

# 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: 192,79m<sup>2</sup>

Gross Area of Villa B: 150,86m<sup>2</sup>

Land plot area of Villa A: 3.643m<sup>2</sup>

Land plot area of Villa B: 2.8516m<sup>2</sup>

Developer: **ILIAD DEVELOPERS**

Architectural team: **REACT ARCHITECTS**

Construction team: **VANGUARD ASSOCIATES**

Construction Management: **IVI VAMVAKIDOU**



# Cyclades Islands and Paros

The Cyclades islands represent one of the Mediterranean's most iconic and desirable destinations, renowned for their distinctive architecture, whitewashed villages, and deep-blue Aegean waters. Offering a unique blend of natural beauty, cultural heritage, and upscale lifestyle, the region attracts a high-end international audience seeking both exclusivity and authenticity.

From the vibrant energy of Mykonos to the refined elegance of Paros and the timeless appeal of Santorini, the Cyclades provide diverse yet consistently premium experiences. Supported by strong tourism demand, improving infrastructure, and global recognition, the islands continue to present compelling opportunities for luxury real estate investment and sustained value appreciation.



Paros is one of Greece's most sought-after Cycladic islands, combining authentic charm with a refined, cosmopolitan lifestyle. Known for its whitewashed villages, crystal-clear waters, and vibrant yet elegant atmosphere, the island offers a unique balance between relaxation and high-end living.

Naoussa, in particular, has emerged as a prime destination, featuring a picturesque harbor, upscale dining, and a lively social scene. With strong international appeal, excellent accessibility, and a growing luxury real estate market, Paros presents an exceptional opportunity for both lifestyle investment and long-term value growth.

