

THERMI PANORAMA VILLAS

Two contemporary new -build residences

Elevated living between Thermi and Panorama, with private grounds, individual pools and panoramic views towards the Thermaic Gulf.



presented by
Gregor & Lindl Exclusive Properties

THE ENSEMBLE

Two private villas. *One elevated setting*



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



THERMI PANORAMA VILLAS

Essential project data

RESIDENCES

2

Independent new-build villas

LIVING AREA

approx. 250 sqm

Per villa, according to current planning

PRIVATE GROUNDS

approx. 2,000 sqm

Garden and outdoor areas per villa

ROOM PROGRAMME

4 bedrooms

Plus home office and guest facilities

OUTDOOR LIVING

Private pool

Pergola, fire pit / BBQ area and terraces

PLANNED COMPLETION

End of 2026

Subject to construction progress and final planning





A refined *two-villa* residential concept

Set on the eastern hills of Thessaloniki between Thermi and Panorama, the development comprises two newly built residences of approximately 250 sqm each. Both villas are conceived as independent homes with their own private grounds, pool, outdoor living areas and covered parking.

The contemporary architecture combines exposed concrete, expansive glazing and warm timber elements with a landscape-led Mediterranean setting. Completion is planned by the end of 2026, subject to the final construction programme.

ONE VILLA OR THE COMPLETE ENSEMBLE



“A calm residential setting with open horizons - close to Thessaloniki, yet distinctly removed from the pace of the city.”

*Elevated calm
above Thessaloniki*

The setting between Thermi and Panorama offers a rare balance: open outlooks and a low-density residential environment, while Thessaloniki, its international airport and the city's commercial and cultural life remain within convenient reach.

