



## Villas by the sea in Melissi Korinthias (Constructed)

## Construction Company of Peloponnese

The construction company of Peloponnese through its president –managing director, has been an active member of the construction sector of Greece for over thirty years.

The Company's profile includes housing developments in the West suburbs of Athens which include the suburb of Koridallios, Nikaia, Amfiali, and also luxurious villas in Politia and Dionisos.

In the last ten years, the company undertakes the construction and development of holiday apartments through out the coast of Peloponnese (central east Peloponnese), in which area the company is the market leader.

The team of engineers, and architects that comprises the company are all well experienced thus creating the best possible solutions for by the sea houses-apartments maizonettes to meet the buyers needs. The construction process is monitored by the highest security measures (with guidance from Professors of the Greek Technical University) to ensure the greatest earthquake resistant protection.

Our experience, credibility, the size, and financial status of our group of companies

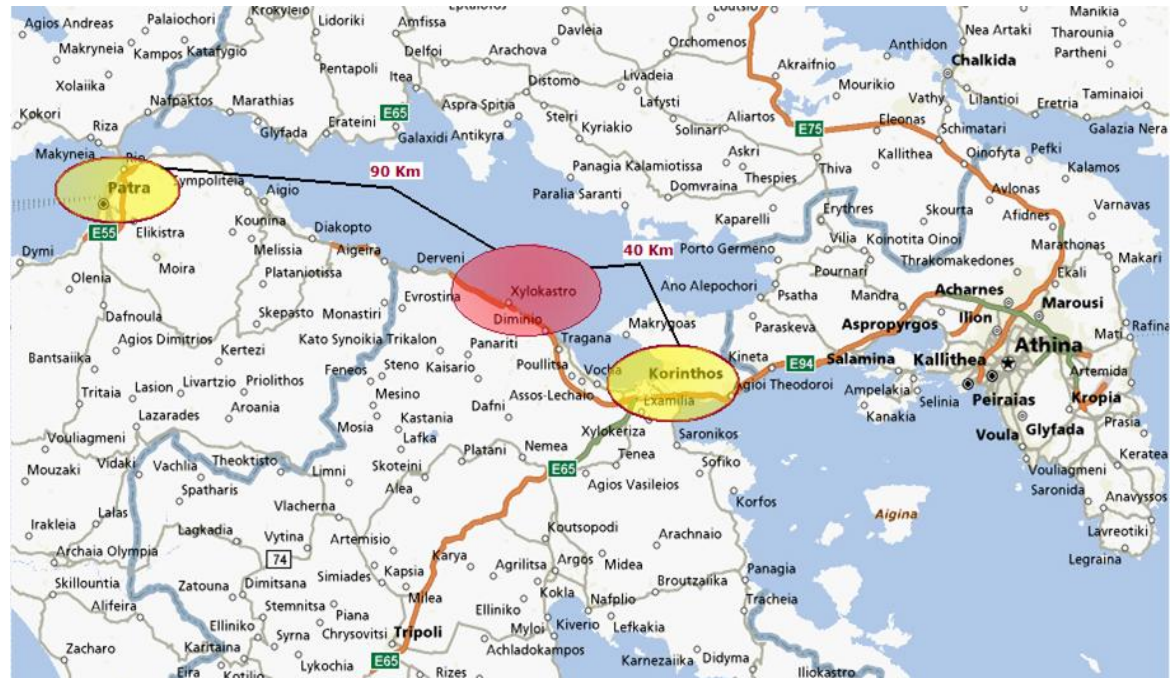
Ensure an investment with an increasing rate of return each year.

## Melissi.....The Area of the selected Project

**Melissi** belongs in the prefecture of Corinthia

It is an excellent choice of location for close to Athens residence ,due to its connection with the railway.

It is located at a 1h 20 min distance from Athens international Airport ,via suburban railway.



## The building plot

The building plot on which the complex shall be erected is located in the town layout called MELISSI. MELISSI is a well-known traditional holiday resort and is located at a distance of 110 kms from Athens, on the axis of the Athens-Corinth-Patra National Road.

The building plot is of 5700 sq.meters area. It has a façade of 45 m to the seaside. The sea at this point is excellent for swimming, as it has been awarded by the EC with the blue flag. At a small distance from the plot there is a Towns Commercial center of Kiato, and in 7 kms lies the Xilokastro Marina for boats Tennis, basketball and volley courts. Each summer the European Beach volley tournament is held in Xilokastro, and so athletes from all over the world visit Xilokastro and DIMINIO.

## The Complex

The 30 villas building complex is composed of 1 type of building of the same type in order to obtain morphological similarity which shall provide the total complex with a pleasurable appearance.

The construction of the buildings shall satisfy the requirements of modern Architecture and modern Construction methods, from an operational and aesthetic viewpoint.

All buildings have a total height of 10m and are composed of 3 floors.

In this way the Complex inhabitants may have more private green spaces and the possibility to have a direct view to the sea or to the green spaces in the area that is outside the Town layout, this shall be possible for all villas.

