



Crystal Waters Beachfront

— Lefkada —





Unique Beachfront Residences



Dazzling Beaches with Stunning Clear Waters



Delightful 360-Degree Views of the Ionian Sea





Lefkada, Well Connected To The World

Lefkada is an island in the Ionian Sea on the west coast of Greece. The island is the only one in Greece that is accessible by three different ways, ensuring convenient access throughout the year.

CAR

The easiest way to visit Lefkada traveling from any part of Greece and the Balkans, are the two main roads.

The Egnatia Highway to the north and the Athens-Patras Highway to the south, both provide an easy and swift journey.

Preveza Airport ~20 mins

Patras ~1.5 hour*

Athens ~3.5-4 hours*

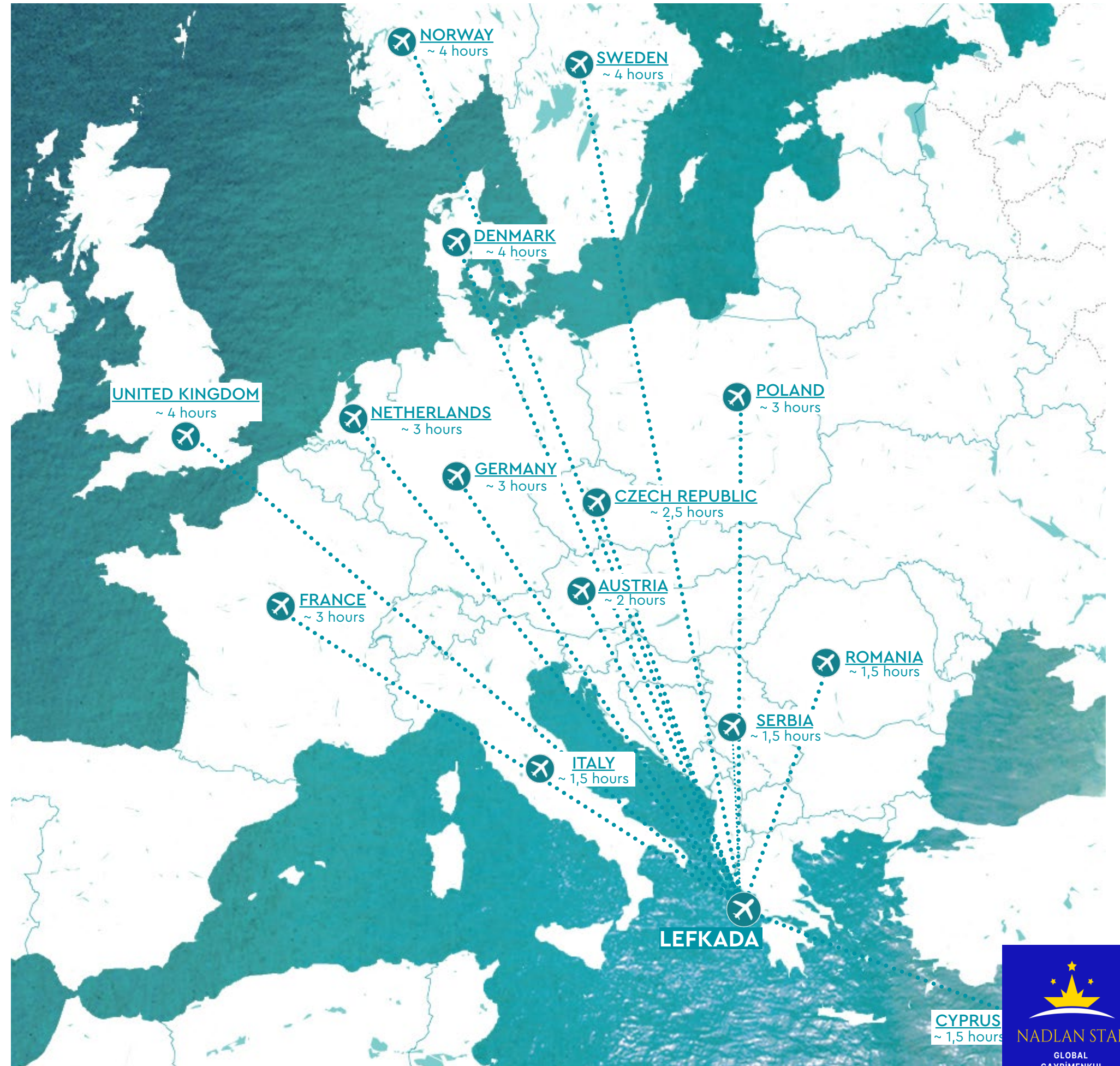
Thessaloniki ~3.5-4 hours

PLANE

Lefkada Island is just a 4-hour flight away from London and a mere 3-hour flight from Amsterdam and Munich. During the summer months, there are chartered flights to the airport in Preveza. Throughout the whole year, there are always multiple options for flying to Athens airports.

SHIP

Ferries depart from most of the major ports on the east coast of Italy such as Ancona and dock in the Greek ports of Igoumenitsa in the north and to Patras in the south.



Close To Lefkada...



River Trekking



Horse Riding

Acheron Springs

One of the natural attractions of the Municipality of Parga, are the Springs of Acheron. It is just about 1 hour driving from Lefkada. Acheron is a river in the Epirus region and crosses the Prefectures of Preveza, Thesprotia and Ioannina.

Acheron had been a son of Helios and either Gaia or Demeter, who had been turned into the Underworld river bearing his name after he refreshed the Titans with drink during their contest with Zeus. By this myth, Acheron is also the father of Ascalaphus by either Orphne or Gorgyra.

In Acheron you can enjoy various pleasant individual or group sporting activities such as horse riding, river trekking, rafting as well as canoe – kayak.



Rafting

Nikopolis, The Ancient City

The ancient city of Nikopolis spreads over an area of 9,000 acres on the peninsula of Preveza and it is located at a distance of 35 km from Lefkada.

Octavian Augustus in commemoration of his victory against Marcus Antonius, founded Nicopolis, which he adorned with magnificent buildings, making it the center of Greek culture as well as a meeting point of the Eastern and Western worlds. The city enjoyed special political and economic privileges and it had its own mine.

