

DARION

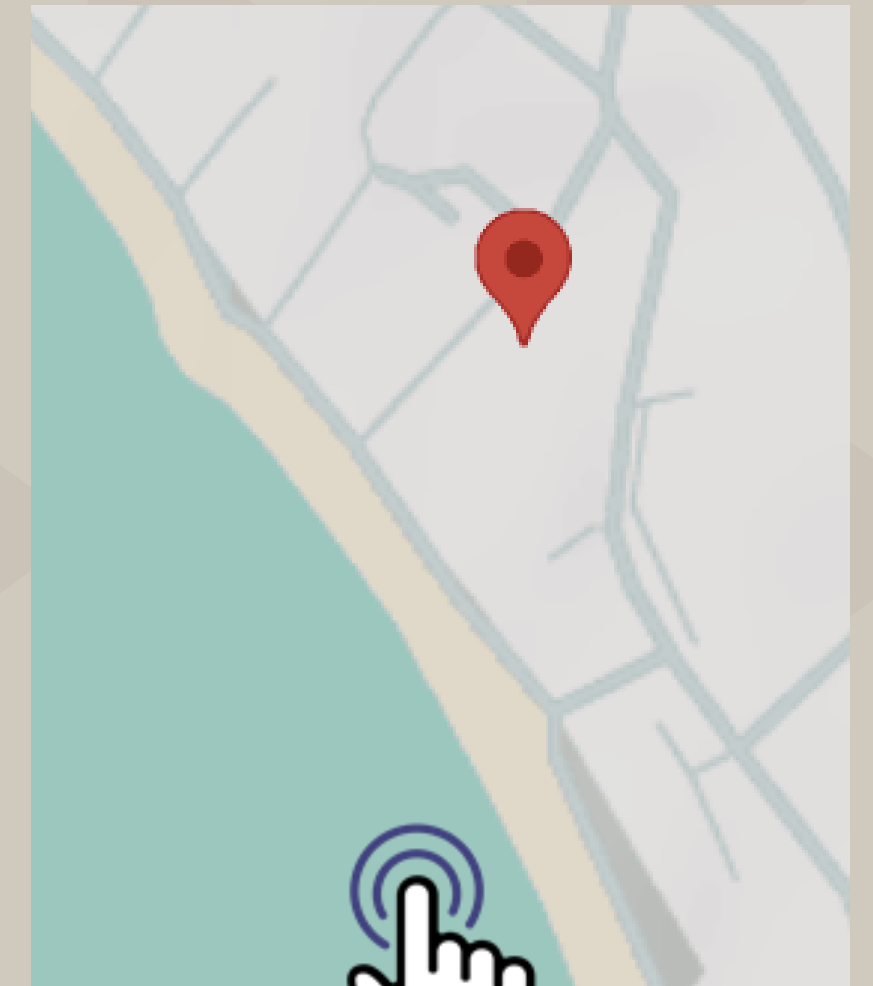
COMPLEX





WELCOME TO DARION COMPLEX

- Modern design with clean lines
- Earthly palette reflecting coastal calm
- Natural stone and concrete for harmony with nature
- Seamless blend with the surroundings



GOOGLE MAPS

LOCATION

- Located on the second peninsula of Chalkidiki, Sithonia, in the town of Nikiti
- Merely 100 meters away from the sea, close to Nikiti's premier beach bars
- Within walking distance of the city center, restaurants and markets



WHY INVEST IN CHALKIDIKI?

- **Robust Tourism Market:** Over 1 million annual visitors.
- **Appreciation in Property Value:** Annual appreciation rate of around 5-7% in recent years.
- **Strategic Proximity:** Only 90 km from Thessaloniki's international airport, which serves over 8 million passengers yearly.
- **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.
- **Government Support for Tourism Development:** Enhanced tourism infrastructure and initiatives in Chalkidiki, backed by government support, amplifying the region's attractiveness for real estate investment.
- **Rental Market Potential:** The vacation rental market in Chalkidiki can yield rental returns of up to 8-10% during peak tourist seasons.



WHY CHOOSE CHALKIDIKI?

