



Coasts

Lefkada - Greece

Advantages of investing in Greece's real estate

Greece has experienced a very severe economic crisis and its high external debt dictated austerity policy and harsh economic decrees, real estate prices across Greece fell by 70% of market prices compared with 2007.

In the last 2 years, according to national reports and the Greek economy performance, Greece has completely emerged from the crisis and the real estate market is already showing 30% recovery in prices increases.

The forecast is that in the next 5 years, the market will recover and real estate prices will return to 2007.

The economic crisis and Greece's recession opened up a perfect opportunity window for investment.

The leading sector in the economy is tourism. In 2018 the number of tourists entering the country reached about 32 million people (a growth rate of about 23% compared with 2017), who enjoy the amazing beaches and the country's long history.

The steady increase in the number of tourists visiting Greece each year is also due to geopolitical problems in competing markets such as Turkey and Egypt.

Between 2006 to 2017 the tourist population in Greece almost doubled.

Forecasts say that in 2028 the amount tourists visiting Greece will reach to 50 million.

Greece encourages investments in the country, and very convenient for real estate investments in particular.

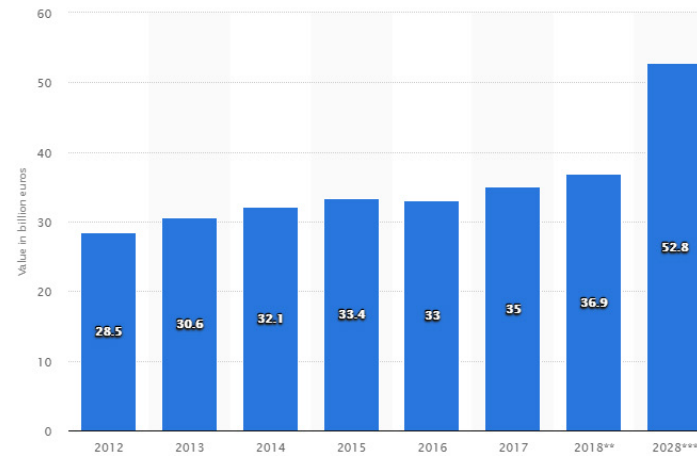
Appreciation tax exemption on properties and property tax exemption are only small examples of a large spectrum of reliefs and benefits.

Purchase a property in Greece valued more than 250 thousand euros, gives entitlement to a **Golden Visa - a five-year citizenship in Greece** with an option to extend for an additional five years. A benefit that attracts wealthy investors from all over the world. Beyond permanent residence Greece also provides free education for those investors.



Graphs & Statistics

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



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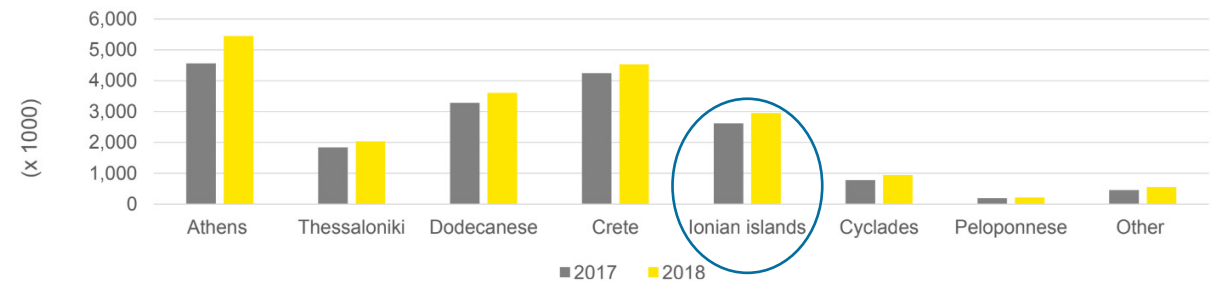
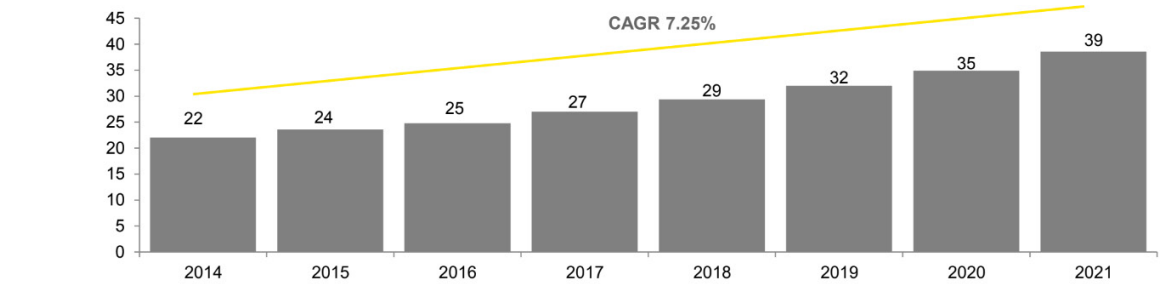
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DESCRIPTION SOURCE MORE INFORMATION

