

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



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.

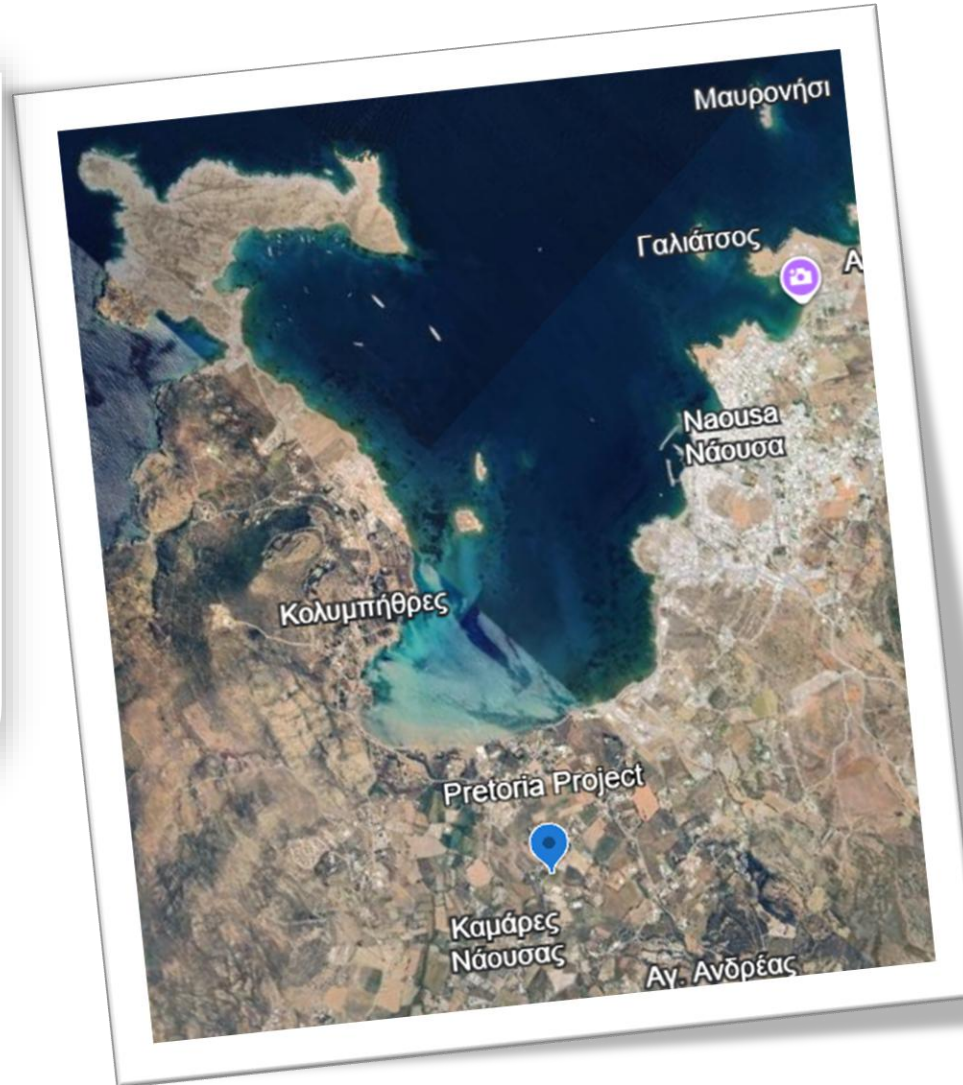


Location of the Project

GIS Location Reference



Kolimpithres



Naoussa

Location of the Project

GIS Location Reference

- 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

[GIS Location Reference](#)