- **Award-Winning Beaches:** Boasts 94 EU Blue Flag beaches, predominantly sandy, signifying high environmental and quality standards.
- **Developed Infrastructure:** Offers a blend of modern towns and traditional Greek villages.
- **Environmental Conservation:** A significant portion is dedicated to coniferous forests, protected under the NATURA 2000 program.
- **Marina Facilities:** Equipped with dozens of modern-standard marinas, accommodating yachts up to 60m.
- **Cultural Richness:** Home to historical sites, ancient ruins, and cultural festivals, Chalkidiki offers a rich tapestry of cultural experiences, attracting tourists interested in history, tradition, and the arts.



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LAYOUT

The Complex consists of:

- 4 villas
- 2 townhouses
- 14 apartments
- 2 pools
- Playground
- Barbeque area
- Outdoor gym
- Parking slots
- Storage rooms



PRESS HERE FOR
360° EXTERIOR
PRESENTATION 





PRESS HERE FOR
360° INTERIOR
PRESENTATION 

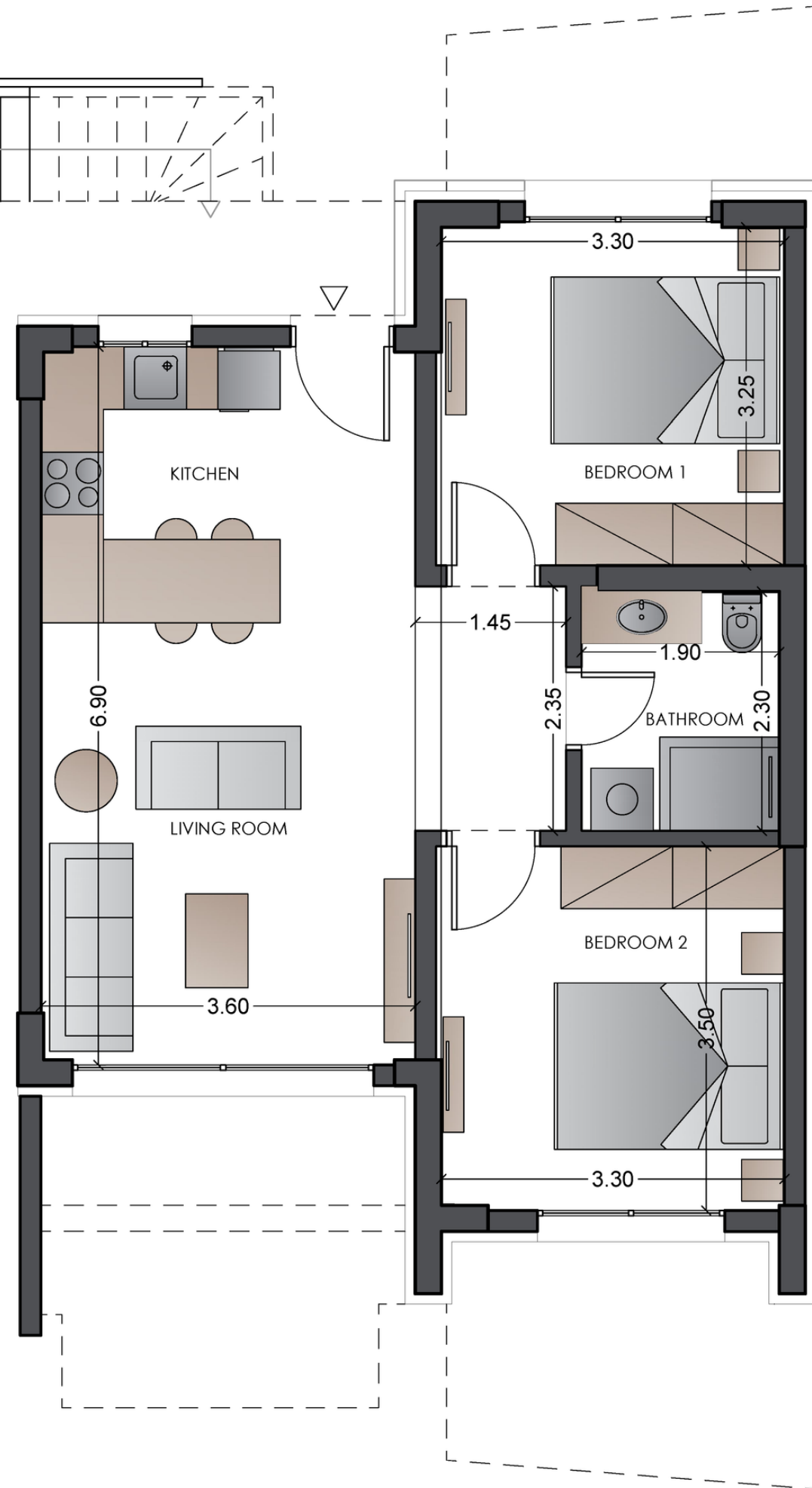


FLOOR PLANS



APARTMENTS

A1-13



- ✓ Ground floor
- ✓ Area from 64,63 sq.m.
- ✓ Private garden area from 41,57 sq.m.
- ✓ 2 Bedrooms
- ✓ Living room - Kitchen area
- ✓ Bath

Price from 265.000 €

APARTMENTS

A2-A14

2 Levels

Area from 88,35 sq.m.

Balcony area of 62,06 sq.m.