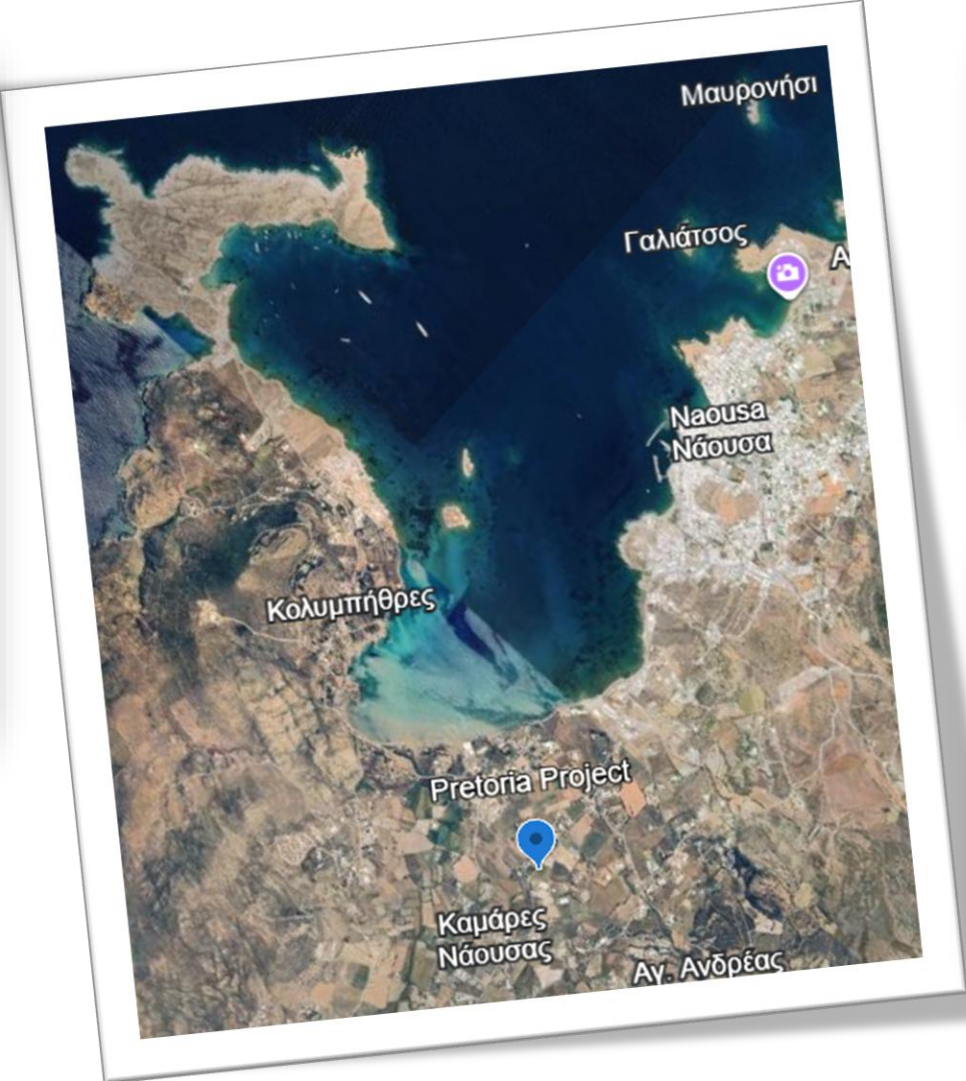


# Location of the Project

[GIS Location Reference](#)



Kolimpithres



Naoussa

# Location of the Project

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



# General Details of Villas

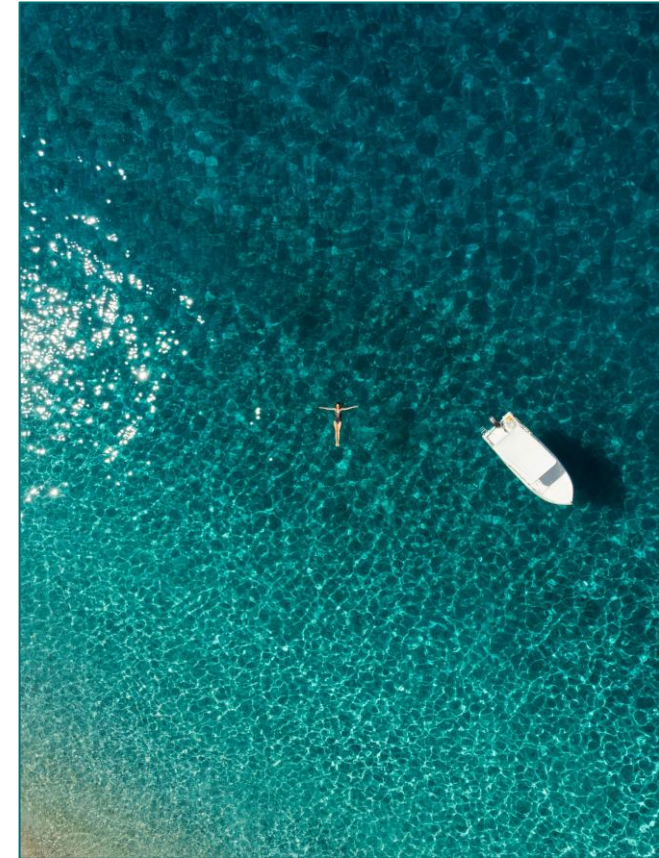
Two-villa complex built on a total land area of 6,495.00m<sup>2</sup>

