



WELCOME  
BERESHT | LEFKADA







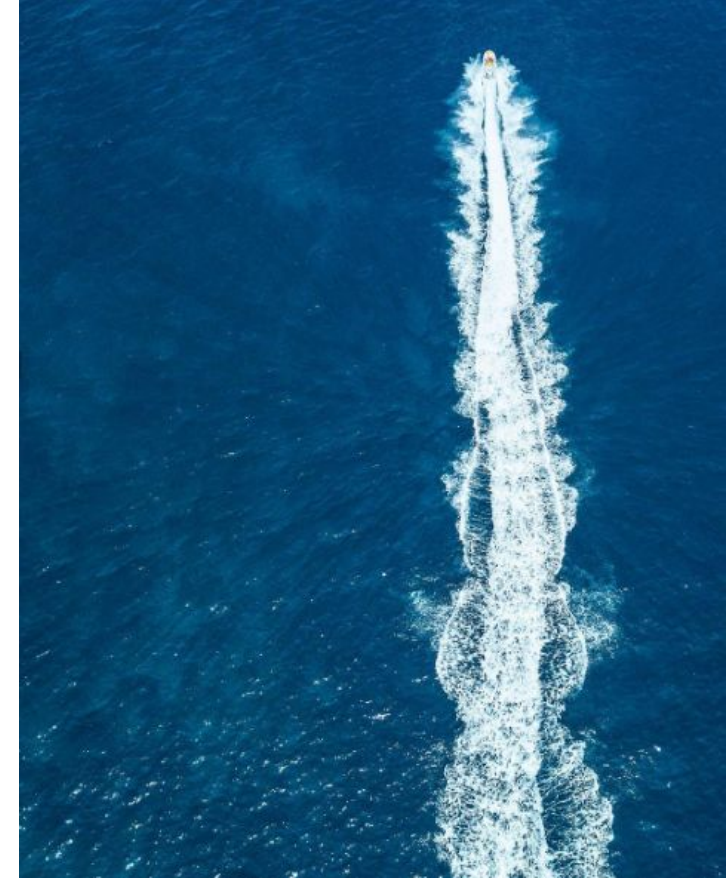






# GREECE | ADVANTAGES

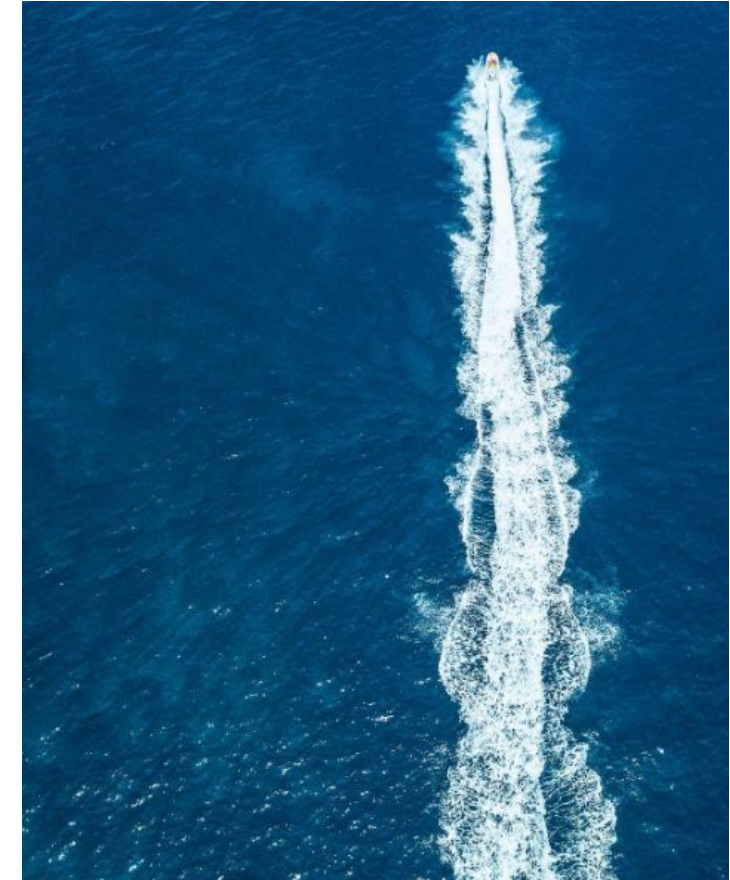
- According to national reports and the Greek economy performance indicators, Greece has begun to completely emerged from its 7 years economic crisis.
- The real estate market is already showing a strong recovery by an increase of 30% in housing prices during the last 3 years.
- The forecast for the next 5 years, is that the market will continue to strengthen and real estate prices will return to its 2007 pricing level.
- Improvement of macro-economic situation while complying with economic criteria and requirements set by the European Union, leads to a reduction in the risk attributed to the Greek economy and to a growing expectation for a continuance economic recovery in the coming years.
- The economic crisis and Greece's recession opened up a prime opportunity for investment.