PANORAMIC GULF VIEW

URBAN PROXIMITY

PRIVATE RESIDENTIAL SETTING

LOCATION

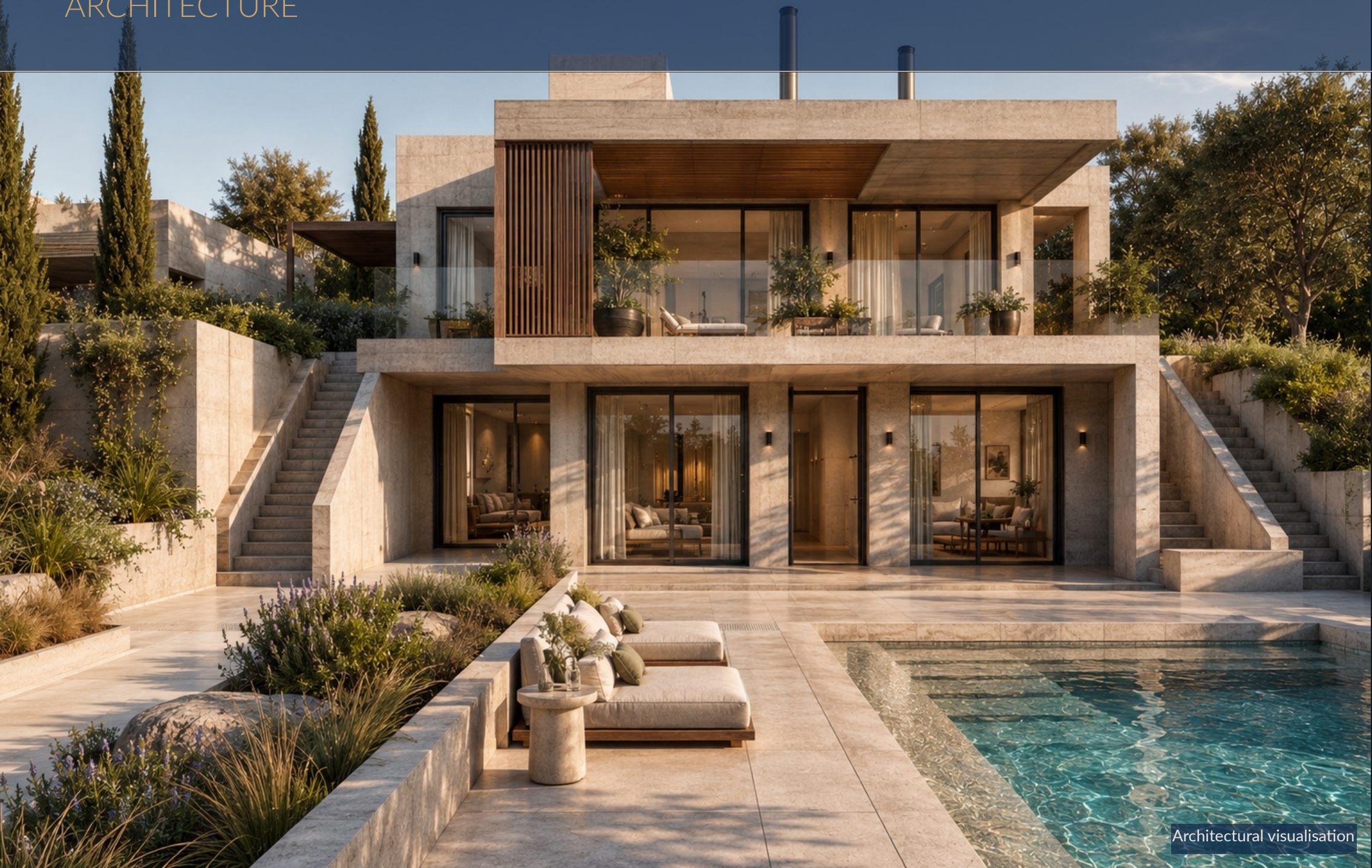


Map & Location

The Thermi Panorama Villas enjoy a privileged hillside position in one of the most desireable residential areas of the Thessaloniki region - combining panoramic sea views, tranquility and excellent accessibility.

KEY DISTANCES		
	Airport (SKG)	9.0 km 14 min
	Thessaloniki City Center	17.5 km 23 min
	Mediterranean Cosmos	6.0 km 10 min
	Perea / Beach	10.0 km 15 min





Concrete, glass and nature

Clear, brutalist-inspired lines define the structure, while generous glazing opens the interiors to the landscape. Warm timber elements, pergolas and Mediterranean planting soften the material palette and create a calm, contemporary residential character.

EXPOSED CONCRETE

FULL-HEIGHT GLAZING

MEDITERRANEAN LANDSCAPE

TIMBER PERGOLAS



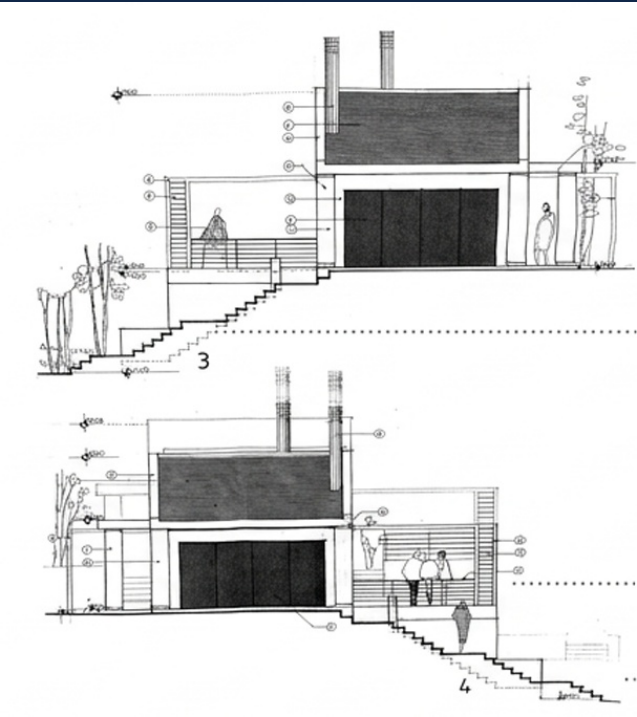
Two independent residences

Each villa is planned with a separate entrance, private outdoor areas and individual parking.
The spatial arrangement preserves privacy while maintaining a coherent architectural ensemble.



Architecture shaped by the terrain

The natural hillside is not treated as an obstacle, but as the organising principle of the design. A stepped, terraced composition follows the existing topography and creates a sequence of naturally interlocking levels.



TOPOGRAPHIC SECTION STUDIES

The stepped arrangement maximises natural daylight for both residences and preserves open sight lines from the principal living areas.



Privacy by design

The offset arrangement gives each villa a distinct identity and a high degree of independence, while the two homes remain visually connected as one architectural ensemble.

01

CENTRAL AXIS

Physical separation, level changes and dense planting prevent direct views between the two residences.

02

SEPARATE ARRIVALS

Independent entrances and covered parking establish clear, autonomous access for each villa.

03

STAGGERED OUTDOOR ZONES

Mirrored but asymmetrically positioned terraces preserve privacy around both pools and gardens.

