

# 4 EXCLUSIVE DUPLEX RESIDENCES OVERLOOKING THE AEGEAN SEA AND MOUNT OLYMPUS

Premium seaside living in one of Greece's most desirable locations — **Kalamaria**.



Your Gateway  
to the Greek  
Golden Visa



# KALAMARIA — THE MOST UPSCALE DISTRICT OF THESSALONIKI WITH UNMATCHED SEA VIEWS



## Why Kalamaria is the No.1 Choice:

- prestigious residential area with a high level of safety
- the sea just 200–300 meters away
- unobstructed views of the Aegean Sea and Mount Olympus
- walking distance to all key amenities

## Top Schools in Kalamaria:

- **Anatolia College** — the leading school of Northern Greece, offering the IB Diploma Programme
- **Pinewood American International School** — U.S. curriculum, full instruction in English
- **German School of Thessaloniki** — German international education
- **Aristotle University of Thessaloniki** — the largest university in the Balkans (10–15 minutes by car)

## Parks & Recreational Areas:

- **Aretsou Seafront Promenade** — Kalamaria's most beautiful waterfront walking area
- **Nea Krini Seafront** — seaside cafés, bike lanes, vibrant lifestyle
- **Pedion Areos Park (Kalamaria)** — shaded green spaces ideal for relaxation

# ARETSOU MARINA

*Kalamaria*

The main hub of yachting and coastal living in southern Thessaloniki — just a 5-minute walk from the project.

- Capacity: **242 yachts and boats** (up to 25 m)
- Location: **the closest marina to Thessaloniki city center**, situated in the prestigious district of Kalamaria

## Lifestyle Zone — Restaurants, Cafés, Waterfront Promenade

- dozens of seaside restaurants (Mavri Thalassa, Navona, Bahari)
- panoramic waterfront promenade over 2 km long
- leisure areas ideal for morning runs and evening walks
- safety and a premium atmosphere — a favorite destination for locals and expats

## Major Aretsou Redevelopment — Strong Capital Appreciation Potential

The marina area is part of a large-scale urban coastal renovation program.

### Planned developments include:

- a new, modern international-standard yachting marina
- new parks and green zones (eco-masterplan)
- upgraded beach areas with full infrastructure
- a redesigned promenade, sports facilities, and bike lanes
- a premium retail and gastronomy district

### BENEFITS FOR INVESTORS:

- ✓ projected property value growth of 20–35% after redevelopment
- ✓ increased tourism and yachting traffic
- ✓ elevated status of the district to the level of a “Northern Riviera”





## PANORAMIC SEA & MOUNT OLYMPUS VIEWS

### According to the Thessaloniki property market:

- ▶ apartments with sea views are priced **25–40% higher**;
- ▶ views of Mount Olympus increase buyer interest by 2.7× (based on local agency data);
- ▶ liquidity and selling speed are the highest among all residential property types.

### The Aesthetics of Everyday Living:

- ▶ sunsets over the Thermaic Gulf are among the most beautiful in Greece;
- ▶ the western orientation provides perfect morning light over both the sea and Olympus;
- ▶ large transparent balconies create an expanded sense of space and a year-round resort lifestyle.



## KEY BENEFITS OF THE THESSALONIKI REAL ESTATE MARKET

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- the second most important city in Greece
- rich cultural life, top-tier schools and healthcare
- strategic location on the Aegean Sea
- rapidly growing rental market
- strong demand for both residential and commercial properties
- ideal balance between investment potential and comfortable living



## PREMIUM QUALITY

### Premium Architecture

- 4 duplex designer residences

### Materials & Finishes

- porcelain tiles or high-quality vinyl flooring
- energy-efficient double-glazed windows
- eco-friendly interior paints
- high-quality melamine kitchens and wardrobes

### Engineering & Systems

- heating & cooling via heat pump
- fully new electrical and plumbing installations
- sanitary ware: Grohe / Roca / Ideal Standard