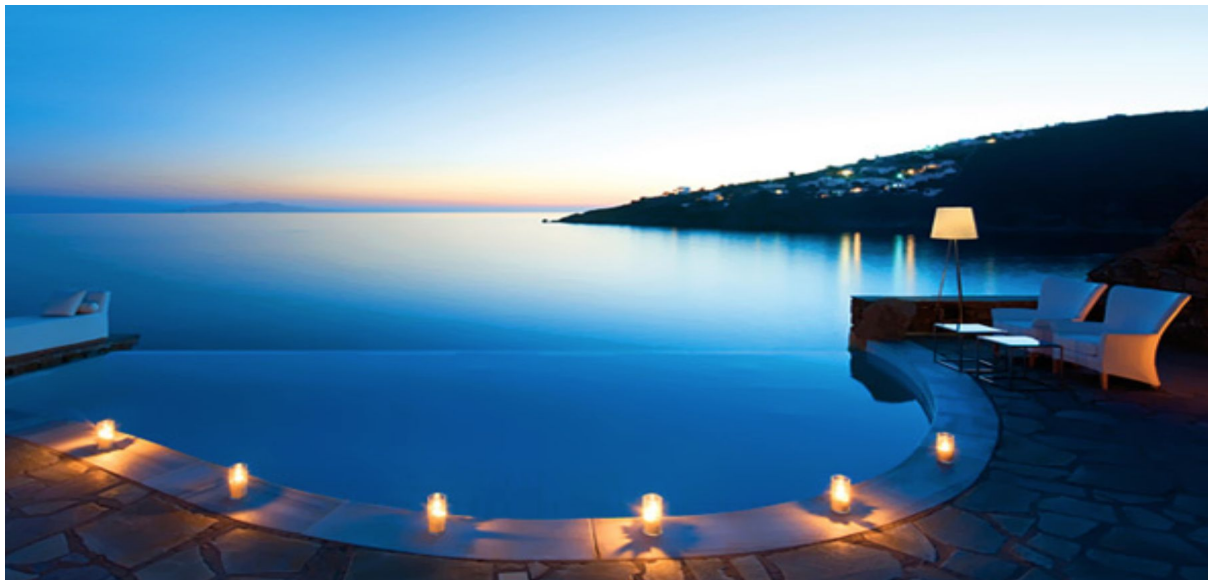
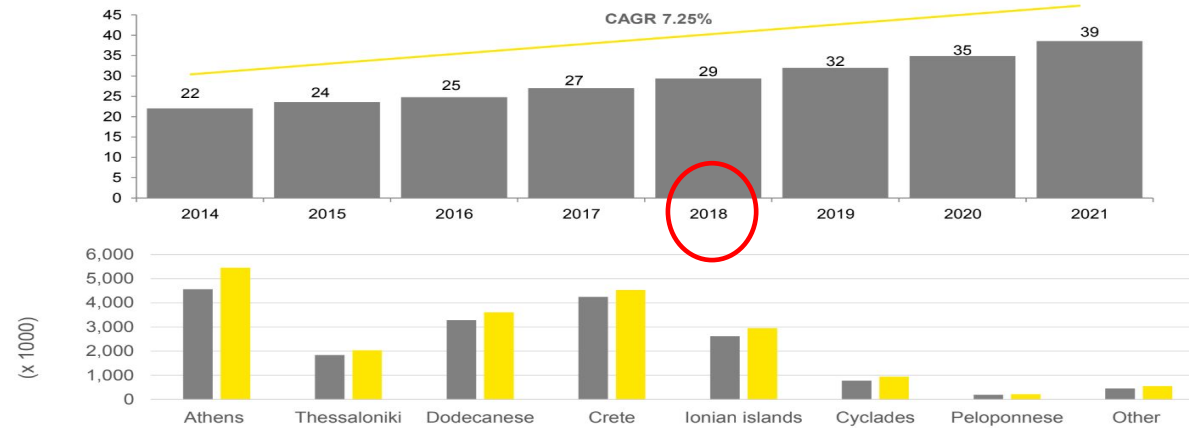
# GREECE | ADVANTAGES

- The leading sector in Greek economy is tourism, that even during the recent crisis, the tourist industry in Greece has been one of the mainstays of economic growth and employment.
- In 2018 the number of tourists visiting the country reached about 32M, YTY growth rate of 23% compared to 2017. Furthermore, between 2006-2017 the tourists population in Greece almost doubled itself.
- The steady increase in the number of tourists visiting Greece each year is also attributed to geopolitical problems in competing markets as Turkey and Egypt.
- Tourism population is expected to reach 50 million visitors in 2028.
- The Greece government is encouraging investments in the country as a strategic step for growth in the Greek economy, establishing a very convenient position for real estate investments.
- A purchase of a property in Greece that is valued more than 250 thousand euros, provide the buyer an entitlement to the Golden Visa - a five-year citizenship in Greece which attracts wealthy investors from all around the world + the Golden Visa provides free education.