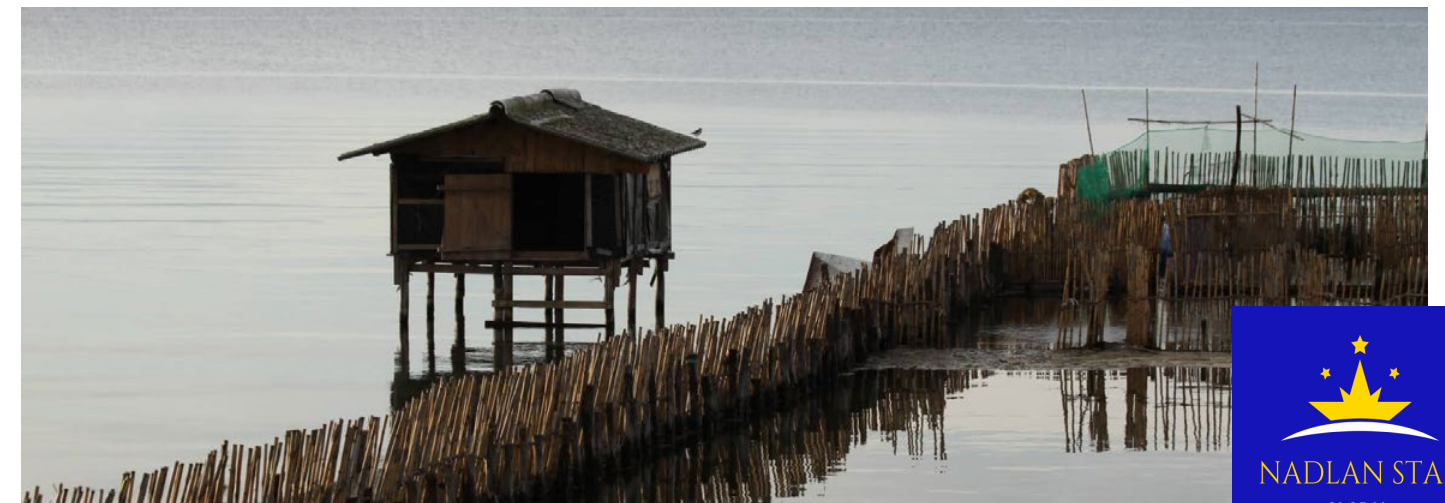
The city was founded in 29 BC by Octavian in commemoration of his victory in 31 BC over Antony and Cleopatra at the Battle of Actium nearby.



Amvrakikos Wetlands, National Park

Amvrakikos attracts strong interest in National and International level as one of the most important wetlands of Greece with high ecological value. The remarkable habitats, resident and migratory birds, rare plants, animals and fishes create unique ecosystem.

Amvrakikos gulf has a rich fishing tradition which goes back in ancient times. The first references have been made at the time of Ancient Nicopolis presentations on mosaics and earthenware of the area.



Discover the Ionian Islands

MADOURI ISLE & SPARTI ISLE

Madouri Isle is located opposite of Nydri and it belongs to the Prigiponisa complex. This small island is the property of Valaoritis family. The beautiful isle stands there with its rich and dense vegetation, embracing the crystal clear blue waters around it.

Sparti Isle, along with 23 more isles, belongs to Prigiponisa complex. It belonged to one of the most visionary and richest men of the 20th century, Aristotle Onassis. Nowadays, it has already passed into the property of the Russian tycoon Dmitry Rybolovlet. Of course, everyone can enjoy their swim on the beautiful waters of the island approaching by boat. The experience in this hidden paradise will be unforgettable.



Madouri Isle



Sparti Isle

SKORPIOS ISLE & MEGANISI ISLAND

Skorpios is a private island in the Ionian Sea off the western coast of Greece and just to the east of the island of Lefkada. It is mainly known as the private island of the late Greek shipping billionaire Aristotle Onassis.

Meganisi Island is a beautiful Ionian island with its unspoiled beaches and turquoise waters is the closest neighbour of Skorpios isle.



Skorpios Isle



Meganisi Island



Kalamos Island



Ithaca Island



Sparti Isle



Kefalonia Island

Exploring Lefkada



Archaeological Museum



Agia Mavra Castle



Nidri Waterfalls



Cape Doukato

From The North...

NATURAL LAGOON OF LEFKADA

Lefkada is enjoyable for a visit in any season of the year. From October, the island is perfect for the exploration of the wildlife of the lagoon. Impressive sceneries from the lagoon with pink flamingos will leave you breathless. The entire area around lagoon is very popular recreation area for locals and also tourists.

Every year here takes place the International Green Half marathon. On this occasion, the runners have a great opportunity to run around lagoon and enjoy the natural beauty of this place.



... To The South

CAPE DOUKATO

The high cliffs and the lighthouse of Lefkada became one of the best sights of the era, which is listed in every travel guide for its exceptional panoramic views. In the ancient times the peninsula of Akrotiri, where the lighthouse of Lefkada was built, was dedicated to the greek god Apollon.



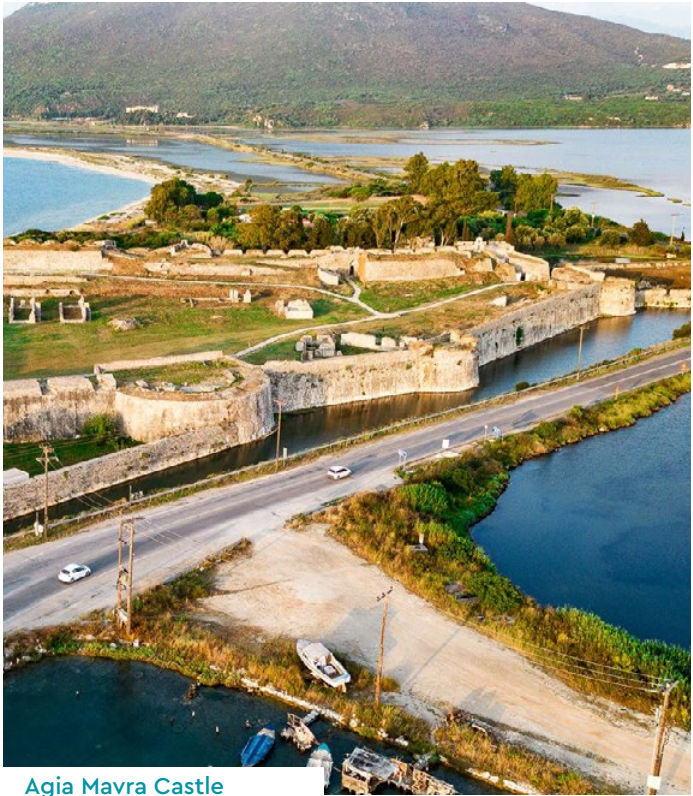
Activities To Do: Museums



Archaeological Museum



Lefkadio Hearn History Center



Agia Mavra Castle



Grivas Castle



Orpheus Folklore Museum



Angelos Sikelianos Museum



Saint George Castle



Konstantinos Fortress



Traditional Festivals

INTERNATIONAL FOLKLORE FESTIVAL

The International Folklore Festival of Lefkada aims to reunite people with common traditions. It is held annually during the last week of August, including a parade and interesting events with famous dancing groups.

