

Project Pretoria

**Two Contemporary High-Aesthetic Luxury Villas
with water elements and independent guest suites in
Naoussa, Paros - Greece**

Project Details

Contemporary High-Aesthetic Architectural Design

A complex of two high-standard villas, two kilometers from the centre of the vibrant city of Naoussa at the beautiful island of Paros in Greece.

Gross Area of Villa A: 192,79m²

Gross Area of Villa B: 150,86m²

Land plot area of Villa A: 3.643m²

Land plot area of Villa B: 2.8516m²

Developer: ILIAD DEVELOPERS

Architectural team: REACT ARCHITECTS

Construction team: VANGUARD ASSOCIATES

Construction Management: IVI VAMVAKIDOU



Location of the Project

GIS: 37.11608780010956, 25.212453543956222

- 2.2km from the centre of Naoussa city
- 3.8km from the beach of Kolimpithres
- 7.2km from the centre of Parikia city and the island's port
- 17km from Paros airport



Location of the Project

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Kolimpithres

Project Pretoria



Naoussa

General Details of Villas

Two-villa complex built on a total land area of 6,495.00m²

GIS: 37.11608780010956, 25.212453543956222

Villa A

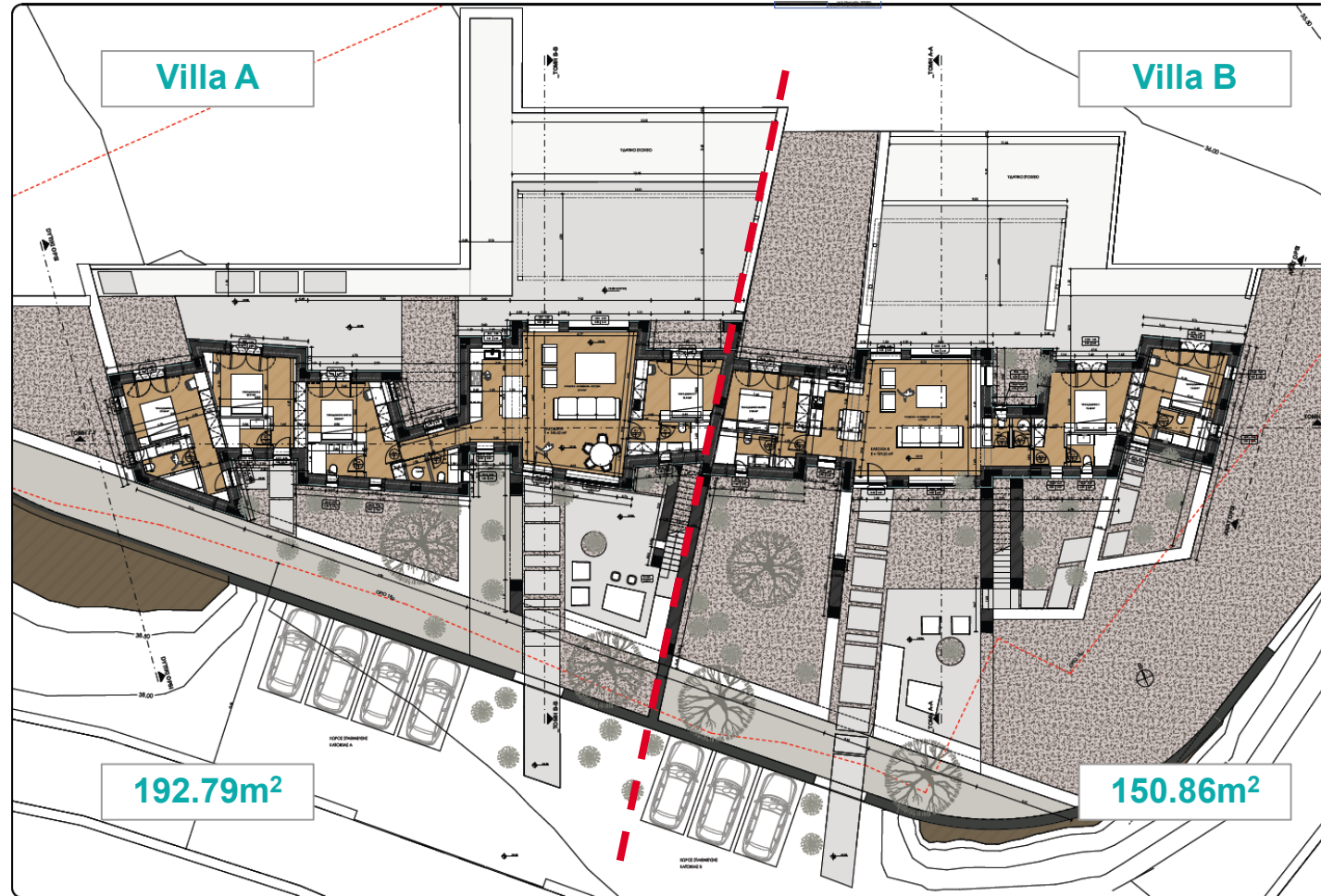
- Total Gross Area: 192,79m²
- Land plot area: ~ 3.643m²
- Two (2) en-suite bedrooms of 20.24m² and 18.94m²
- Two (2) independent en-suite guest rooms of 21.06m² and 20.31m²
- Common living-dining-kitchen area of 52.78m²
- Water element with general dimensions ~ 15.00m X 3.45m
- Pergola with general dimensions ~ 12.00m X 4.30m

