

AEGINA ISLAND
— PERAIKA II —
FURNISHED APARTMENT HOTEL 4*

AN ISLAND FULL
OF TRADITION, HISTORY
AND AUTHENTICITY

YOUR WINDOW to the AEGEAN

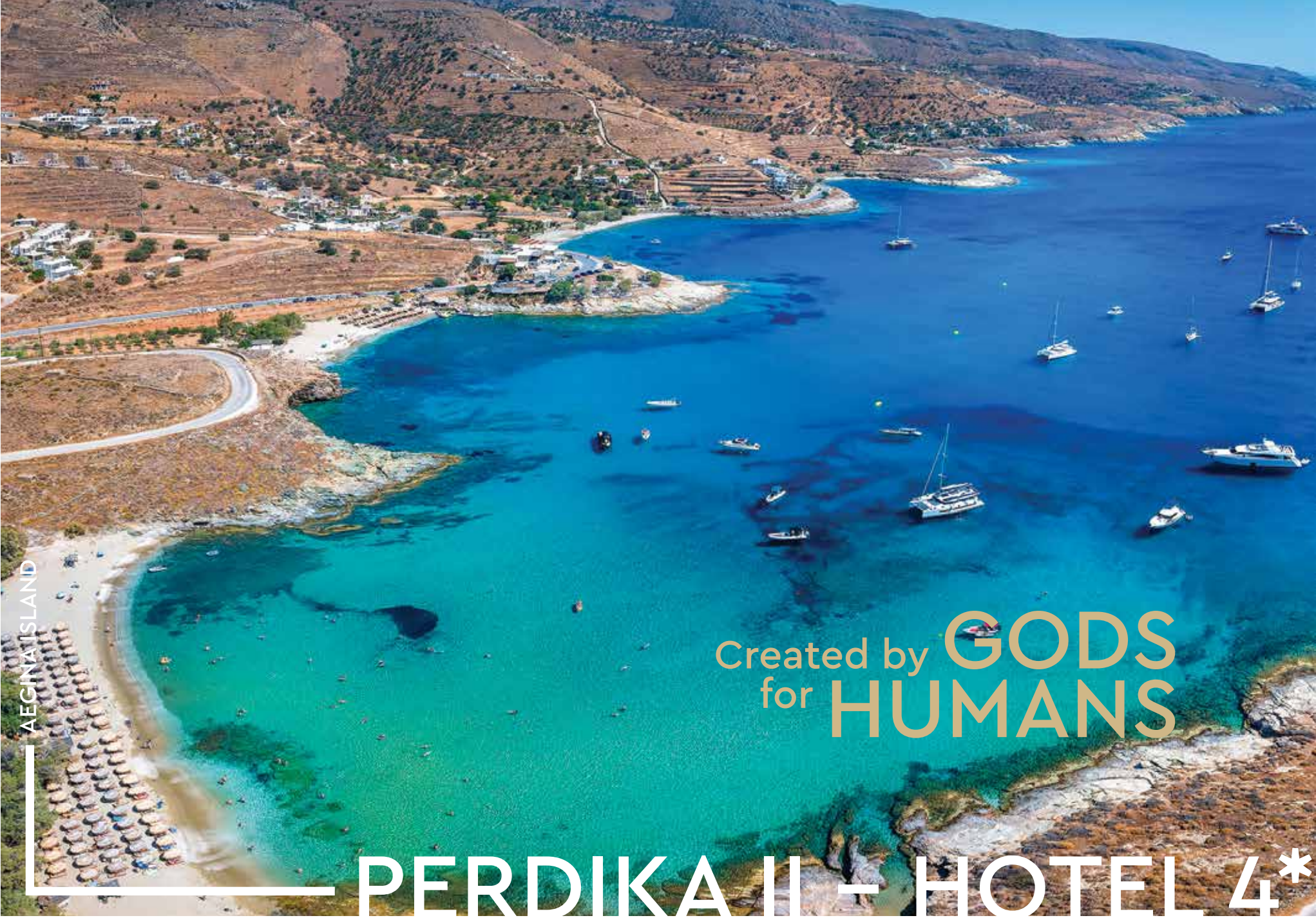
Aegina is one of the Saronic Islands of Greece
in the Saronic Gulf, 27 km (17 mi) from Athens.

Tradition derives the name
from **Aegina**, the mother
of the mythological
hero **Aeacus**,
who was born on the island
and became its king



CONTENTS

| | | |
|----|--|---|
| 5 | WELCOME TO PERDIKA II, FURNISHED APARTMENT HOTEL 4* | |
| 6 | GREECE, THE HERITAGE | 7 |
| 8 | TOURISM IN GREECE | 9 |
| 10 | LIVING IN GREECE | |
| 12 | EDUCATION | |
| 14 | AEGINA HISTORY | |
| 18 | 14 THINGS TO DO IN AEGINA | |
| 32 | TRANSPORTATION / TRAVEL INFO | |
| 34 | PERDIKA VILLAGE | |
| 36 | MAP OF PERDIKA | |
| 38 | PHOTOGALLERY | |
| 48 | FLOORPLANS | |
| 84 | APARTMENT CHARACTERISTICS | |
| 86 | GREEK GOLDEN VISA GUIDE ADVANTAGES | |
| 88 | GREEK VISA PROGRAM'S OFFICIAL STATS | |
| 90 | COMPARISON WITH OTHER EUROPEAN COUNTRIES | |
| 92 | STEPS FOR RESIDENCE PERMIT | |
| 94 | GREEK GREEN CARD | |



A unique place of natural beauty, peace and tranquility, where accommodation facilities are fully harmonized with the enchanting landscape and village's long presence throughout centuries, we have given new life and breath to a piece of land which stands out for its uniqueness and distinctive character.



theHERITAGE

GREECE



- The cradle of Western civilization
- The birthplace of democracy and philosophy among other scientific sectors
- Its unique cultural heritage and historical legacy
- Ancient and Prehistoric times and civilization
- 18 UNESCO World Heritage Sites
- Large tourism industry
- Prominent shipping sector
- Geostrategic importance
- The birthplace of the ancient Olympic Games first recorded in 776 BC in Olympia

GENERAL INFORMATION



- Welcomes over **28 million** tourists each year
- The country's population on January 1st 2022 is estimated at **10.384.971**
- **15th largest economy** in the 27-member European Union
- **Ranked 38th or 40th in the world**, in terms of per capital income (Greek economy is classified as advanced and high-income)
- **An economy larger than all the other Balkan economies combined**, Greece is the largest economy in the Balkans and an important regional investor





TOURISM in GREECE



- Contributes 20.6% of the gross domestic product as of 2021

- Tourism has been a key element of the economic activity in the country and one of the country's most important sectors

- With 28 million international tourists in 2022

- Greece is ranked as the 7th most visited country in the European Union and 16th in the world by the United Nations World Tourism Organization

- Its capital city Athens, as well as Aegina, Mykonos, Santorini, Paros are some of the country's major tourist destinations

GREECE and EUROPE



- In 6 to 12 hours you can visit 7 European countries by road trip
- 1 to 5 hours to flight in several European countries
- The opportunity to study in the European Universities
- You can move in Europe without restrictions
- Acquiring a private health insurance in Europe
- Opening bank accounts in European Banks





easy, quality LIVING inGREECE



- Become a permanent resident
- Opportunity for significant investments, together with residence permit holders from Golden Visa Programs
- The unprecedented quality of life in Greece: Organic food, zero criminality, forest and green spaces, health secure
- Ideal timing of the excellent recovering of Greece from Pandemic (Lowest numbers in Europe)
- Permanent residency status in Greece, including dependent children up to age 24 and the parents of both spouses
- High quality of Education and Health insurance
- Property management and rentals
- Climate Zone is Mediterranean and North African
- Temperature is 8- 22 C during winter time and 23- 35 C, and sunny, during summer time



EDUCA- TION

► **British School at Athens (BSA)**

- Founded in 1886, the BSA is a UK-registered charity
- One of seven British International Research Institutes that receive annual funding from the British Academy
- The School exists to promote research of international excellence in all disciplines pertaining to Greek lands, from fine art to archaeometry and in all periods to modern times
- An academic program of seminars, lectures, and conferences
- A program of research undertaken both alone and in collaboration with UK-based and other overseas institutions
- The work of the Fitch Laboratory in science-based archaeological research across the Mediterranean



“To know, is to know that you know nothing.
That is the meaning of true knowledge”
Socrates

► **American School of Classical Studies at Athens (ASCSA)**

- The oldest and largest U.S. overseas research center. One of the preeminent overseas research institutions
- A consortium of nearly 200 affiliated North American colleges and universities
- The School provides graduate students and scholars a base for the advanced study of all aspects of Greek culture, from antiquity to the present day
- For almost 140 years, the American School of Classical Studies at Athens has served American post-graduate education
- The broad mission of the School has remained constant over its distinguished history: teaching, research, archaeological exploration, publication and dissemination of research.



► **The American College of Greece**

- Founded in 1875, The American College of Greece is the oldest American-accredited College in Europe and the largest private college in Greece
- A well-rounded education: our 64-acre campus hosts a vibrant student community, buzzing with academic societies and student clubs, sports teams and art festivals.
- Support students with a wide financial assistance program, and help them expand their horizons with international study abroad and internship opportunities. With 34 innovative programs of study, 6 cooperative programs with Clarkson University, 50 minors and 20 graduate programs.





AEGINA HISTORY

▶ According to ancient mythology, Aegina owes its name to the nymph Aegina, daughter of the river god Asopus, whom Zeus seduced and took on the island, then called Oenone. There she gave birth to Aecus, the first king of the island and grandfather of the famous Trojan hero, Achilles. Aecus renamed the island Aegina, in honor of his mother. Archaeological findings in Kolona, near the island's capital, prove that the history of Aegina starts from the Neolithic period, as the island has been inhabited since 3,000 BC.

AEGINA

THE ISLAND OF AEGINA IS BLESSED.
IT IS A SELFSUFFICIENT LAND WITH RICH HISTORICAL,
CULTURAL HERITAGE AND UNIQUE FLAVORS

▶ The flowered courtyards create a functional and stylish ensemble which draws inspiration from the tradition and the simplicity of the land and beauty of Aegean nature. The people here use to lead a simple life respecting nature and its gifts, enjoying the colors and aromas of flowers and herbs, watching the stars while time flowed peacefully.



According to ancient mythology, Aegina owes its name to the nymph Aegina, daughter of the river god Asopus, whom Zeus seduced and took on the island, then called Oenone. There she gave birth to Aecus, the first king of the island and grandfather of the famous Trojan hero, Achilles. Aecus renamed the island Aegina, in honor of his mother. Archaeological findings in Kolona, near the island's capital, prove that the history of Aegina starts from the Neolithic period, as the island has been inhabited since 3,000 BC.





● ● ● Aegina saw its economic and naval power grow around the middle of the second millennium BC, developing its trade and carrying with its ships local products to the Cyclades, Crete, and the Greek Mainland. To honor the gods for this prosperity, the inhabitants built temples dedicated to them. In Kolona, there are also the remains of an ancient Temple to Apollo, while in the center of the island, among mountainsides, stands the temple of Ellanios Zeus.

The island's glory skyrocketed during the 6th and 7th century BC when its naval power reached the zenith of its development, its trade was at its best, extending even until Egypt and Phoenicia and because Aegina was the first part of Greece, even of Europe, to mint coins: the famous silver turtle coins, since the symbol of the island was the turtle. In these centuries, the island was very wealthy and that period was the golden time of Aegina.



Aegina played a major role in the Greek Revolution fighting against the Turks and from 1827 to 1829 the island was declared the temporary capital of the partly liberated Greece. At that time the village flourished a lot and many institutions were built, such as the first secondary school in Greece and the Eunardios School by a Swiss banker. However, with the creation of the Modern Greek State in 1930, Aegina returned to the shadows and its more humble position, now as the number-one producer of pistachios in Greece.



14 THINGS to do in AEGINA

► What is it that makes Aegina unique?

Is it the incredible proximity to Athens, letting you be on a Greek island around 1hr after leaving Piraeus? Is it the monuments that let you travel through Greece's entire history?

Is it the light, which has inspired dozens of artists over the years? Or the green-blue water, so unexpected in places that you'll never believe you're in the Saronic Gulf? It's definitely Aegina's famous pistachios and the seafood. In fact, it's all of these together and much more. So here we go.

Are you ready for our 14 best things to do in Aegina?



1

Stroll through the history of Greece in Aegina town



► It's fascinating how an island can encompass all of Greek history. Just a breath from the port is the Temple of Apollo (also known as Kolona after its one standing column), dating from the 6th century BC but built on a prehistoric site. After that, you fast-forward to the Venetian era as you take a walk through Aegina town. The Tower of Markellos was built in the late 17th or early 18th century as a watchtower against the Ottomans.

And nearby are the so-called Kapodistrian Buildings (including the Eunardios School, Orphanage and Governor's House) – all dating from the early 19th century and the time when Ioannis Kapodistrias was Greece's first leader after Independence and Aegina was briefly the capital of modern Greece. For more history, there's the Archaeological Museum and Historical & Folklore Museum in town.



► That's just the start of the historical monuments on this fascinating island. Next in our list of what to do in Aegina, you head to the Temple of Aphaia (from 500-490 BC). You can feel the incredible energy of the site as you ponder the significance of this temple forming two imaginary isosceles triangles: one with the Temple of Poseidon at Sounio and the Temple of Hephaestus in Athens and a second with the Temple of Apollo in Delphi and the Acropolis' Parthenon. On the other side Aegina, near Sfentouri, are the fascinating prehistoric drakospita (dragon houses), more than 3,000 years old. And climbing to the top of Mt Ellania (Aegina's highest peak), you'll find the ruins of the Temple of Ellanios Zeus, predating the Trojan War by three generations and thought to be the oldest temple in Europe. Finally, the pirate era takes over as you visit Aegina's medieval capital, Paleochora, before you emerge into 20th-century Greece with the forts of World War II in Tourlos.