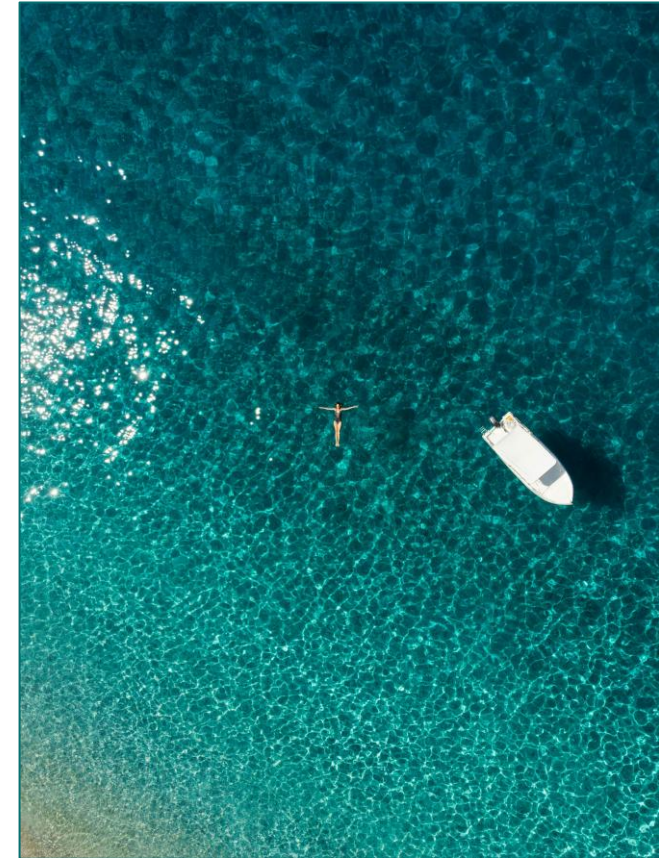
Two-villa complex built on a total land area of 6,495.00m²

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

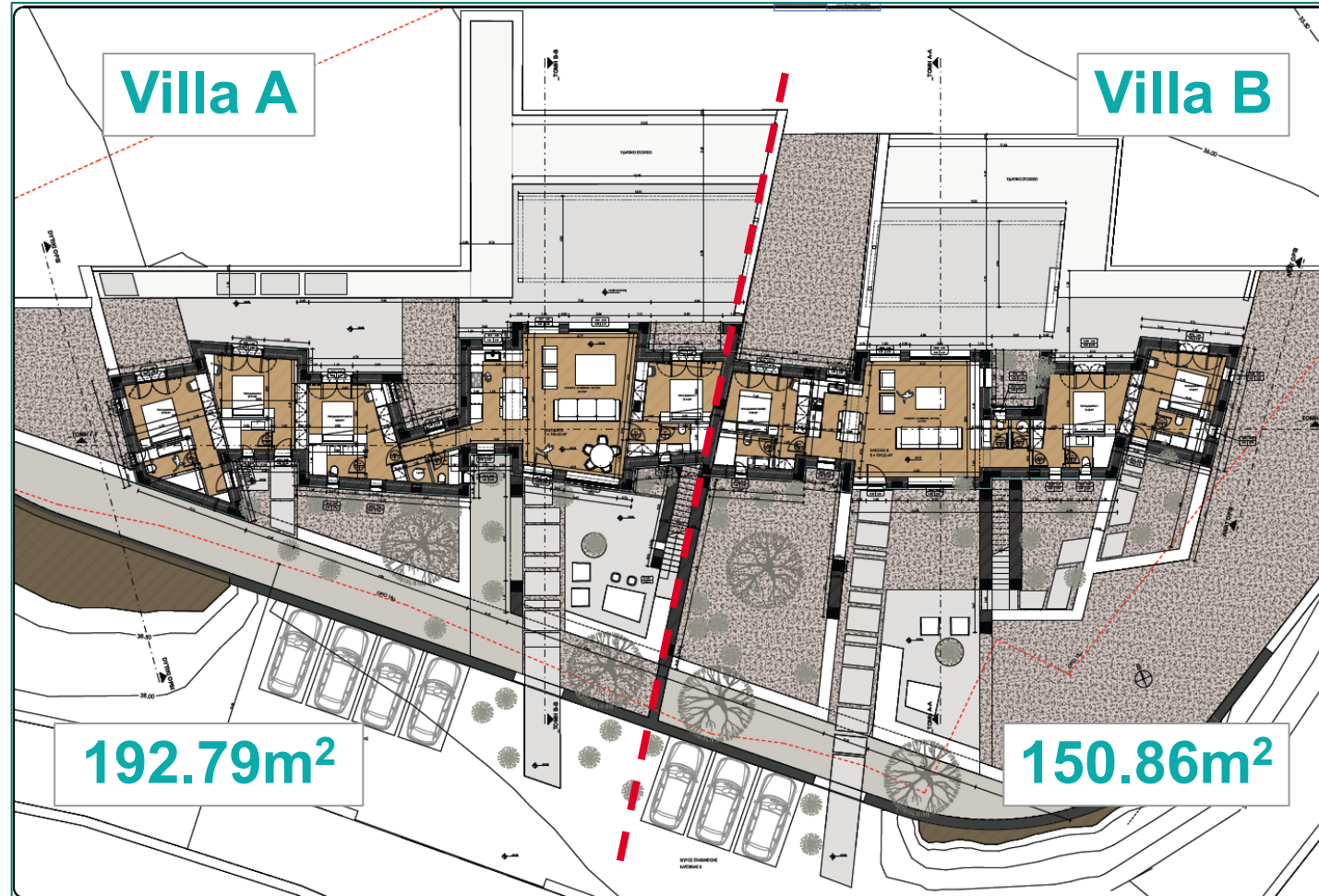
- Total Gross Area: 150.86m²
- Land plot area: ~ 2,851m²
- Two (2) en-suite bedrooms of 17.80m² and 18.68m²
- One (1) independent en-suite guest room of 17.68m²
- Common living-dining-kitchen area of 46.77m²
- Water element with general dimensions ~ 11.00m X 3.45m
- Pergola with general dimensions ~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