## Villa A

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

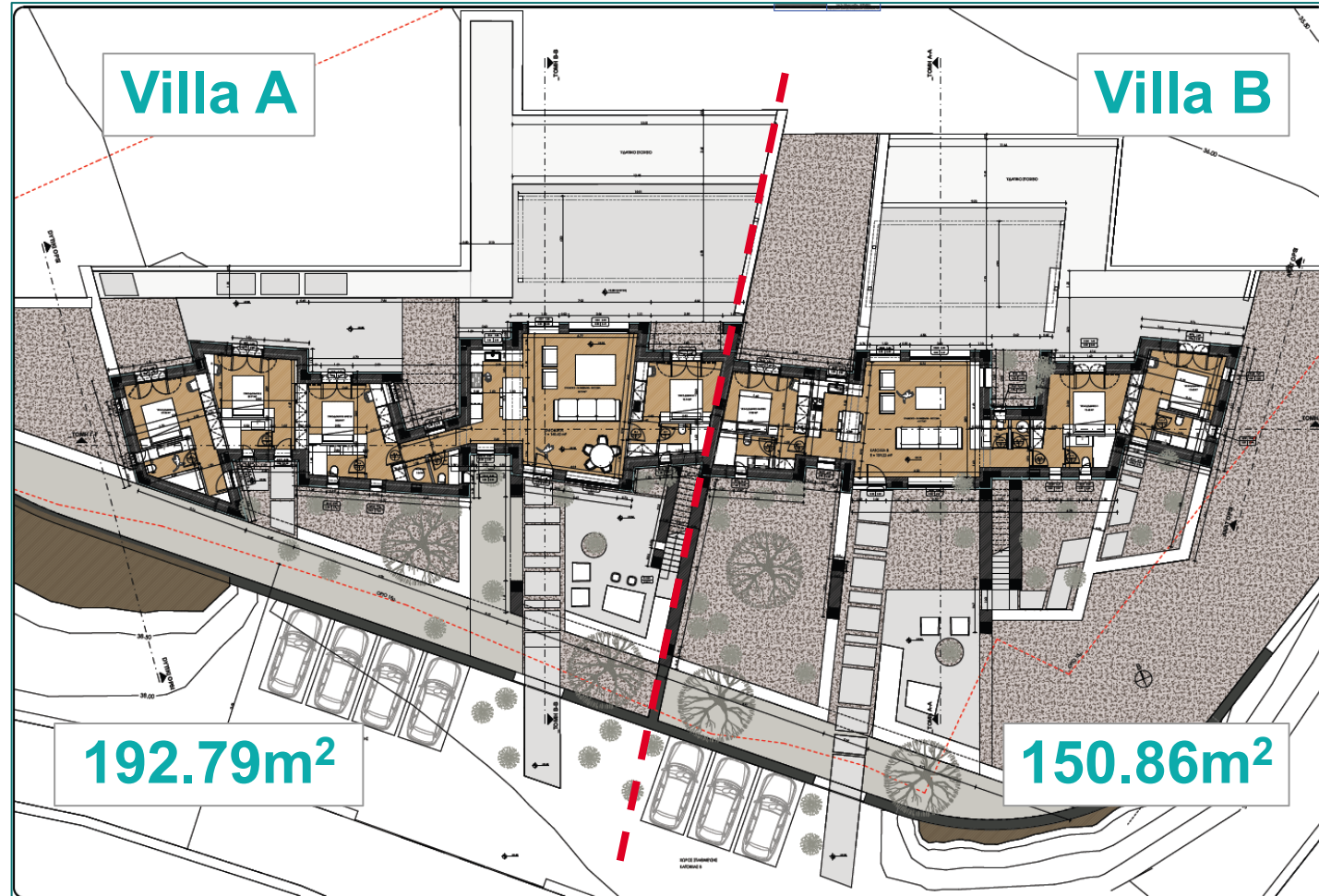
## Villa B

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