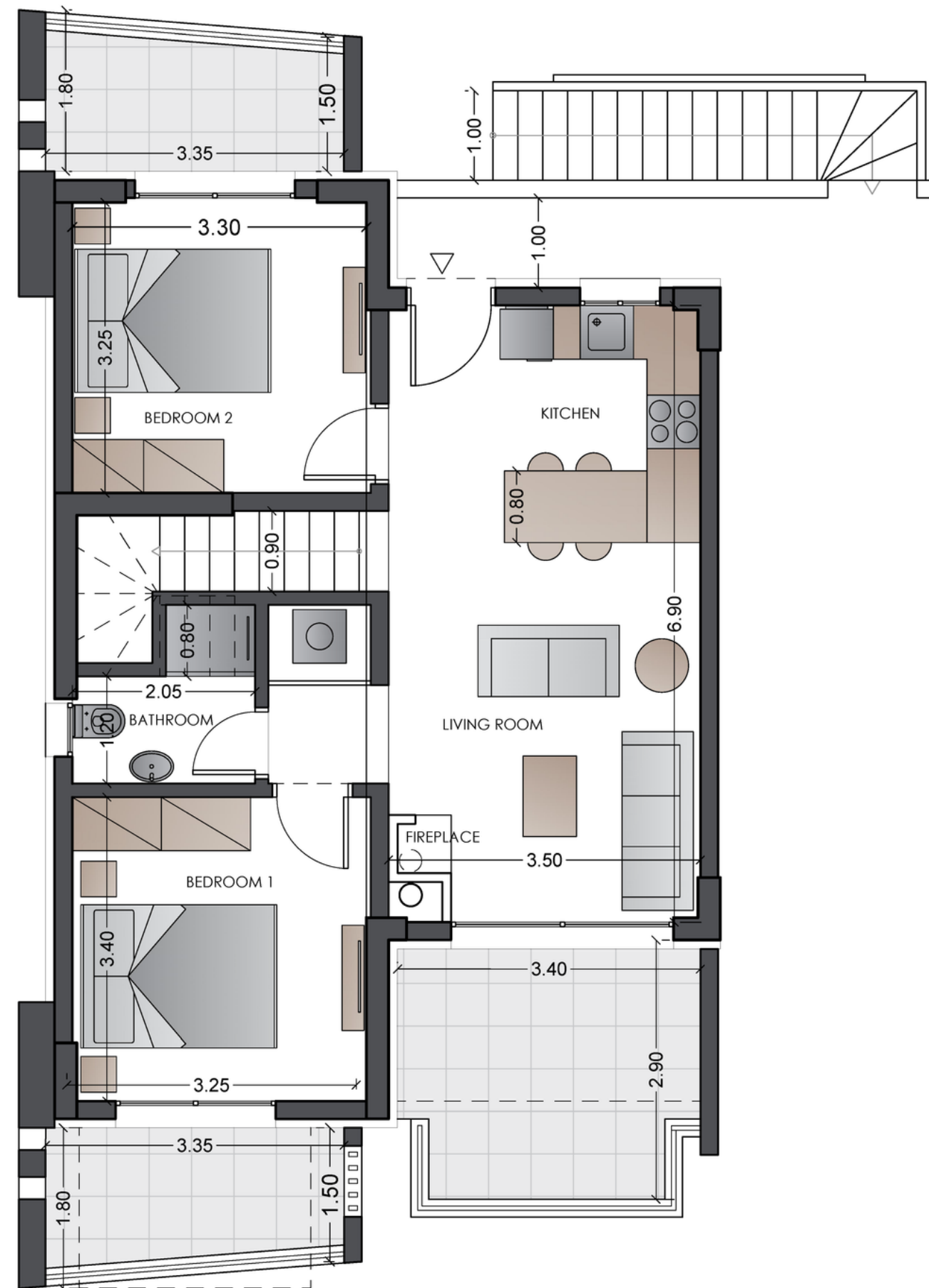
2 Bedrooms

Master Bedroom

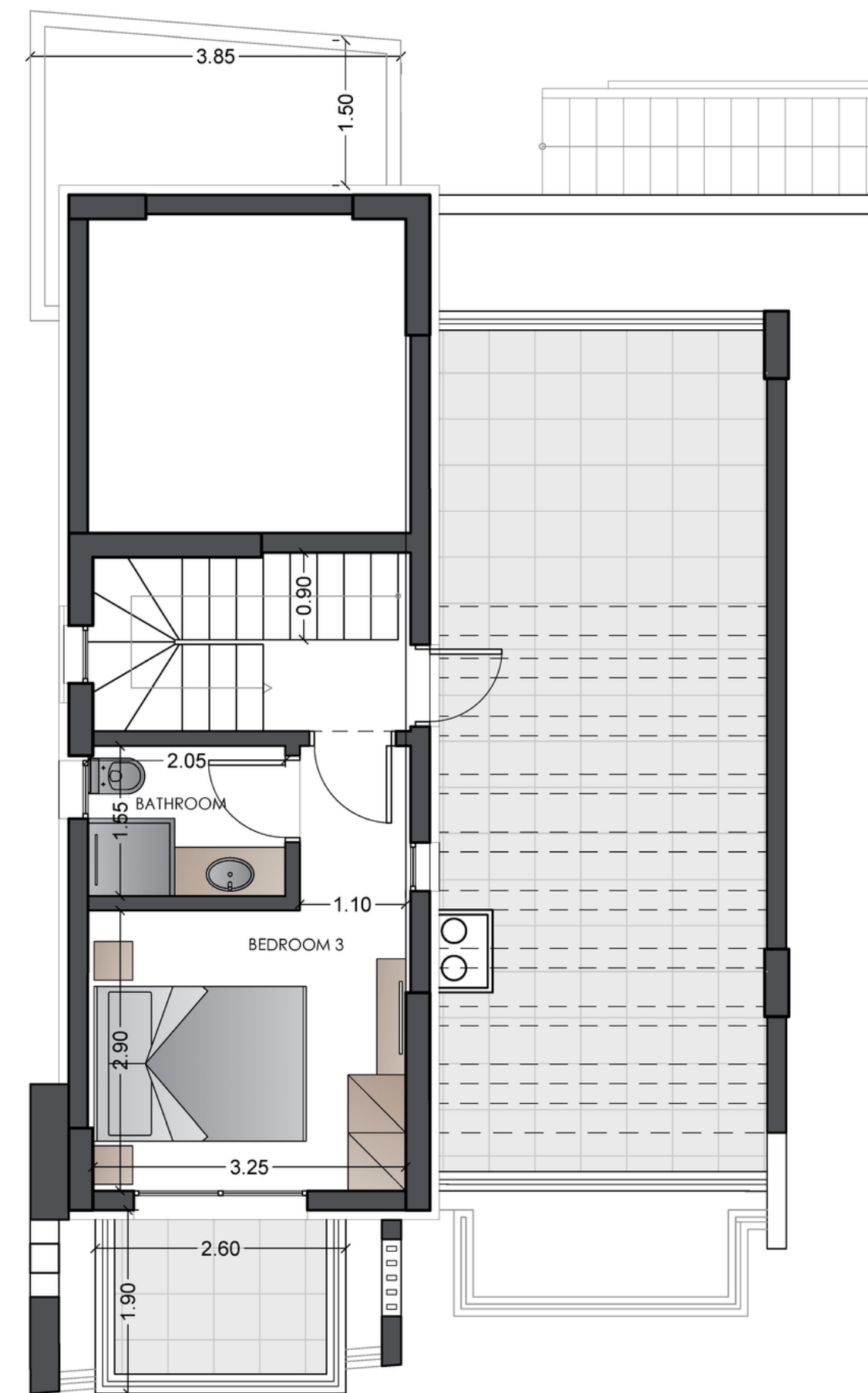
Living room - Kitchen area

2 Baths

Prices from 360.000 €



First Floor



Attic Floor

TOWNHOUSES

T 1, T2

2 Levels

Area of 109,90 sq.m.

Private garden area from
122,80 sq.m.

