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EXCLUSIVE PROPERTIES

Chalkidiki Apartment Resort

Premium coastal investment in Greece

presented by

Gregor & Lindl Exclusive Properties

A coastal resort opportunity with immediate substance

On one of the most attractive coastal stretches of Chalkidiki,
a rare opportunity arises to acquire and complete an already significantly advanced holiday
and apartment resort in a prime setting close to the sea.
The project combines touristic appeal, long-term value potential
and attractive income perspectives.

Crystal-clear water, Mediterranean climate and strong accessibility define the investment story.

Essential investment profile

A premium apartment resort concept designed for holiday rentals, serviced apartments or a boutique hospitality operation.

PLANNED UNITS	**17** Residential units in total
COMPLETED	**7** Apartments already completed
IN PREPARATION	**10** Further units to be finished
HOSPITALITY	**Restaurant**: Gastronomy area planned
LOCATION	**Coastal:** Direct proximity to the sea

The concept is suitable for classic holiday letting as well as a managed serviced-apartment or boutique-resort concept, subject to regulatory and operational review.

A clear entry point for further value creation

CURRENT PROJECT VALUE	**EUR** 3,000,000
ESTIMATED COMPLETION COSTS	**EUR** 1,000,000
TOTAL DEVELOPED INVESTMENT	**EUR** 4,000,000

With a substantial portion of development already in place, the project offers a meaningful advantage for investors: considerable groundwork has been completed while the final phase still allows for positioning, specification and operating strategy.

LOCATION & ACCESSIBILITY

Nea Kallikratia · Chalkidiki

The supplied location map positions the project directly along the coastal strip of Nea Kallikratia, within the wider Chalkidiki region and with access to the Thessaloniki metropolitan catchment.

COORDINATES

40°18'30.4" N

23°04'17.5" E

Overall site plan

GENERAL NOTES

1. ALL DIMENSIONS ARE GIVEN IN METERS, UNLESS NOTED OTHERWISE.
2. ALL HEIGHT INFORMATION REFERS TO ±0.00 AS THE FINISHED FLOOR LEVEL OF THE GROUND FLOOR.
3. ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE CONSTRUCTION BEGINS.
4. IN THE EVENT OF DISCREPANCIES, THE ARCHITECT MUST BE INFORMED BEFORE EXECUTION.
5. THIS DRAWING IS VALID ONLY IN CONJUNCTION WITH THE STRUCTURAL, ELECTRICAL AND MEP PLANS.
6. CHANGES AND ADJUSTMENTS REQUIRE THE WRITTEN APPROVAL OF THE ARCHITECT.
7. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH GENERALLY ACCEPTED TECHNICAL STANDARDS.
8. THIS DRAWING MAY NOT BE REPRODUCED OR PASSED ON TO THIRD PARTIES WITHOUT WRITTEN PERMISSION.

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From advanced development to premium resort operation

- Planned overall complex with 17 residential units and a coherent resort structure.
- Seven apartments already completed, creating immediate substance and a visible proof of concept.
- Ten additional units in preparation, allowing the investor to complete and refine the final offer.
- A planned restaurant and gastronomy component can support a resort-style operating model.
- The position near the sea is highly relevant for holiday rental demand and end-user appeal

Construction progress already visible

The asset is not a purely conceptual development.

The project documentation indicates a significantly advanced status, with seven apartments completed and a further ten units in preparation.

ARCHITECTUAL VISION

Contemporary Mediterranean living on the coast

The visualisations express the intended positioning: contemporary architecture,
warm materials, generous terraces, controlled privacy and a strong relationship between indoor comfort and coastal landscape.

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Privacy, water and evening light

The project benefits from an architectural language that can be sharpened into a high-end hospitality product: expansive outdoor areas, sea orientation, water features and a discreet, residential sense of arrival.

Completed units showcase the basis

Existing interiors present a calm, natural material palette, modern bathrooms and flexible room layouts that can support both private holiday use and a managed rental product.

An asset shaped by sea, trees and openness

The combination of pine landscape, open sea views and proximity to the beach supports the leisure positioning of the project and reinforces the appeal for international holiday guests.

Why this opportunity is compelling

- Advanced project stage reduces development uncertainty compared with a greenfield resort concept.
- Completion phase gives investors control over final specification, branding and operating model.
- Seventeen-unit scale can support professional hospitality operations while remaining boutique and manageable.
- Restaurant/gastronomy component may create additional guest experience and revenue potential.
- The total investment remains defined and relatively transparent based on provided project figures.
- Coastal position and Chalkidiki demand profile strengthen the leisure and rental narrative.

Acquire. Complete. Position. Operate

01 **ACQUISITION & TECHNICAL REVIEW**

Confirm documentation, construction status, permits, budgets and legal framework.

02 **COMPLETION & SPECIFICATION**

Finalize the remaining units and common areas to a coherent premium standard.

03 **BRANDING & OPERATING MODEL**

Define serviced-apartment, holiday-let or boutique-resort positioning.

04 **MARKET LAUNCH**

Prepare photography, pricing, distribution and partnership strategy for the first operating season.

A discreet approach to Mediterranean investment assets

01

Discretion

Confidential handling of sensitive investment opportunities.

02

Substance

Focus on assets with tangible location, architecture or development quality.

03

Enduring Value

Positioning for long-term ownership, operating quality and legacy value.

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PROJECT CHALKIDIKI

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Philip Gregor

GREGOR Immobilien
Hauptstraße 29
94348 Atting
Phone: + 49 151 11 56 24 78
Mail: partners@gl-exclusiveproperties.com

VAT ID: DE247145445
Chamber membership
GREGOR IMMOBILIEN
Chamber of Commerce and Industry, Lower Bavaria
Nibelungenstraße 15 · 94032 Passau

Tatjana Lindl

LINDL Immobilien
Ganghoferstr. 41b
83043 Bad Aibling
Phone: + 49 171 37 58 340
Mail: tatjana.lindl@gl-exclusiveproperties.com

VAT ID: DE452024875
Commercial register entry
Tatjana Lindl Immobilien, Projektentwicklung & Consulting GmbH
HRB: 33735, Local Court Traunstein
Supervisory authority: Chamber of Commerce and Industry for Munich and Upper Bavaria
Max-Josef-Straße 2 · 80333 Munich

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