



MYRON

RESIDENCE

WELCOME TO MYRON RESIDENCE



Myron Residence is an exclusive 56-apartment complex situated in the vibrant town of Kalithea, Chalkidiki. Meticulously designed to serve as a premier summer retreat, Myron Residence offers unrivaled luxury and sophistication. Experience the perfect blend of serene surroundings and modern amenities at Myron Residence, where every day feels like a getaway.



THE INSPIRATION BEHIND THE NAME

The Sculptor Myron

Our name pays homage to Myron, the renowned ancient Greek sculptor known for his ability to capture motion and beauty in his works. Just as Myron's sculptures have stood the test of time, our residences are crafted to offer enduring elegance and comfort.

The Sweet Oil - Myron

Myron also refers to a precious oil, revered in ancient times for its rich aroma and soothing properties. This symbolizes the luxurious and refreshing experience that Myron Residence offers to each of its inhabitants.

The Myron Tree(Myrrh)

The oil, Myron, is derived from a special tree known for its resilience and beauty. This tree represents our commitment to creating a living experience that combines natural beauty with strength and durability.





LOCATION



Safe and tranquil neighborhood

650m from the sea

350m from the town centre

Easy access/
50min from the airport

Great infrastructure



GOOGLE MAPS

WHY INVEST IN CHALKIDIKI?



- **Robust Tourism Market:** Over 1.25 million annual visitors.
- **Appreciation in Property Value:** Annual appreciation rate of around 5-7% in recent years.
- **Strategic Proximity:** Only 65 km from Thessaloniki's international airport, which serves over 8 million passengers yearly.
- **Award-Winning Beaches:** Boasts 94 EU Blue Flag beaches.
- **Government Support for Tourism Development:** Enhanced tourism infrastructure and initiatives in Chalkidiki, backed by government support.
- **Rental Market Potential:** Can yield rental returns of up to 8-10% during peak tourist seasons.
- **Developed Infrastructure:** Offers a blend of modern towns and traditional Greek villages.
- **Cultural Richness:** Home to historical sites, ancient ruins, and cultural festivals. Attracting tourists interested in history, tradition, and the arts.



WHY INVEST IN KALITHEA

- **Prime Location:** Kalithea is strategically located in the first peninsula of Chalkidiki, only 75 kilometers from Thessaloniki's international airport.
- **Strong Rental Market:** Average rental yields in Kalithea can reach up to 7-8% per annum for short-term holiday rentals.
- **Natural Beauty:** Kalithea is renowned for its 4-kilometer stretch of sandy Blue Flag beaches and clear blue waters.
- **Cultural and Historical Significance:** The Temple of Ammon Zeus, a major archaeological site in Kalithea, attracts over 100,000 visitors annually.
- **Growing Infrastructure:** Recent investments in infrastructure, such as the €120 million upgrade of the Thessaloniki-Moudania highway, have improved accessibility and boosted real estate values.
- **Golden Visa Program:** Greece offers residency permits to non-EU investors purchasing property worth at least €250,000 in Chalkidiki, providing freedom of movement within the Schengen Zone and a path to EU residency.