Building layout

[GIS Location Reference](#)

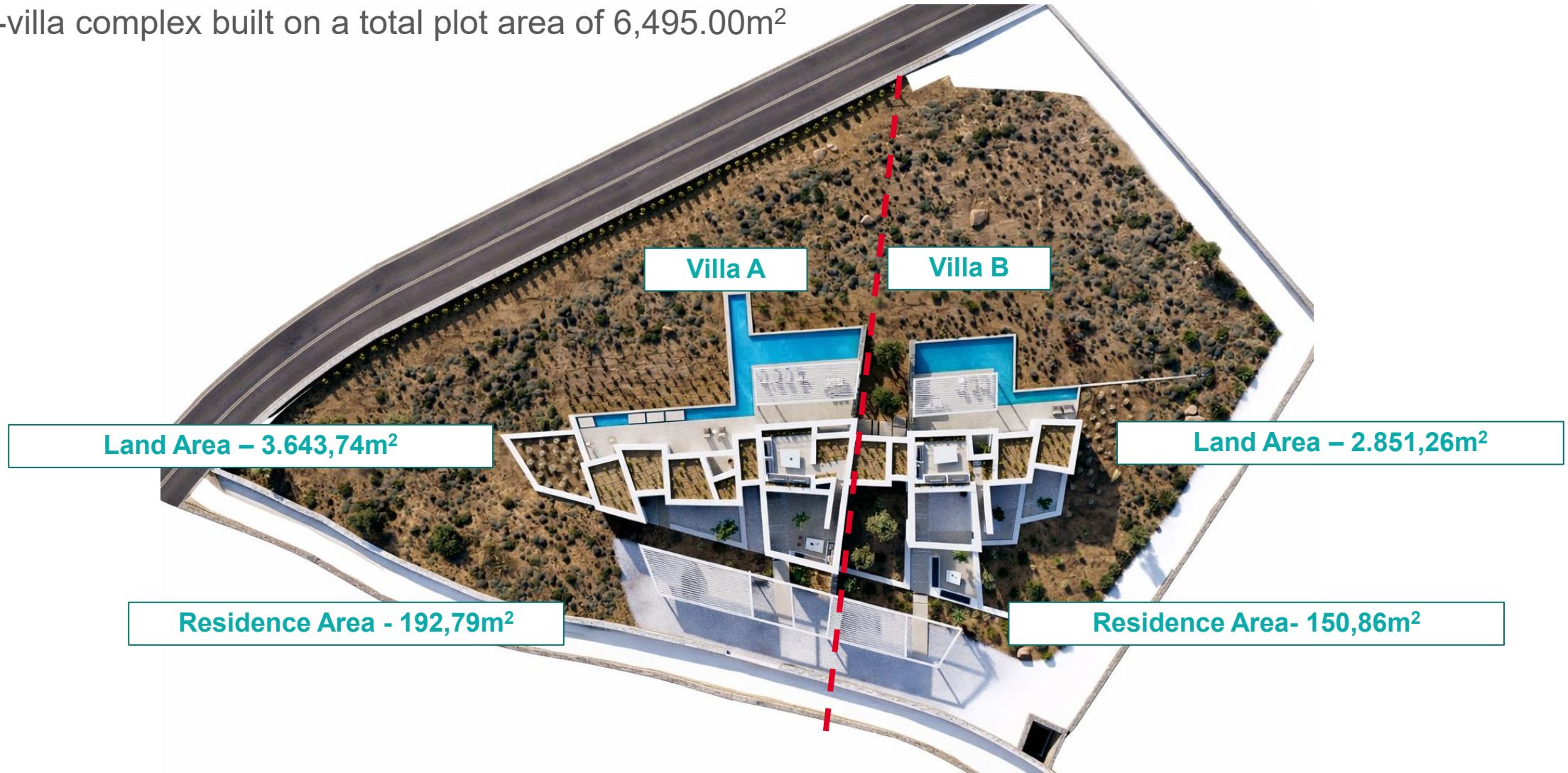
Two-villa complex built on a total plot area of 6,495.00m²