Villa B

- Total Gross Area: 150.86m²
- Land plot area: ~ 2,851m²
- Two (2) en-suite bedrooms of 17.80m² and 18.68m²
- One (1) independent en-suite guest room of 17.68m²
- Common living-dining-kitchen area of 46.77m²
- Water element with general dimensions ~ 11.00m X 3.45m
- Pergola with general dimensions ~ 9.00m X 4.30m

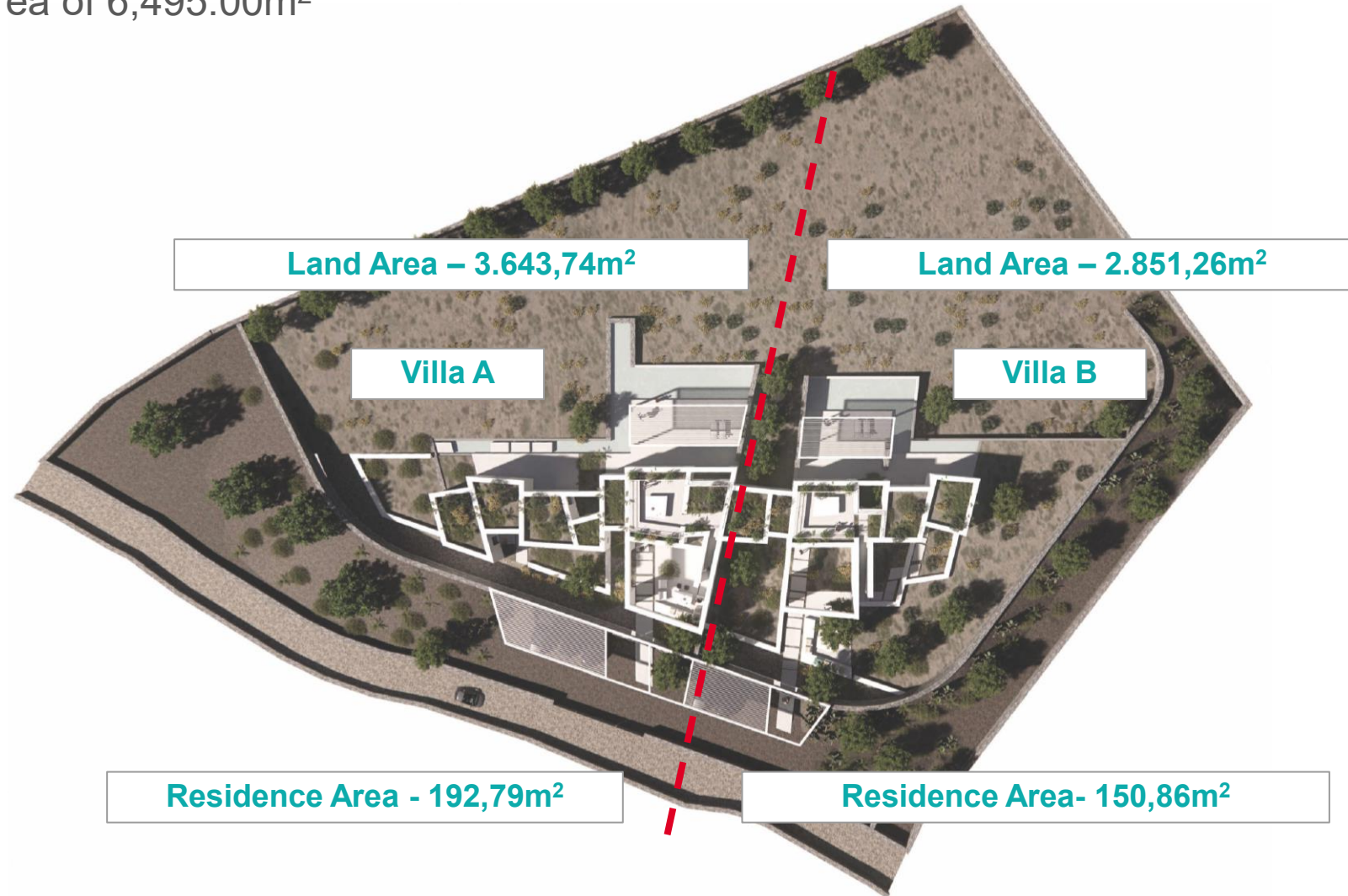
Building layout

Two-villa complex build on a total plot area of 6,495.00m²



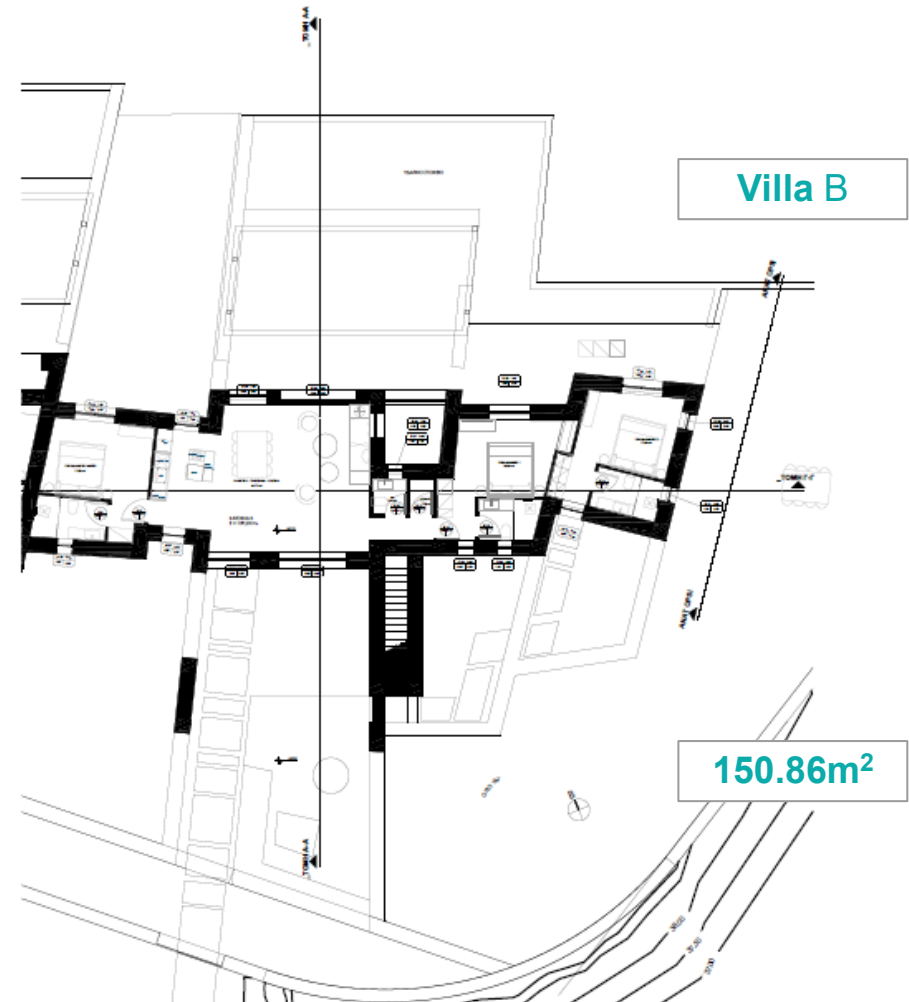
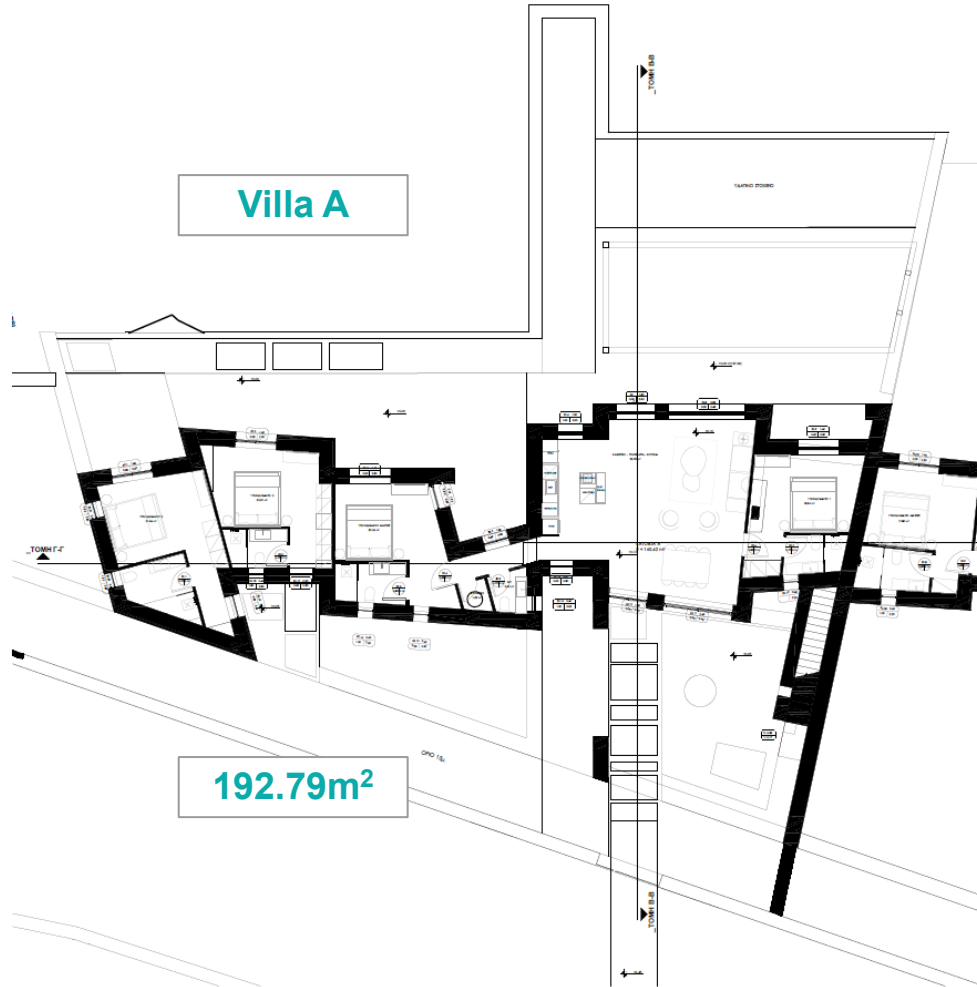
Building layout

