mediterranean palette.

Open-plan living spaces are conceived to flow directly towards terraces, gardens and the pool. Natural timber, pale stone, soft textiles and black-framed glazing create a restrained interior language that feels calm, contemporary and suitable for both private residence and high-quality holiday use.



A Defined Turnkey Completion Concept

The supplied brochure and contractor proposal describe a complete construction scope. The final specification, brands, warranties and contractual inclusions must be reconciled before acquisition or marketing.

- 01** KITCHENS & APPLIANCES
Fully fitted kitchens with built-in oven, hob, extractor hood and dishwasher.
- 02** BATHROOMS
Completed bathrooms with sanitary ware, custom shower cabins and fitted fixtures.
- 03** BUILT-IN STORAGE
Custom wardrobes and integrated storage solutions within the bedrooms.
- 04** DOORS & FLOORING
Premium interior doors and high-grade laminate, engineered wood or porcelain finishes.
- 05** MEP & ENERGY
Electrical, plumbing, HVAC, insulation and commissioning as part of the stated process.
- 06** EXTERNAL WORKS & POOLS
Landscaping, retaining walls, drainage, terraces, lighting, pools and access works.



Underground Level

Bedroom / flexible room, storage, bathroom and technical functions.



Underground area 47.41 sqm • Technical room 12.51 sqm • Level -1.40

Ground Floor

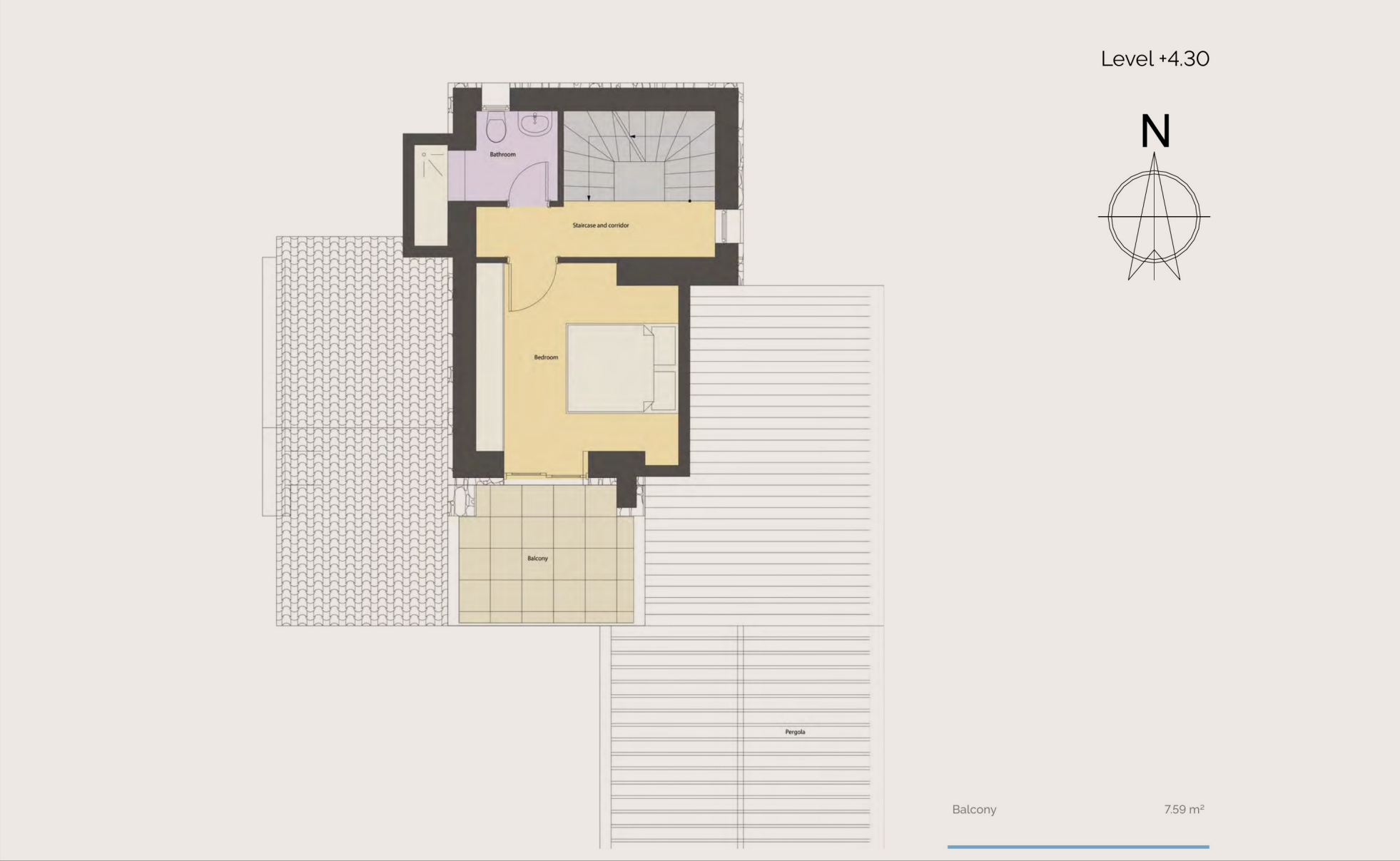
Open-plan kitchen and living, guest WC, veranda, outdoor dining, private pool and pool lounge.