This statistic presents the total contribution of travel and tourism to GDP in Greece from 2012 to 2018, with a forecast for 2028. Over this period, the contribution of the travel and tourism industry to GDP in Greece has increased, reaching 35 billion euros in 2017.



International Arrivals (million passengers)



Source: Civil Aviation Authority (CAA) & Athens International Airport (AIA) - Processing: INSETTE Intelligence



Recovery and rising real estate prices after the crisis



Home > Europe > Greece > Price History



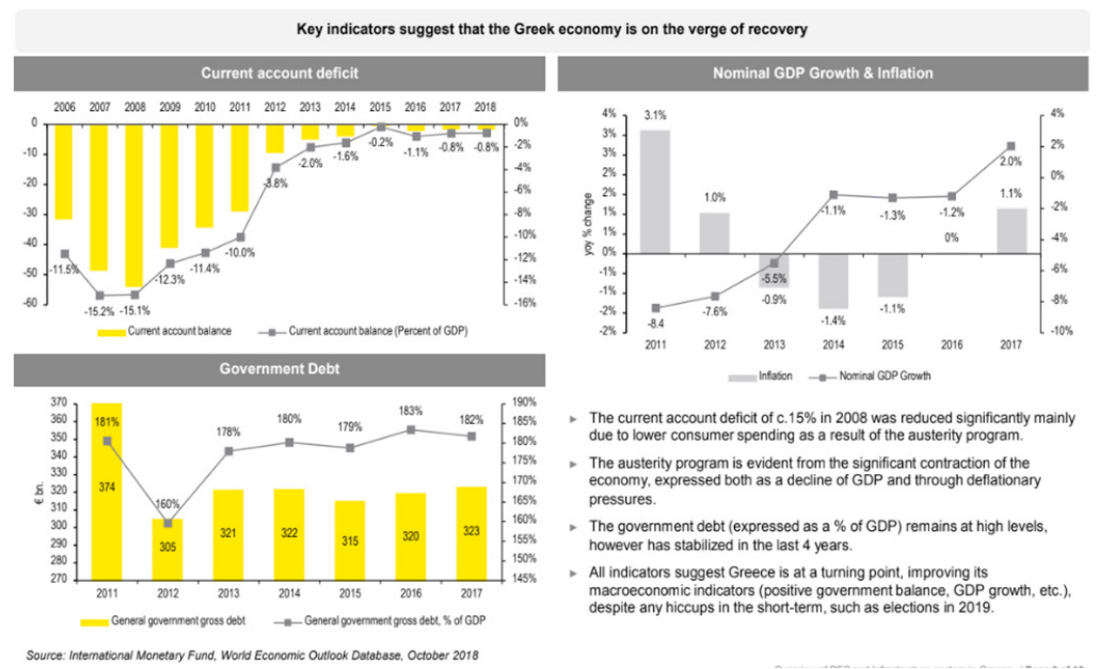
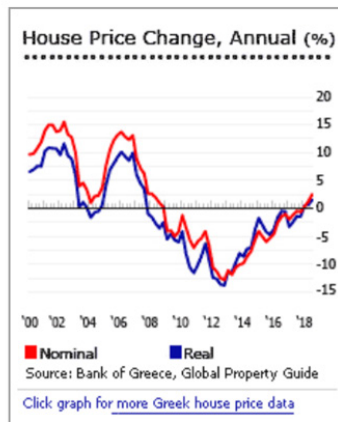
Greek house prices are rising again, as economy continues to recover

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



- ▶ The current account deficit of c. 15% in 2008 was reduced significantly mainly due to lower consumer spending as a result of the austerity program.
- ▶ The austerity program is evident from the significant contraction of the economy, expressed both as a decline of GDP and through deflationary pressures.
- ▶ The government debt (expressed as a % of GDP) remains at high levels, however has stabilized in the last 4 years.
- ▶ All indicators suggest Greece is at a turning point, improving its macroeconomic indicators (positive government balance, GDP growth, etc.), despite any hiccups in the short-term, such as elections in 2019.