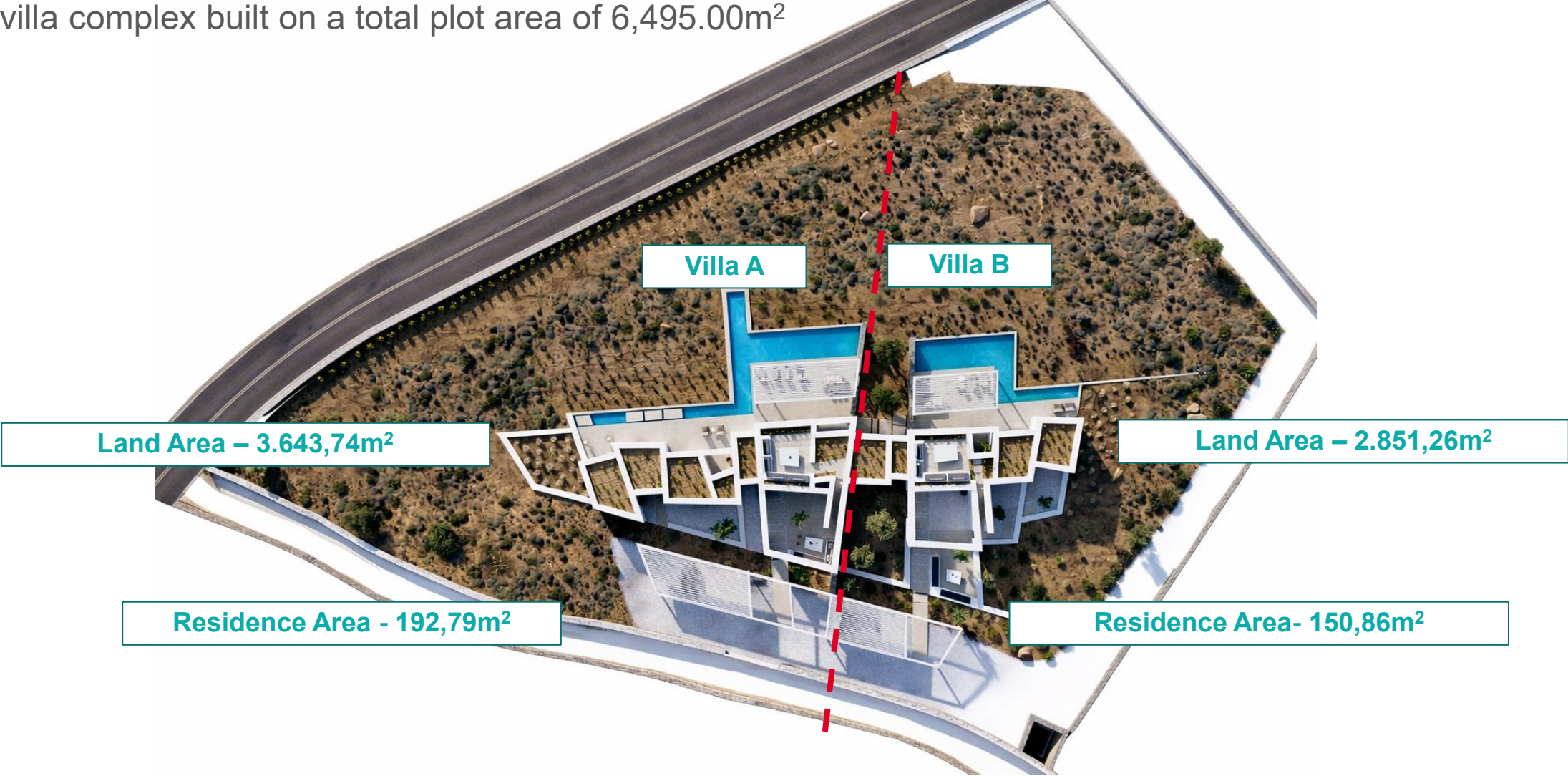
# Building layout

Two-villa complex built on a total plot area of 6,495.00m<sup>2</sup>