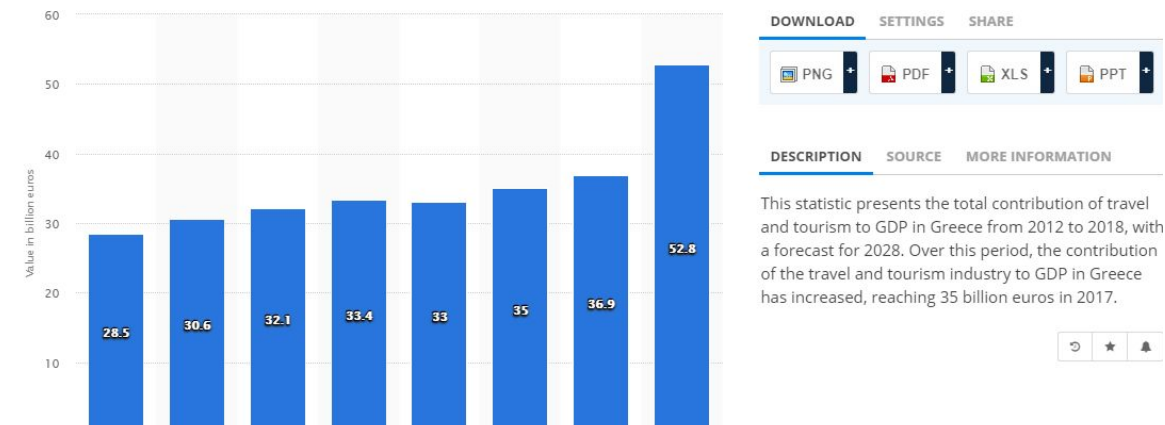
# GREECE | ADVANTAGES

International Arrivals (million passengers)



Travel, Tourism & Hospitality › Travel and tourism's total contribution to GDP in Greece 2012-2028

## Total contribution of travel and tourism to GDP in Greece from 2012 to 2028\* (in billion euros)





# GREECE | ADVANTAGES



Home > Europe > Greece > Price History



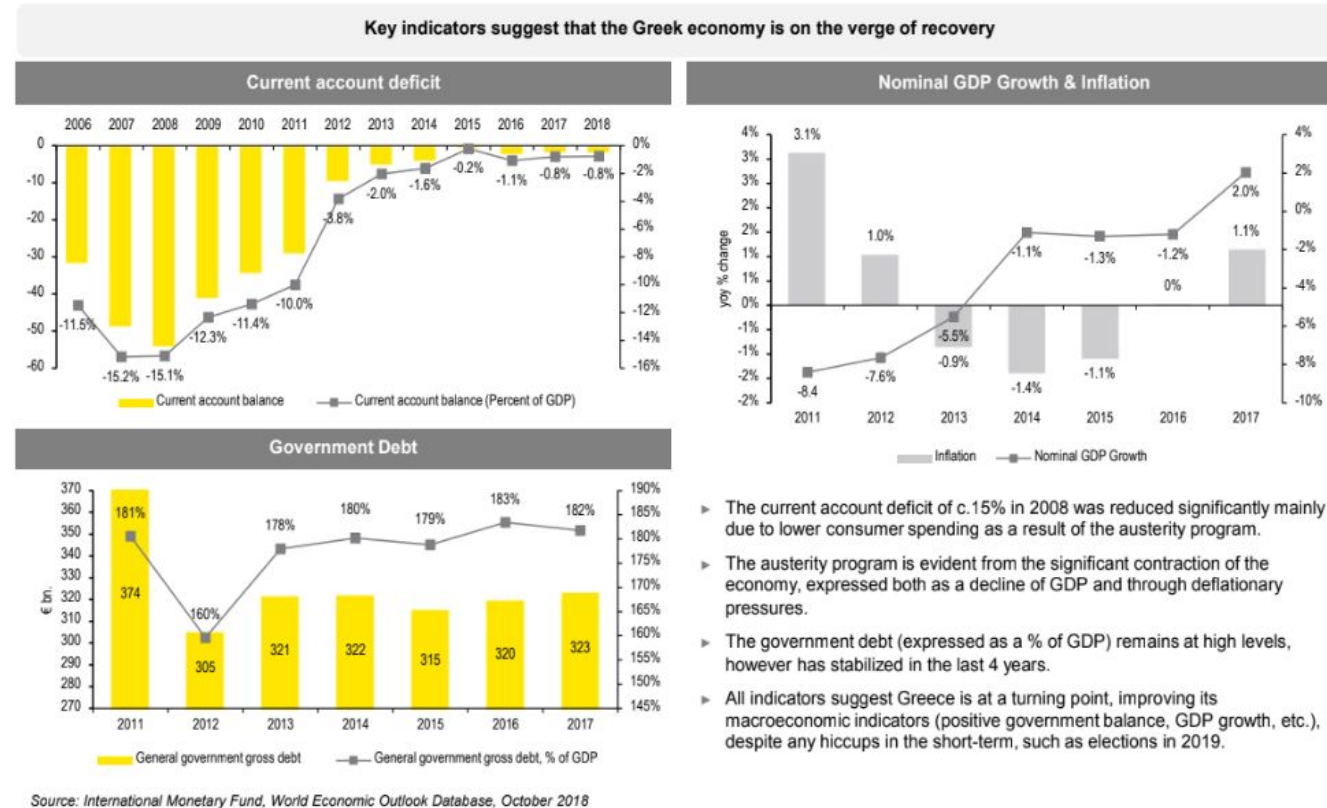
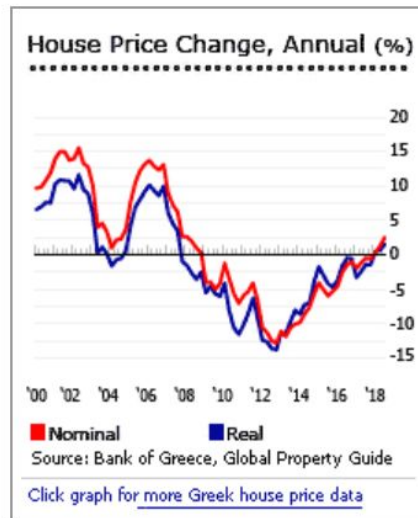
## Greek house prices are rising again, as economy continues to recover