2

Discover unique monuments all around Aegina

3

Follow the path of artists up the coast



The beautiful coastal route from Aegina port to Cape Plakakia (5km, 1hr round trip) will make you feel as if you are following in the footsteps of the great artists that Aegina has inspired. Starting from Costas Varotsos' glass 'Gate of Aegina' in the port, you pass ancient Kolona and follow the Nikos Kazantzakis St (named after the celebrated Greek author, of Zorba the Greek fame) up the coast, stopping to photograph the 'Untitled' sculpture of the great Yiannis Moralis, standing serenely against a background of endless blue sea. After pausing at the romantic Lighthouse of Bouza, continue to the Statue of the Mother of painter and sculptor Christos Kapralos (you can also visit the museum of the same name). Your art-inspired walk ends at the house where Kazantzakis, who loved Aegina and its unique light, once lived. If you make the trip at sunset, you'll enjoy the incredible colours of the horizon.



4



Explore your artistic side and fill your Instagram feed

If art is your passion, you're in for another treat. Aegina is an island that is perfect for a painting or photography lesson in the countryside or making your own souvenir in a pottery workshop in town. And if you find the idea of an outdoor cinema enticing, there are three summer cinemas where you can enjoy moonlit movies (they also have movies for kids). And for something totally authentic to Aegina, the 'floating grocery stores' by the port will look perfect in your Instagram feed!



5

Take a bite out of an island made pistachios



If Aegina has a taste, it's of pistachios in all their forms: fresh, with their skins still on; roasted (salted or unsalted); in a pasteli bar or a spoon-sweet preserve; and in breakfast spreads, pesto or a refreshing ice cream. The list really could go on! A stop at the historic cafe-patisserie Aiakeion in the old town is a must to enjoy one of their famous handmade sweets and buy award-winning pistachio products. And for yet another recommendation, there is Mourtzis, behind the fish market, where you'll find handmade local products. Just don't leave without trying the famous 'fistikato' (grated pistachio paste with caramel, covered in whole pistachios) and a syrup-sweet.



High up on your things to do in Aegina list is finding a taverna by the sea and ordering seafood... especially when it's accompanied by a glass of local Roditi or another Greek wine. If you want a suggestion for what to order, try delicious, sweet katsoules, a type of wrasse found exclusively in the Saronic Gulf. In the port, Tsias restaurant serves authentic Greek flavours and traditional dishes with a modern twist. A little further down the coast, there's O Manitas sto Kima for fresh seafood with a fantastic sea view, while in Perdika, a fishing village on the southwestern tip, Nontas has got a great reputation.

(Tip: don't leave without their homemade pistachio pesto!)



6

Sample the seafood, as fresh as it gets



Discover beaches for all tastes around Aegina

What sort of beach mood are you in? Fully organised with food and amenities or remote for pure escape? Either way, you'll find it in Aegina. If you're good at diving, head to the rocks of Agia Marina (on the east coast, just south of the Temple of Aphaia) and then swim in the turquoise waters there. Or you could discover the wild beauty of Vagia and Tourlos in the north (you definitely don't know this side of Aegina). Families will feel carefree on the beaches of Marathonas (just a 10min drive south of town), with shallow water and an expanse of sand for the kids and plenty of tavernas for afterwards. And for something more active, you can book a scuba diving lesson, go canoeing or kayaking, join a yoga class on the beach or go wind- or kite-surfing (when the wind is up, you'll find plenty of company on Agios Vasilis beach).



We're talking about Hermès, the Parisian fashion house, not the god. And yes Aegina's ancient olive grove of Eleonas famously inspired the photoshoot of their 2005 collection. Yet despite the attention these magnificent olive trees received at the time, this beautiful location (in a secluded valley, just south of Pachia Rachi) is an undoubted hidden gem of Aegina. Most of the trees are at least 400 years old, with some through to go back an astonishing 1,500 years, judging by the width of their trunks. It's a beautiful and serene spot, with churches and the remains of other religious buildings scattered amongst the trees.

Explore the ancient olive grove that inspired Hermès





Take a boat trip to Moni and uncover secret beaches

Can you combine a swim in turquoise waters with dense greenery, deer, wild goats and even peacocks striding to the beach bar? Well, in Moni – a heavenly little island opposite Perdika – you can find all this and plenty more! You get to Moni in just 10mins by boat from Perdika. Or you can take it to another level and book a private boat and registered skipper and explore Angistri (just past Moni) and other nearby islands in the Saronic Gulf to discover yet more divine swimming spots.



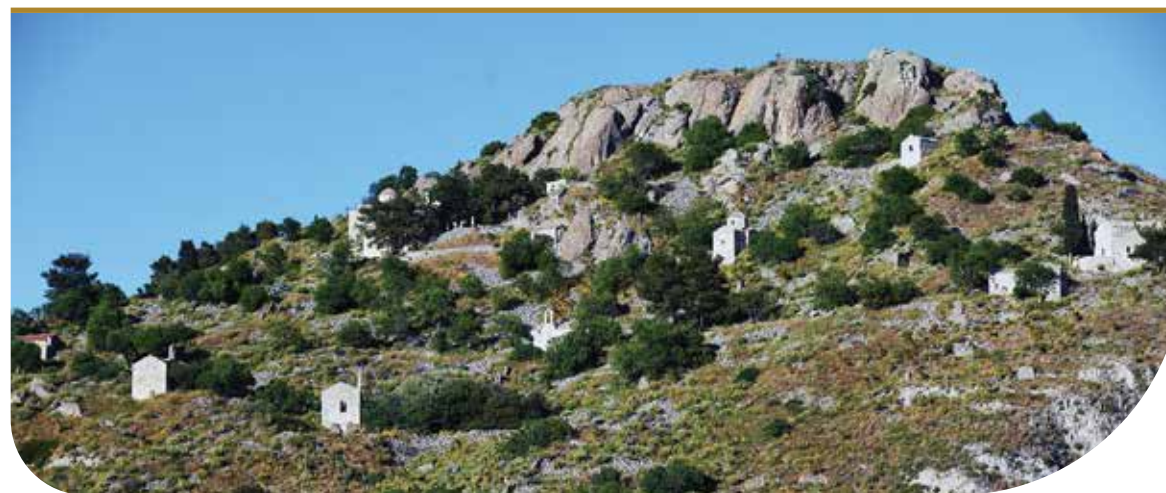
There are nine marked hiking trails and dozens more footpaths in Aegina, inviting nature-lovers to enjoy the little-visited mountains and hills. You'll find routes that are ideal for all levels and ages, taking you through traditional settlements and past the famous water collection tanks known as 'souvaes' (resembling cisterns) and chapels in the virgin landscape... all of which is made even more special by Aegina's dazzling light. It's an experience you can enjoy in every season, but spring, autumn and winter are best to avoid the summer heat. A great route is on Mt Ellanio (or simply Oros, which is the Greek word for mountain), starting from Anitseo and passing by Vlachides, Sfentouri, Achlada, Analipsi and Taxiarches. The highlight is the unforgettable view from the peak, where you'll find the remains of an ancient temple to Zeus.

Take to the mountains on the footpaths of Aegina



Explore Paleochora, the island-version of Mystras

▶ Paleochora deserves a special mention in any list of best things to do in Aegina. It was built in the 9th century for protection from Saracen pirates and remained the capital of the island until 1826. They say that Paleochora has a special energy... and you can really feel it as you wander among the 38 churches that remain of the 366 once standing here (one for each day of the year!). It has been likened to an island-version of Mystras (the famous town in the Peloponnese, which was one of Greece's centres of Byzantine culture). You'll find wells, cisterns and examples of the 'souvales' encountered during your hike, as well as incredible views. Don't forget to climb to the top of the hill, where there are traces of the castle built by the Venetians in 1654.



▲ Aegina also has its rural side that you'll love discovering. If you visit picturesque Sfentouri, just before Perdika, you can have the experience of milking goats, collecting fresh eggs from the henhouse, and even making (and certainly buying) fresh rice pudding or cream at the Orini Aigina (Mountainous Aegina) dairy. Don't try to resist. You'll adore getting closer than ever before to animals and nature. In places like Agios and Alones, you'll encounter animals being reared with love and care.

**Have a taste
of a farmer's life,
Aegina-style!**



Feel the special atmosphere of the monasteries

Aegina has a multitude of monasteries that you can visit, filled with the devout spirit of the monks that reside there. You can admire the architecture of the monastery complexes and the beauty of the surrounding landscape. Not to be missed is the famous Monastery of Agios Nektarios, the Monastery of Agios Minas (Aegina's greenest monastery) and the historic Monastery of Panagia Chrysouleontissa (the island's patron saint) built in the early 17th century. Also, on your walk in Paleochora, it's worth visiting the Holy Cross church (Stavros) by the village entrance, where you can admire the unique frescoes of Agios Georgios and the cell where St Dionysios of Zakynthos spent three whole years in 1567.



14

Aegina has a way of charming you wherever you go. So the last of our things to do in Aegina is to explore a little bit more. In Pachia Rachi, you'll find a beautifully preserved village that famously contributed some of the fighters of the 1821 Revolution against the Ottomans (and a great view to match). Continuing to Anitseo, in the hills, you'll find the start of two footpaths that you can follow that let you enjoy the island's birdlife and cooler air, as the village is built at an altitude of 230m. Meanwhile, Mesagro is rich in nature and architecture and has a tradition of delicious local cuisine. And if you have time, pass by some of Aegina's uninhabited hamlets, such as Giannakides, Aposporides, Kanakides, Kapotides, Lazarides and Benakides, each hiding their own small treasures.

Discover yet more villages filled with history and nature



Transportation

- From Athens City Center to Aegina Island is **1-1,5 hours by Ferry**
- From Piraeus to Aegina Island is **40 min by Hydrofoil or Speed Boat**
- Greece has undergone significant changes which vastly modernized the country's infrastructure and transportation
- Ferry transport between islands remains the prominent method of transport between the Greek islands
- Improved road infrastructure, rail, urban transport and airports all led to a vast improvement in transportation
- Key role in supporting Greece's economy is the Air connections with many Countries all over the world



Travel Info

FROM ATHENS TO AEGINA ISLAND

Athens, Greece is 15 miles from Aegina Island. There are daily more than 30 Ferries and Hydrofoils from Piraeus to Aegina Island.

ISLAND HOPING

For many, Aegina also constitutes the point of departure for their vacation on other Greek islands. Here are the most famous itineraries for Aegina Island hopping.

- Poros Island, 20 min by Ferry
- Hydra Island, 35 min by Ferry
- Spetses Island, 50 min by Ferry





The marina in Perdika offers excellent facilities and can host the boats and yachts of the visitors to Perdika. Perdika is extremely picturesque and has maintained its traditional look and characteristics. The fishing port makes a truly relaxing setting for holidays in this part of Aegina, and offers moments of peace and beauty. Many of those who visit Perdika love this village with great passion and become regulars.

PERDIKA VILLAGE

Perdika is a beautiful small fishing village, with traditional scenery, 6 km south of the town of Aegina. It was built on top of a hill, with fantastic views of the blue waters of the sea, and the small island Moni. The small islet of Moni is located directly opposite Perdika, at approximately 3 nautical miles and is covered with rich vegetation. You can visit the islet on a boat to enjoy it.

Swimmers can head to the beaches of Perdika and Marathonas. Here you can enjoy a swim in the delightful waters. The virgin environment and the green scenery attracts many nature lovers, who can stay at the small camping site operating on this islet. In the town of Perdika visitors will find a large selection of hotels and rooms to let, where they can find comfortable accommodation.



NAVIGATING TO PERDIKA HOTEL PERDIKA II





AEGINA ISLAND
PERAIKA II
FURNISHED APARTMENT HOTEL 4*



INDIVIDUAL
HEATING



AIR CONDITION
IN ALL ROOMS



FULLY EQUIPPED
KITCHEN



ALL ROOMS
SEAVIEW



FULLY
FURNISHED



EN SUITE
BATHROOM



BALCONY
ROOF GARDEN



WATER
PURIFICATION



WIRELESS
INTERNET



LAUNDRY
SERVICE



SATELLITE
LED TV



ALUMINIUM
DOORS & WINDOWS

"NOTHING IS SWEETER THAN HOME"
HOMMERS





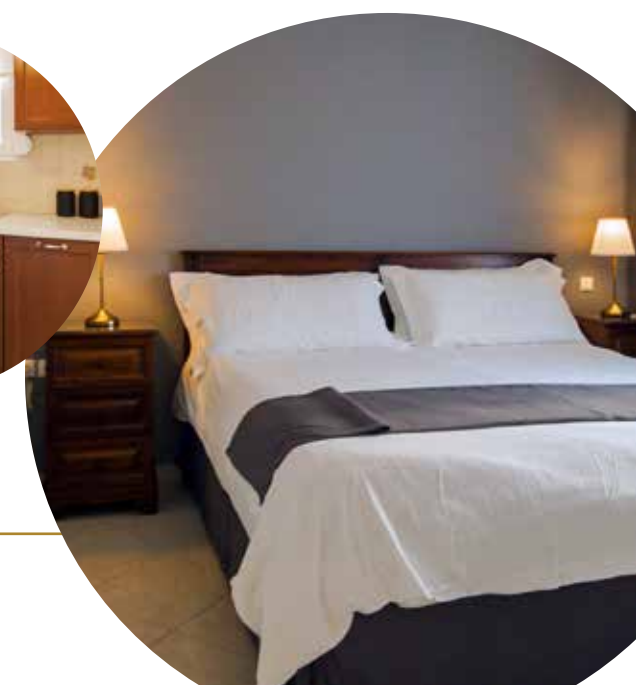
code: **AIGA14**

FIRST FLOOR APARTMENT 14

beds: 2 • bath: 2 • guests: 4+1

AMENITIES

- All Rooms Seaview
- Fully Furnished Bedrooms and Living Room
- Fully Equipped Kitchen with Refrigerator, Freezer, Electric Cooker & Oven, Cutlery
- En Suite Bathroom
- Balcony / Roof Garden
- Water Purification System
- Wireless Internet Access
- Laundry Service
- LED TV / Satellite TV
- Aluminium Doors & Windows
- Aircondition in All Rooms
- Individual Heating