KALITHEA'S APPEAL

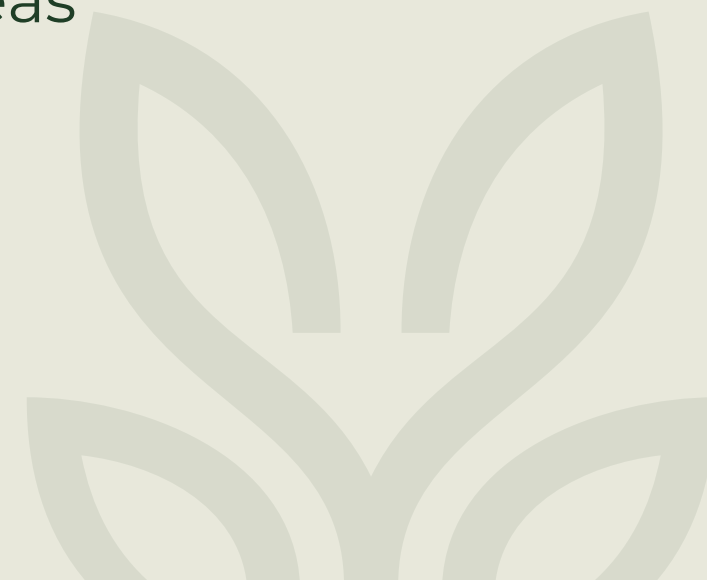
- **Tourism Hub:** Kalithea attracts over 300k tourists annually as the most popular town in Chalkidiki.
- **Modern Amenities:** The area offers more than 100 dining and entertainment establishments, along with numerous retail shops and recreational facilities.
- **Lifestyle Appeal:** Kalithea enjoys an average of 300 sunny days per year, making it an ideal location for outdoor activities and a relaxed Mediterranean lifestyle. The average temperature ranges from 15°C in winter to 33°C in summer.
- **Vibrant Day and Nightlife:** Kalithea is renowned for its lively day and nightlife, featuring the biggest and most well-known night clubs in Chalkidiki. The area attracts large crowds from across Greece and beyond, offering a dynamic mix of beachside relaxation during the day and energetic nightlife after sunset. This vibrant scene significantly enhances the area's appeal to both tourists and potential property investors, contributing to high rental yields from short-term holiday lets.



LAYOUT

Myron Residence consists of:

- 56 apartments
- 2 pools
- Playground
- Barbeque area
- Outdoor Gym
- Parking slots
- Storage rooms
- Recreation Areas