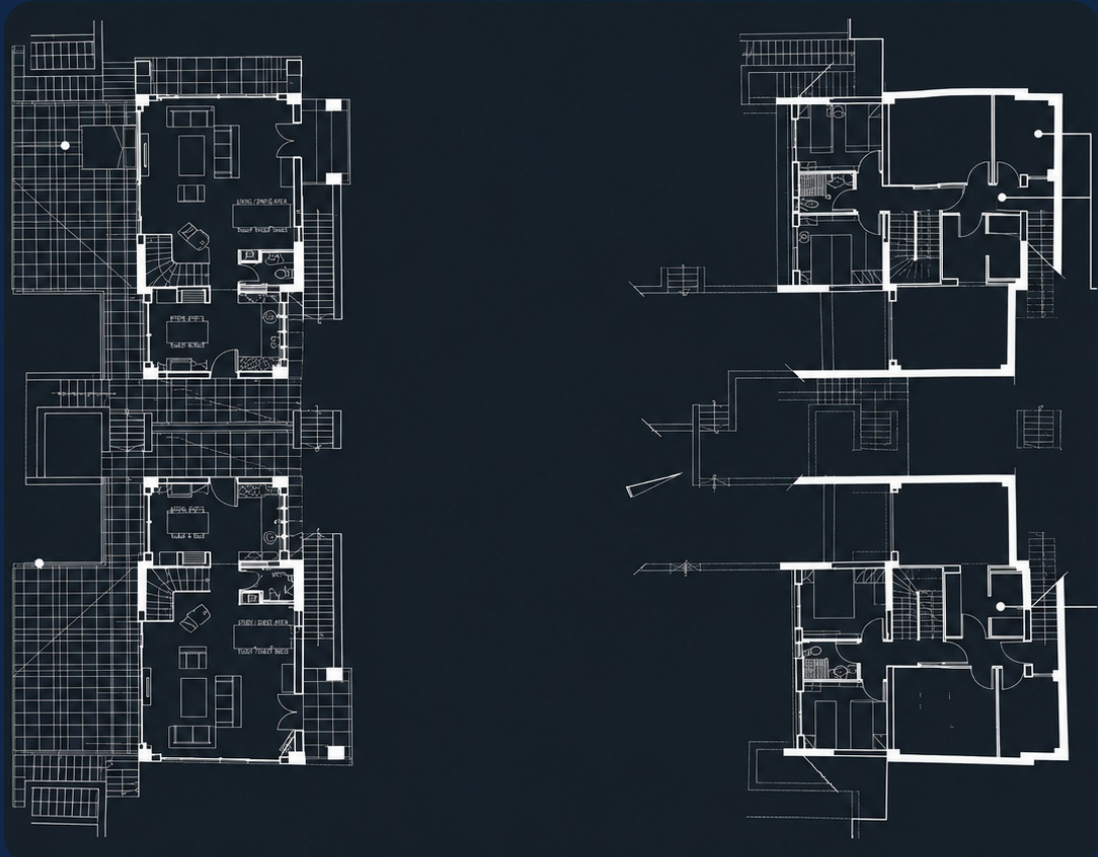
Open-plan living with an inside-out flow

The principal living level is conceived as one continuous sequence. Kitchen, dining and lounge areas connect without rigid divisions, while floor-to-ceiling sliding doors extend the interior onto the timber terraces.



Thoughtful layouts create private retreats.
Planned for privacy and flow.

The current concept distributes private suites, living areas and service functions across three levels to balance openness with seclusion. All layouts remain subject to final planning and construction documentation.



PRIVATE SUITES

SERVICE & STORAGE

MASTER SUITES

Generous bedrooms with en-suite bathrooms and access to private balconies.

SMART STORAGE

Integrated cabinetry and optimised circulation make efficient use of the available floor area.

UTILITY & LOWER GROUND

Concealed utility rooms within the lower ground level preserve the calm aesthetic of the main living spaces.



Multi-level outdoor spaces extend daily life

Terraces, pergolas, planted boundaries and pool decks are arranged as a sequence of distinct outdoor rooms - designed for long lunches, quiet evenings and effortless entertaining.

- 01** LOUNGE & FIRE PIT
A recessed lounge creates a protected setting for evening gatherings and intimate moments by the fire.

- 02** DINING PERGOLAS
Shaded timber structures provide generous places for outdoor dining and are integrated directly into the terraces.