SECOND FLOOR APARTMENT 22

code: **AIGA22**

AMENITIES

beds: 2 • bath: 2 • guests: 4+1

- All Rooms Seaview
- Fully Furnished Bedrooms and Living Room
- Fully Equipped Kitchen with Refrigerator, Freezer, Electric Cooker & Oven, Cutlery
- En Suite Bathroom
- Balcony / Roof Garden
- Water Purification System
- Wireless Internet Access
- Laundry Service
- LED TV / Satellite TV
- Aluminium Doors & Windows
- Aircondition in All Rooms
- Individual Heating





code: **AIGA24**

SECOND FLOOR APARTMENT 24

beds: 1 • bath: 1 • guests: 2+1

AMENITIES

- All Rooms Seaview
- Fully Furnished Bedrooms and Living Room
- Fully Equipped Kitchen with Refrigerator, Freezer, Electric Cooker & Oven, Cutlery
- En Suite Bathroom
- Balcony / Roof Garden
- Water Purification System
- Wireless Internet Access
- Laundry Service
- LED TV / Satellite TV
- Aluminium Doors & Windows
- Aircondition in All Rooms
- Individual Heating





AMENITIES

beds: 1 • bath: 1 • guests: 2+1



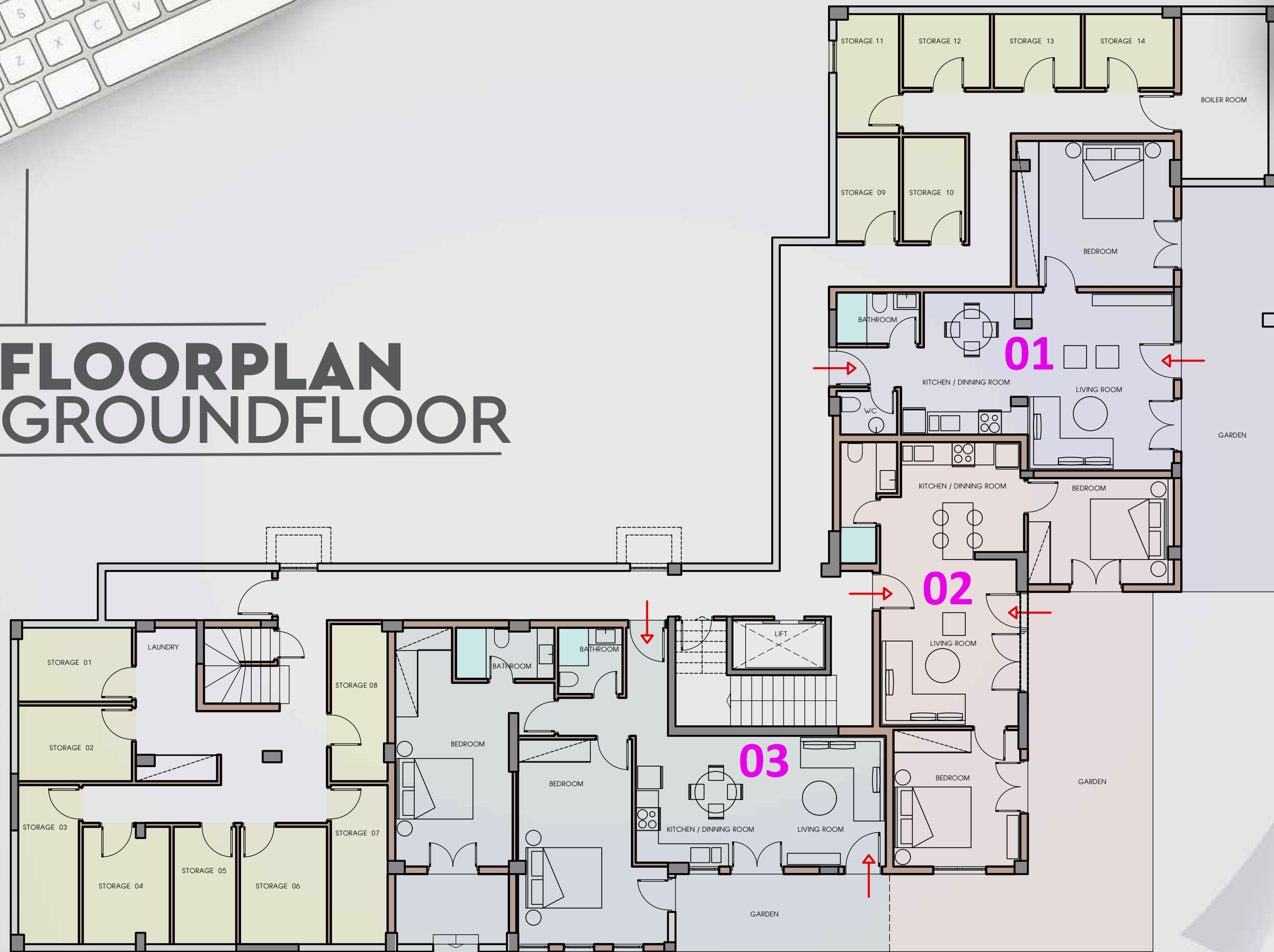
- All Rooms Seaview
- Fully Furnished Bedrooms and Living Room
- Fully Equipped Kitchen with Refrigerator, Freezer, Electric Cooker & Oven, Cutlery
- En Suite Bathroom
- Balcony / Roof Garden
- Water Purification System
- Wireless Internet Access
- Laundry Service
- LED TV / Satellite TV
- Aluminium Doors & Windows
- Aircondition in All Rooms
- Individual Heating



code: AIGA25

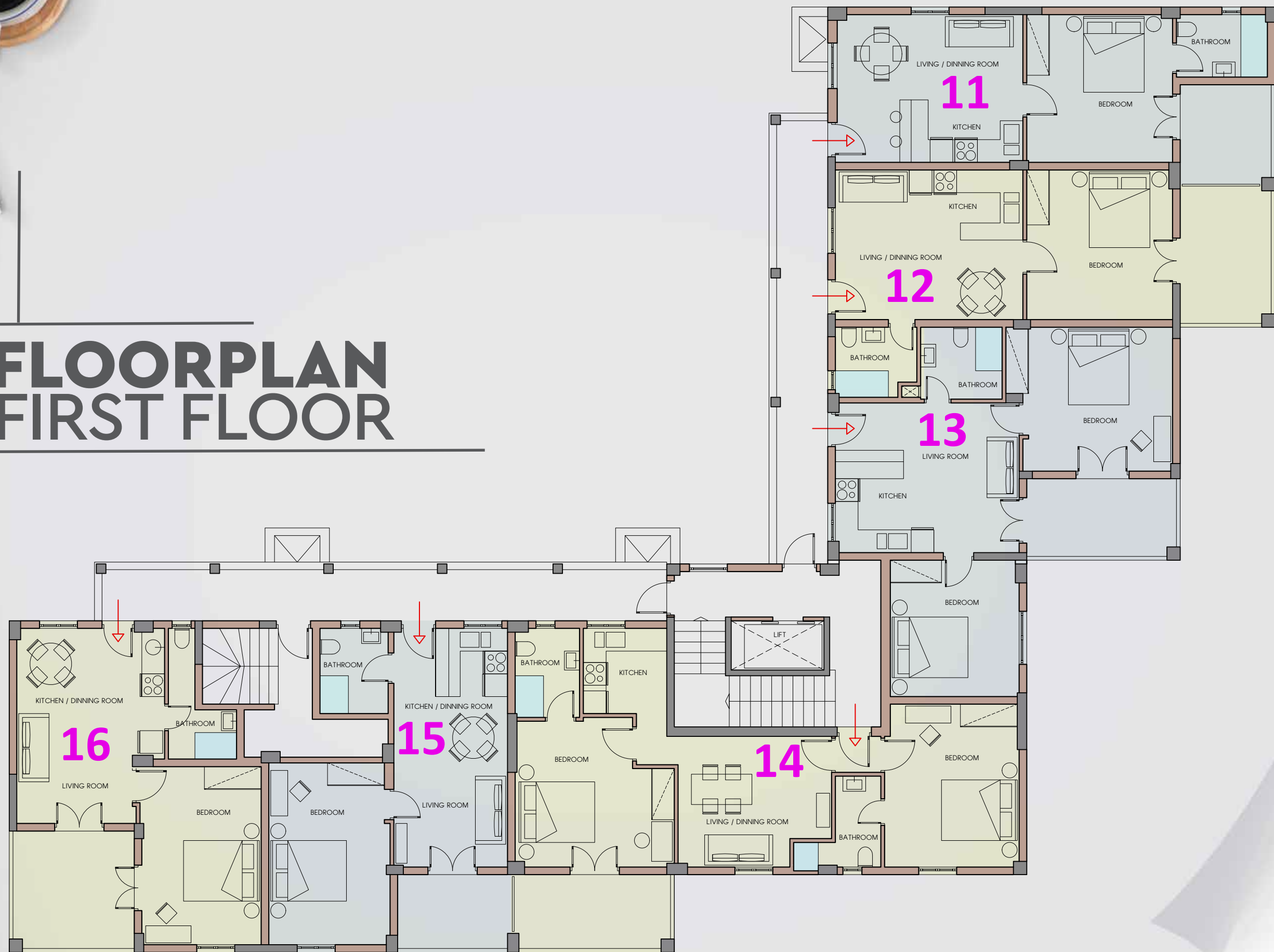
SECOND FLOOR APARTMENT 25

FLOORPLAN GROUND FLOOR



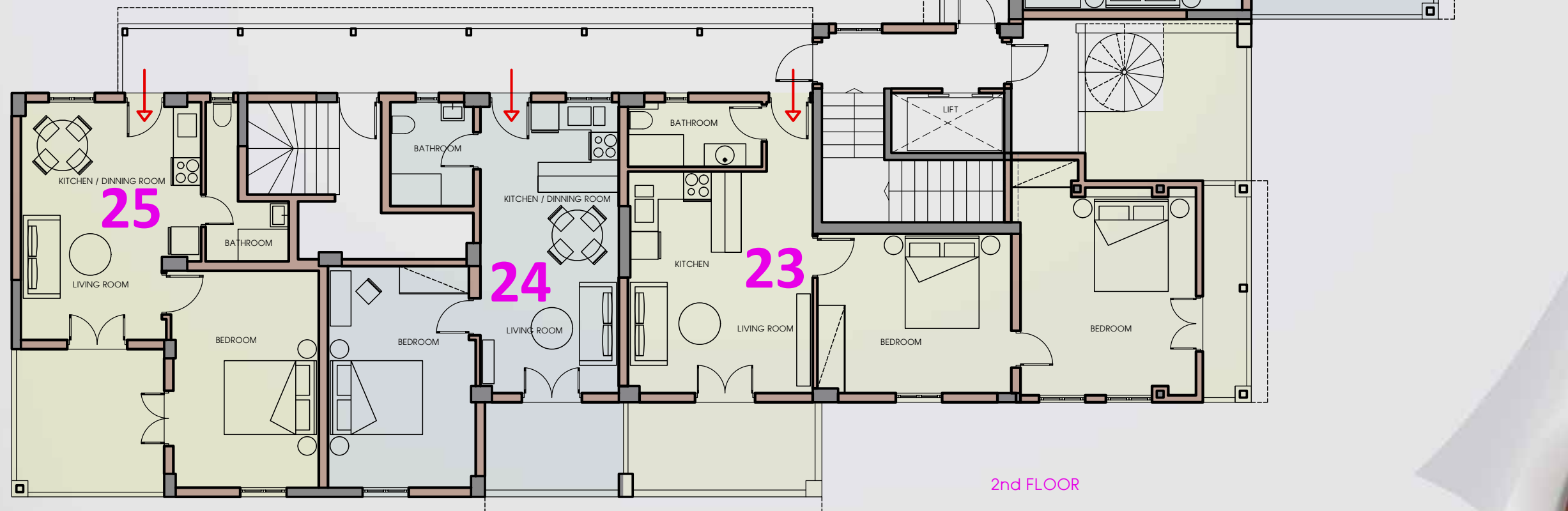
GROUND FLOOR

FLOORPLAN FIRST FLOOR

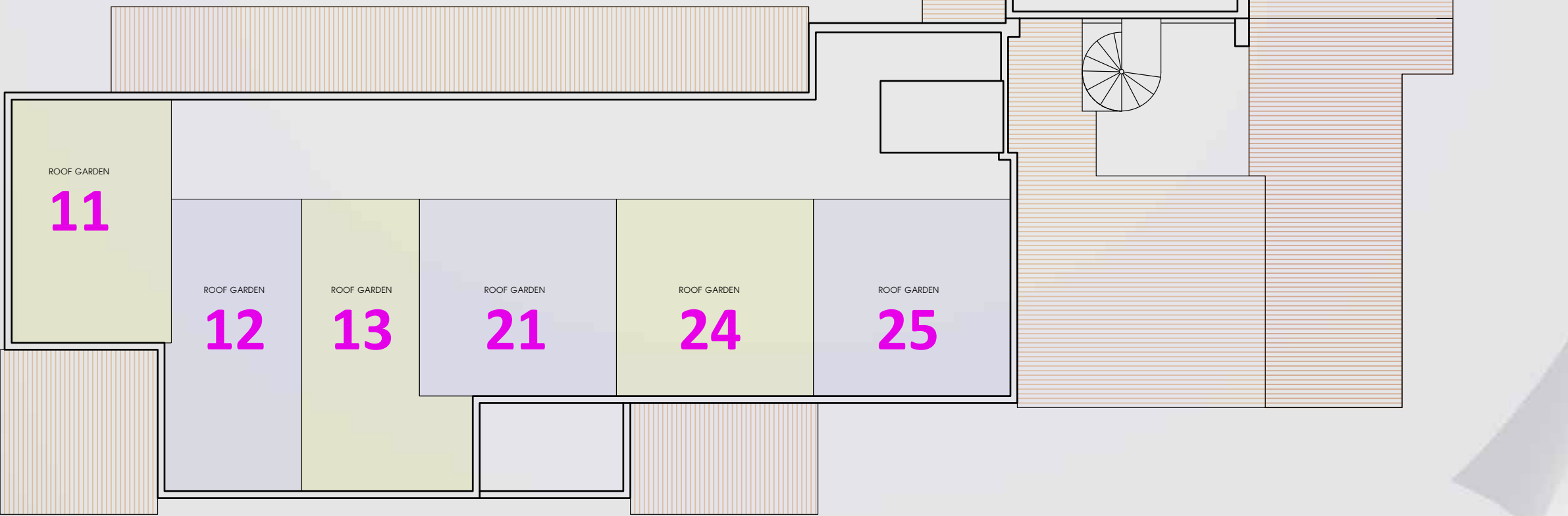


1st FLOOR

FLOORPLAN SECOND FLOOR



FLOORPLAN ROOF GARDEN



ROOF GARDEN

code: **AIG01**

GROUND FLOOR
APARTMENT 01

area: **AEGINA**

bedrooms: **2**

bathrooms: **1**

sleeping guests: **2+1**

total SQM:

170.83m³

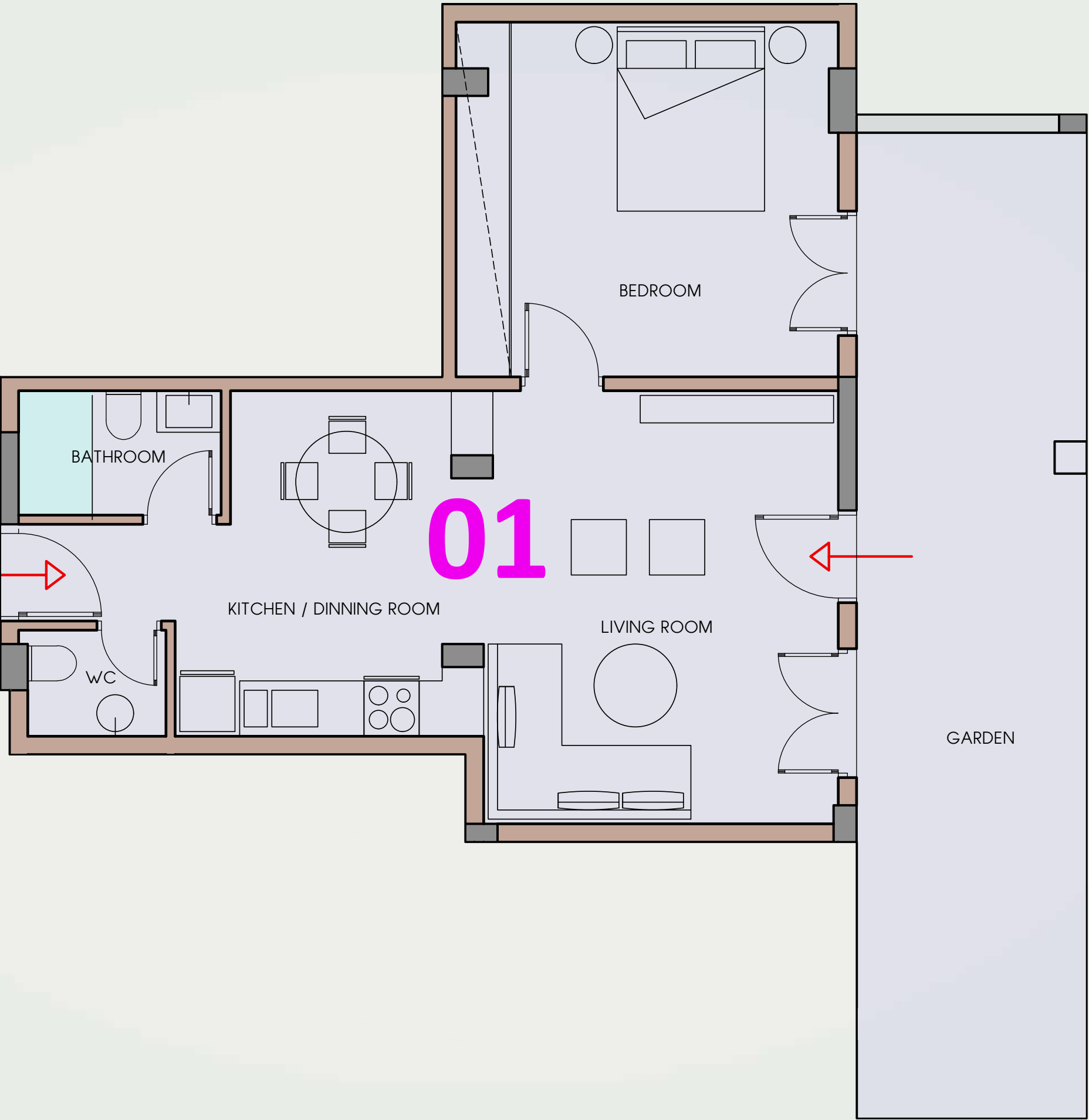
apartment SQM: **60.32m³**

garden SQM: **25m³**

roof garden SQM: **20m³**

ownership percentage in land: **58.25**

storage SQM: **7.26m³**



code: **AIG02**

GROUND FLOOR
APARTMENT 02

area: **AEGINA**

bedrooms: **2**

bathrooms: **1**

sleeping guests: **4+1**

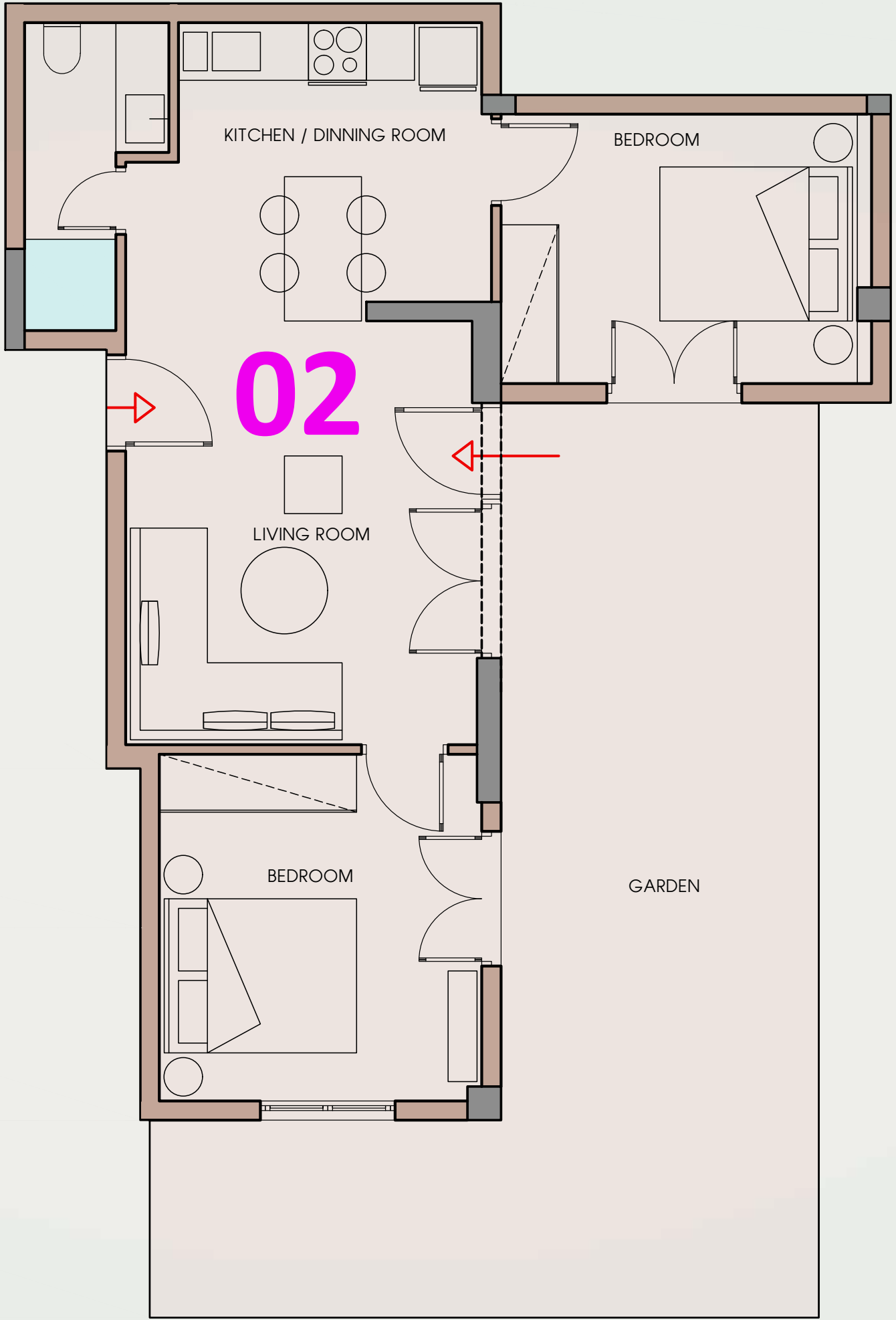
total SQM: **165.87m³**

apartment SQM: **60.52m³**

garden SQM: **40m³**

ownership percentage in land: **58.25**

storage SQM: **7.10m³**



code: **AIG03**

GROUND FLOOR APARTMENT 03

area: **AEgina**

bedrooms: **2**

bathrooms: **1**

sleeping guests: **4+1**

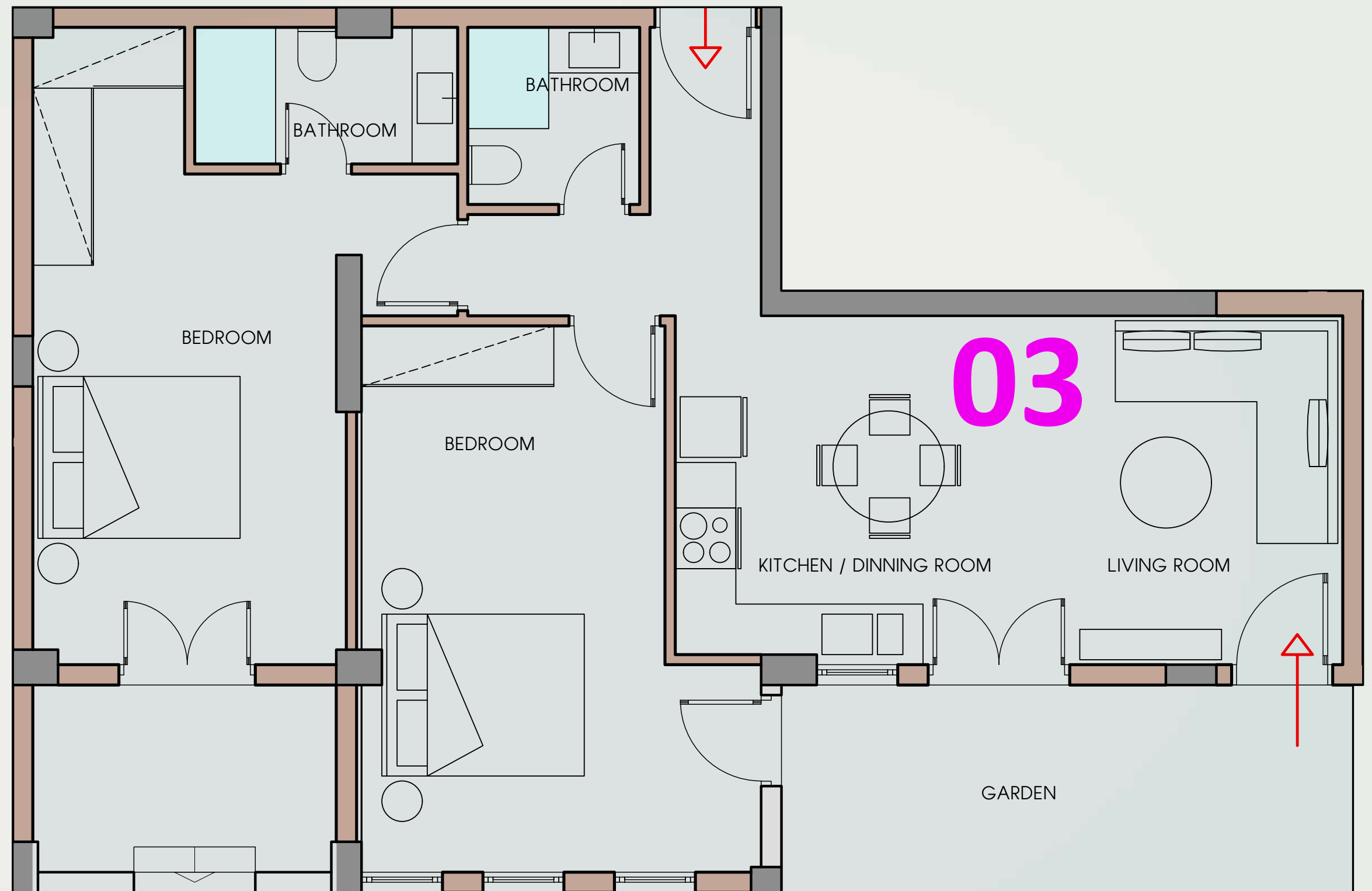
total SQM: **194.87m³**

apartment SQM: **82.96m³**

garden SQM: **25m³**

ownership percentage in land: **78.55**

storage SQM: **8.36m³**



code: **AIGA11**

FIRST FLOOR APARTMENT 11

area: **AEgina**

bedrooms: **1**

bathrooms: **1**

sleeping guests: **2+1**

total SQM: **126.97m³**

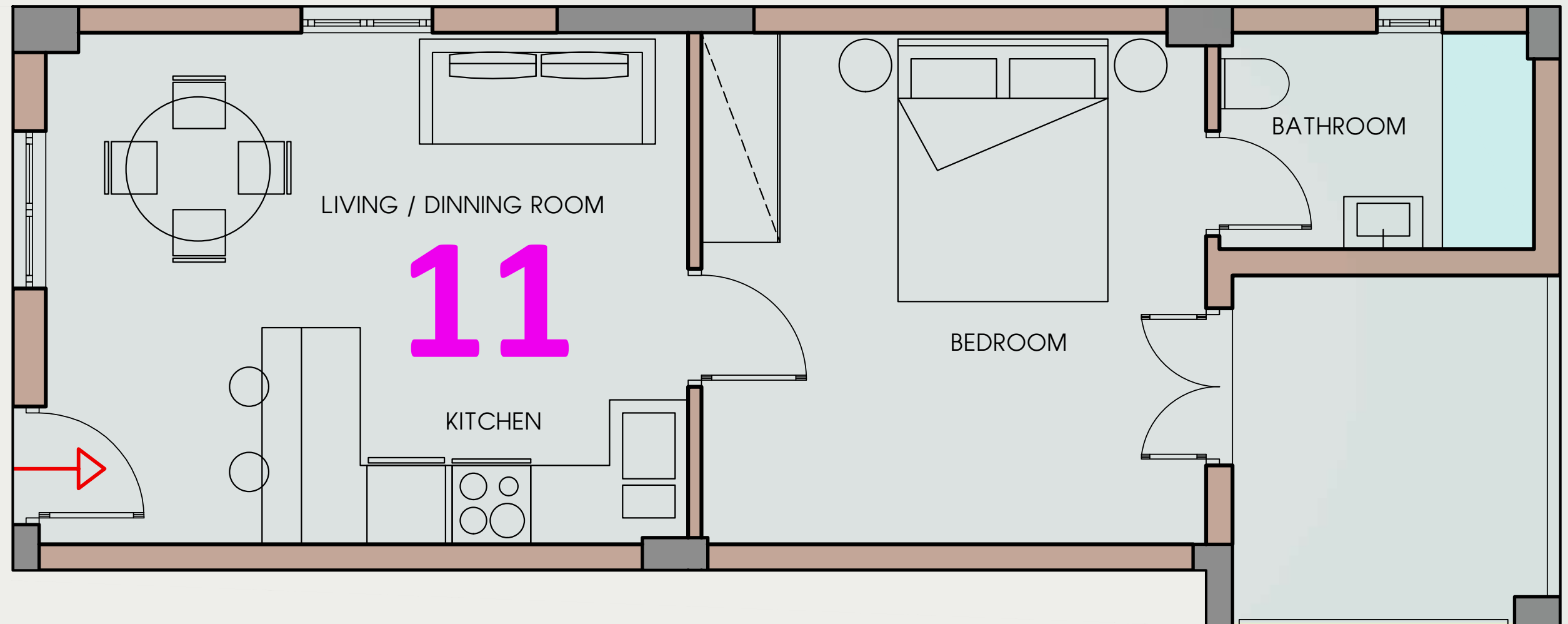
apartment SQM: **44.20m³**

balcony SQM: **10m³**

roof garden SQM: **18m³**

ownership percentage in land: **46.78**

storage SQM: **7.99m³**



code: **AIGA12**

FIRST FLOOR APARTMENT 12

area: **AEGINA**

bedrooms: **1**

bathrooms: **1**

sleeping guests: **2+1**

total SQM: **123.45m³**

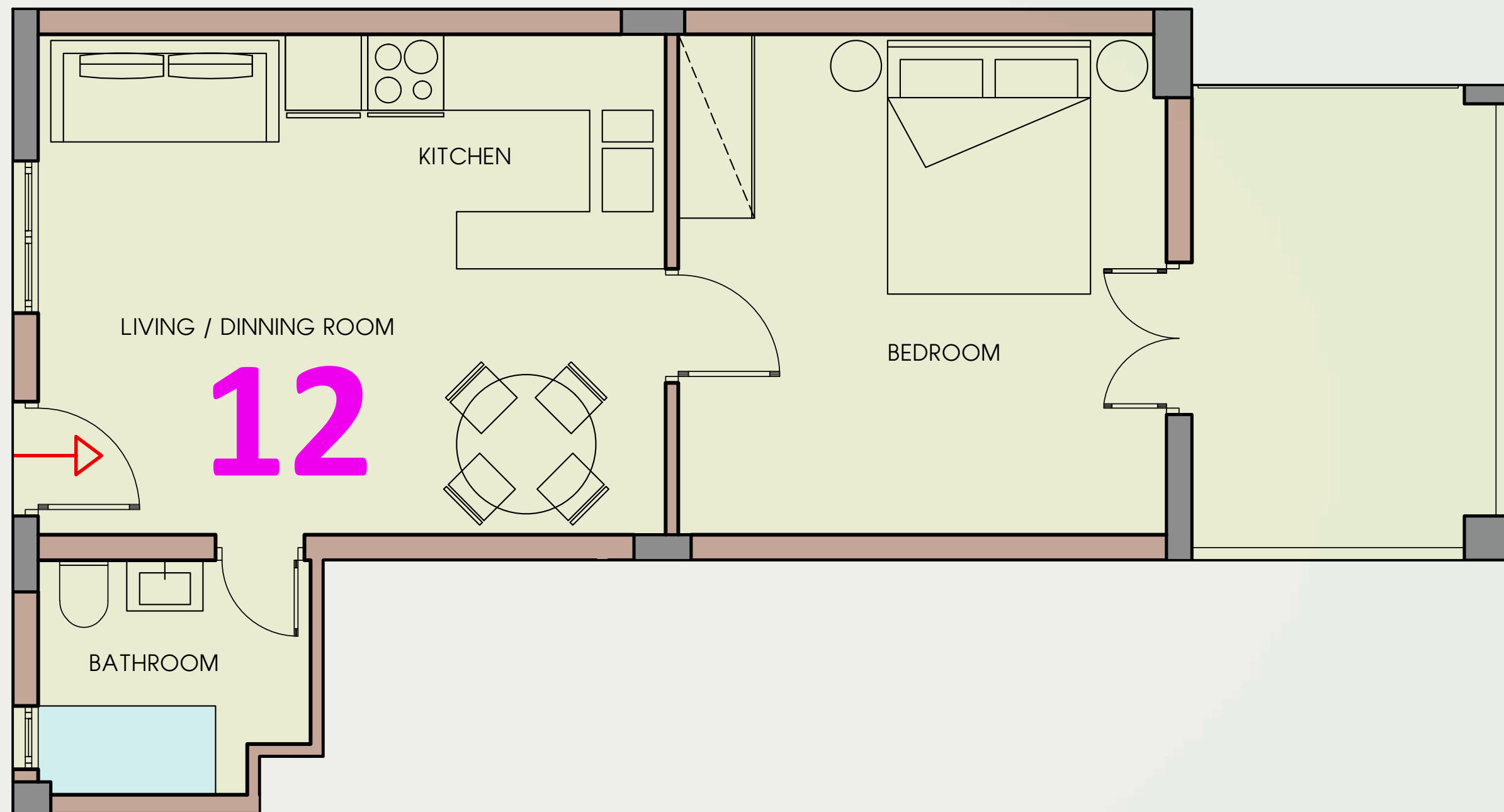
apartment SQM: **43.60m³**

balcony SQM: **10m³**

roof garden SQM: **18m³**

ownership percentage in land: **45.90**

storage SQM: **5.95m³**



code: **AIGA13**

FIRST FLOOR APARTMENT 13

area: **AEgina**

bedrooms: **2**

bathrooms: **1**

sleeping guests: **4+1**

total SQM: **156.47m³**

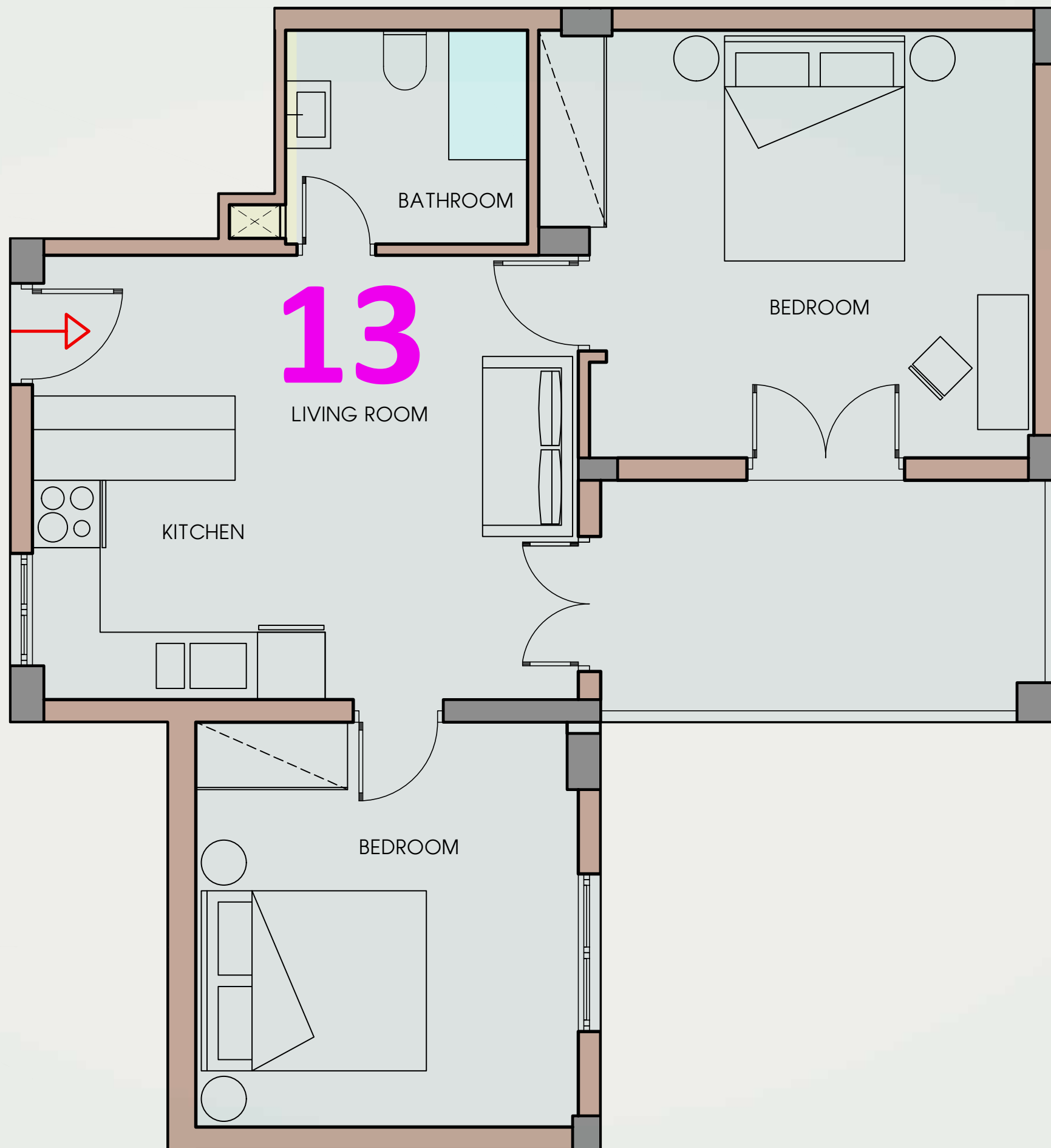
apartment SQM: **58.70m³**

balcony SQM: **10m³**

roof garden SQM: **18m³**

ownership percentage in land: **61.78**

storage SQM: **7.99m³**



code: **AIGA14**

FIRST FLOOR APARTMENT 14

area: **AEGINA**

bedrooms: **2**

bathrooms: **2**

sleeping guests: **4+1**

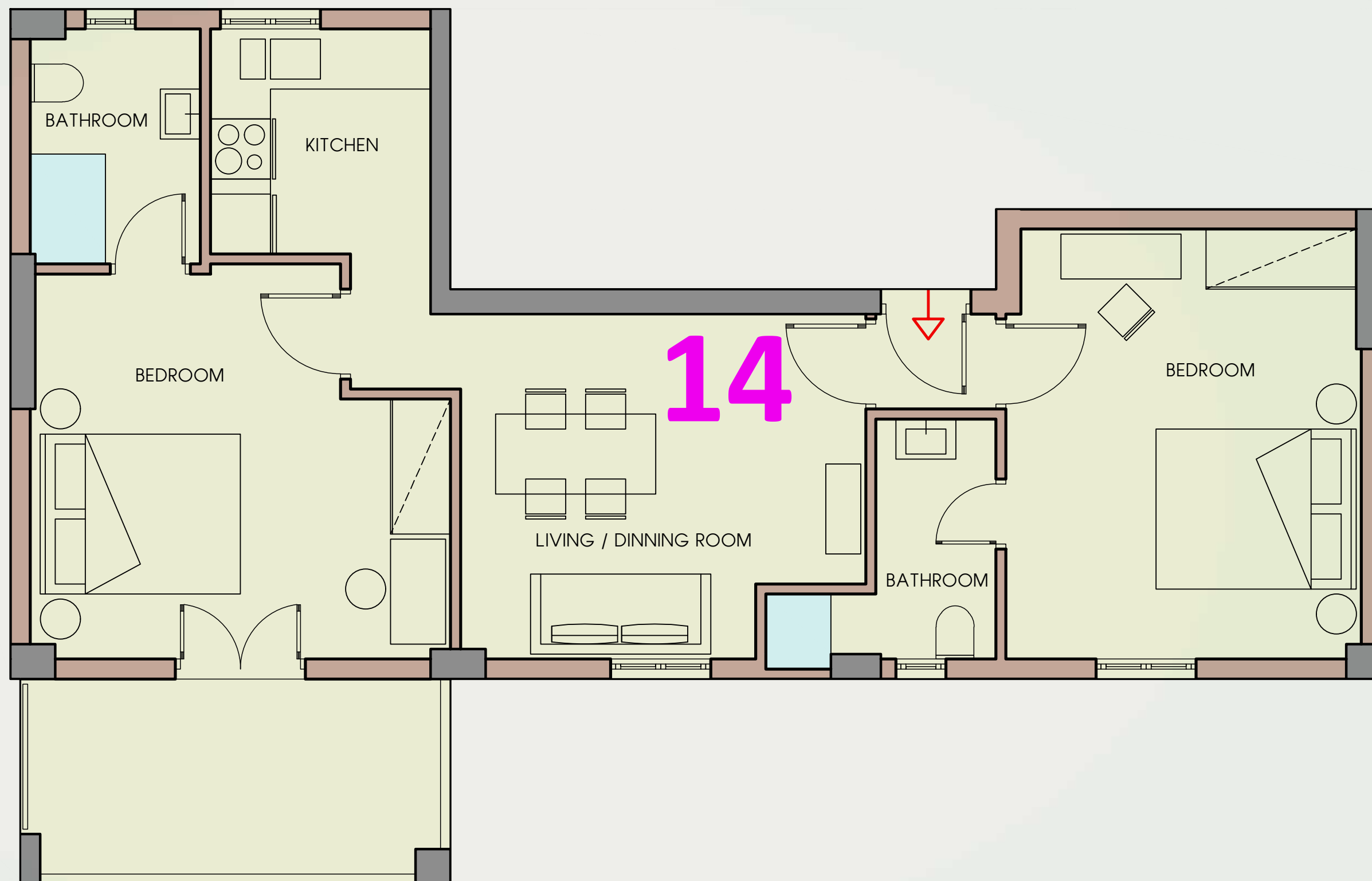