LENTIL FESTIVAL

The Lentil Festival takes place in the village of Eglouvi every year on August 6th. The celebration is held in the chapel of Agios Donatos, where guests can taste lentils accompanied by olives, fish and other delicacies.



Gastronomy

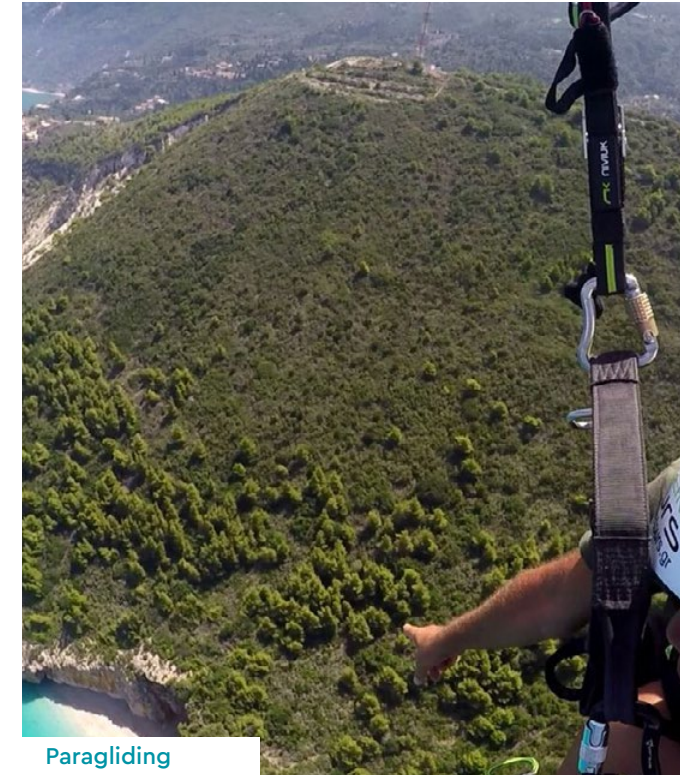
Lefkada isn't only beaches, sun and sea. Gastronomy has its own special place in Lefkada. Delicious local specialities, fine drinks and a huge variety of traditional products is what you will encounter on the island.

LOCAL WINERIES & VINEYARDS

Most wineries accept visitors for tours and tastings. A tour of a winery is an interesting recommendation for anyone who wants to add a touch of flavour to their stay. The visitors may try unique local specialities such as Vertzami and Vardea.

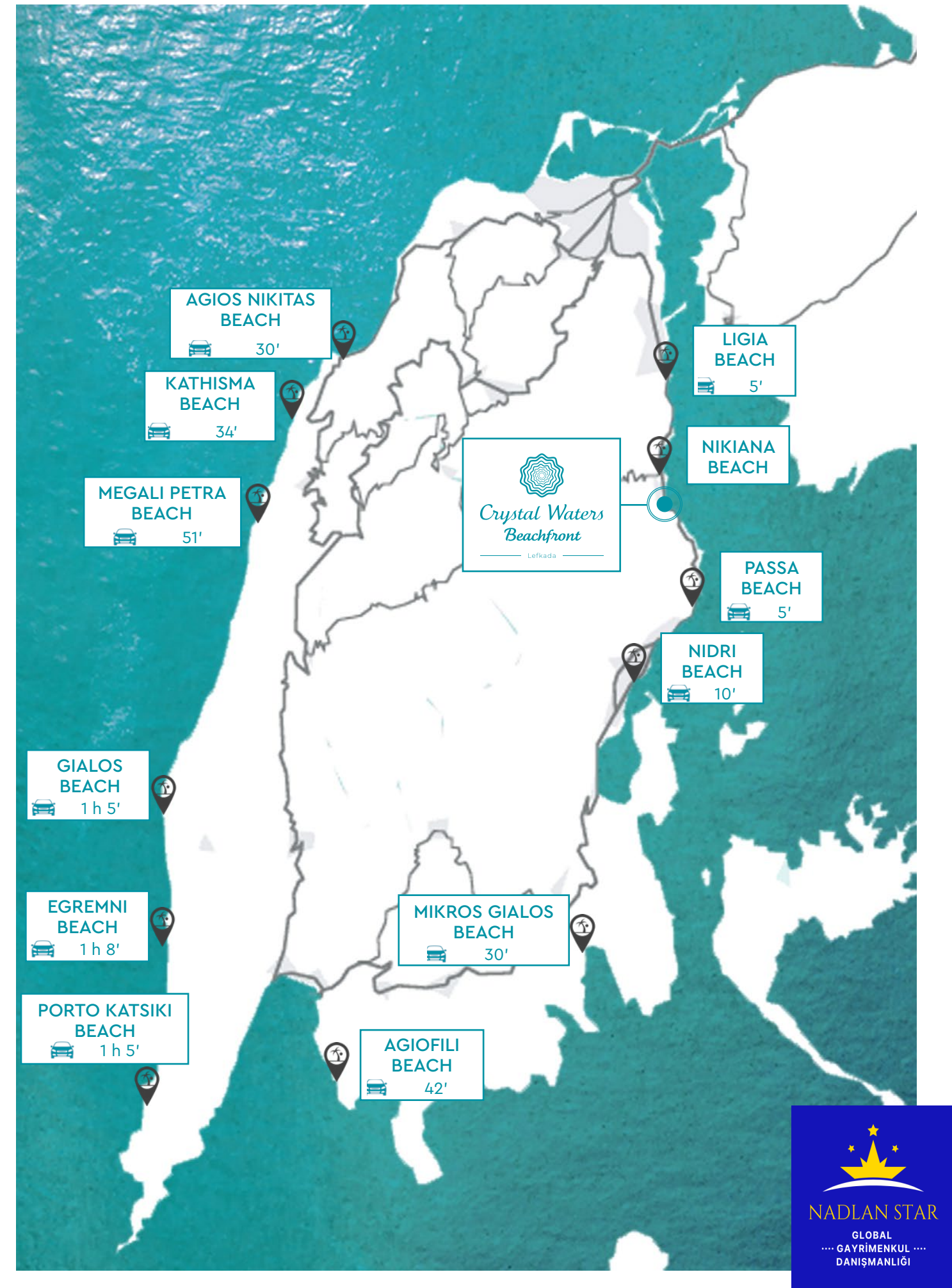


Sport...