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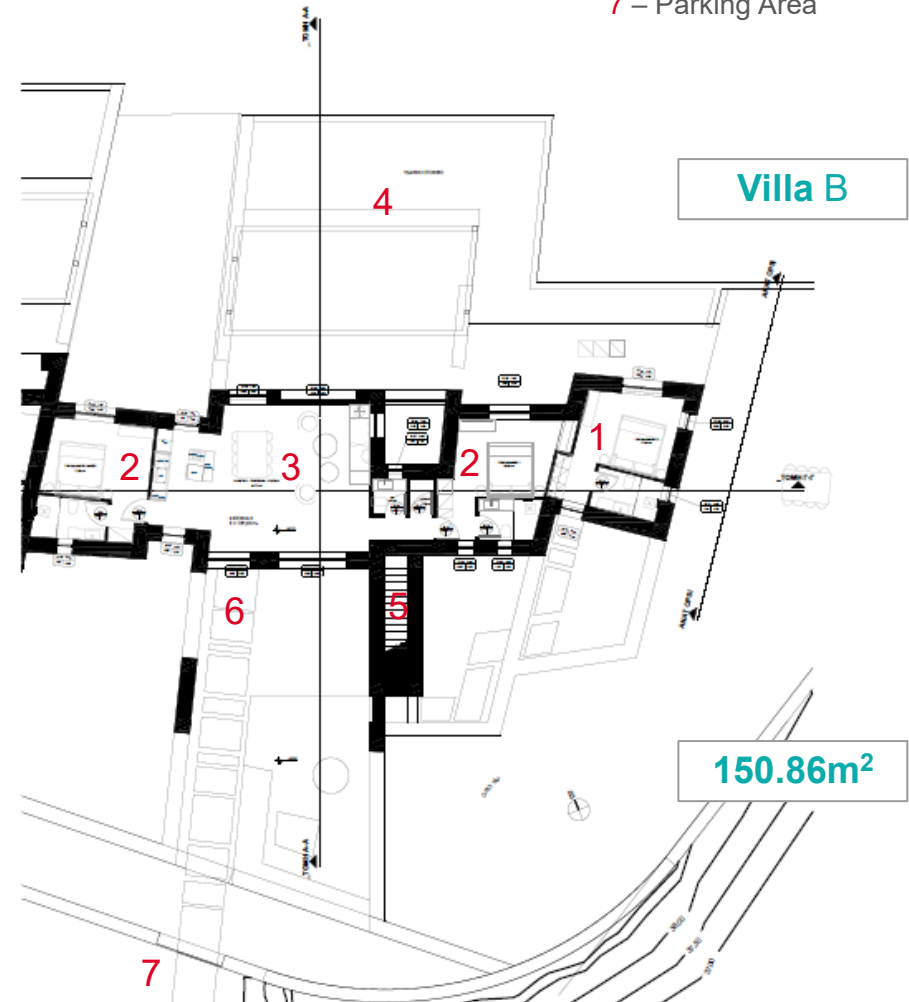
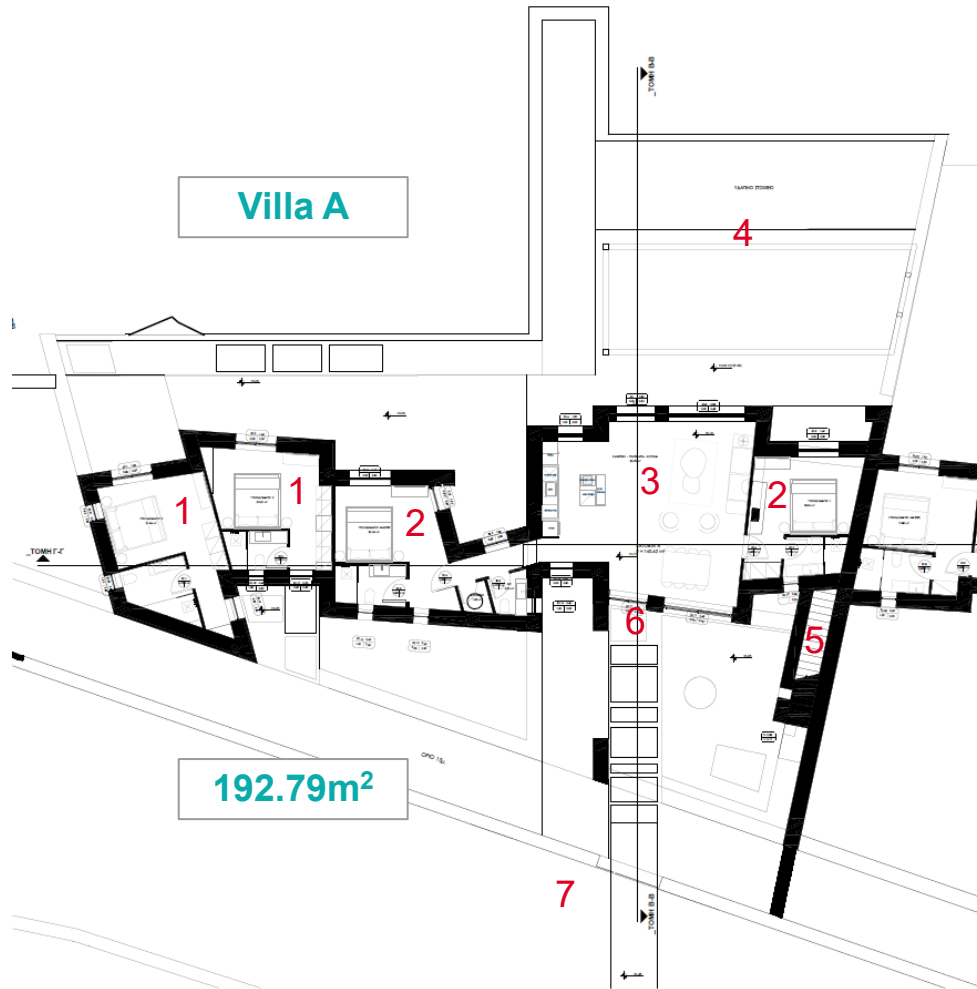