Two-villa complex build on a total plot area of 6,495.00m²



Floor Plans

Contemporary High-Aesthetic Architectural Design



Exterior View

Contemporary High-Aesthetic Architectural Design

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Exterior View of Villa A – Pool



Exterior View of Villa B – Pool



Exterior View

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Exterior View of Villa A – pool & norther surrounding area



Exterior View of Villa B – pool & norther surrounding area



Exterior View

Contemporary High-Aesthetic Architectural Design

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Exterior View of Villa A – Main Entrance



Exterior View of Parking Area



Exterior View

Contemporary High-Aesthetic Architectural Design

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Exterior View of Villa A – General view of the southern side surrounding area



Exterior View of Villa B – General view of the southern side surrounding area



Recent Photographs of the project

The project is currently in progress, at the stage of completing the concrete frame of the structure which is expected to be finalized by the end of September 2025.



Photographs taken in early September 2025

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Project Pretoria – Selling Prices of Residences

Per completion stage

	Land Area (m ²)	Villa Area (m ²)	Selling Prices per completion stage		
			Concrete Frame	Cold Shell	Fully Fitted
Villa A	c.3.643,74	192,79	1.120.000,00 €	1.390.000,00 €	1.670.000,00 €
Villa B	c.2.851,26	150,86	810.000,00 €	1.020.000,00 €	1.240.000,00 €
Completion ¹ :			October 2025	June 2026	December 2026

¹ The project is at the stage of completing the load-bearing structure (framework), which is expected to be fully finished by the end of September 2025, while the completion of the "cold shell" is estimated by the end of June 2026. The full completion timeline is indicative and will be agreed upon with the final purchaser to allow for any interventions and modifications to the materials. At each stage of the project, a detailed documentation of the construction quality obligations will be agreed upon.

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