LALAIN C. DELMENDO | February 02, 2019

After seven years of falling house prices, things are turning around, thanks to improving economic conditions.

In Greece's **urban areas**, house prices rose by 2.51% during the year to Q3 2018, the highest annual increase in house prices since Q1 2008, according to the [Bank of Greece](#).

When adjusted for inflation, house prices increased 1.53%. Quarter-on-quarter, house prices in urban areas were up 1.2% in Q3 2018



## Strong Signs of the strengthening of the Greek economy and recovery from the crisis

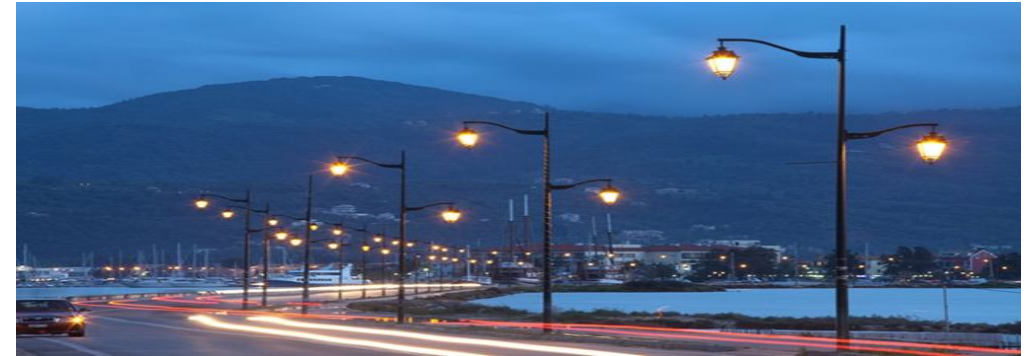


# LEFKADA

Lefkada, is considered to the most beautiful island in Greece. Breathtaking views, paradise beaches, turquoise seawater and rocky cliffs, 2 of the most beautiful beaches in Europe are located in the western part of the island. About one million tourists a year are visit it.

Lefkada, is the only island that connected to the land with a bridge and can be reached by car and enjoy the conditions of an island without sailing.

It can be reached day and night, summer and winter without ferries or delays all year round. In addition, the construction and operating costs are more convenient than any other island because of the ease of transportation.



The “7 islands” archipelago: “Lefkada”, “Meganisi”, “Kalamos”, “Kastos”, “Madouri”, “Scorpios”, “Thahila”, “Ithaca”, “Cephalonia” are the islands that considered to the most luxury islands in Greece. The Rotchild family bought 150 Acres to build a resort village with Golf courses on Meganissi island. “Scorpios” island, was privately owned by Onassis, owner of Greece’s largest yacht fleet, was sold to a Russian oligarch who received building permits from the country to build 100 luxury villas holiday resort . In addition, the vacation house of former Greece Prime Minister Papandreou, is in Lefkada.

Purchase properties from local residence, and not from external citizens. This allows real crisis prices, compered to other islands.