Similarly all villas shall have direct cooling from the summer sea breeze since the complex is only 10meters from the sea!

# The Complex

## **Parking**

There shall be 30 private car parking spots in the complex area and these will be open-air parking spaces.

## **Access Roads-Pedestrian streets**

The access roads for cars shall be paved and pedestrian roads shall have colored pavement slabs in order to obtain a high aesthetic result comparable to the buildings Architecture.

## **Green Spaces**

These shall be laid out with Lawn and low plants (bushes) in combination with open-air sitting room.

## **Villas**

A typical example of villa will comprise of 3 floors with Ground floor of 40 sq.m, 1<sup>st</sup> floor of 40 sq.m and Basement of 30 sq.m

# Views



## Private Beach

### Melissi Beach



# Topographic Plan



## Property Table

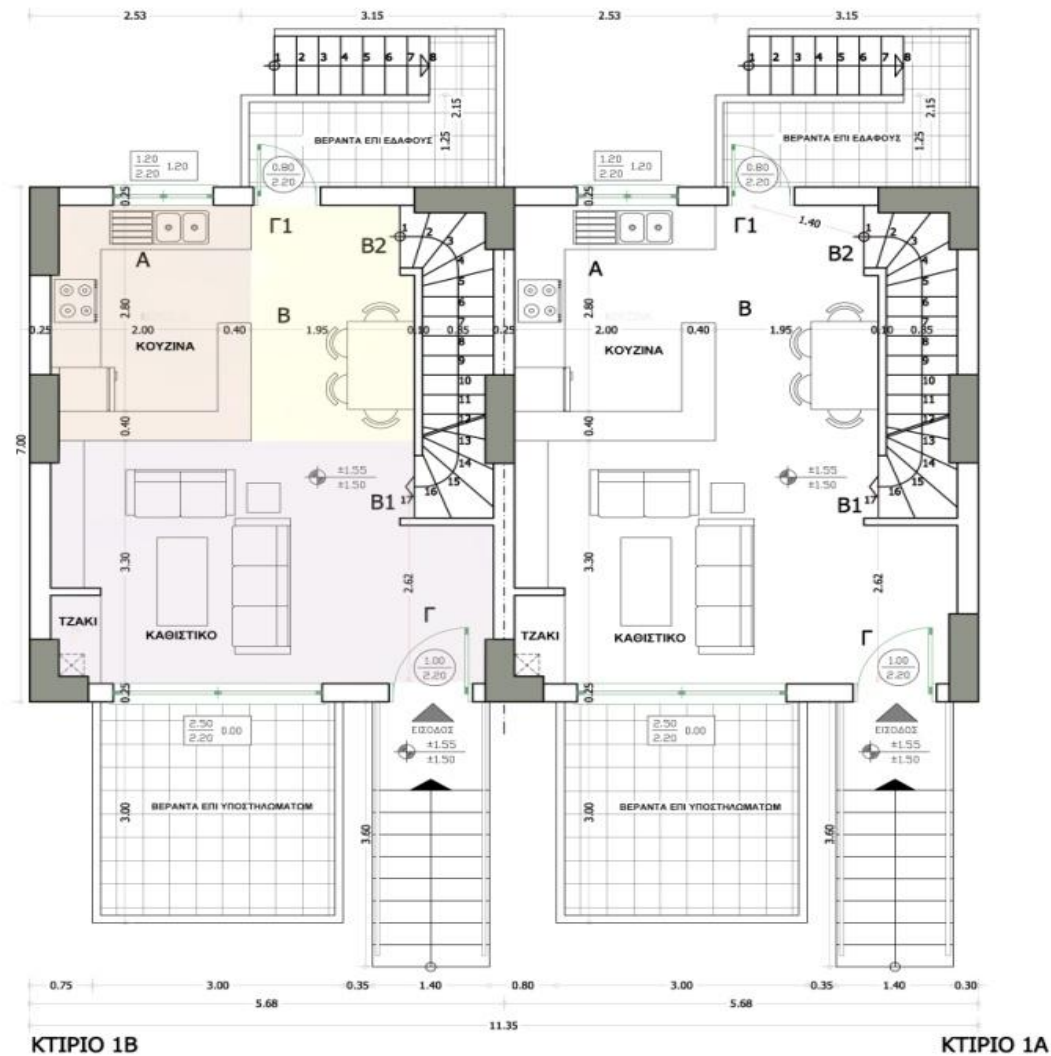
MELISSI PROJECT - Indicative properties Surfaces						
PROPERTY NUMBER	FLOOR DESCRIPTION	FLOOR m2	TOTAL M2		PERCENTAGE OF PLOT OF LAND 0/00	TOTAL % OF LAND
1/A	SEMI BASEMENT	41,49	111,35		166,67	163,61
	GROUND FLOOR	41,49				
	1 <sup>ST</sup> FLOOR	28,37				
1/B	SEMI BASEMENT	41,49	111,35		166,66	163,61
	GROUND FLOOR	41,49				
	1 <sup>ST</sup> FLOOR	28,37				
2/A	SEMI BASEMENT	41,49	111,35		166,67	163,61
	GROUND FLOOR	41,49				
	1 <sup>ST</sup> FLOOR	28,37				
2/B	SEMI BASEMENT	41,49	111,35		166,66	163,61
	GROUND FLOOR	41,49				
	1 <sup>ST</sup> FLOOR	28,37				
3/A	SEMI BASEMENT	41,49	111,35		166,67	163,61
	GROUND FLOOR	41,49				
	1 <sup>ST</sup> FLOOR	28,37				
3/B	SEMI BASEMENT	41,49	111,35		166,67	163,61
	GROUND FLOOR	41,49				
	1 <sup>ST</sup> FLOOR	28,37				
TOTAL		668,10	668,10		1000,00	981,66