- 03** LANDSCAPE ARCHITECTURE
Hedges, cypress trees and Mediterranean shrubs define zones and form a natural privacy screen.

Water by day. Architecture by night.



The pool as an architectural mirror

The private infinity pool is conceived as a central design element. Reflections on the water double the architecture and surrounding landscape, while high-quality timber decking frames a calm, private oasis.

A considered lighting concept

Linear LED details emphasise the sharp edges of the concrete facades. Carefully positioned landscape spots and soft pool lighting create a warm atmosphere for intimate evenings and more formal receptions.

Architectural substance *designed for longevity*

The current specification envisages a solid exposed-concrete construction with energy-efficiency class A+, combined with high-performance glazing and carefully integrated shading elements.

SOLID CONSTRUCTION

Exposed-concrete architectural language

ENERGY EFFICIENCY

Current concept targets class A+

SOLAR CONTROL

Pergolas and shading elements

LANDSCAPE INTEGRATION

Stone, timber and Mediterranean planting



Architectural visualisation

Detailed specifications at a glance

Both residences are currently planned to the same core standard, with individual layouts and private outdoor areas.

CATEGORY	VILLA WEST	VILLA EAST
LEVELS	3 levels, incl. daylight lower ground	3 levels, incl. daylight lower ground
ROOMS	4 bedrooms, 1 home office	4 bedrooms, 1 home office
BATHROOMS	4 en-suite bathrooms, 1 guest WC	4 en-suite bathrooms, 1 guest WC
OUTDOOR AREAS	Private pool, sunken fire pit, pergola	Private pool, sunken fire pit, pergola
PARKING	2 covered parking spaces	2 covered parking spaces
CONSTRUCTION	Solid exposed-concrete construction	Solid exposed-concrete construction
ENERGY CONCEPT	Current concept targets class A+	Current concept targets class A+

All specifications, layouts, finishes, completion dates and energy classifications remain subject to final planning, permits and construction documentation.



RESIDENCE 01



Architectural visualisation

Villa West

A private three-level residence with daylight lower ground floor and generous indoor-outdoor connections.

Approx. 250 sqm

LIVING AREA

4 bedrooms

PLUS HOME OFFICE

4 en-suite baths

PLUS GUEST WC

Private pool

PERGOLA & FIRE PIT

2 covered spaces

PRIVATE ACCESS



THESSALONIKI · GREECE

Villa East

A complementary residence with the same planned level of privacy, scale and outdoor living- individually accessible and designed to function independently.

Approx. 250 sqm

PLANNED LIVING AREA

Approx. 2,000 sqm

PRIVATE GROUNDS

Three levels

INCLUDING DAYLIGHT LOWER GROUND

Private pool

PERGOLA AND ENTERTAINING AREA

Two covered spaces

PLUS PRIVATE ACCESS



Architectural visualisation

CONSTRUCTION STATUS

The project is already taking shape



CURRENT STRUCTURAL WORKS



VIEW FROM THE CONSTRUCTION SITE

PURCHASE OPTIONS

Lifestyle *value* with strategic flexibility

For private buyers and family offices, the project combines new-build quality, substantial private grounds and the rare possibility of acquiring either one independent residence or a coordinated two-villa compound.

ONE VILLA

EUR 1,300,000

Purchase price per residence

BOTH VILLAS

EUR 2,500,000

Combined purchase price

No statement regarding taxes, transaction costs or brokerage commission is made in the source documentation. These items should be confirmed individually before purchase.



Project & Investment Overview

Project	Thermi Panorama Villas	Purchase Price	
Asset Type	Two-villa residential development	€ 1,300,000	€ 2,500,000
Location	Thermi / Panorama, Thessaloniki, Greece	per villa	complete two-villa ensemble
Status	Under development · completion planned end of 2026	Brokerage Commission 2% on the notarised purchase price, payable upon notarisation of the purchase contract.	Important notes All figures, room designations, specifications, legal rights, areas, construction status, prices, taxes, budgets and timelines require independent technical, legal, tax and commercial due diligence.
Villas	2 independent residences		
Levels	3 levels incl. naturally lit basement		
Bedrooms	4 bedrooms + 1 home office per villa		
Bathrooms	4 en-suite baths + guest WC		
Living Area	Approx. 250 sqm per villa	Disclaimer All information relating to this property is based on details provided by the owner or developer. 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 notarised purchase contract. Information subject to planning status and final technical execution.	
Outdoor Features	Private pool, pergola, fire pit & terraces		
Parking	2 covered parking spaces per villa		

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