EXTERIOR
PRESENTATION





EXTERIOR
PRESENTATION





INTERIOR
PRESENTATION

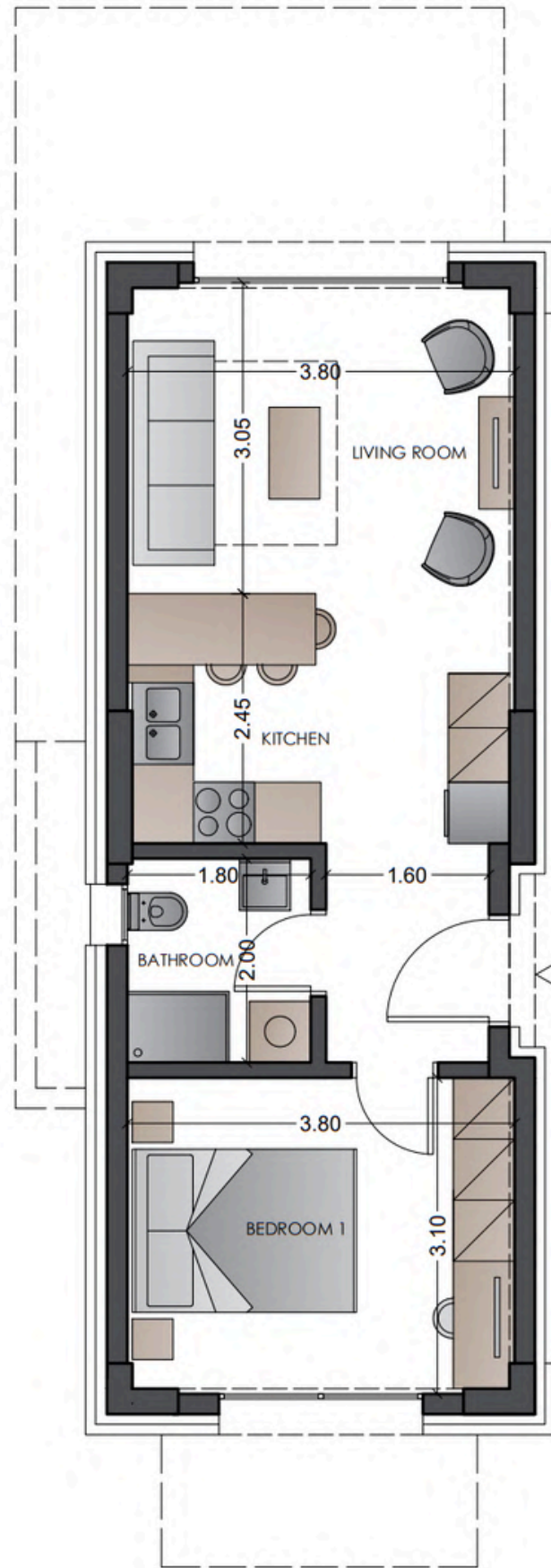


FLOOR PLANS



TYPE 1

A1 - A19 & A37 - A43



Ground Floor