LEFKADA

Lefkada, is considered to be one of 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 is connected to the land with a bridge. It can be reached by a car and therefore you can 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 “9 islands” archipelago: “Lefkada”, “Meganisi”, “Kalamos”, “Kastos”, “Madouri”, “Skorpios”, “Thahila”, “Ithaca”, “Cephalonia” are the islands that considered to be the most luxury islands in Greece. The Rotchild family bought 150 Acres to build a resort village with Golf courses on “Meganissi” island. “Skorpios” 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.

Purchasing properties from local residences, and not from external citizens allows the investors to find a real crisis prices, compered to other islands.



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



How to get to the island

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.).



*A new highway that was paved this year, after 6 years of construction allows **4 hours driving from Athens airport**, which is active all year round, and 4 hours driving from Thessaloniki, close to the major islands of Corfu, major tourist sites as Zagoria, Metzobo, Parga, Sivota, Ioanina 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. Perfect for short trips.



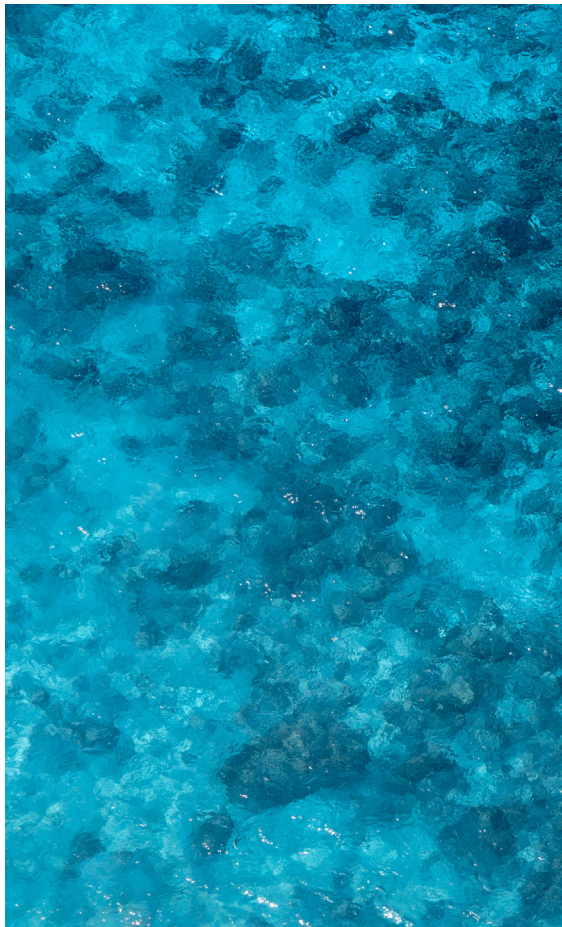
” **Vassiliki** bay and **Milos** beach are considered ones of the best beaches in the world for windsurfing and kitesurfing”

The presence of the island 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, makes 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.

”The island surface area is 356 km and provides the tourist a perfect experience.”



LEFKADA ISLAND



Porto Katsiki: A spectacular beach, one of the Lefkada's nature attractions. In 2013 it won an international beaches contest as the most beautiful beach in Europe.



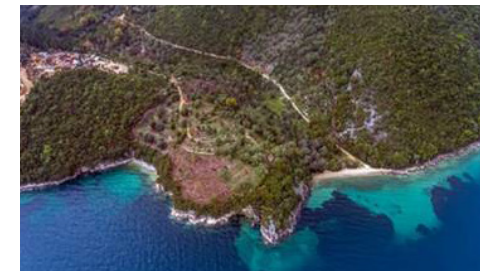
Vassiliki - The third largest resort village in Lefkada, an ideal place for water sport.