A Stunning Location

Breathtaking spots with mountainous landscapes and incredible beaches. Popular for its beloved emerald green waters, picturesque waterfalls and stretches of white sand, visitors are spoiled with great views.





Megali Petra Beach



Agios Nikita Beach



Kathisma Beach



Agiofilii Beach

The Carribbean Of Greece

EGREMNI BEACH

Paradise of paragliding and skysurfing.

One of the world's famous destinations where you can see the bluest water.





Explore Nikiana

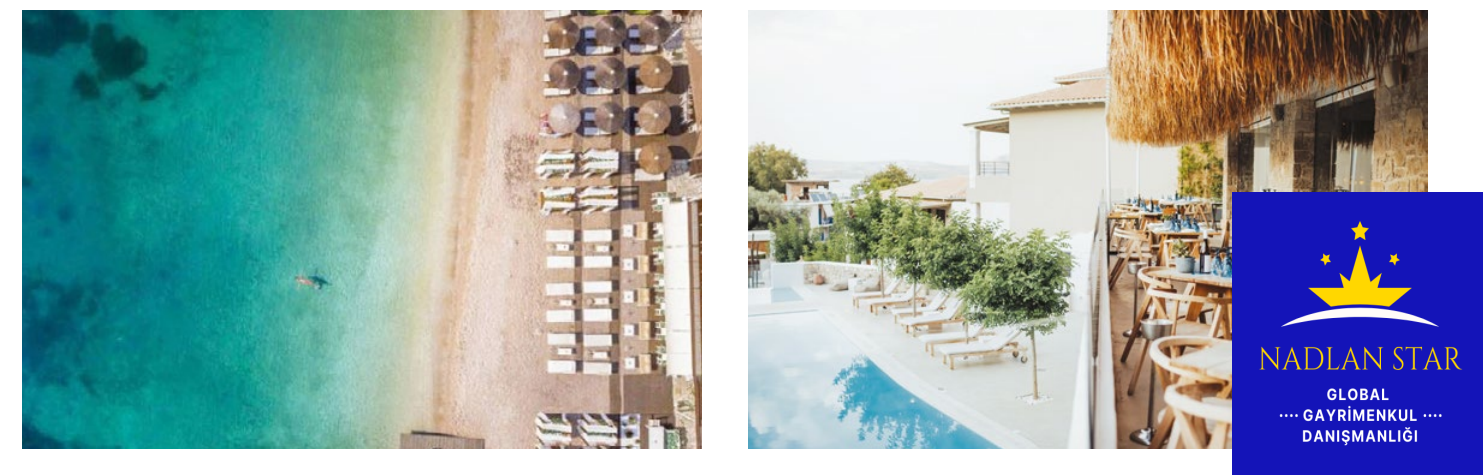
Crystal Waters enjoys a unique vantage point at the foot of the Skaros mountains and within walking distance of the vibrant resort and fishing village of Nikiana. The laid-back village offers a variety of restaurants and small shops, and the traditional harbour tavernas are known for their freshly-caught fish. A pretty curve of white shingle beach stands at the entrance of the village and more beaches run the length of the Nikiana coastline to the south of the harbour.

The hills above Nikiana are coated with olive and citrus groves, and framed by the higher mountains of Lefkada behind. Those fond of walking or hiking will find many paths and trails in the hills from which to enjoy magical view of the Lefkada's east coast.

Nikiana's location is just 9km from Lefkada town, together with its excellent transport links, makes it the ideal starting point for touring Lefkada, or a spot of island hopping. In the Marina you can rent a yacht from here and explore the stunning Ionian Sea on the way to one of the many beautiful beaches. The renowned diving centre of Lefkada is also based here.

The map shows the coastline of Nikiana with various points of interest marked. Lefkada Town is to the north, and Nidri is to the south. Key locations include Episkopos Beach, Nikiana Marina, Lefkas Diving Center, and several beaches. The Crystal Waters Beachfront is located near the bottom of the map, close to Nidri.

An aerial view of the Nikiana coastline, showing the village with its red-roofed buildings, the marina with many boats, and the beautiful beaches along the coast. The water is a vibrant blue-green color.