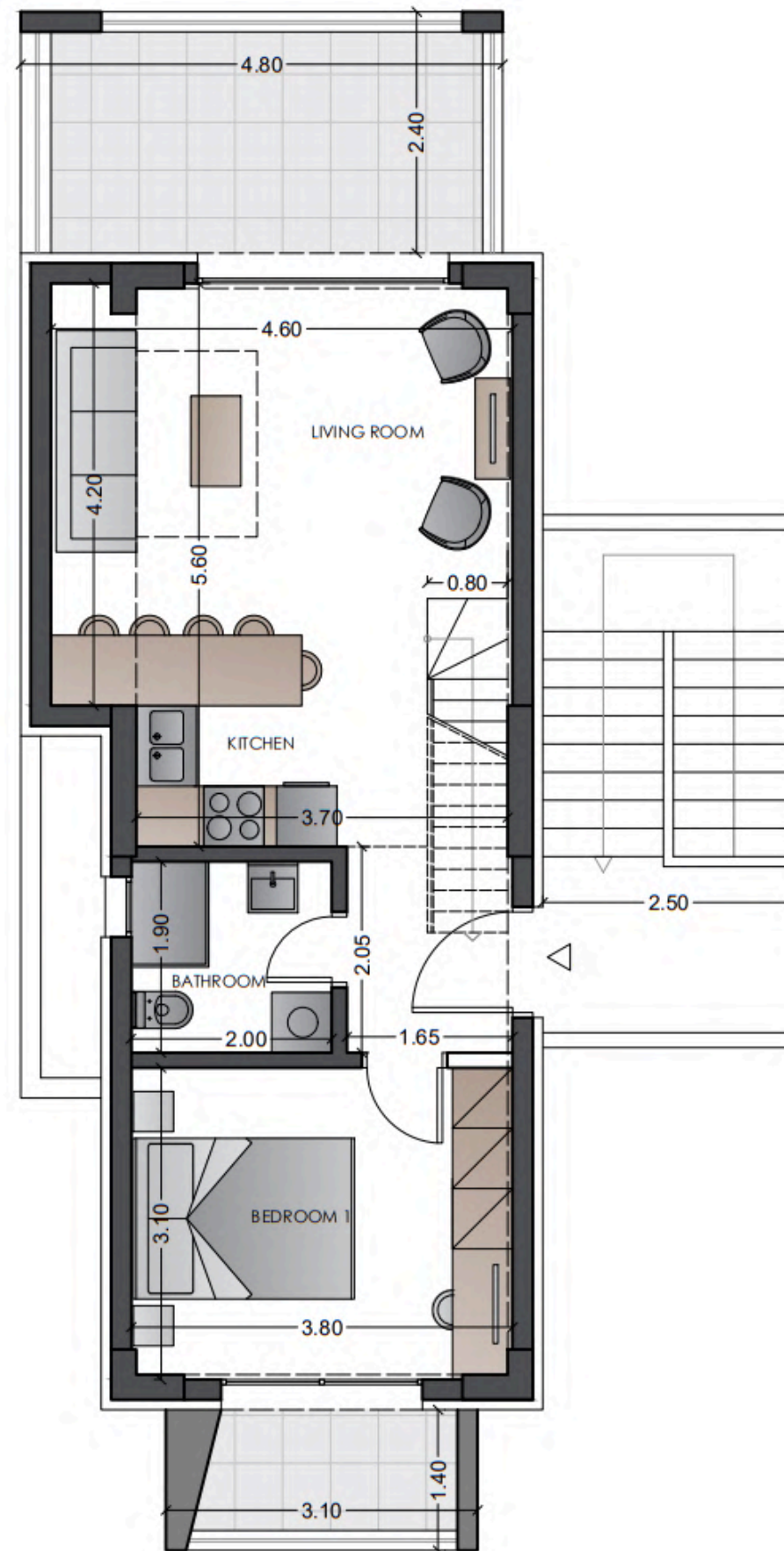
- ✓ Ground floor
- ✓ Area from 48,67 sq.m.
- ✓ Private garden area from 24,91 sq.m.
- ✓ 1 Bedroom
- ✓ Living room - Kitchen area
- ✓ Bath