### Comfort Features

- access control system
- thermal-insulated facade



# 4 Elegant Duplex Apartments Eligible for the Golden Visa

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# The Greek Golden Visa Program

*Your pathway to Europe through property investment in Greece*

- Minimum investment requirement: **€250,000**
- Residence permit for the entire family — spouse, children up to 21 years old, and parents
- No obligation to reside in Greece
- Free travel across the **Schengen Zone**
- Simple renewal procedure
- Pathway to **EU citizenship** — after 7 years of residence, investors and their families may apply for Greek citizenship and obtain an EU passport
- Access to **European education and healthcare** — children can attend top schools and universities across the EU, while the family enjoys full access to Greek and European healthcare systems



# HALKIDIKI — THE PREMIER RESORT OF NORTHERN GREECE, JUST 30–40 MINUTES FROM THE PROJECT

Halkidiki receives over **90 Blue Flag beaches every year** — more than any other region in Greece.

## Advantages:

- crystal-clear waters with visibility up to 20–30 m
- white and golden sand, natural secluded bays
- long shallow beaches — perfect for families
- the signature “turquoise” water color — a natural highlight of the region

## Five-Star Living Near Your Home

Within 40–50 minutes you’ll find the region’s top 5\* resorts offering:

- premium SPA complexes
- international hotel brands
- fine-dining restaurants
- private beaches, tennis courts, golf clubs
- marinas, diving centers, boat rentals

Halkidiki is a world-class **luxury resort conveniently** close to your new home.

## Gastronomy & Beach Lifestyle

- numerous beach clubs offering Mykonos/Paros-level service
- seaside restaurants and stylish bar areas
- yachting schools and water sports
- vibrant nightlife along the coast

All resort infrastructure operates from **May to October**.



# THE METRO — A KEY DRIVER OF PROPERTY VALUE GROWTH



- ▶ In **November 2024**, Thessaloniki opened the first phase of its metro network (13 stations, 9.6 km).
- ▶ This is the largest infrastructure project in Northern Greece in recent decades.
- ▶ The metro immediately increased the value of neighborhoods within its coverage zone.

## Extension to Kalamaria — Aretsou Station

- ▶ The southern metro line officially includes **Aretsou Station**, located next to the marina.
- ▶ Distance from the project: **5–10 minutes on foot**.
- ▶ The extension is scheduled to launch in **2026–2027**.
- ▶ The line will connect Kalamaria with Thessaloniki's city center and the university district.

# HOW THE METRO IMPACTS INVESTMENTS

## Property Value Growth:

- Areas where new metro stations open typically appreciate 12–25% within the first two years.
- Kalamaria is already considered a premium residential area — the metro will amplify this trend.

## Increase in Rental Yield:

- Easy access to the city center ☒ apartments rent out faster and at higher prices.
- Tenants prefer properties near public transportation, especially in major cities.

## Higher Liquidity:

- Properties located near metro stations sell **30–40%** faster.
- For **Golden Visa investors**, this significantly increases asset security and future resale potential.