# LEFKADA | DIRECTIONS

- Near the island, in about 20 minutes driving, is Preveza airport, with direct flights from all Europe (Germany, Holland, England, Czech, Italy, Austria, Israel etc.) .



- 3 hours driving from Athens airport, which is active all year round. With a new highway that ends this year after 6 years of construction, 4 hours driving from Thessaloniki. Close to the major islands of Corfu, major tourist sites as Zagoria, Metzobo, Parga, Sivota, Ioannina and the Hanging Monasteries in Meteora.
- Easy access for center, north and east Europe.
- Regular traffic of ferries to nearby islands- Meganissi, Ithaca and Cephalonia, Corfu etc.



# LEFKADA | DIRECTIONS

The presence of the island is in the Ionian Sea, as well as the multitude of natural bays that are perfect for anchorage, the quiet waters of the eastern beaches and the wind that rises in the southern part of the island in the afternoon, make it one of the world's most famous sailing routes.

In Lefkada you can find excellent wind conditions for windsurfing and kite enthusiasts. "Vassiliki" bay and "Milos" beach are considered ones of to the best beaches in the world. You can also find any kind of activities and attractions such as: mountain biking, diving and snorkeling, climbing, omega etc.

The island surface area is 356 km and provides the tourist a perfect experience. The world's most beautiful sea and beaches, breathtaking views, authentic taverns, organic local food, fresh and clean air, forests and green olive trees.









# LEFKADA ISLAND



Porto Katsiki: The number one beach in Greece and one of the most beautiful beaches in the world.



Lefkada town: Entertainment places, cafes, restaurants, and brand stores.



Scorpios island- Onassis island. Was purchased in 2013 by a Russian oligarch for 120 million \$, planned for a luxury villa project with pools, sport facilities, .spa and restaurants



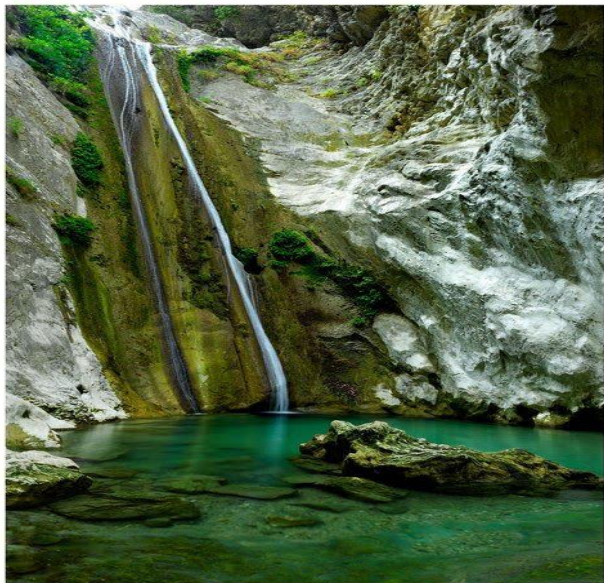
BERESHIT



Vassiliki- The third largest resort village in Lefkada, an ideal place for water sport.