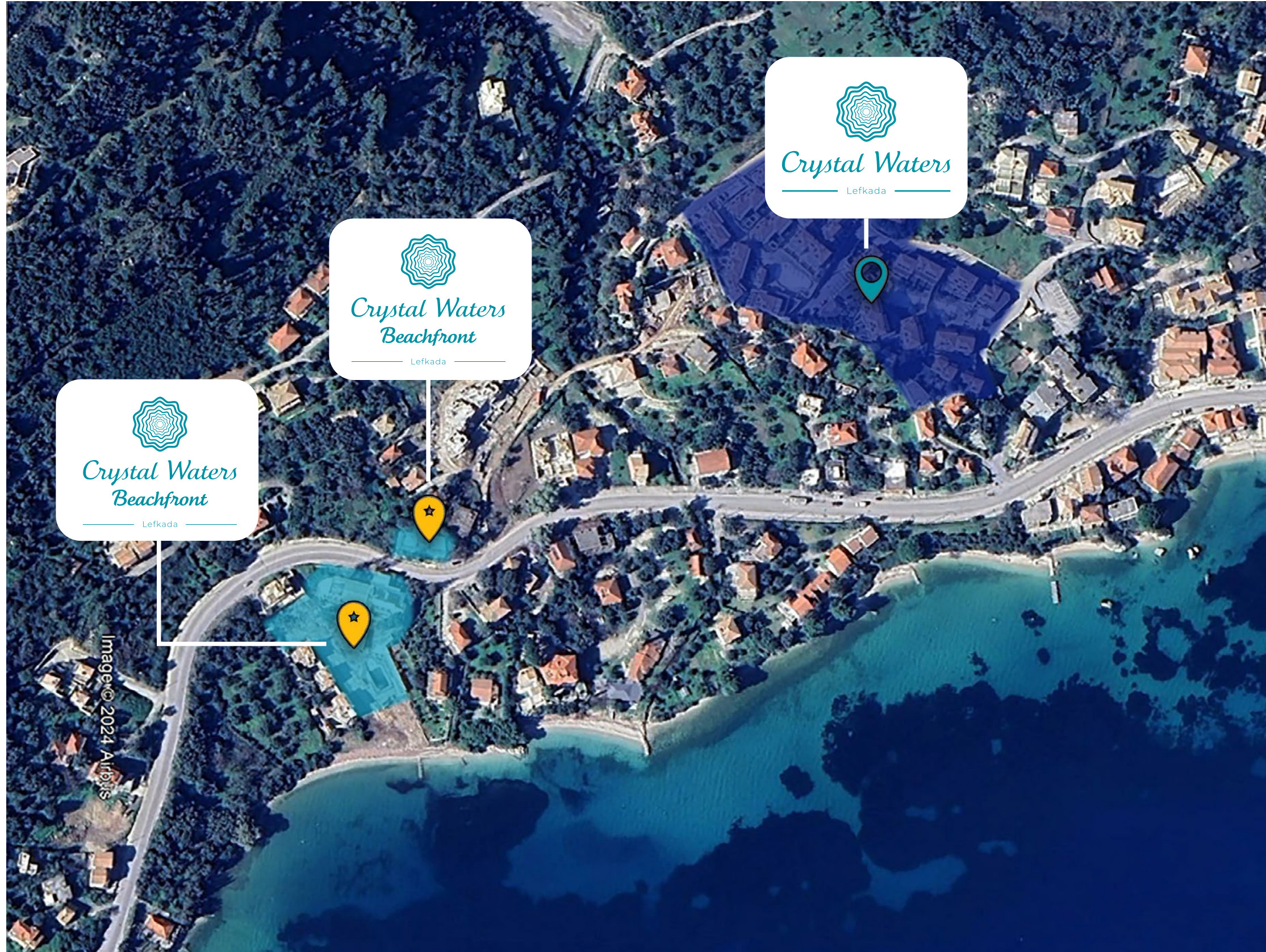
Millionaire's Yacht Clubs

IMMERSE YOURSELF INTO THE IONIAN SEA



Nidri Yatch Club

Our Location



Our hotel offers a perfect blend of relaxation, luxury, and stunning natural beauty. Nestled along a pristine coastline, this hotel provides guests with direct access to the beach, where soft sands and the rhythmic sounds of the waves create a serene and tranquil environment.

The hotel features a range of elegantly designed rooms and suites, many with private balconies or terraces that offer breathtaking views of the sea.

Whether you are looking for a romantic getaway, a family vacation, or a solo retreat, this seaside hotel offers an unforgettable escape where luxury meets the soothing embrace of the sea.







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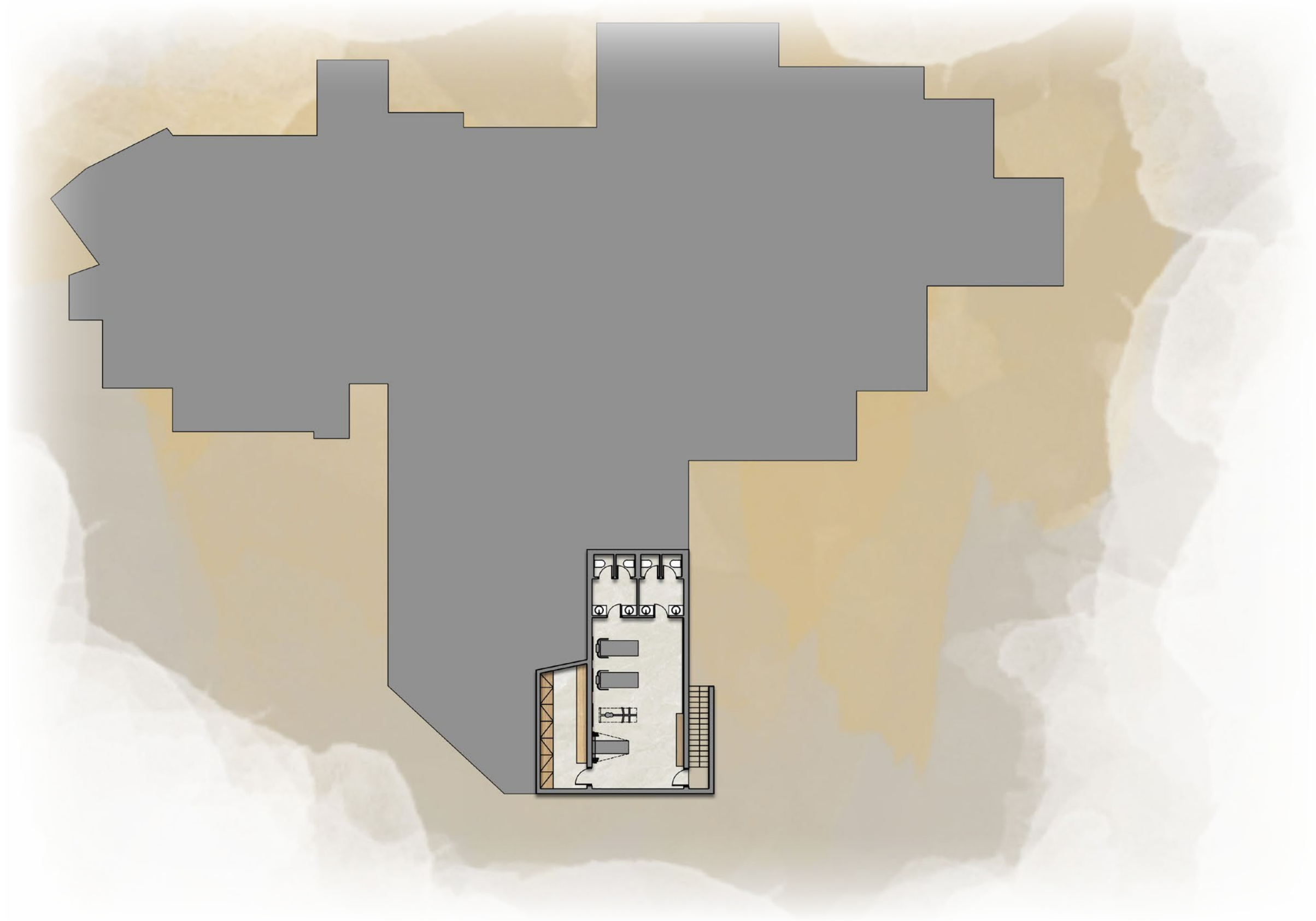
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COMPLEX A