Price from 155.000 €

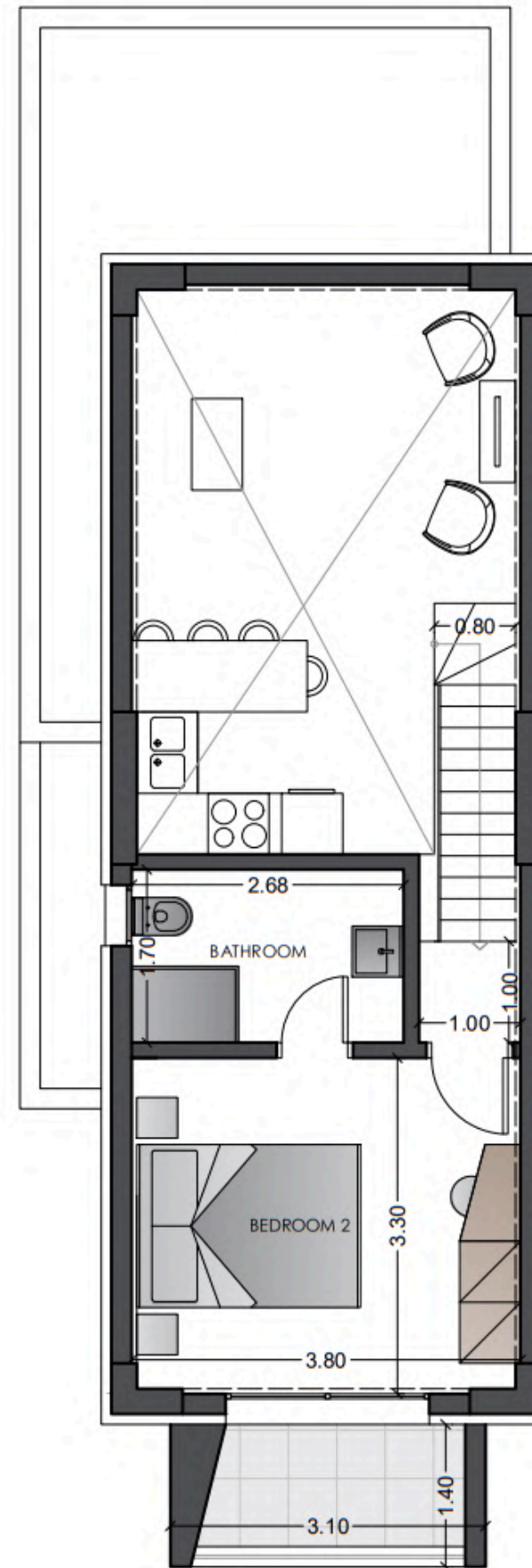


TYPE 2

A2 - A20 & A38 - A44



First Floor



Attic Floor

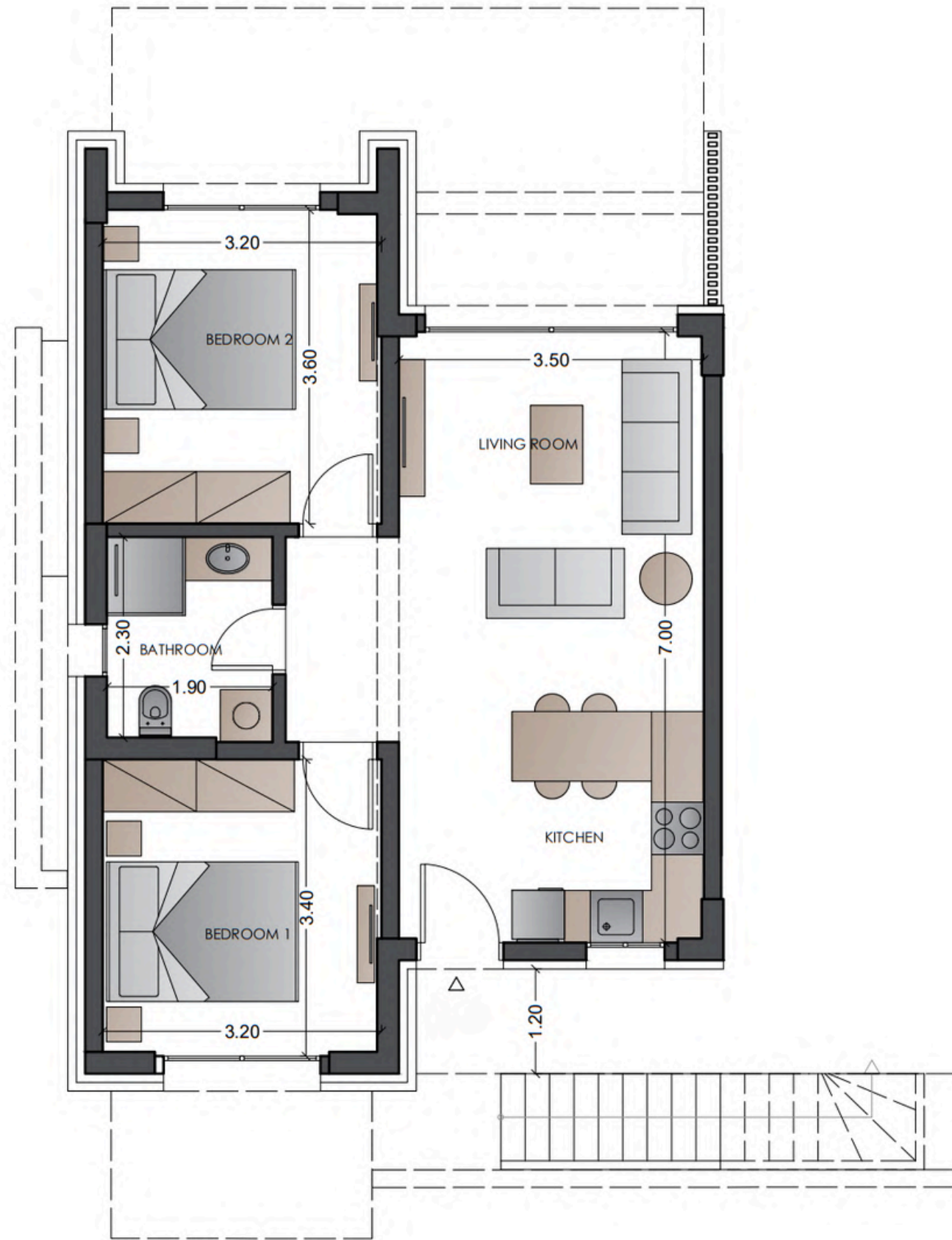
- ✓ 2 Levels
- ✓ Area from 70,71 sq.m.
- ✓ Balcony area from 13,00 sq.m.
- ✓ 2 Bedroom
- ✓ Living room - Kitchen area
- ✓ 2 Baths

Price from 210.000 €



TYPE 3

A21 - A35 & A45 - A55



Ground Floor

- ✓ Ground floor
- ✓ Area from 64,91 sq.m.
- ✓ Garden area from 30,33 sq.m.
- ✓ 2 Bedroom
- ✓ Living room - Kitchen area
- ✓ Bath