total SQM: **156.41m³**

apartment SQM: **67.80m³**

balcony SQM: **10m³**

ownership percentage in land: **71.49**

storage SQM: **7.12m³**



code: **AIGA15**

FIRST FLOOR APARTMENT 15

area: **AEgina**

bedrooms: **1**

bathrooms: **1**

sleeping guests: **2+1**

total SQM: **121.96m³**

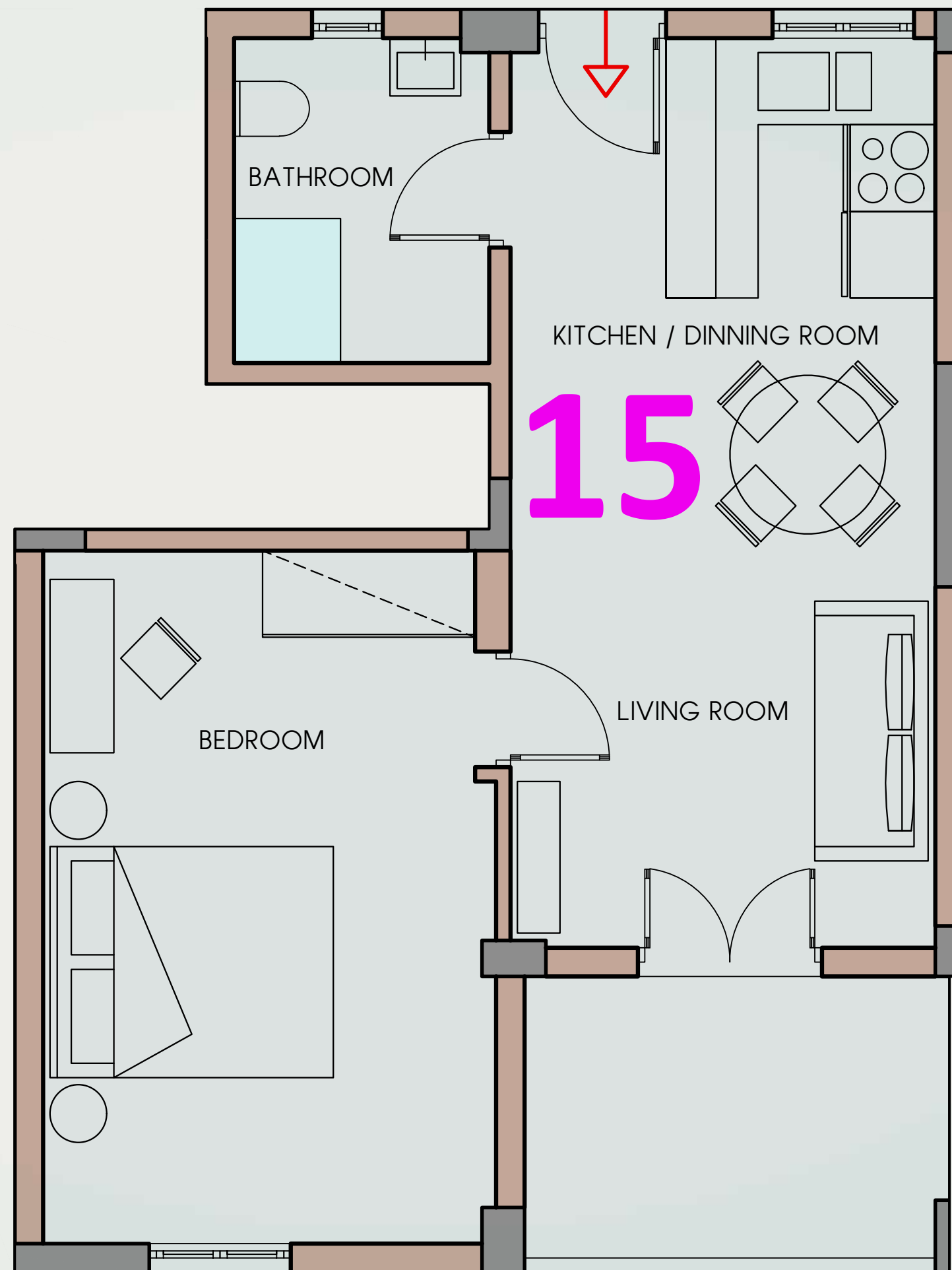
apartment SQM: **44.30m³**

balcony SQM: **8m³**

roof garden SQM: **16m³**

ownership percentage in land: **71.49**

storage SQM: **6.88m³**



FIRST FLOOR

APARTMENT 16

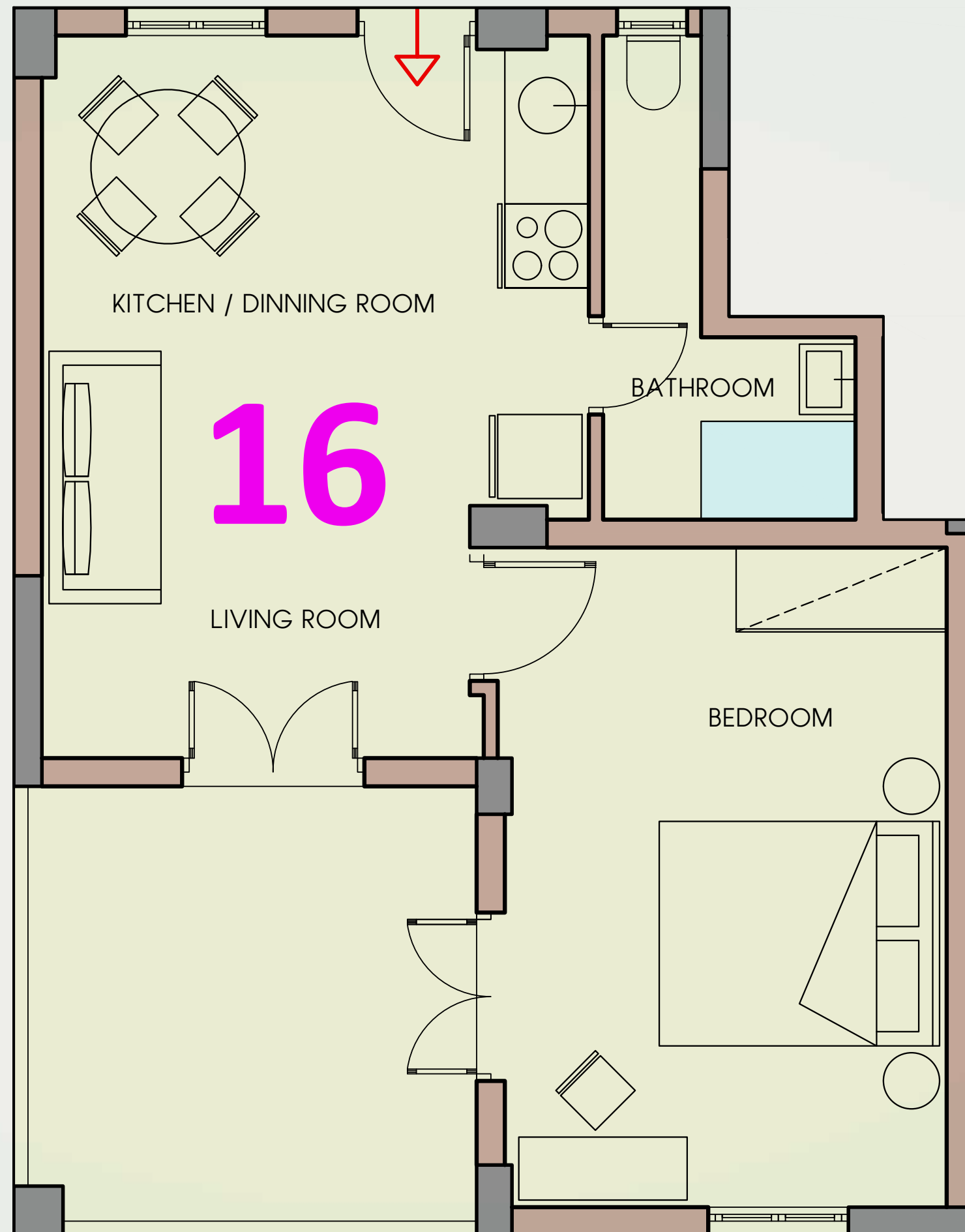
bedrooms: **1**

sleeping guests: **2+1**

apartment SQM: **44.00m³**

roof garden SQM: **16m³**

storage SQM: **5.61m³**



code: **AIGA21**

SECOND FLOOR APARTMENT 21

area: **AEGINA**

bedrooms: **1**

bathrooms: **1**

sleeping guests: **2+1**

total SQM: **128.06m³**

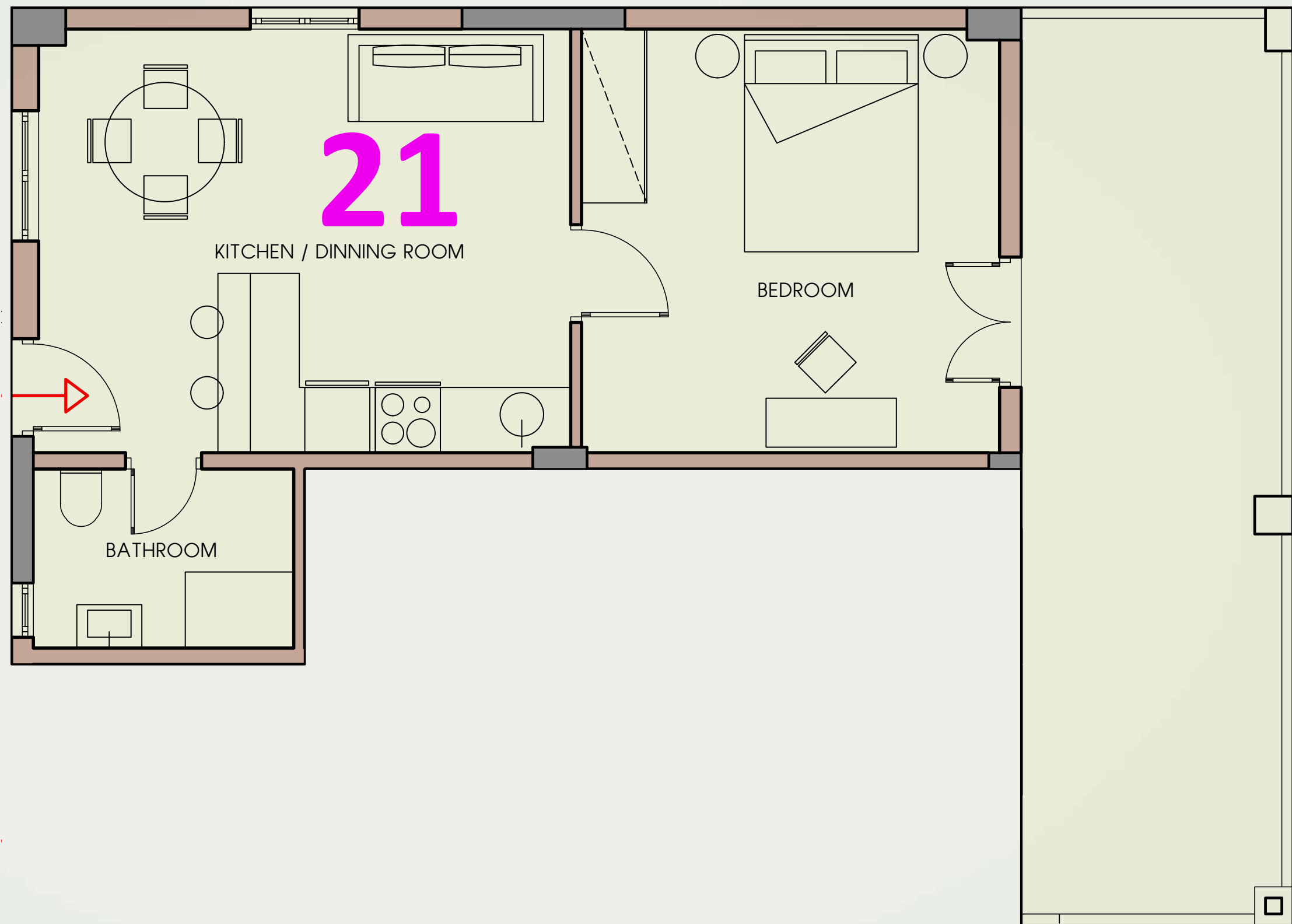
apartment SQM: **43.85m³**

balcony SQM: **15m³**

roof garden SQM: **18m³**

ownership percentage in land: **45.90**

storage SQM: **5.31m³**



code: **AIGA22**

SECOND FLOOR APARTMENT 22

area: **AEgina**

bedrooms: **2**

bathrooms: **2**

sleeping guests: **4+1**

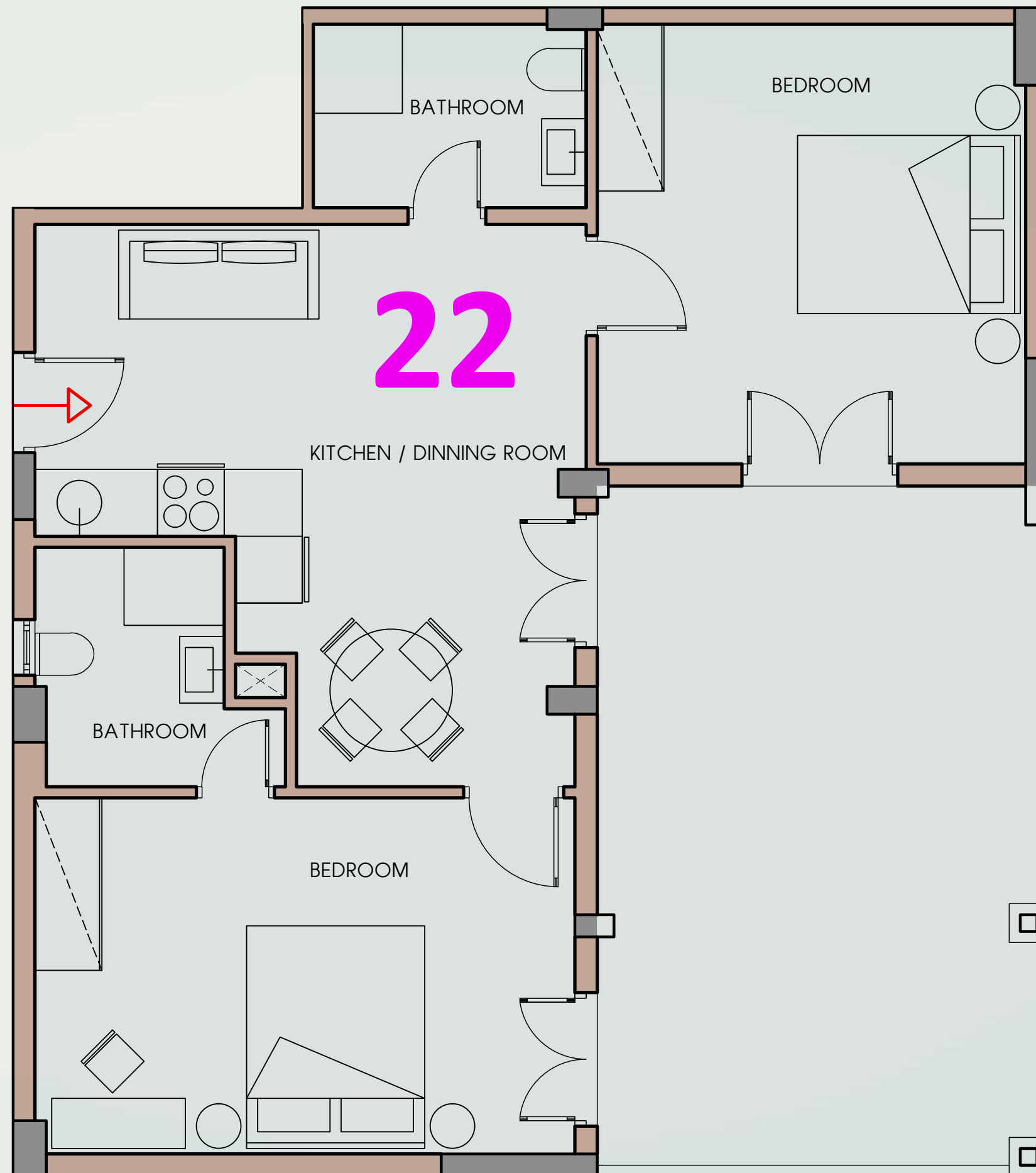
total SQM: **178.99m³**

apartment SQM: **66.85m³**

balcony SQM: **35m³**

ownership percentage in land: **70.61**

storage SQM: **6.53m³**



code: **AIGA23**

SECOND FLOOR APARTMENT 23

area: **AEGINA**

bedrooms: **2**

bathrooms: **1**

sleeping guests: **4+1**

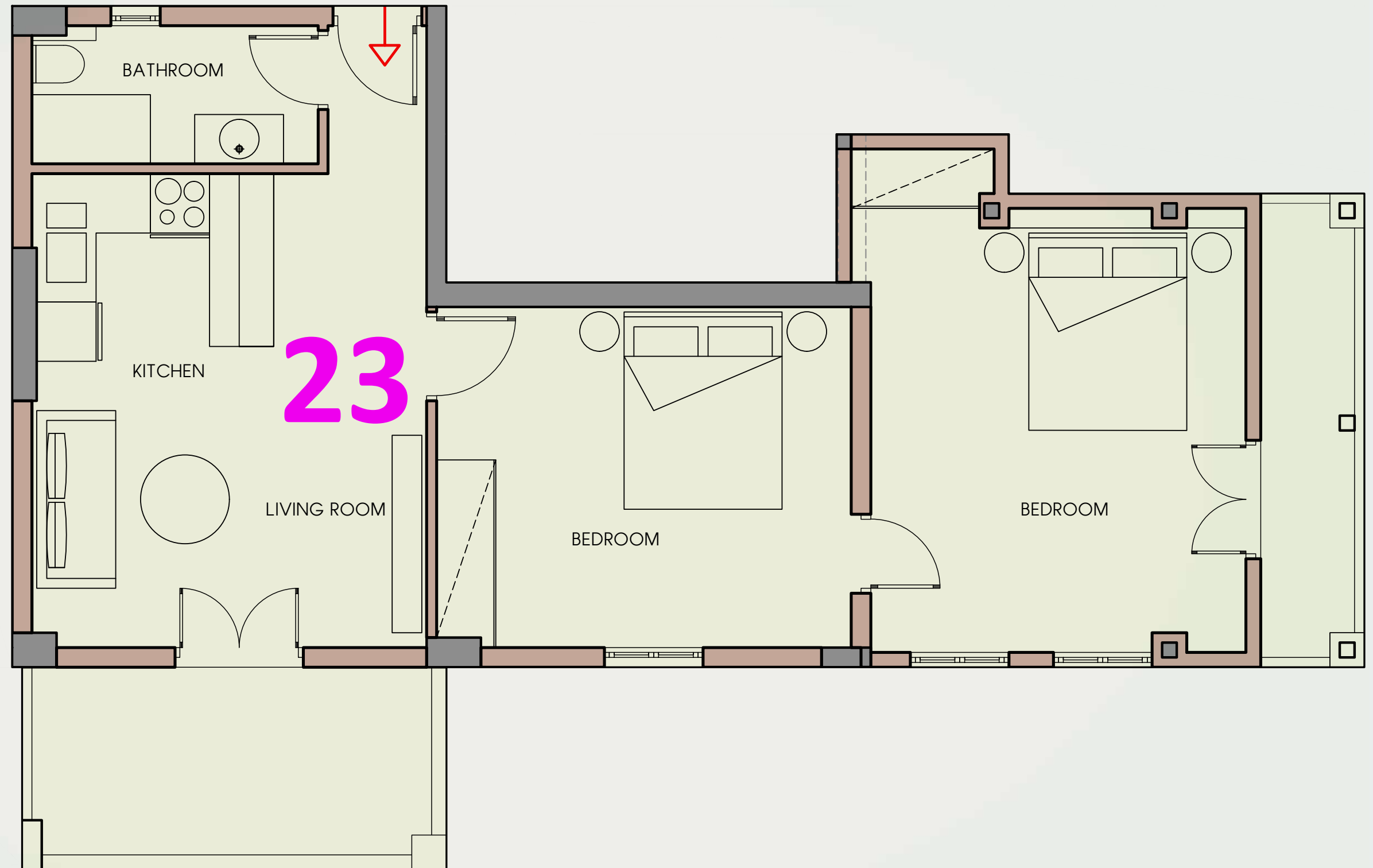
total SQM: **155.92m³**

apartment SQM: **65.90m³**

balcony SQM: **15m³**

ownership percentage in land: **69.73**

storage SQM: **5.29m³**



code: **AIGA24**

SECOND FLOOR APARTMENT 24

area: **AEgina**

bedrooms: **1**

bathrooms: **1**

sleeping guests: **2+1**

total SQM: **126.58m³**

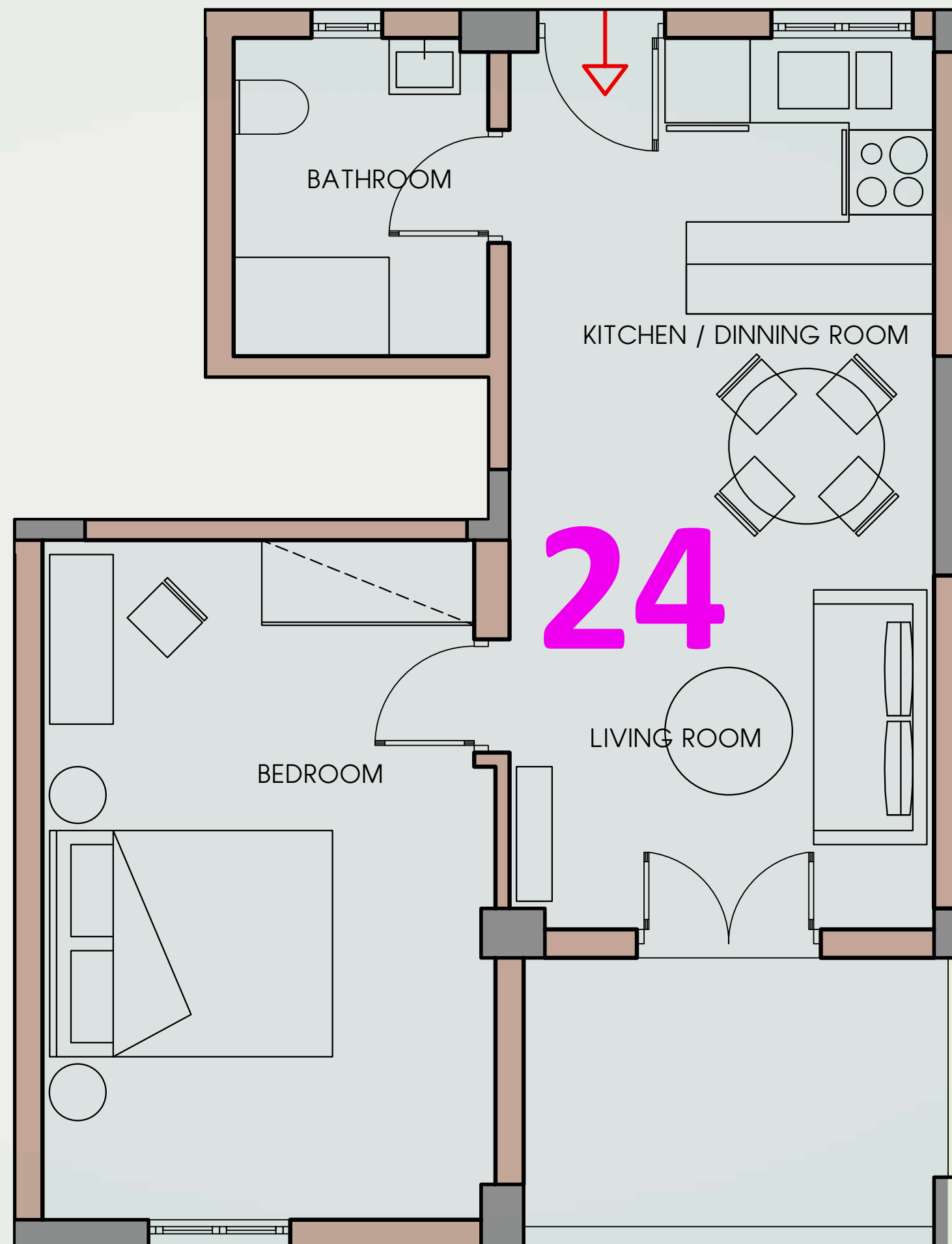
apartment SQM: **46.40m³**

balcony SQM: **10m³**

roof garden SQM: **18m³**

ownership percentage in land: **46.78**

storage SQM: **5.40m³**



code: **AIGA25**

SECOND FLOOR APARTMENT 25