# Floor Plans

Contemporary High-Aesthetic Architectural Design

## Index

- 1 – Independent en-suite Guest Room
- 2 – En-suite bedroom
- 3 – Living Room & Kitchen
- 4 – Pergola & Water Element
- 5 – Staircase to Accessible Roof area
- 6 – Main Entrance
- 7 – Parking Area



# Exterior View

[GIS Location Reference](#)

Contemporary High-Aesthetic Architectural Design

Accessible Roof area and View



Exterior View of both Villas and surrounding area



# Exterior View

Contemporary High-Aesthetic Architectural Design



Exterior View of Villa A – Water element



Exterior View of Villa B – Water element



# Exterior View

Contemporary High-Aesthetic Architectural Design

[GIS Location Reference](#)

Exterior View of Villa A – Main Entrance



Exterior View of Villa B – Main Entrance



# Exterior View

Contemporary High-Aesthetic Architectural Design

[GIS Location Reference](#)

Exterior View of Villa A – Garden and side view



Exterior View of Villa B – Garden and side view



# Exterior View

[GIS Location Reference](#)

Contemporary High-Aesthetic Architectural Design

Exterior View of Villa A – Side view and Paring area



Exterior View of Villa B – Side view and Parking area



# Interior View

[GIS Location Reference](#)

Contemporary High-Aesthetic Architectural Design

## Interior View of Villa A – Living room & Kitchen



# Interior View

[GIS Location Reference](#)

Contemporary High-Aesthetic Architectural Design

## Interior View of Villa B – Living room & Kitchen



# Interior View

[GIS Location Reference](#)

Contemporary High-Aesthetic Architectural Design

## Interior View of Villa B – Living room & Kitchen



# Interior View

Contemporary High-Aesthetic Architectural Design

Indicative interior design concept showcasing the intended aesthetic

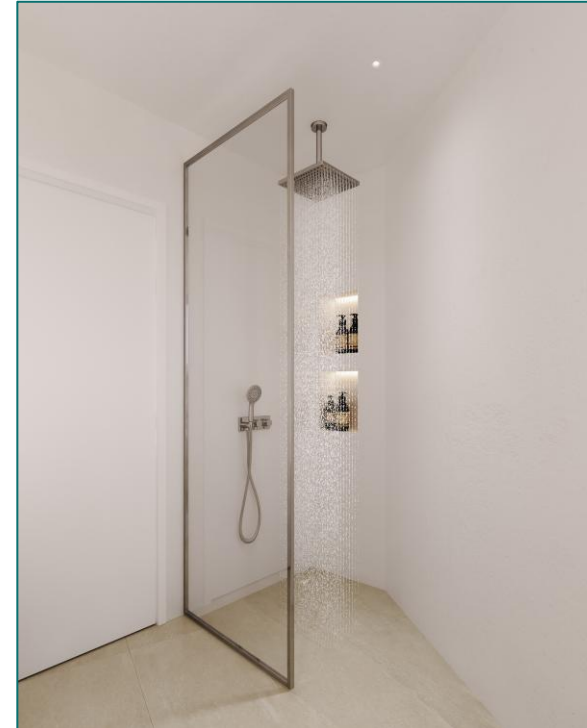


# Interior View

[GIS Location Reference](#)

Contemporary High-Aesthetic Architectural Design

Indicative interior design concept showcasing the intended aesthetic



# Recent Photographs of the project

[GIS Location Reference](#)

The project is progressing steadily and is currently in the final phase of masonry and plastering works, with completion of this phase of works anticipated by the end of June 2026.