Price from 195.000 €

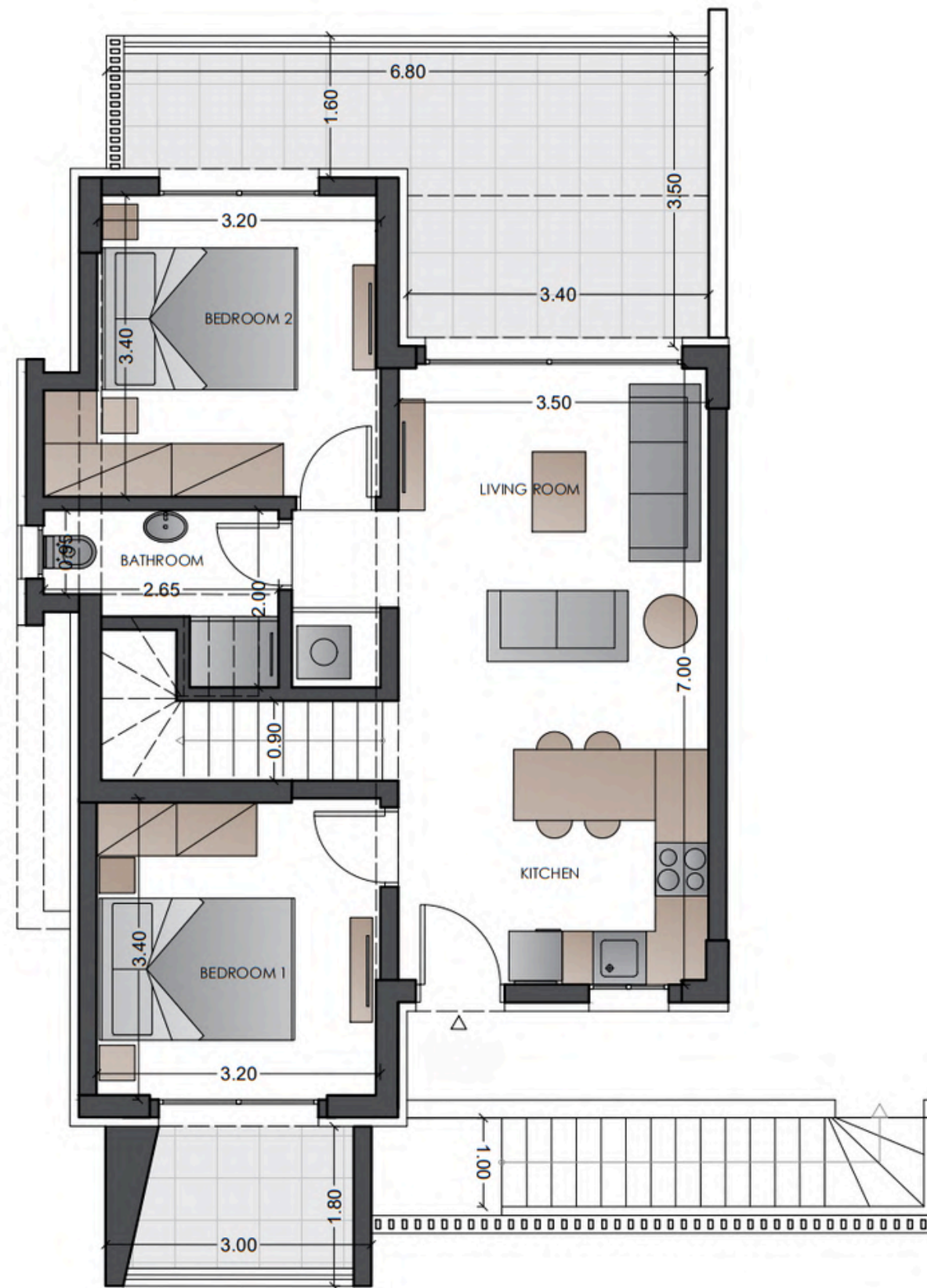


TYPE 4

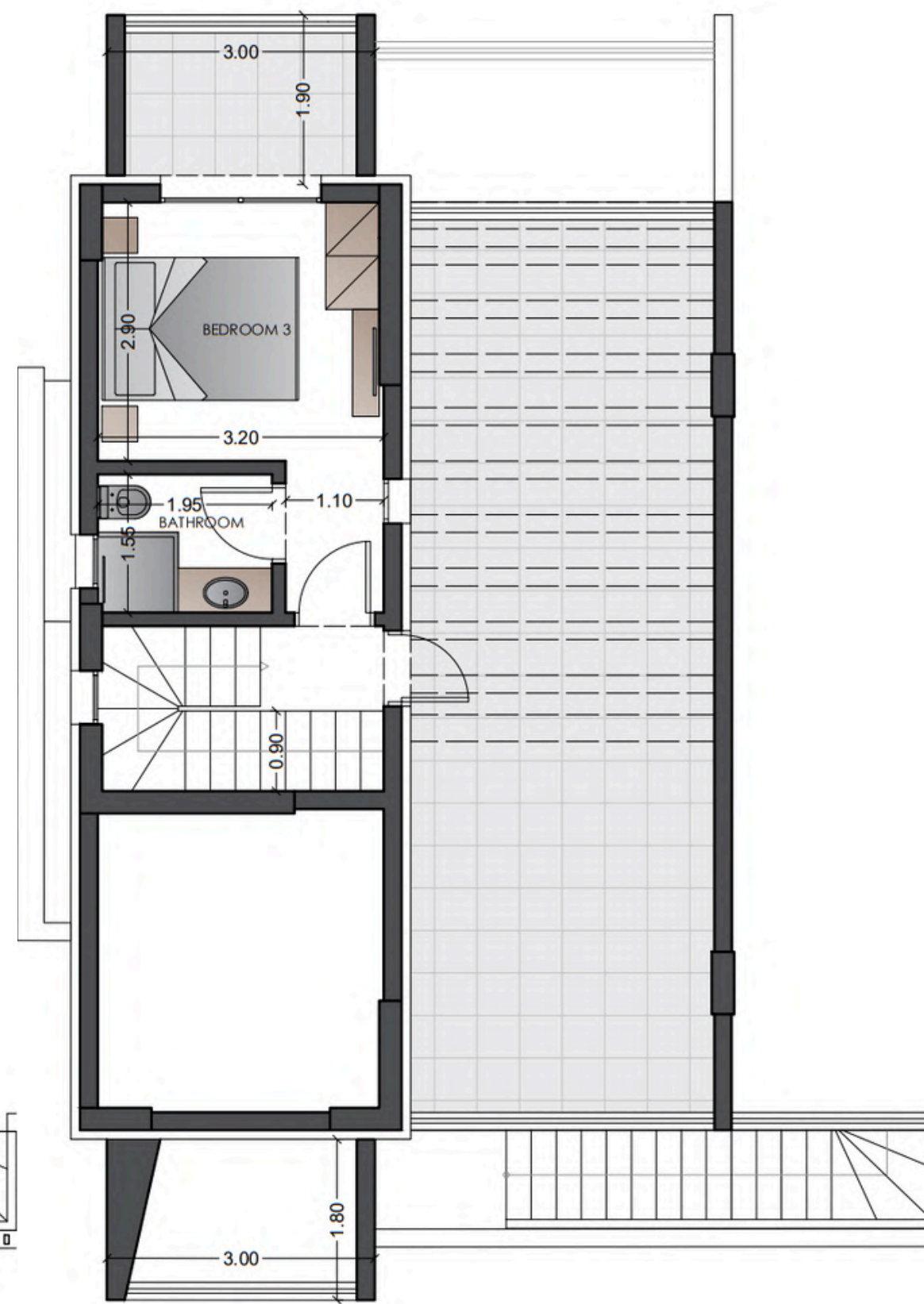
A22 - A36 & A46 - A56

- ✓ 2 Levels
- ✓ Area from 86,42 sq.m.
- ✓ Balcony area from 61,00 sq.m.
- ✓ 2 Bedroom
- ✓ Master Bedroom
- ✓ Living room - Kitchen area
- ✓ 2 Baths