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

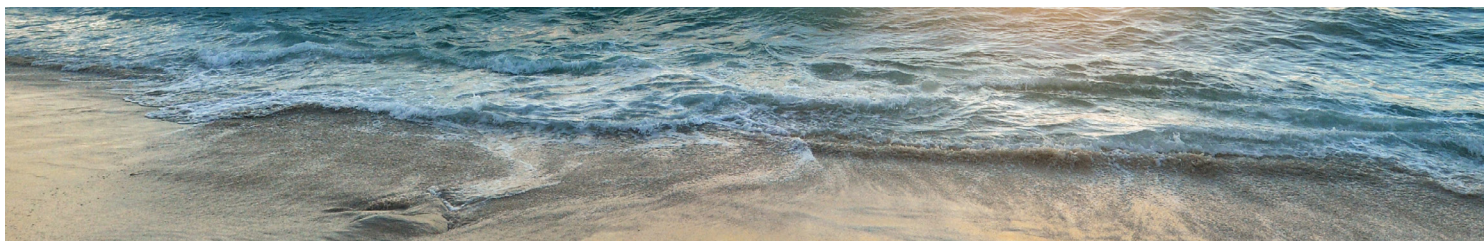


Skorpios island - Onassis island. Was purchased in 2013 by a Russian oligarch for 120 million \$, planned for a luxury villa project with pools, sport facilities, spa and restaurants.



"Coasts" project location

Attractions in the island



Most beautiful beaches in the world



About “Coasts” project

Land description:

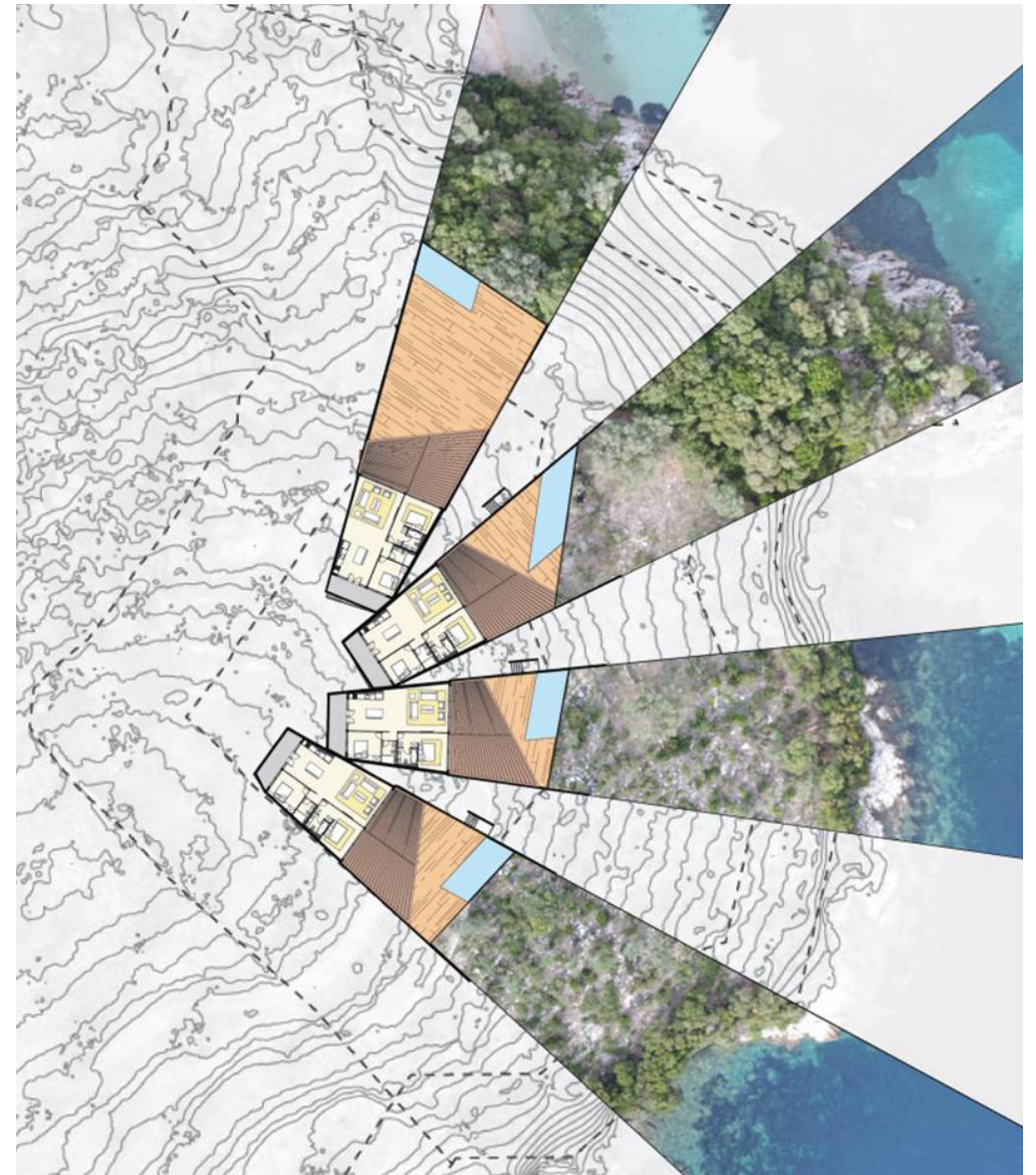
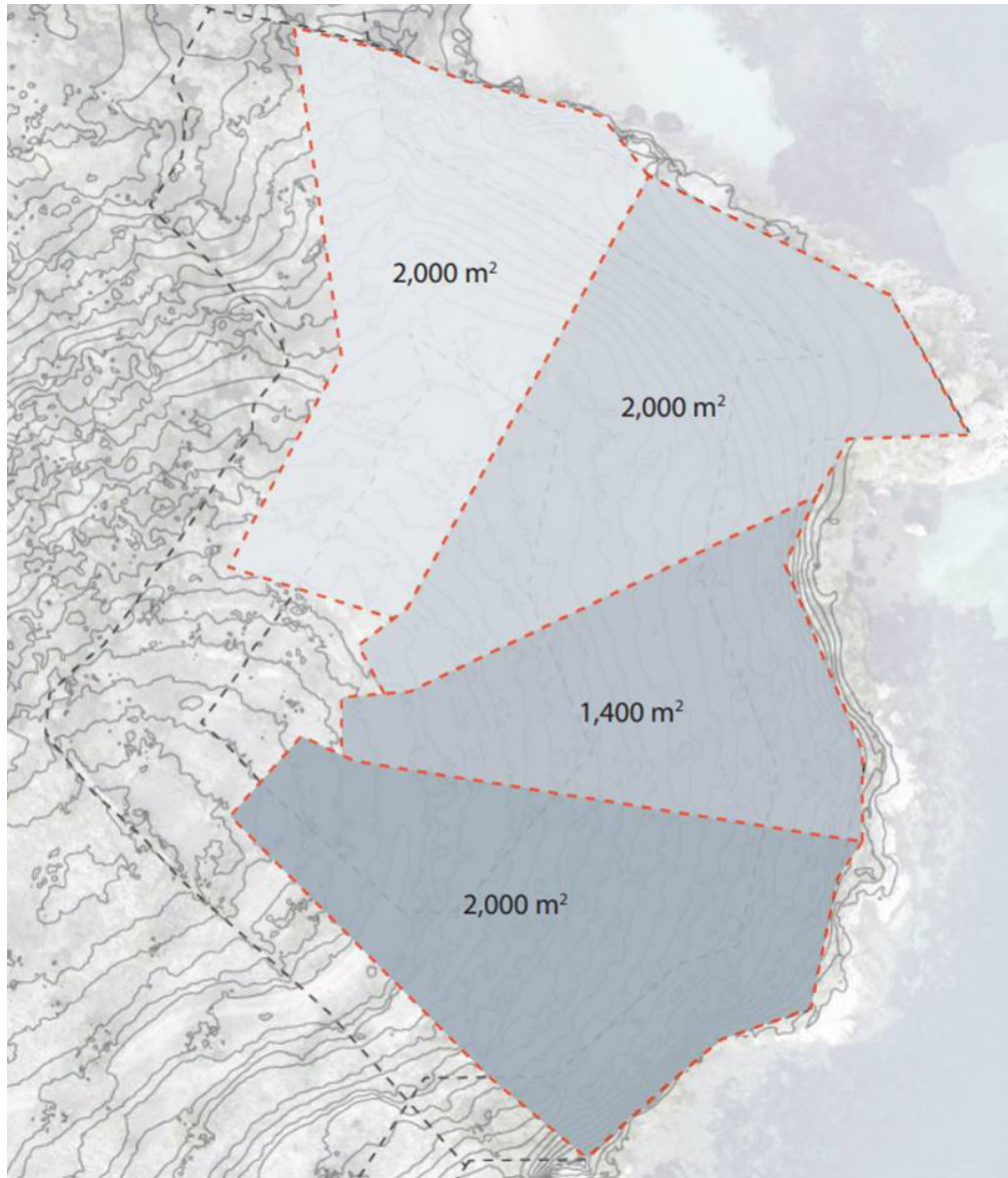
- **Area:** 9.2 Donam/Strema
- **Location:** The eastern part of the island where the sea water are quiet and comfortable most of the year. 5 minutes driving from a town\ village and tourist centers that are open all year round, and yet, located in a quiet place that offers full privacy.
- **One of the only lands** that kisses the sea without disturbance and has direct access to **2 sandy beaches!!!**
- The land topography is perfect for maximizing the villas with the view.
- The land offers the possibility of building “NATURE HOUSES”, that combines perfectly with the nature and the very old olive trees, 40 steps from the sea.
- Ionian islands view