## Basement



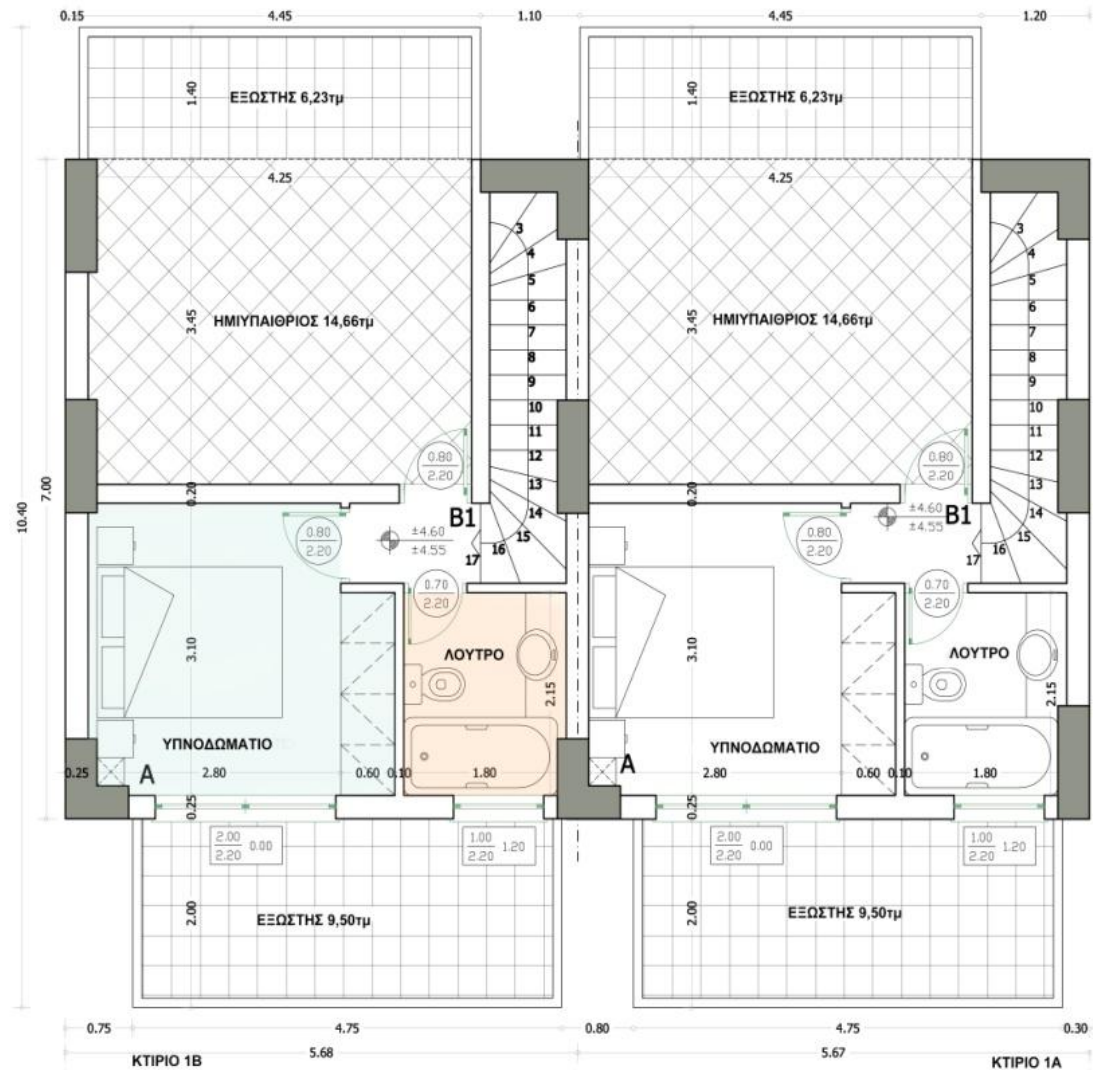
# Plans (Indicative)

## Ground Floor



# Plans (Indicative)

## First Floor



# Views



# Photos



## Contact Information



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