# LEFKADA | ATTRACTIONS



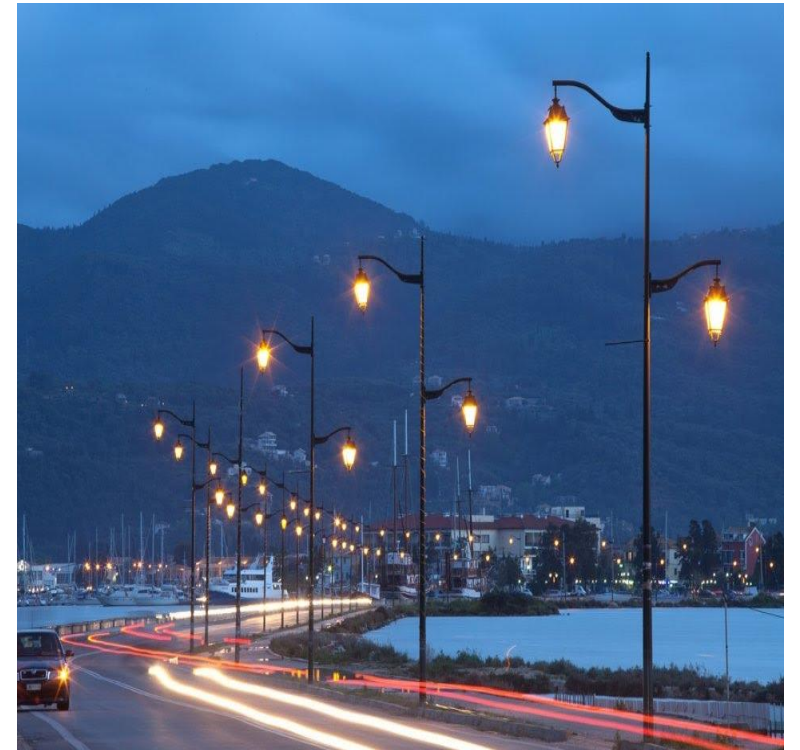


# LEFKADA | LIFE





# LEFKADA | BY CAR





# Most Beautiful Beaches In The World





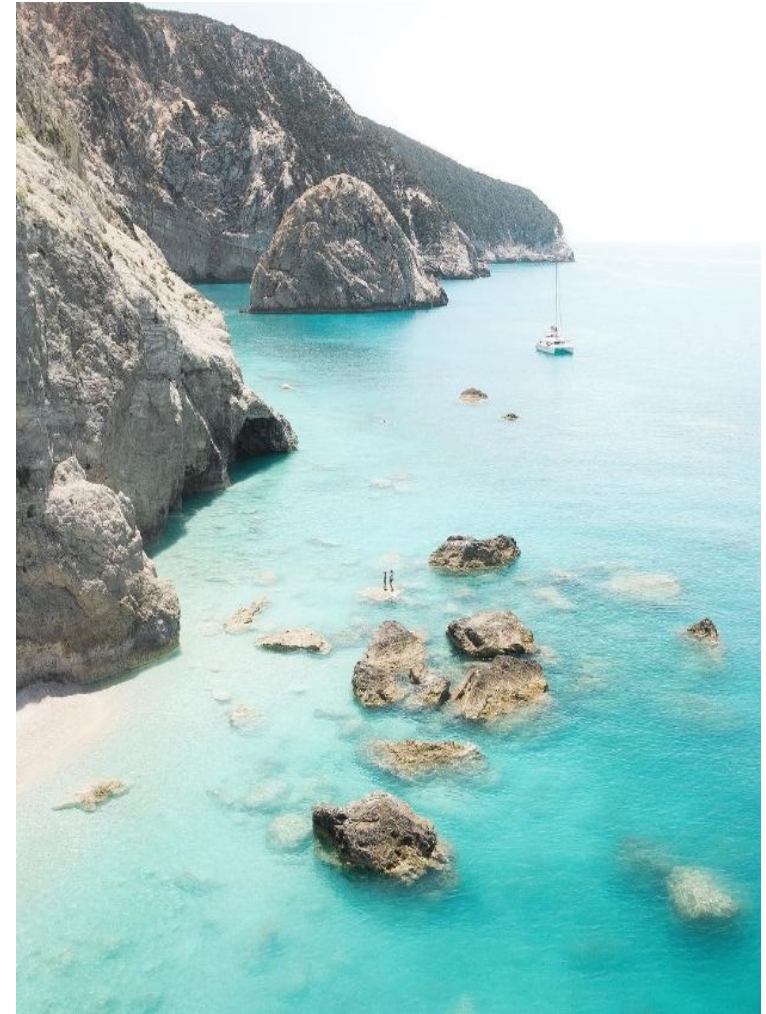
# BERESHIT | LOCATION

## The western part of Lefkada – Athani.

- Athani is near by the **most famous beaches in Greece, Porto Katsiki and Egremni.**
- **Breathtaking views to the Ionian Sea and beautiful sunset.**
- 3 minutes driving from BERESHIT, you can find village and tourist centers that are open during the summer season, and yet, located in a quiet place that offers full privacy.
- The location offers **modern amenities like mini-markets, local services, cafes and restaurants.**
- Athani, is one of the most interesting areas in the west coast of Lefkada as it combines **natural beauty** and many **historical sites.**
- The land topography is perfect for maximizing the villa's view.
- **Endless view.**