LEVEL 1



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COMPLEX A

LEVEL 2



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COMPLEX A

LEVEL 3



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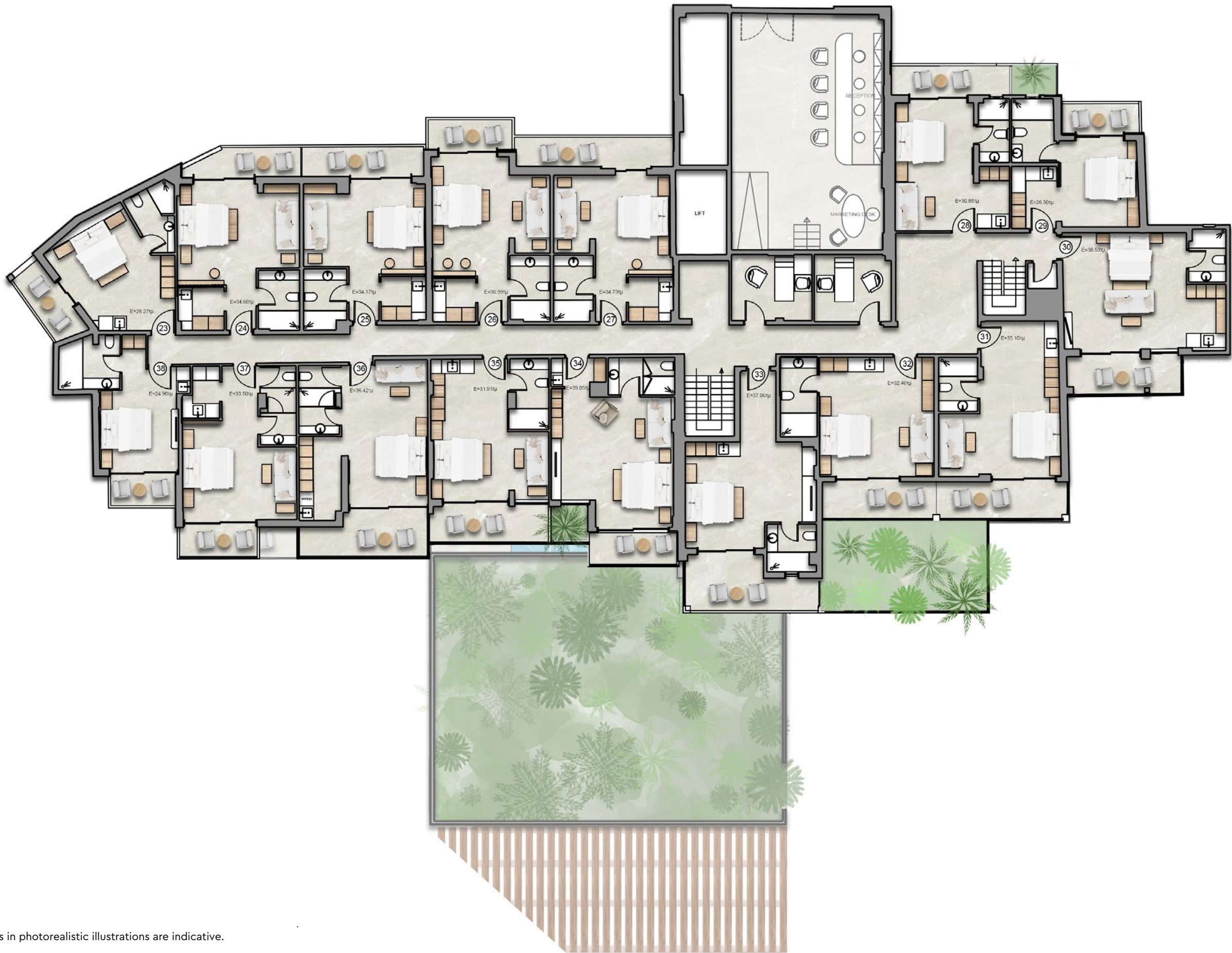
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COMPLEX A

LEVEL 4



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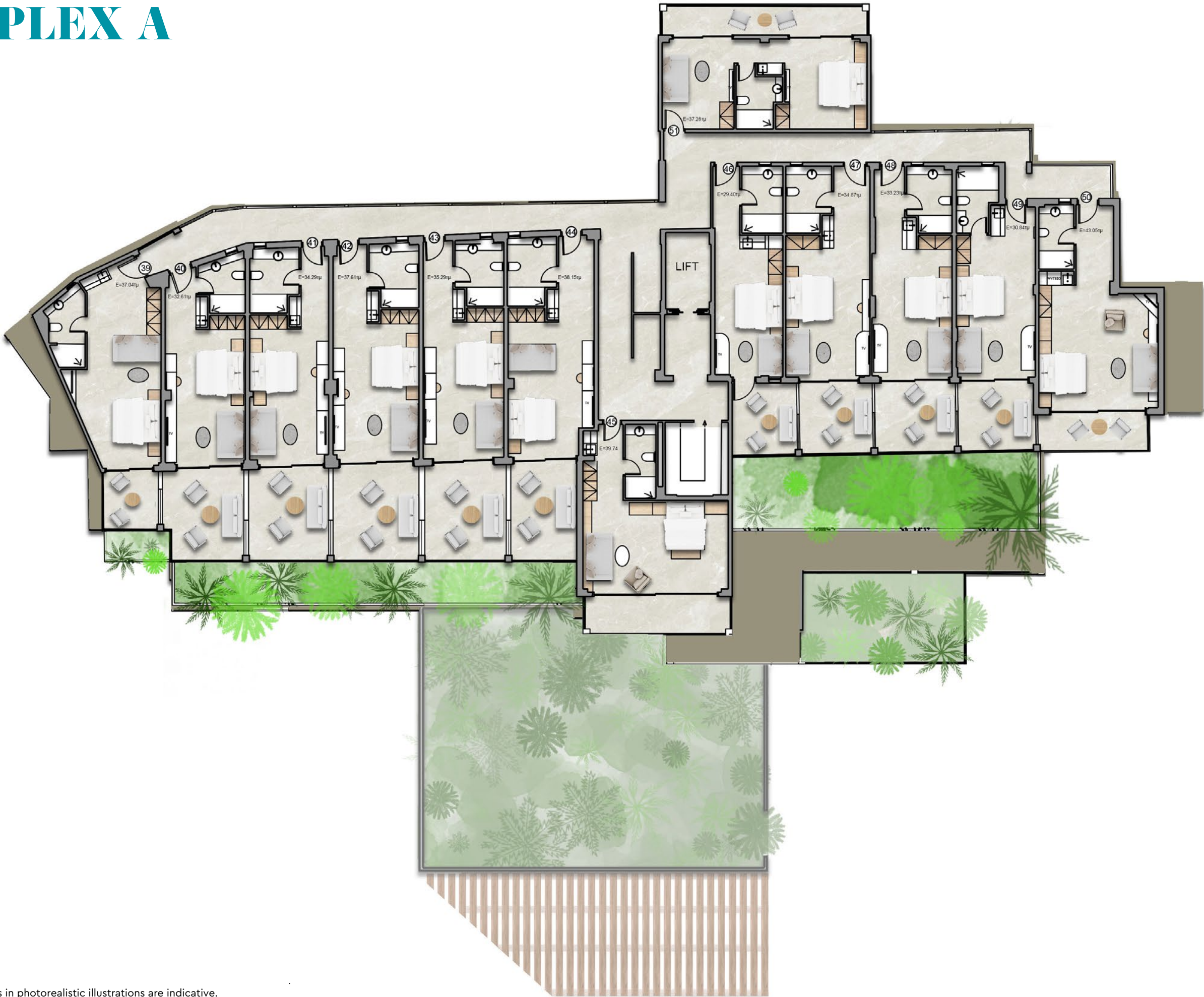
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COMPLEX A