The project description in general:

- The land will be divided into 4 private plots, 2 Donam/Acres each.
- **On each plot will be built a “NATURE HOUSE” on an area of 120-169 sq/m each (4\5 rooms) + private pool in area of 31-43 sq/m.**
- An architectural choice of building “NATURE HOUSES” that will preserve as much as possible the natural view environment, maximizing the building rights on the land and in a way that allows completely privacy for every house, with an access to the sea and sandy beaches.
- Accessibility to yachts and small motor boats.
- The project is planned and accompanied by top architectural office, which works in cooperation with a local contractor with experience and knowledge in delivering projects of this kind.



Divided the land into 4 private plots



Land images

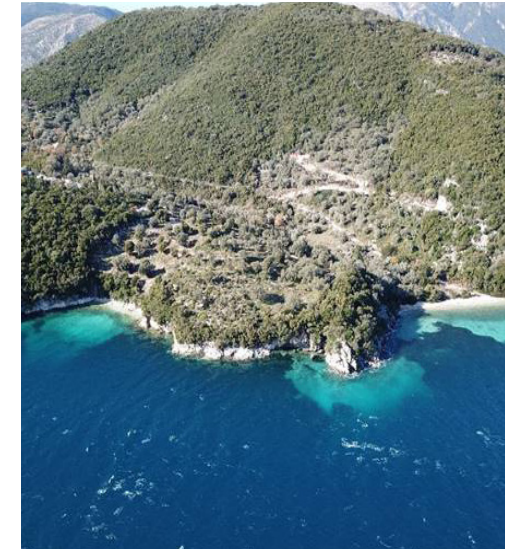
The southern beach



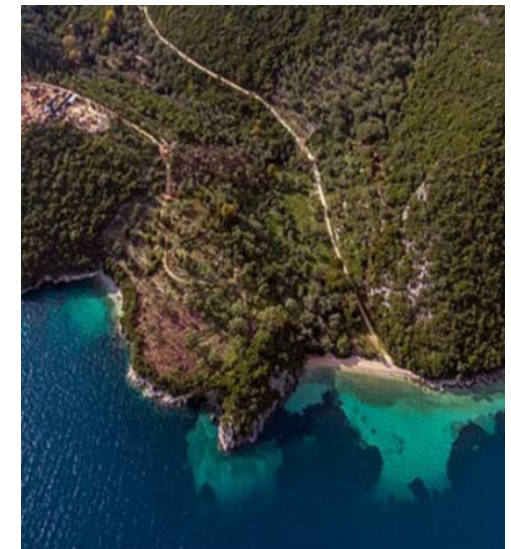
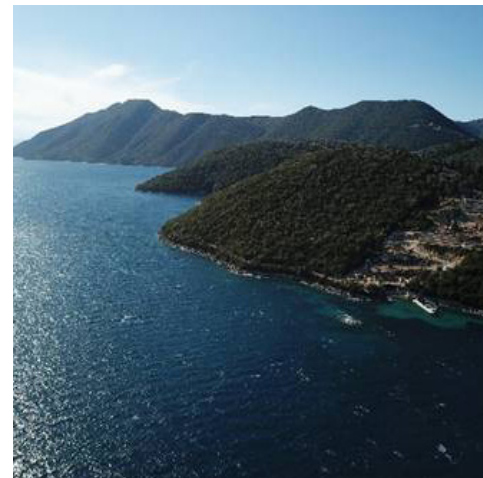
The northern beach