Building layout

[GIS Location Reference](#)

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

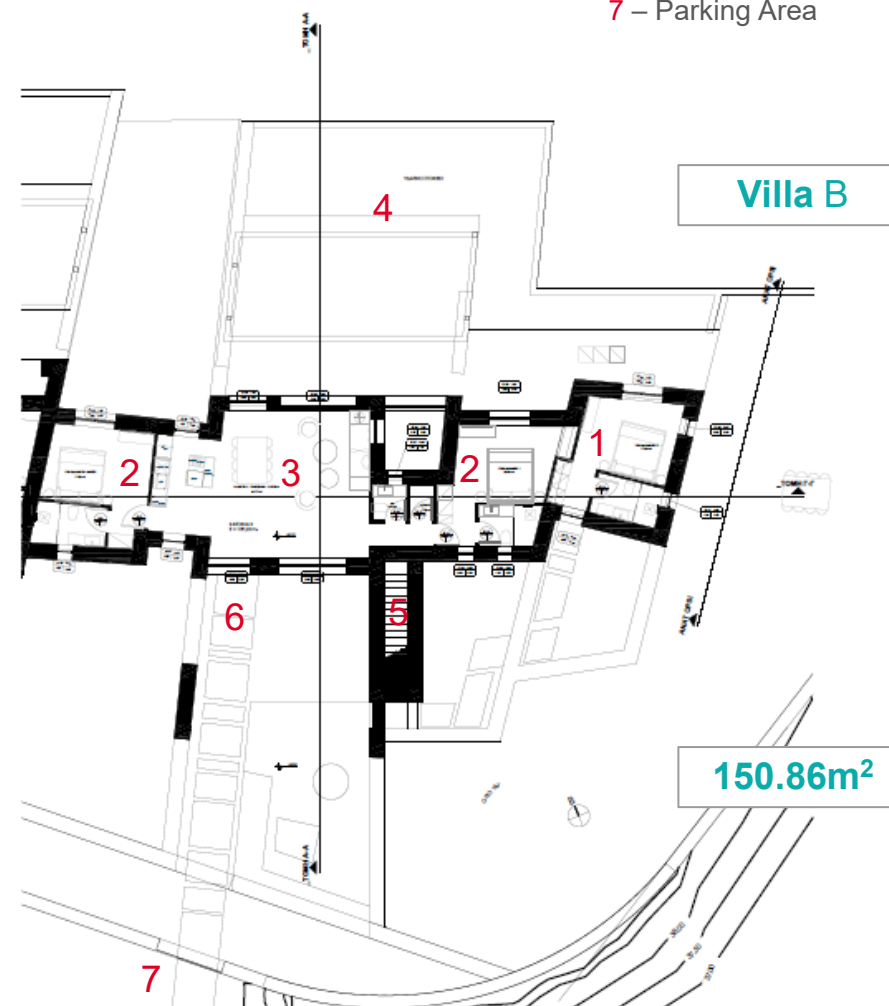
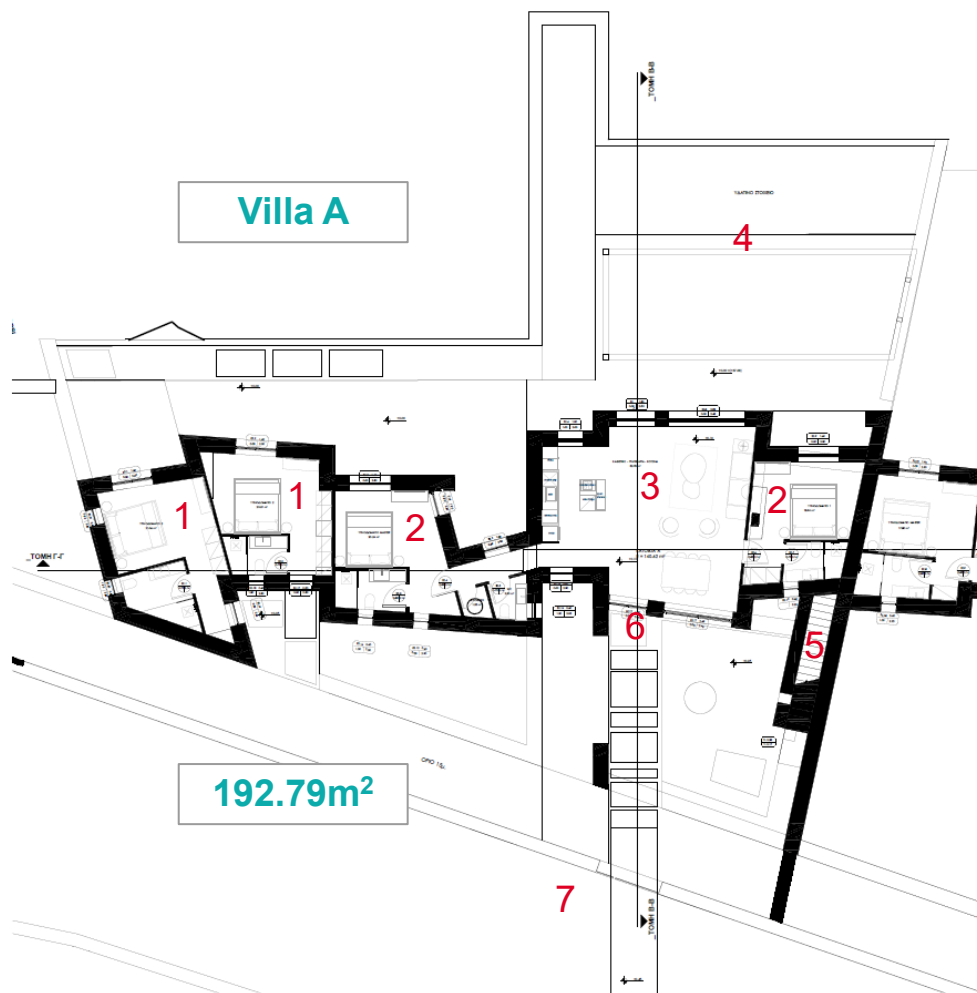


Floor Plans

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

[GIS Location Reference](#)

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

[GIS Location Reference](#)

Contemporary High-Aesthetic Architectural Design

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 Parking 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

[GIS Location Reference](#)