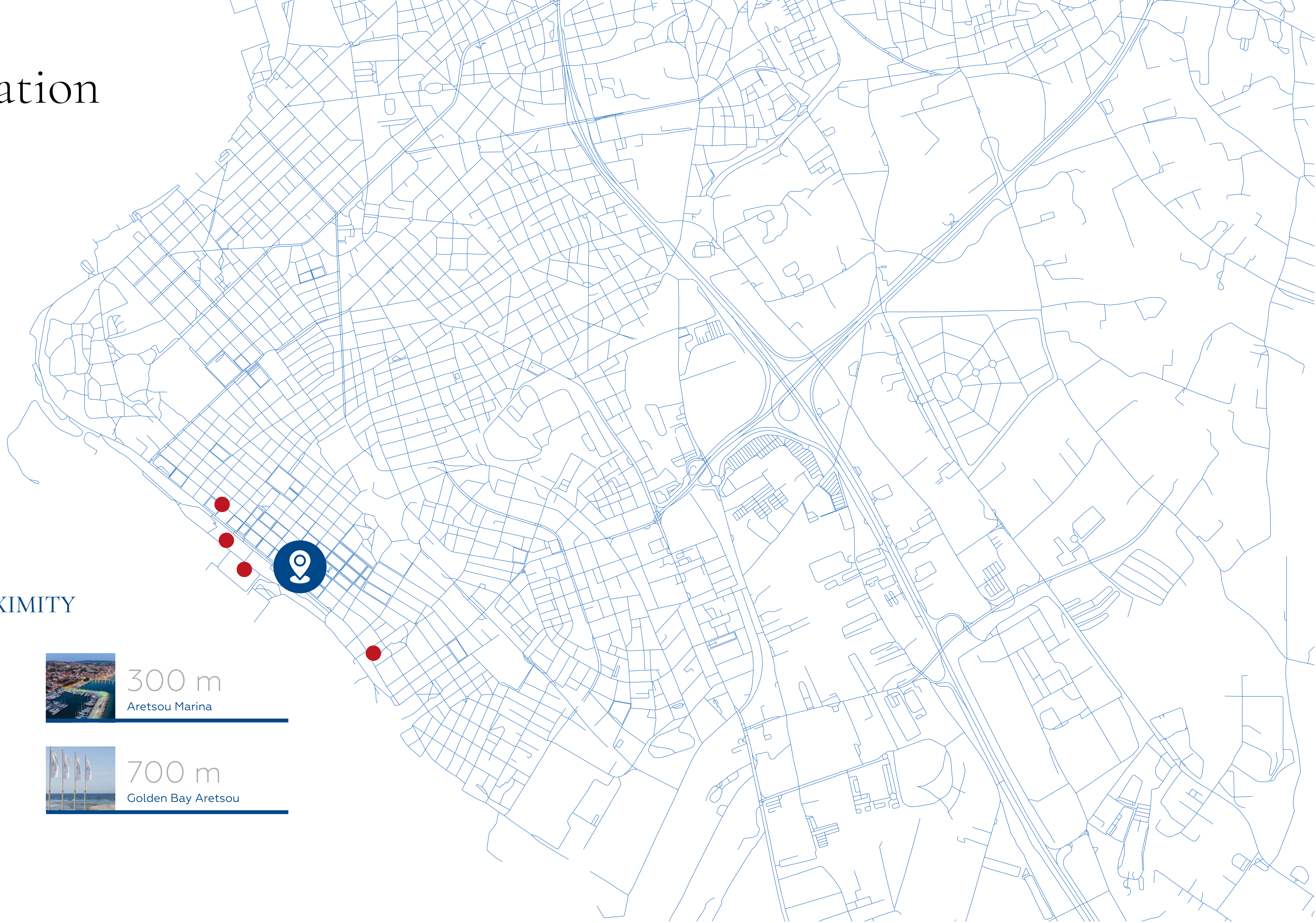
## Buying Now Means Entering Before the Growth Phase

- The district is receiving a major infrastructure upgrade, which means property values are set to rise over the next **2–5 years**.



# Strategic Location

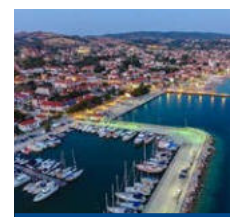
*Prime position  
in Thessaloniki's  
prestigious  
Kalamaria district  
with excellent  
connectivity and  
proximity to the  
sea.*



## GEOGRAPHICAL PROXIMITY



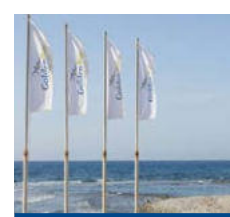
9.2 km  
Thessaloniki Airport



300 m  
Aretsou Marina



8.3 km  
Aristotelous Square



700 m  
Golden Bay Aretsou



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