area: **AEgina**

bedrooms: **1**

bathrooms: **1**

sleeping guests: **2+1**

total SQM: **126.61m³**

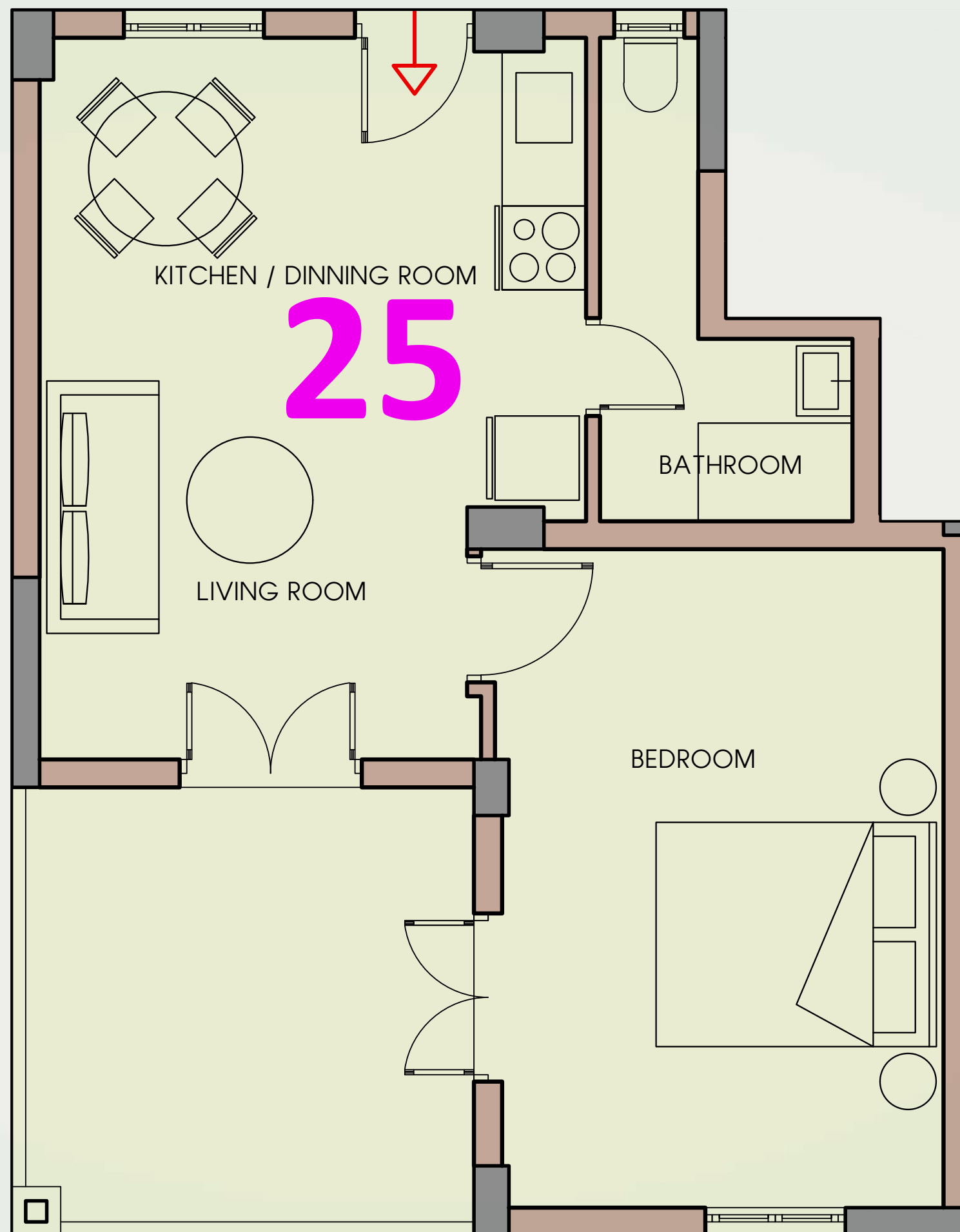
apartment SQM: **44.00m³**

balcony SQM: **12m³**

roof garden SQM: **18m³**

ownership percentage in land: **46.76**

storage SQM: **5.85m³**



| CODE | AREA | ADDRESS | DESCRIPTION | FLOOR | TOTAL SQM | APARTMENT SQM | BALCONY SQM | GARDEN SQM | ROOF GARDEN SQM | OWNERSHIP PERCENTAGE IN LAND SQM | STORAGE SQM | STORAGE NO. | BED-ROOMS | SLEEPING GUESTS | BATHS |
|--------|--------|---------|-----------------|-------|-----------|---------------|-------------|------------|-----------------|----------------------------------|-------------|-------------|-----------|-----------------|-------|
| AIG01 | AEGINA | PERDIKA | HOTEL APARTMENT | 0 | 170.83 | 60.32 | | 25.00 | 20.00 | 58.25 | 7.26 | АП1 | 1 | 2+1 | 2 |
| AIG02 | AEGINA | PERDIKA | HOTEL APARTMENT | 0 | 165.87 | 60.52 | | 40.00 | | 58.25 | 7.10 | АП2 | 2 | 4+1 | 1 |
| AIG03 | AEGINA | PERDIKA | HOTEL APARTMENT | 0 | 194.87 | 82.96 | | 25.00 | | 78.55 | 8.36 | АП3 | 2 | 4+1 | 1 |
| AIGA11 | AEGINA | PERDIKA | HOTEL APARTMENT | 1 | 126.97 | 44.20 | 10.00 | | 18.00 | 46.78 | 7.99 | АП4 | 1 | 2+1 | 1 |
| AIGA12 | AEGINA | PERDIKA | HOTEL APARTMENT | 1 | 123.45 | 43.60 | 10.00 | | 18.00 | 45.90 | 5.95 | АП5 | 1 | 2+1 | 1 |
| AIGA13 | AEGINA | PERDIKA | HOTEL APARTMENT | 1 | 156.47 | 58.70 | 10.00 | | 18.00 | 61.78 | 7.99 | АП6 | 2 | 4+1 | 1 |
| AIGA14 | AEGINA | PERDIKA | HOTEL APARTMENT | 1 | 156.41 | 67.80 | 10.00 | | | 71.49 | 7.12 | АП7 | 2 | 4+1 | 2 |
| AIGA15 | AEGINA | PERDIKA | HOTEL APARTMENT | 1 | 121.96 | 44.30 | 8.00 | | 16.00 | 46.78 | 6.88 | АП8 | 1 | 2+1 | 1 |
| AIGA16 | AEGINA | PERDIKA | HOTEL APARTMENT | 1 | 124.39 | 44.00 | 12.00 | | 16.00 | 46.78 | 5.61 | АП9 | 1 | 2+1 | 1 |
| AIGA21 | AEGINA | PERDIKA | HOTEL APARTMENT | 2 | 128.06 | 43.85 | 15.00 | | 18.00 | 45.90 | 5.31 | АП10 | 1 | 2+1 | 1 |