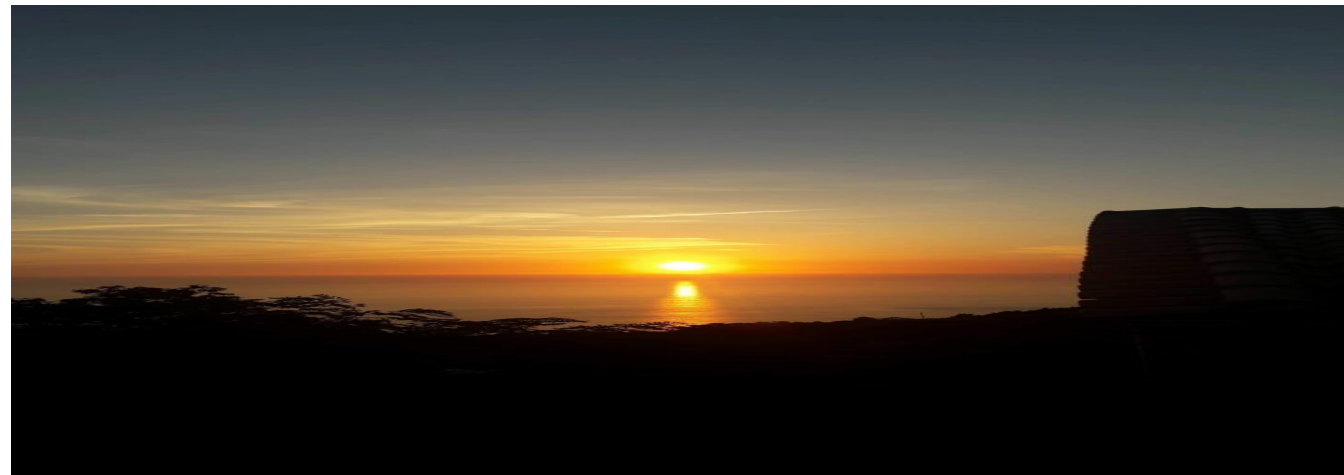


# ATHANI | DAY





# ATHANI | NIGHT



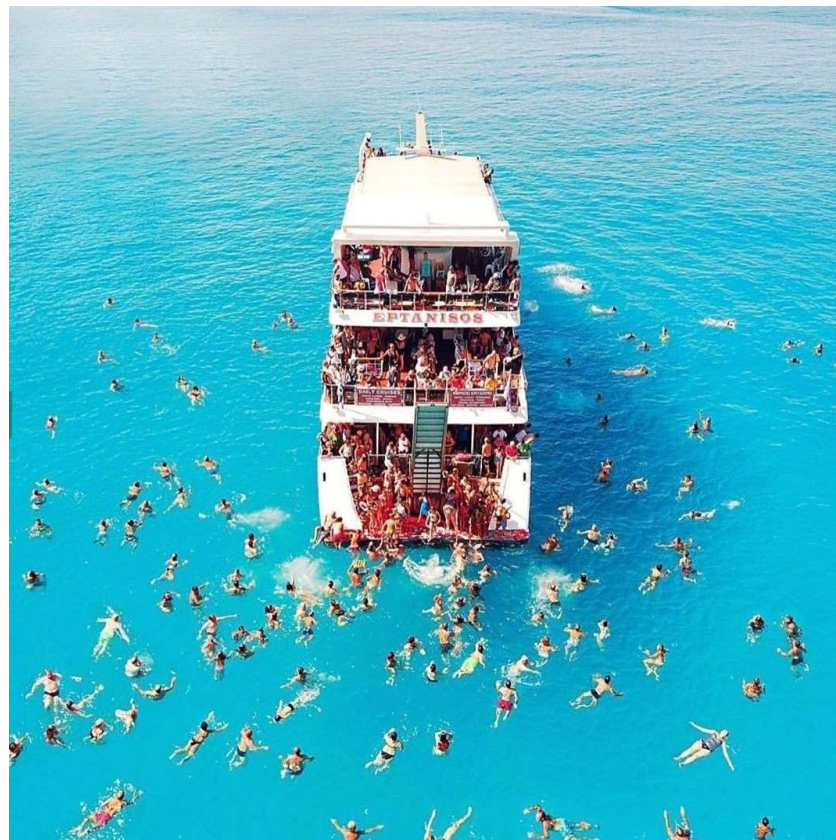


## 10 MIN AWAY - PORTO KATSIKI





# PORTO KATSIKI



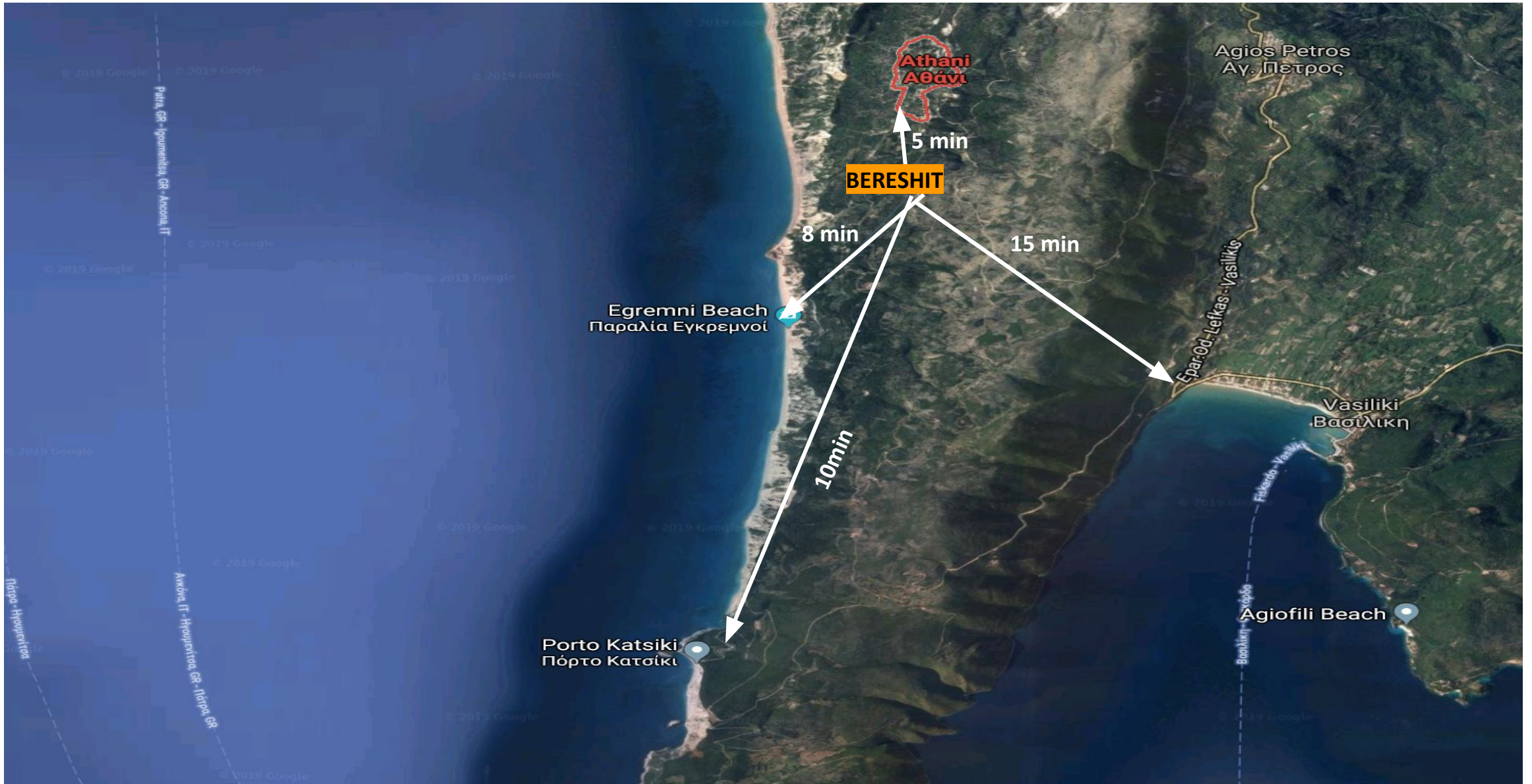


## 8 MIN AWAY - EGREMNI





# ALL IN ONE PLACE





# BERESHIT | DESCRIPTION

## Project Description

- The land will be divided into 9 private plots.
- In each plot will be built a unique villa on an area of 61.7-67.8 square meters building (a villa / 2 studio apartments).
- In each plot will be built 2 private pools in area of 52 square meter.
- Completely privacy for every villa.
- The project is planned and accompanied by top architectural office, which works in cooperation with a local constructor  
With experience and knowledge in delivering projects of this kind.



# BERESHIT | NUMBERS

## Project Costs

- The land price with building permit is between 58K-88K EUR\*.
- FIX Construction cost - 162.1k.

\*The plot price changes according to the type and size.

\*\*Final construction price can be changed between 5% to 10%.

The value of the property will increase between 25-30% of the costs on the date of construction complete.