Price from 270.000 €

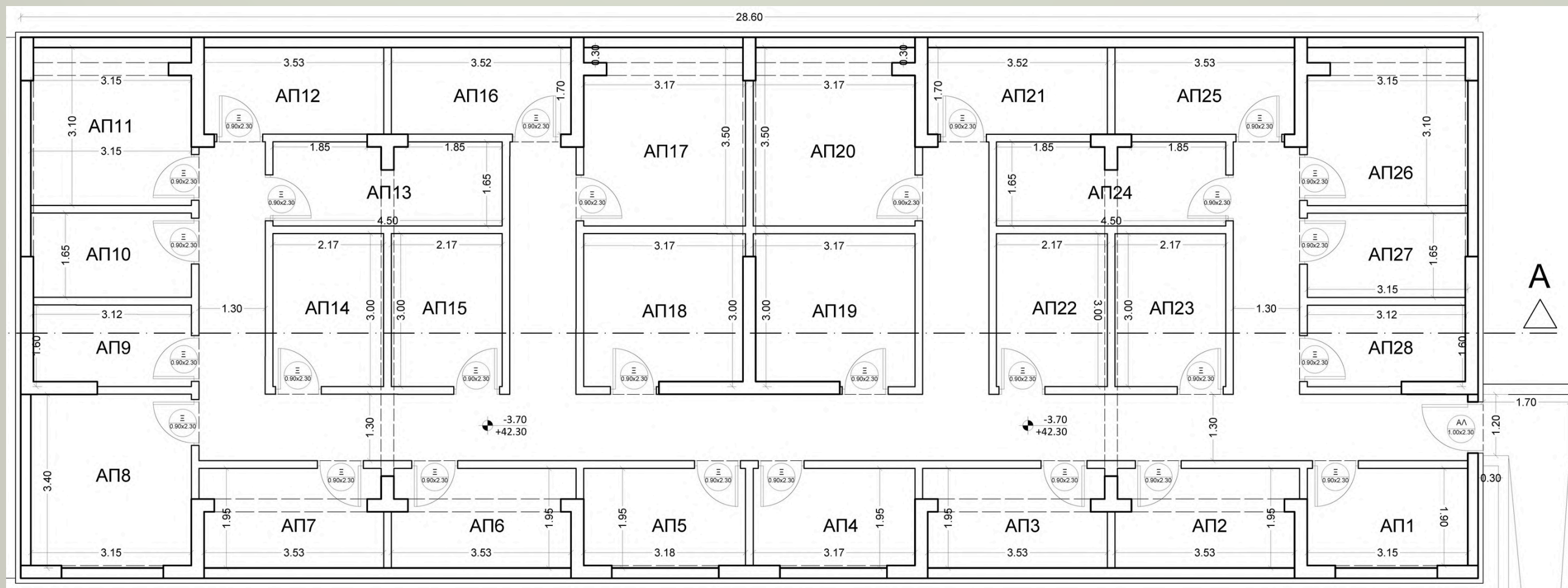


First Floor



Attic Floor

UNDERGROUND STORAGE AREAS



Price from 12.000 €





ADDITIONAL FEATURES

- ✓ Air Condition
- ✓ Alarm
- ✓ Aluminum Frames
- ✓ Double Glazing
- ✓ Smart Home
- ✓ Solar Water Heating
- ✓ Security Doors
- ✓ Window Fly Screen
- ✓ Electric Blinders
- ✓ Satellite
- ✓ Kitchen/Bathroom Furnishing
- ✓ A Energy Efficiency



BY
SOLID DEVELOPMENT



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Location

[9 km NR Thessaloniki - Nea Moudania](#)
57001, Thermi, Greece