2 Bedrooms

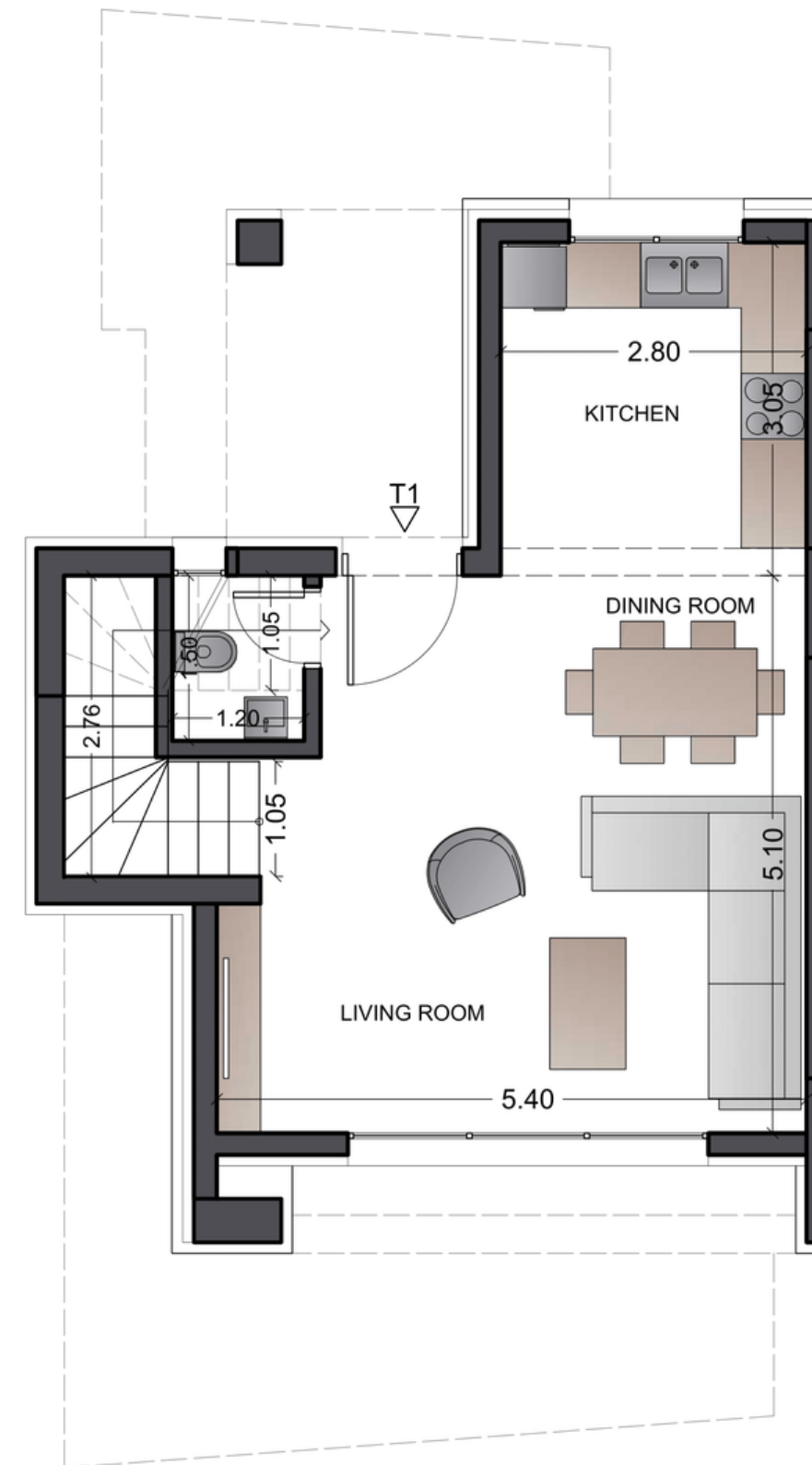
Master Bedroom

Living room - Kitchen area

2 Baths & WC

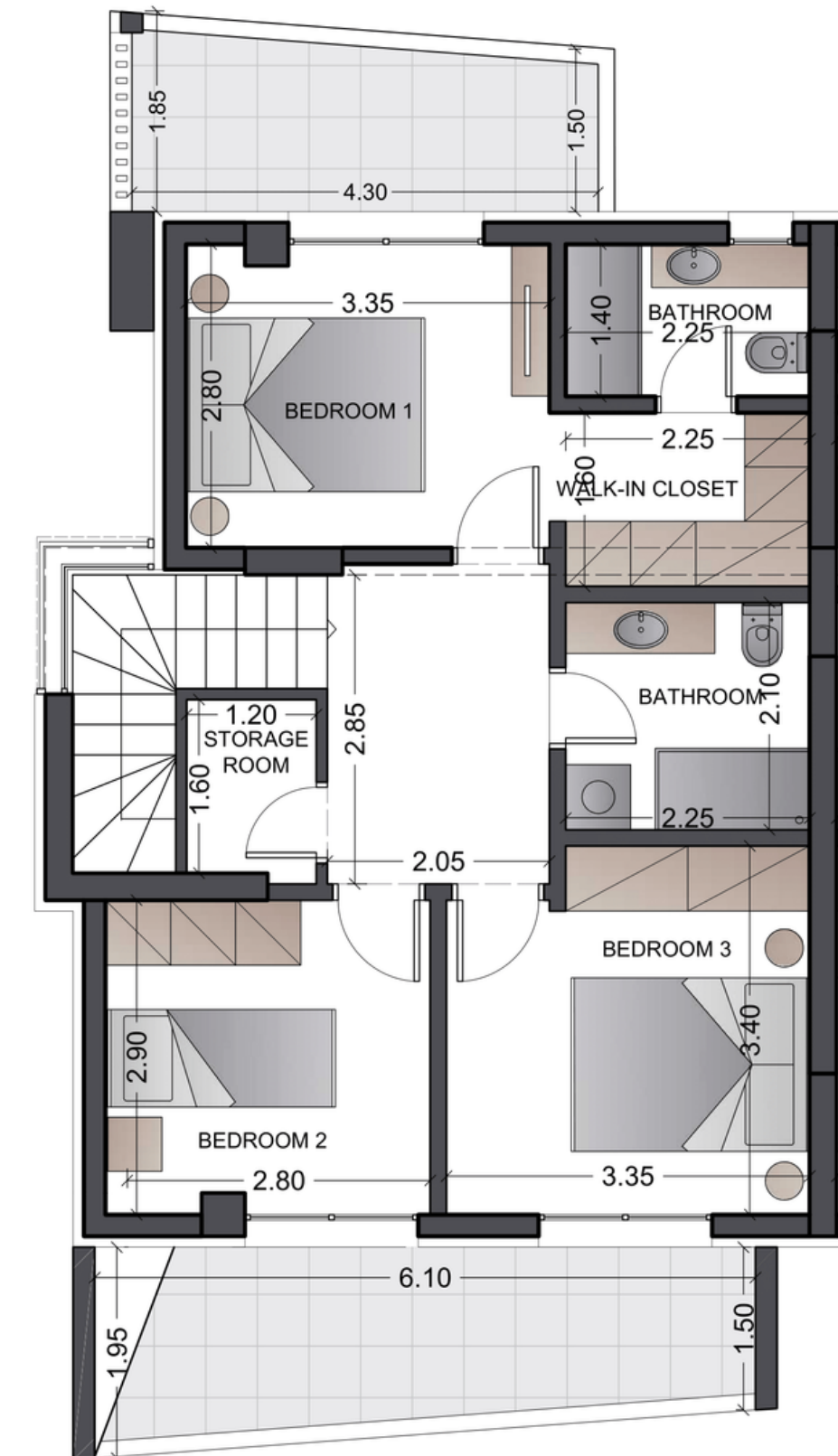
Storage room

Price: 500.000 €



Ground Floor

TOWN HOUSES



First Floor

TOWN HOUSES

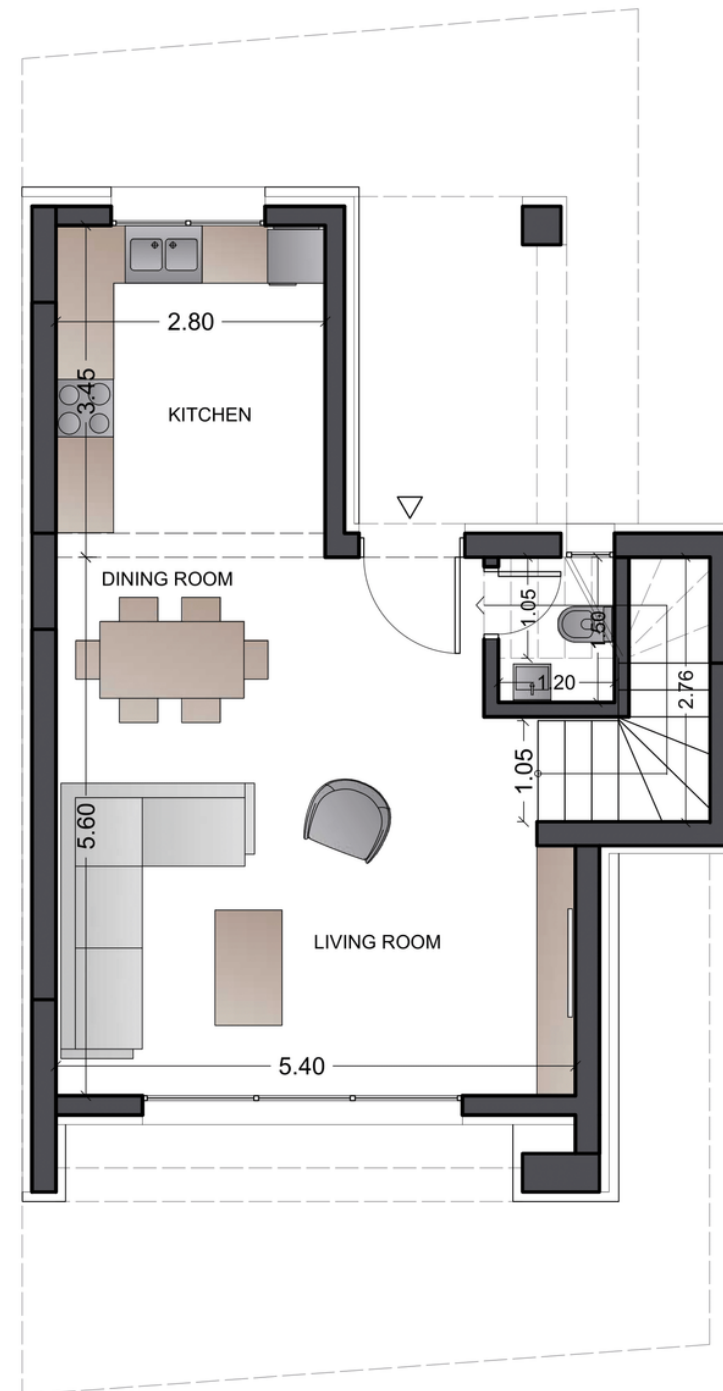
Total: 109,90 sq.m. each

VILLAS