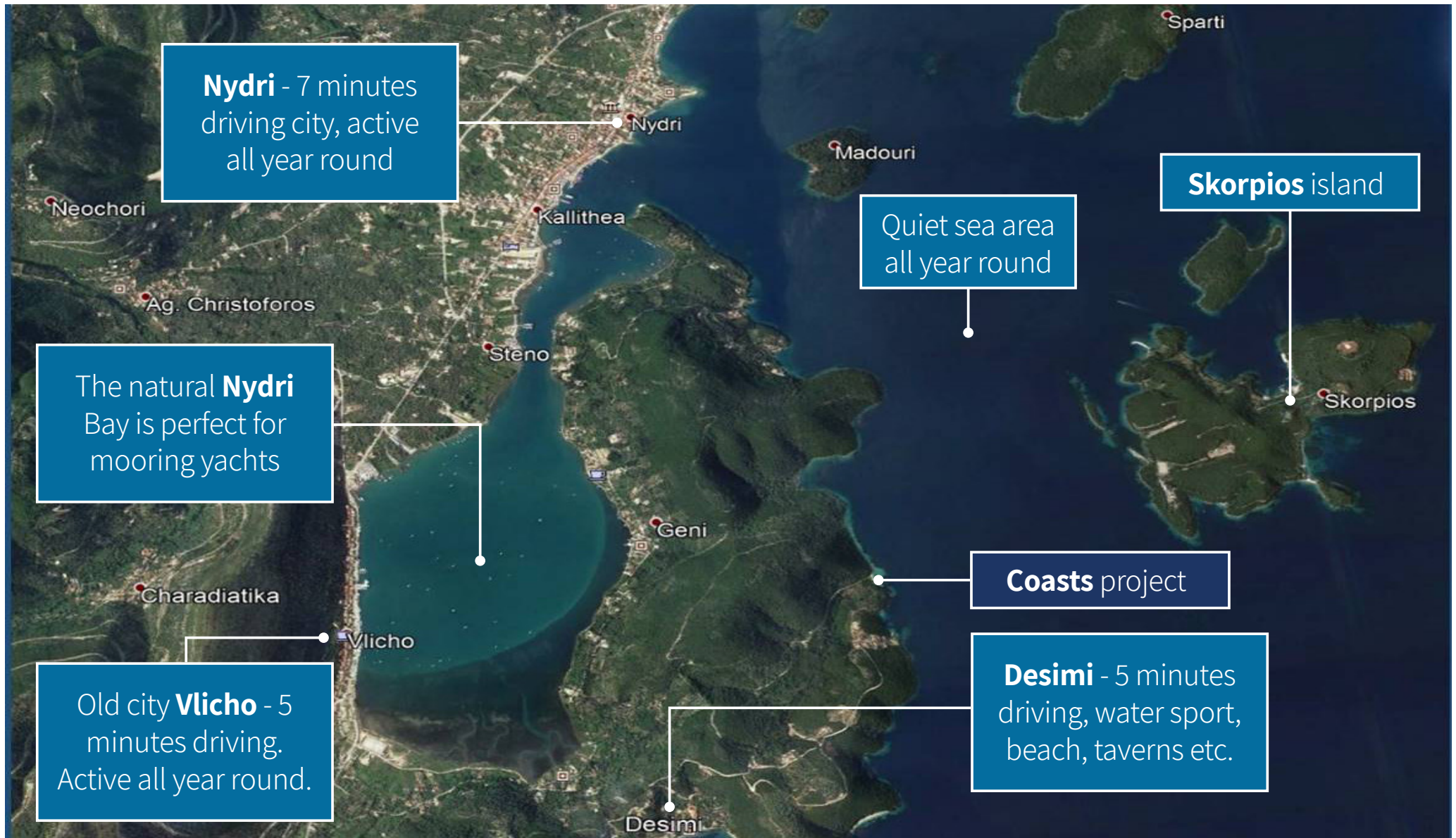
The land



The land area



Point of interest near “Coasts” project



“Coasts” project - Direct access to virgin sandy beaches





“Coasts” Project - PEACE OF HEAVEN



Thank you