

LUXURIOUS RESIDENCES COMPLEX AT AFANDOU -GOLF AREA
ON THE ISLAND OF RHODES (IN GREECE)



*The project is a unique architectural development of luxurious maisonettes and apartments with a special oval shape that makes each one stand out. It is located on the main road connecting the two most popular tourist centers of the island, the town of Rhodes and Lindos. In the beautiful **area of AFANDOU**, a lively holiday destination, on an amazing journey in a lush natural environment, just 15 km from Rhodes town and 2 km from Faliraki, the most cosmopolitan resort of Rhodes Island.*

DETAILED PROJECT PRESENTATION

The high-quality housing complex, featuring an excellent architectural design, is being developed on a 3.150 sq. m. plot of land. It is designed to combine comfort, luxury and calmness, and is comprised of:

FOUR (4) SEMI DETACHED HOUSES (MESONETES) 220 sq. m. each
split over two levels with:

125 sq. m. ground floor including living room, dining room, kitchen and guest restroom. A spiral staircase leads to the 100 sq. m. mezzanine comprised of 2 master bedrooms,

TWO (2) APARTMENTS 175 sq. m. each and 125 sq. m. on 2nd floor(B).

Each apartment has 2 MASTER BEDROOMS, a large reception room, kitchen, 2 bathrooms and verandas with panoramic sea and mountain views.

ONE (1) 40 sq. m. STUDIO with 250 sq. m. ROOF GARDEN and unobstructed sea view.

ONE (1) 60 sq. m. GARDEN APARTMENT including an open plan kitchen dining-living room, bathroom, and 1 spacious bedroom.

- THE GROUND FLOOR- B includes the following:

- **TWO (2) 125 sq.m. each APARTMENTS** with 1 bedroom, living room, kitchen, and bathroom
- **250 sq m.PLAYROOM /ENTERTAINMENT AREA (HOME CINEMA)**
- **GYM**
- **LARGE KITCHEN WITH RECEPTION HOSTING CAPACITY**

➤ **LAUNDRY / DRIER / IRONING facilities/ SERVICE ROOM**

OUTDOORS SPACE

The 2600 sq. m. outdoor space has been designed for green space. Special constructions such as waterfalls, rock gardens, etc. have been planned and are being designed.

- **BIG SWIMMING POOL** (10m x 20m)
- **8 PERGOLAS** and a **BARBEQUE** area will be constructed at the pool area.
- **8 CAR PARKING** space.

CONSTRUCTION/INFRASTRUCTURE SPECIFICATIONS AND INDOOR LAYOUT

Please note that each house by far exceeds the quality of construction of any other residence on Rhodes Island. From an aesthetic viewpoint, the **entire construction will have a 5-star** and perhaps unique **FINISHING**. This is due to the most expensive and top quality and design materials that have been selected.

As illustrated on the following pictures, apartments can be delivered fully furnished by well-known brand names (e.g. Versace, etc.) with chandeliers and mariner lamps, etc.

MAISONETTES AND APARTMENTS

The interior layout and equipment, fittings, kitchens, bathrooms, are of famous Italian brands, whereas the electrical appliances, doors, cabinets, flooring have been selected from French, German and Spanish brand names. (See attached pictures)

The following are included in the standard price per unit:

- Solid cherry wood, snap on parquet floors, specially constructed for island housing **A'A quality American type**.
- Handmade marble fireplaces, also of great value.
- Luxury construction bedroom wardrobes & Italian style walk-in closets, in a soft beige color.
- Stairs made of solid cherry wood and glass or Plexiglas with special lighting.
- Gold leaf and crystal kitchen furniture, engraved with designs and onyx benches. Fully equipped with Miele appliances (series 5000), such as refrigerators, dishwashers, laundry-dryer machines, wine cabinet/cooler, espresso machine, microwave oven, waste disposers, etc.
- Fully equipped bathrooms with luxury furniture, gold-plated batteries, and Jacuzzi.
- Security doors (exterior), double-solid cherry wood, imported from Italy. Internal doors, with Swarovski glass knobs.
- Safety glass outdoors railings with decorative aluminum.
- Shucco door and window frames of the most expensive series.
- Triplex energy, security crystal.
- Carrier dual air-conditioning/heating multisystem (the most expensive and best system on the market)
- A Toshiba hot water system
- Central vacuum cleaner in each apartment
- Alarm system and security cameras
- All electrical (panels, switches, etc.), and plumbing installations have been imported from Germany and are "aa" quality.

The building is equipped with a laser beam Smart Home Alarm System, for surveillance and safeguarding, and a fire extinguishing system.

Finally, there is infrastructure and provisions for satellite TV AND INTERNET.

INDOOR AND OUTDOOR COMMUNAL AREAS DECORATIVE ELEMENTS

- *Luxury construction elevator.*
- *On the main entrance, 80 sqm. will be covered by marble tables, mosaics and round columns lined with gold-plated or marble decorative tiles. False ceilings and ceiling lights will be installed, along with art masterpiece.*

In all parts of the ground floor and the rest of the storeys there will be false ceilings with spotlights and extra closets.

The outdoor public areas, such as the garden, the pool, etc. will be decorated by aesthetically pleasing/high quality valuable items, furniture, marble statues and tables (mosaics). (See attached pictures).



HIGHLIGHTS of RHODES
(beaches, attractions, airport, port).