V1-4

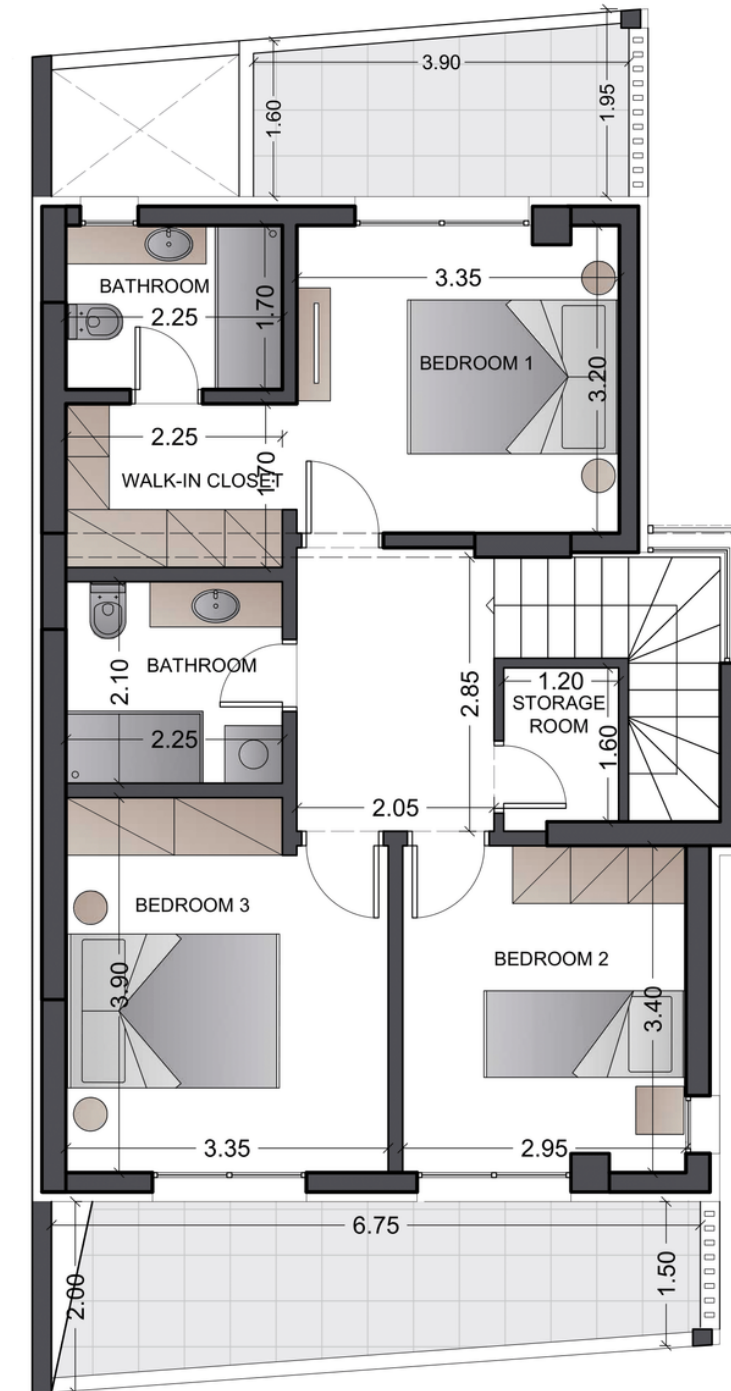
- 2 Levels ✓
- Area from 124,76 sq.m. ✓
- Private garden area from 112,9 sq.m. ✓
- 2 Bedrooms & Master Bedroom ✓
- Living room - Kitchen area ✓
- 2 Baths & WC ✓
- Storage room ✓

Price from: 625.000 €



Ground Floor

VILLA 1



First Floor

VILLA 1

Total: 124,76 sq.m.



ADDITIONAL FEATURES

- ✓ Air Condition
- ✓ Alarm
- ✓ Aluminum Frames
- ✓ Double Glazing
- ✓ Smart Home
- ✓ Solar Water Heating
- ✓ Security Doors
- ✓ Window Fly Screen
- ✓ Electric Blinders
- ✓ A+ Energy Efficiency
- ✓ Pre-installation of underfloor heating (Townhouses -Villas)

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CONTACT INFORMATION



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Instagram

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Location

[9 km NR Thessaloniki - Nea Moudania](#)

57001, Thermi, Greece

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THANK YOU FOR YOUR
INTEREST