LEVEL 5



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COMPLEX B

LEVEL 1



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COMPLEX B

LEVEL 2



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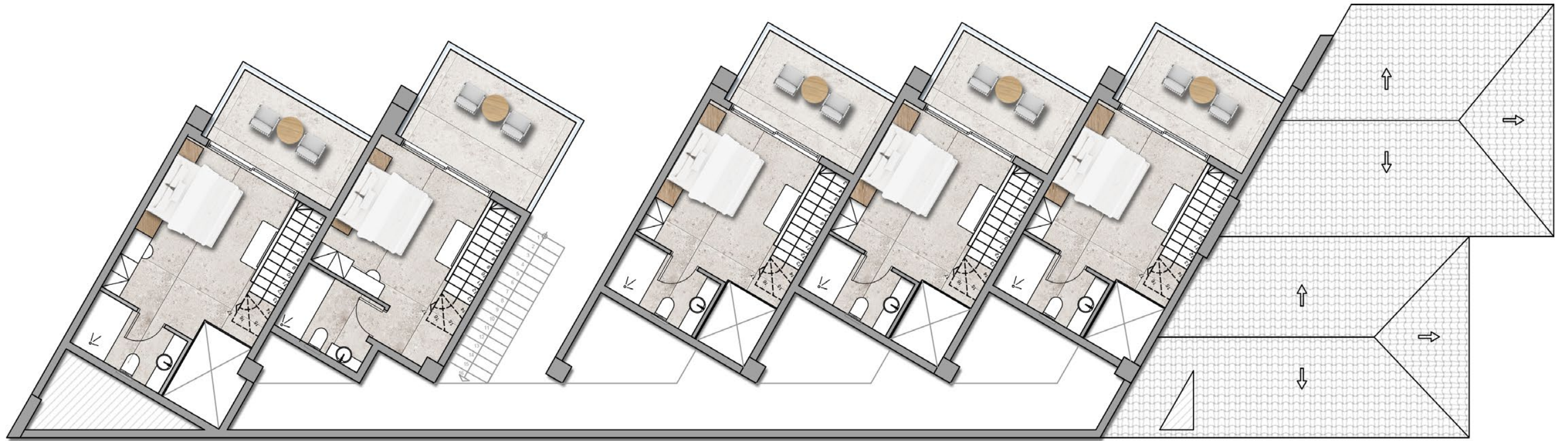
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COMPLEX B

LEVEL 3



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COMPLEX C

LEVEL GF



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COMPLEX C

LEVEL 1



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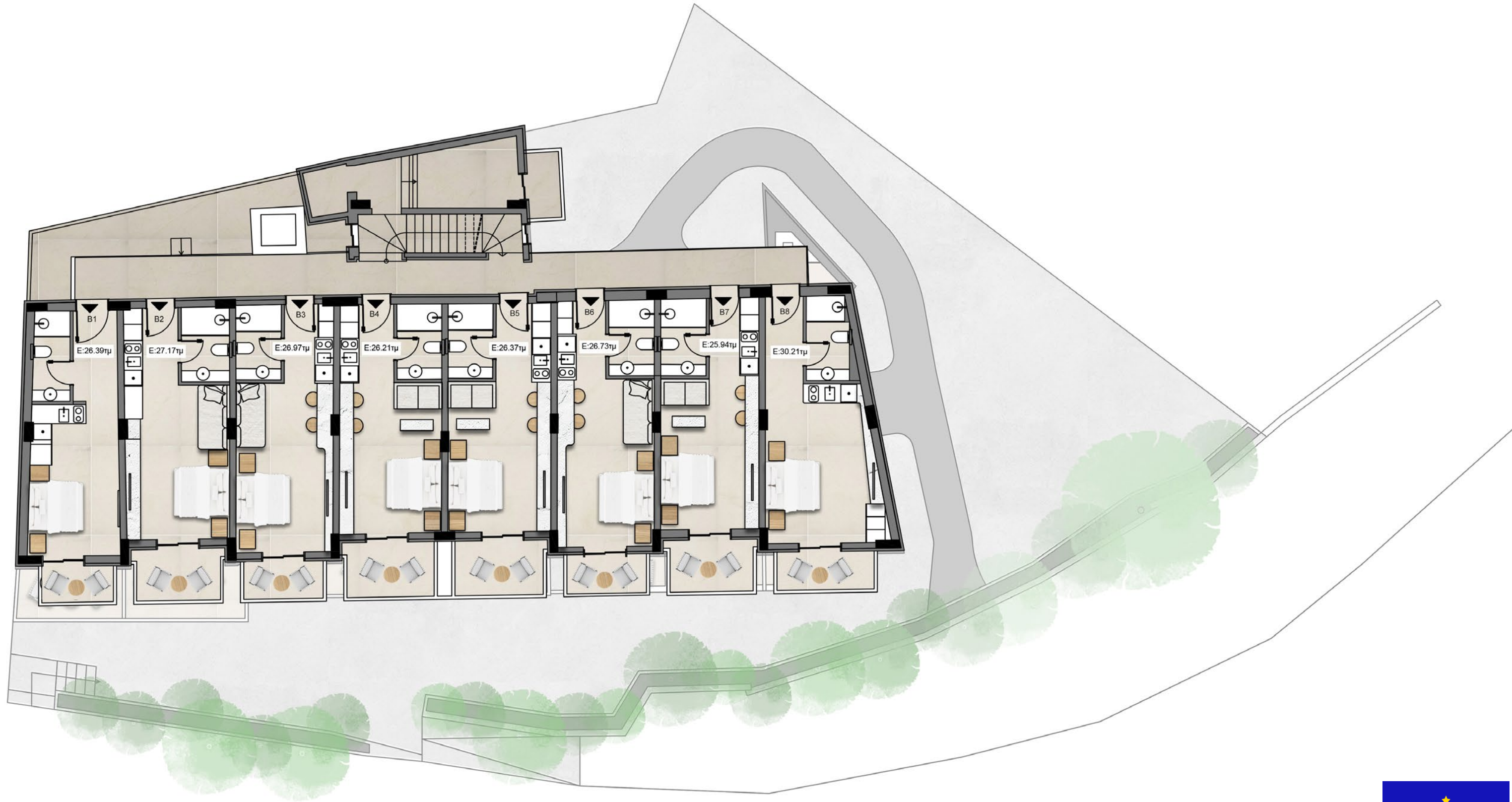
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COMPLEX C