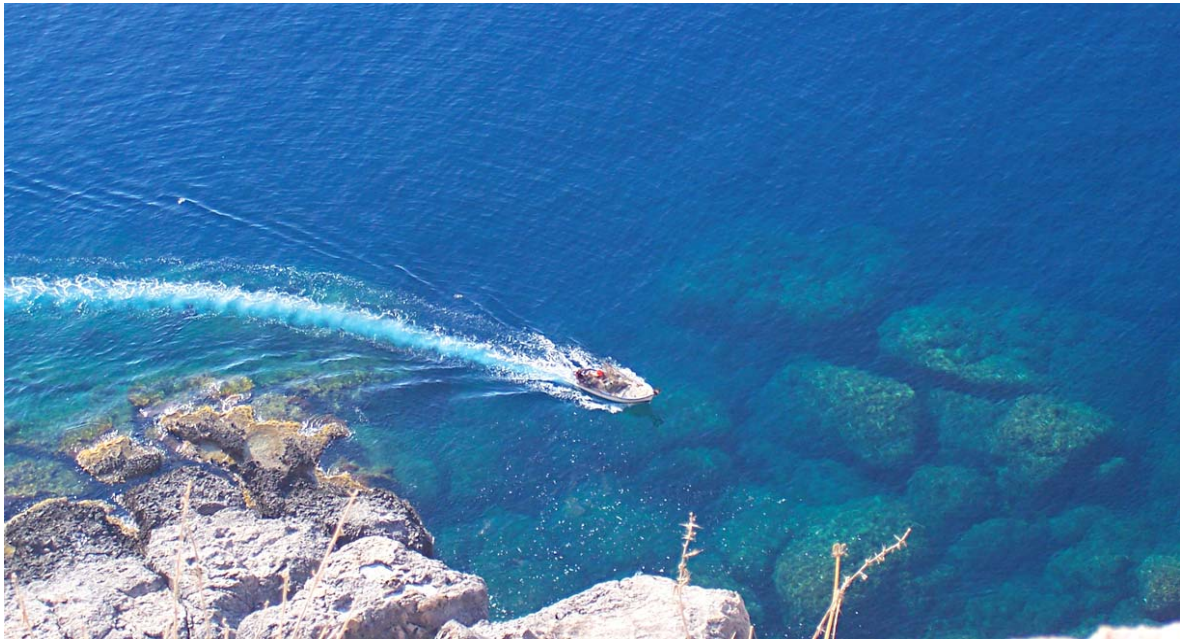
*The luxury residential complex is located just within 5 minutes walk (250 meters) from the pristine "**Traganou**" beach, featuring a beautiful cave that adorns the fabulous landscape.*



TRAGANOY BEACH



*Within a short distance from the property (about 650 meters) lies **LADIKO** beach, next to "Anthony Quinn" beach (850 meters), the most famous beach of Rhodes.*



*At a distance of 2 km there is **Faliraki beach**, known for its remarkable tourist infrastructure, with large hotels. In the town, you will find everything from small restaurants to multinational fast food chains, shops with anything you can imagine, mini malls and of course countless nightclubs and famous clubs, staying open until the early morning hours. It has one of the largest and best organized beaches of Greece. Water and extreme sports, and the famous **WATER PARK**, one of the biggest water parks in Europe.*

***Afandou** is one of the largest and oldest villages on the island. The vibrant downtown area, which maintains a strong local color, with its many cafeterias, restaurants, bars, shops, and the friendly locals will surely charm you. A key attraction is the **superb Golf course**, which bears the signature of the famous **Donald Harradine**.*

*Next to **Afandou beach** there is **Kolymbia**, a beautiful, 7-km long beach, with fabulous, crystal clear blue waters offering rental umbrellas and chairs, and water sports equipment, such as windsurf and pedal boats.*

*Fast access and escape routes are provided to equally beautiful sightseeing places and beaches like **Tsambika** and **Seven Springs**, a dream location with trees and running water, **the Valley of the Butterflies**, the picturesque and romantic **Lindos**, which retains the color and atmosphere of another time, with traditional houses and famous mansions of a unique architecture. The streets of Lindos are full of luxury restaurants, bars and gift shops. On the hilltop, you will find the famous Acropolis of Lindos and the ruins of the Temple of Athena Lindian overlooking the ocean. As for beaches, Lindos offers two beaches in the same Bay, the most touristic place on the whole island, full of umbrellas and deck chairs located close to the town and waiting for you. The sea is shallow with sand bottom and crystal clear water. **Finally, the distance from the airport is only 15 kilometers.***

SPECIAL ADVANTAGES OF THE PROPERTY

The intelligent design of this project provides the opportunity and flexibility for those wishing, after appropriate interior architectural interventions, to consolidate the space of the 4 independent units into a single high standards villa, consisting of:

VERSION A

960 sq. m. (GROUND FLOOR & A FLOOR)

300 sq. m. APARTMENT ON SECOND (2ND) FLOOR

**40 sq. m. STUDIO with 250 sq. m. ROOF GARDEN & PERGOLAS AND PANORAMIC
SEA AND MOUNTAIN VIEW**

125 sq. m. GUEST APARTMENTS (GROUND FLOOR B- left side)

125 sq. m. GUEST APARTMENTS (GROUND FLOOR B- right side)

60 sq. m. GARDEN HOUSE FOR THE HOUSEKEEPING PERSONNEL

- 250 sq. m. PLAYROOM/ENTERTAINMENT AREA (HOME CINEMA)
- GYM
- LARGE KITCHEN SPACIOUS ENOUGH FOR RECEPTION HOSTING
- LAUNDRY / DRIER / IRONING facilities/ SERVICE ROOM

VERSION B

Capacity to distribute the spaces and layout into two villas, each consisting of half of the total surface area described in version (a).