Expect an additional rise of up to 50% in the next 5 years.

### Expected Income:

The expected income from rental for tourism is 10%-12% NET per year.

BERESHIT   2 STUDIO APARTMENTS   67.8 SQM							
	1.4-1.6	2.6-30.6	30.6-22.7	.23-7-31.8	1.9-13.10	13.10-1.11	TOTAL
COST PER NIGHT	€120.00	€130.00	€140.00	€165.00	€140.00	€130.00	
COST PER WEEK	€840.00	€910.00	€980.00	€1,155.00	€980.00	€910.00	
DAYS OF RENT	7	18	22	38	25	7	117
INCOME PER APARTMENT	€840.00	€2,340.00	€3,080.00	€6,270.00	€3,500.00	€910.00	€16,940.00
TOTAL INCOME							€33,880.00

BERESHIT   VILLA   61.7 SQM							
	1.4-1.6	2.6-30.6	30.6-22.7	.23-7-31.8	1.9-13.10	13.10-1.11	TOTAL
COST PER NIGHT	€180.00	€200.00	€280.00	€370.00	€240.00	€180.00	
COST PER WEEK	€1,260.00	€1,400.00	€1,960.00	€2,590.00	€1,680.00	€1,260.00	
DAYS OF RENT	7	18	22	38	25	7	117
INCOME	€1,260.00	€3,600.00	€6,160.00	€14,060.00	€6,000.00	€1,260.00	€32,340.00



# LEFKADA | WHY US

We live in Lefkada.

We own hotels and villas around Lefkada.

We have a local management company for tourism.

We made projects with the same structure and same team over the years.

We care about our clients.

We choose our clients.





# BERESHIT | GALLERY