Ground floor 44.69 sqm • Outdoor dining 24.20 sqm • Veranda 22.77 sqm • Pool lounge 21.25 sqm • Pool 20.86 sqm

First Floor

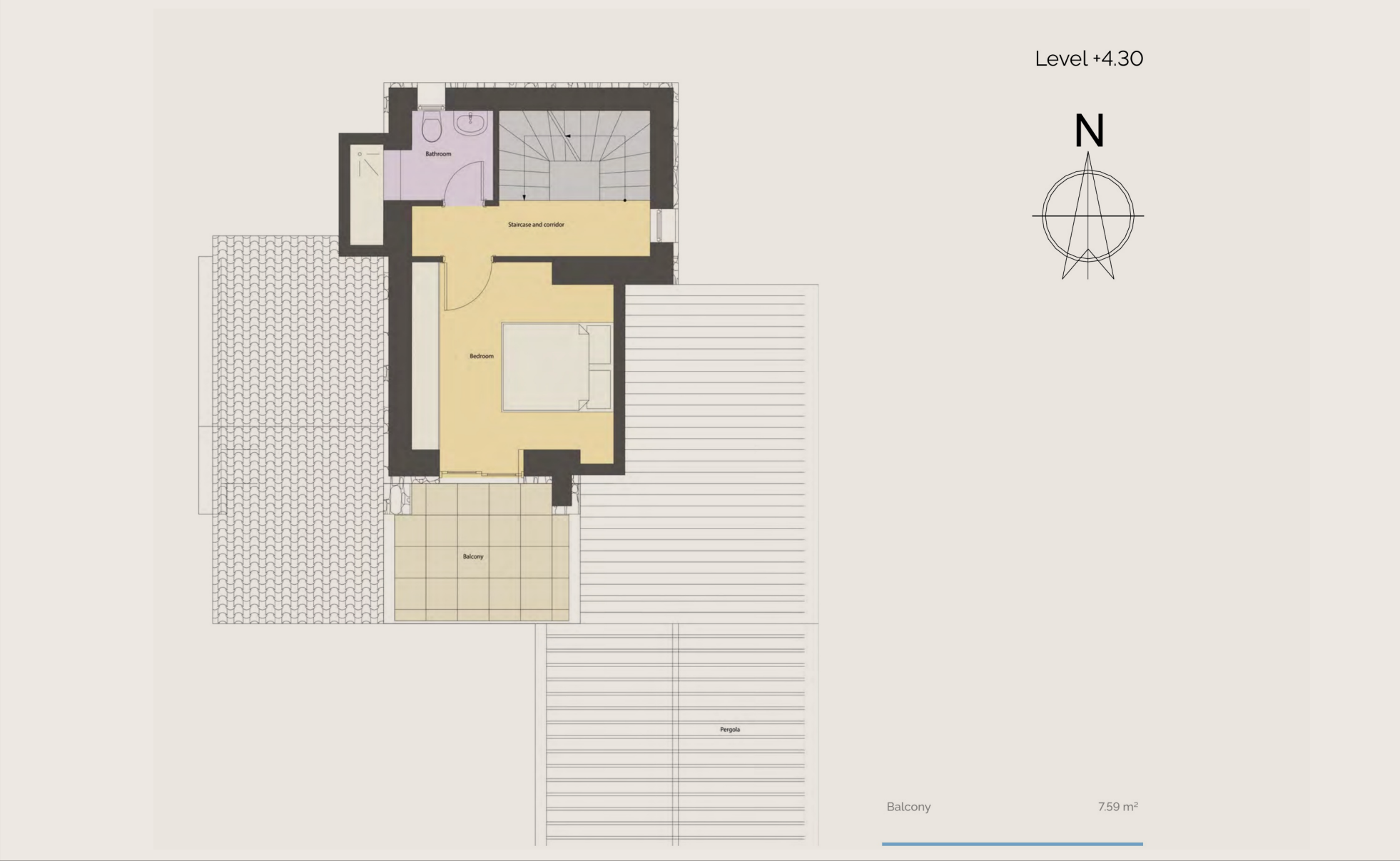
Private bedroom level with bathroom, balcony and relationship to the shaded pergola below.