| AIGA22 | AEGINA | PERDIKA | HOTEL APARTMENT | 2 | 178.99 | 66.85 | 35.00 | | | 70.61 | 6.53 | АП11 | 2 | 4+1 | 2 |
| AIGA23 | AEGINA | PERDIKA | HOTEL APARTMENT | 2 | 155.92 | 65.90 | 15.00 | | | 69.73 | 5.29 | АП12 | 2 | 4+1 | 1 |
| AIGA24 | AEGINA | PERDIKA | HOTEL APARTMENT | 2 | 126.58 | 46.40 | 10.00 | | 18.00 | 46.78 | 5.40 | АП13 | 1 | 2+1 | 1 |
| AIGA25 | AEGINA | PERDIKA | HOTEL APARTMENT | 2 | 126.61 | 44.00 | 12.00 | | 18.00 | 46.76 | 5.85 | АП14 | 1 | 2+1 | 1 |



GREEK GOLDEN VISA GUIDE ADVANTAGES



- A one stop for alternative residency and citizenship acquisition with the entire process managed by our industry-leading professionals
- We provide a bespoke and time-efficient service from start to finish, including immigration applications, due diligence checks and facilitating you in making the best investment decisions
- Awarded partners can guarantee for us the successful results
- We serve the most affordable European Residency Program
- Greece has a low cost of living than other EU countries
- Golden Visa Greece residence permit program offers an excellent opportunity to foreigners, non-EU persons and third-country nationals to immigrate to Europe



- We provide the best investment proposals in Real Estate and undertake to guide you through every step to complete the process in the easiest way
- Non-European real estate investors and their families with permanent Residence Permits (RP) enabling pass port-free movement across the EU/Schengen Area in return for an investment of minimum value 250,000 EUR
- Greece is a safe place with zero percentage of criminality
- Communication with tax offices and public authorities on behalf
- All family members can acquire a Residence permit



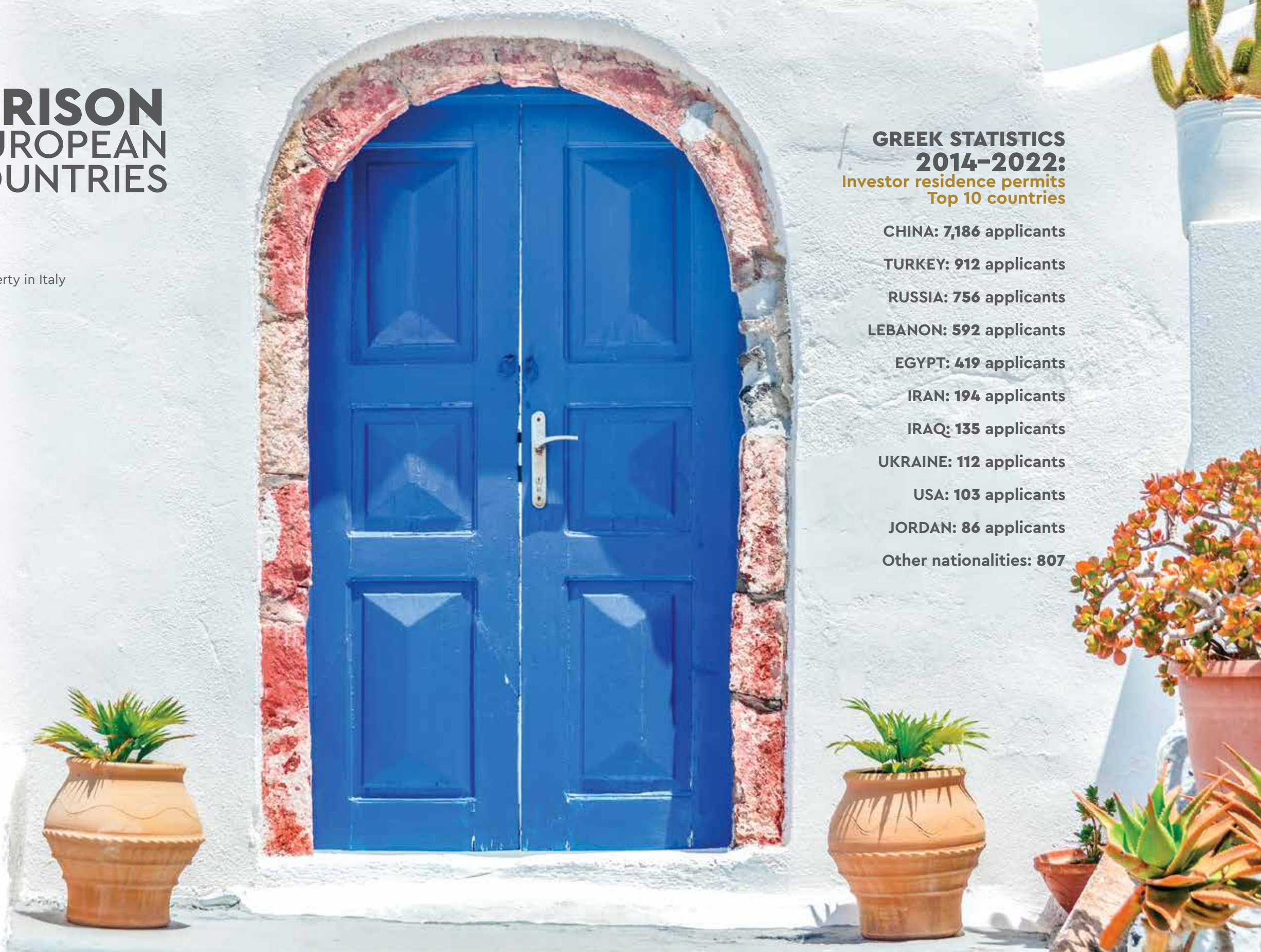
GREEK VISA PROGRAM 'S OFFICIAL STATS

- One of the most popular options in Europe
- 28.767 were issued with a Greek Residency Visa from 2014–2022
- China claimed the largest proportion with 7.186 applicants



COMPARISON WITH OTHER EUROPEAN COUNTRIES