*Photographs taken in Mid February 2026*

# GREECE GOLDEN VISA – INVESTMENT & RESIDENCY OPPORTUNITY

This property qualifies for the Greek Golden Visa program, offering non-EU investors and their families the opportunity to obtain a renewable residence permit in Greece through real estate acquisition.

## Eligibility

The acquisition of this property meets the current investment threshold applicable to high-demand areas such as the Cyclades. Subject to compliance with the legal framework, the buyer is eligible to apply for a Greek residence permit under the Golden Visa scheme.

## Key Benefits

- 5-year renewable residence permit
- No minimum stay requirement
- Visa-free travel within the Schengen Area
- Inclusion of family members (spouse, children, and parents)
- Opportunity to apply for Greek citizenship after 7 years of residency (subject to conditions)

## Important Considerations

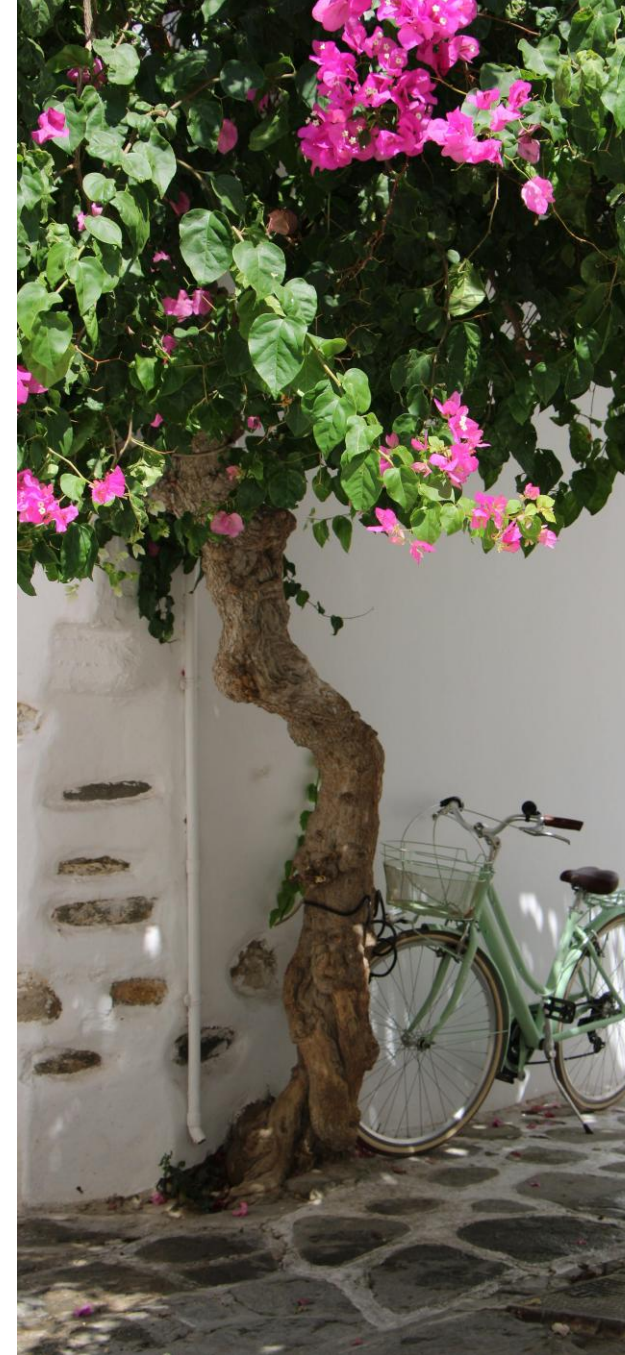
- The investment must be maintained for permit renewal
- The program grants residency, not automatic citizenship
- Regulatory conditions, including usage restrictions, may apply

## Who Can Apply

- Non-EU / non-EEA citizens
- Individuals over 18 years old
- Applicants with a clean criminal record and valid health insurance

For full details regarding eligibility criteria, application procedures, and legal requirements, please refer to the [official Greek Government website](#)

*This information is provided for guidance purposes only and is subject to changes in applicable legislation.*



# Contact Details

[GIS Location Reference](#)

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Project Pretoria

Price on application (POA)

[www.iliad-developers.com](http://www.iliad-developers.com)