Contemporary High-Aesthetic Architectural Design

Indicative interior design concept showcasing the intended aesthetic

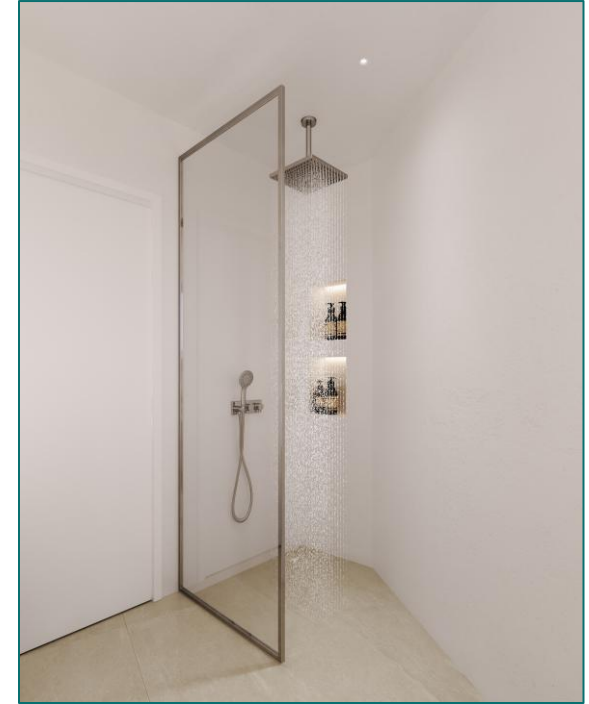


Interior View

[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 stage of completing the external masonry works, plastering and the landscaping of the surrounding areas. The project is expected to be fully completed by June 2027. 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, detailed documentation of the construction quality obligations will be agreed upon.



Photographs taken in Mid June 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

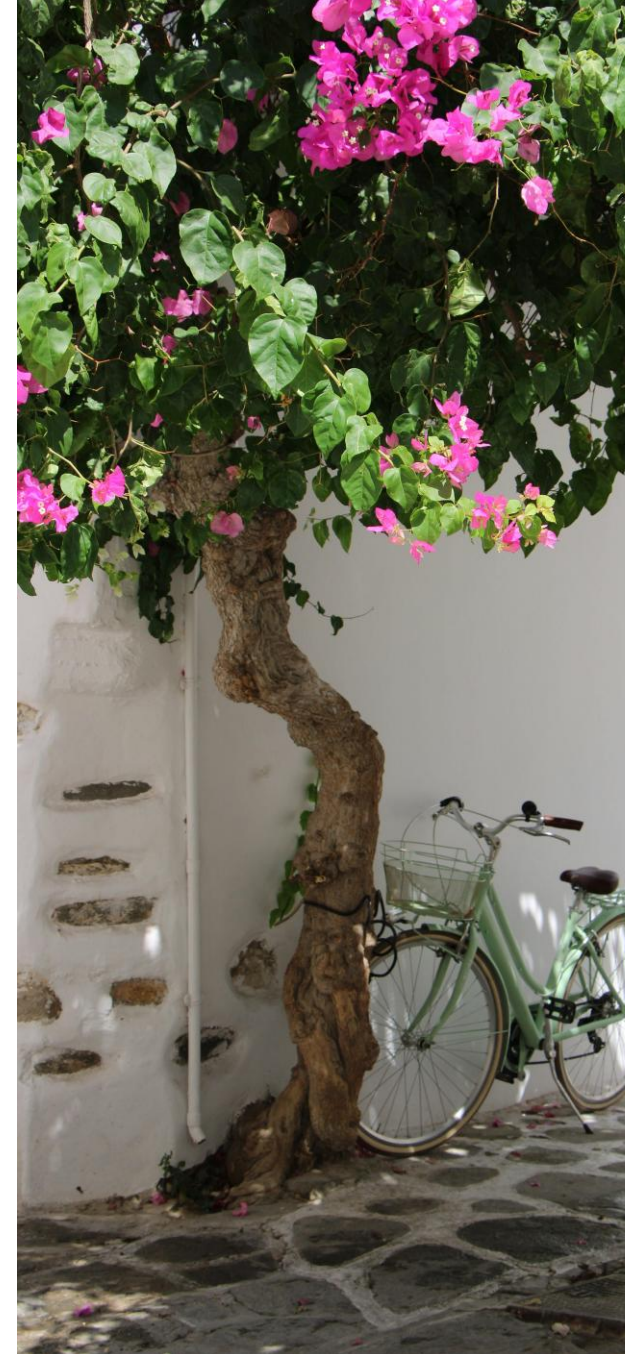
- The investment must be maintained for permit renewal
- The program grants residency, not automatic citizenship
- Regulatory conditions, including usage restrictions, may apply

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