First-floor area 35.81 sqm • Balcony 7.59 sqm • Level +4.30

Mansard Level

Upper sleeping level with bathroom and private balcony oriented towards the landscape.



Mansard area 27.47 sqm • Balcony 4.11 sqm • Level +7.15

Why the Project May Be Relevant to Buyers and Investors

01 Finite Project Scale

Six villas create a clearly defined development with a boutique character and limited internal competition.

02 Private-Pool Product

Each residence combines its own pool, private outdoor space, parking and a self-contained address.

03 Flexible Use Profile

The layout may support owner occupation, seasonal residence or managed holiday letting, subject to regulation.

04 Hillside Positioning

The terraced arrangement is intended to preserve views, privacy and a strong connection to the landscape.

05 Established Coastal Destination

Nikiti combines beaches, marina access, old-town character and connectivity to Thessaloniki.

06 Documentation & Scope

Floor plans, visualisations and a detailed construction process provide a basis for further due diligence.

Nikiti · Sithonia



A hillside setting between old-town character and the Toroneos Gulf

The project is positioned above Nikiti in a quieter green setting, while remaining connected to the historic district, marina, town centre and beaches. The paved approach and proximity to regional routes support both private use and seasonal occupation.

HISTORIC LANDMARKS	approx. 0.7 km
NIKITI YACHT PORT	approx. 1.8 km
NIKITI YACHT CENTER	approx. 2.0 km
NIKITI BEACH	approx. 2.7 km
THESSALONIKI	approx. 100 km
SOFIA	approx. 430 km



PROJECT LOCATION
SCAN QR CODE

Distances are approximate and based on the supplied project brochure.
Driving routes and travel times should be independently verified



Project & Investment Overview

Project	Project Nikiti / Manas Nero
Asset Type	Six-villa residential development
Location	Nikiti, Sithonia, Halkidiki, Greece
Status	Pre-construction / detailed review stage
Villas	6 planned residences
Levels	Underground, ground, first and mansard
Bedrooms	3 per villa according to current plans
Listed enclosed Area	approx. 155.38 sqm per villa, excluding technical room
Pool	approx. 20.86 sqm per villa
Parking	2 spaces per villa
Potential Use	Private residence, seasonal use or managed holiday letting*

Purchase Price

€ 5,100,000

Brokerage Commission

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

Important notes

All figures, room designations, specifications, legal rights, construction status, budgets and timelines require independent technical, legal, tax and commercial due diligence.

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.

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

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