- €500,000 for the Portuguese Golden Visa
- At least €500.000 in Spanish Real Estate
- €300,000 – €500,000 investment in property in Italy



GREEK STATISTICS 2014–2022: Investor residence permits Top 10 countries

CHINA: 7,186 applicants

TURKEY: 912 applicants

RUSSIA: 756 applicants

LEBANON: 592 applicants

EGYPT: 419 applicants

IRAN: 194 applicants

IRAQ: 135 applicants

UKRAINE: 112 applicants

USA: 103 applicants

JORDAN: 86 applicants

Other nationalities: 807

STEPS FOR RESIDENCE PERMIT

- 2 WEEKS: Obtaining Visa D or Visa C (Schengen)
- 1 WEEK: Purchase of Property min. € 250.000
- 2 WEEKS: Collection of documents and submitting of documents to the Immigration Department
- 4 to 8 WEEKS: Processing of Application form for Golden Visa Residency Permit in Greece
- Issuing of permit and ID (Personal appearance for biometrical data is required after permission is granted)



GREEK GREEN CARD

- Visa Free entry to all the countries of the Schengen without time limitations
- The whole family, including parents and in-laws, have the right to live in Greece or any country of the Schengen area during the period of visa validity
- There is no residence requirement in Greece for a certain period of time
- The right to study in any of the Schengen countries
- The right to obtain Greek permanent residence after five years from the date of obtaining residence permits
- The right to apply for Greek citizenship after 5 years from the date of obtaining permanent residence
- Greek Residence permits with only €250.000 investment
- Multiple ownership is allowed in more than one property.
- The Property can be rented/leased to 3rd parties
- Fast and transparent procedure
- Family members can accompany applicant and obtain Greek Residency permit
- No language criteria for Greek Residency permit
- Interview is not required for Greek Residency permit
- Low taxation



AEGINA ISLAND
— PERAIKA II —
FURNISHED APARTMENT HOTEL 4*

"NOTHING IS SWEETER THAN HOME"
HOMMERS