LEVEL 2



COMPLEX C

LEVEL 3





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Specifications

ENTRANCE AND HALLWAY

Carefully designed shared access spaces with emphasis on lighting and plant selection
Installation of high-tech hydraulic system lift

SAFETY AND SECURITY

High standards entrance door with advanced security system
High quality intercom system – video door phone
Lighting with motion sensor and / or button in public areas.
Security sytem CCTV at the main entrance door and at the shared spaces
Alarm system at every apartment (preinstallation)

GENERAL FINISHES

Polished plaster walls
Premium eco-frienadly paints for walls and ceilings
High quality tiles for horizontal and vertical surfaces
High aesthetics and energy efficient aluminium controlled panels and double glazed aluminium windows
- Durable and energy efficient bioclimatic facade made of certified products ideal for creating a perfect environment irrespective of the weather conditions.

LIVING ROOM AND HALLS

- High quality large scale tiling to floor according to European standards
- Modern cable television and satellite signals system
- Ergonomic architectural lighting design based on new technology trends
- Interior stylish doors painted with eco-friendly paint. Lacquer technique.
- High quality ironmongery

Please note: All details contained are for illustrative purposes only. The developer reserves the right to modify specifications and products without notice or obligation.

BEDROOMS

- Modern cable television and satellite signals system
- Detailed design focusing on lighting and ergonomy

BATHROOM

- High quality tiling to walls and floors
- Shower set with hydromassage
- Shower set made of glass
- High quality chrome accessories
- Concealed high pressure cistern of modern standards

ELECTRICS

- Heat pumbs for every apartment. Cooling and heating water independency for less power consumption
- Detailed lighting design
- Thorough ergonomical deliberation regarding sockets, fixtures and wiring
- Electric towel rails for heating in the baths

KITCHEN

- High aesthetics and functionality, ergonomic kitchen design
- High quality faucet and sink
- Hygienic and antibacterial work surface
- Protective wall covering

Please note: All details contained are for illustrative purposes only. The developer reserves the right to modify specifications and products with

Area Schedule

COMPLEX A

Unit	Level	Type	Bed / Bath	Covered Area (m ²)	Balconies (m ²)	Total Area (m2)
1	2	Flat	1 Bed / 1 Bath	30,11	5,59	35,70
2	2	Flat	1 Bed / 1 Bath	22,34	4,04	26,38
3	2	Flat	1 Bed / 1 Bath	23,22	11,81	35,03
4	2	Flat	1 Bed / 1 Bath	44,93	8,50	53,43
5	2	Flat	1 Bed / 1 Bath	29,01	3,85	32,86
6	2	Flat	1 Bed / 1 Bath	29,47	4,36	33,83
7	2	Flat	1 Bed / 1 Bath	27,87	4,14	32,01
8	3	Flat	1 Bed / 1 Bath	28,27	5,85	34,12
9	3	Flat	1 Bed / 1 Bath	34,66	6,35	41,01
10	3	Flat	1 Bed / 1 Bath	34,17	7,20	41,37
11	3	Flat	1 Bed / 1 Bath	36,99	5,18	42,17
12	3	Flat	1 Bed / 1 Bath	34,73	9,45	44,18
13	3	Flat	1 Bed / 1 Bath	30,76	9,83	40,59
14	3	Flat	1 Bed / 1 Bath	26,63	4,79	31,42
15	3	Flat	1 Bed / 1 Bath	38,49	8,53	47,02
16	3	Flat	1 Bed / 1 Bath	31,20	4,67	35,87
17	3	Flat	1 Bed / 1 Bath	39,41	8,02	47,43
18	3	Flat	1 Bed / 1 Bath	39,05	9,07	48,12
19	3	Flat	1 Bed / 1 Bath	31,91	10,58	42,49
20	3	Flat	1 Bed / 1 Bath	36,42	9,84	46,26
21	3	Flat	1 Bed / 1 Bath	33,50	7,05	40,55
22	3	Flat	1 Bed / 1 Bath	24,90	4,05	28,95
23	4	Flat	1 Bed / 1 Bath	28,27	5,95	34,22
24	4	Flat	1 Bed / 1 Bath	34,66	6,35	41,01
25	4	Flat	1 Bed / 1 Bath	34,17	7,31	41,48
26	4	Flat	1 Bed / 1 Bath	36,99	5,19	42,18
27	4	Flat	1 Bed / 1 Bath	34,73	9,37	44,10
28	4	Flat	1 Bed / 1 Bath	30,85	9,83	40,68

Please note:
All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within ±5% due to construction reasons.

Area Schedule

COMPLEX A

Unit	Level	Type	Bed / Bath	Covered Area (m ²)	Balconies (m ²)	Total Area (m ²)
29	4	Flat	1 Bed / 1 Bath	26,50	4,89	31,39
30	4	Flat	1 Bed / 1 Bath	38,53	8,63	47,16
31	4	Flat	1 Bed / 1 Bath	35,10	9,66	44,76
32	4	Flat	1 Bed / 1 Bath	32,46	8,37	40,83
33	4	Flat	1 Bed / 1 Bath	37,06	12,16	49,22
34	4	Flat	1 Bed / 1 Bath	39,05	8,50	47,55
35	4	Flat	1 Bed / 1 Bath	31,91	8,46	40,37
36	4	Flat	1 Bed / 1 Bath	36,42	10,02	46,44
37	4	Flat	1 Bed / 1 Bath	33,50	4,76	38,26
38	4	Flat	1 Bed / 1 Bath	24,90	4,12	29,02
39	5	Flat	1 Bed / 1 Bath	37,04	6,55	43,59
40	5	Flat	1 Bed / 1 Bath	32,61	14,12	46,73
41	5	Flat	1 Bed / 1 Bath	34,29	14,66	48,95
42	5	Flat	1 Bed / 1 Bath	37,61	16,02	53,63
43	5	Flat	1 Bed / 1 Bath	35,29	15,66	50,95
44	5	Flat	1 Bed / 1 Bath	38,15	12,77	50,92
45	5	Flat	1 Bed / 1 Bath	39,74	11,22	50,96
46	5	Flat	1 Bed / 1 Bath	29,40	9,32	38,72
47	5	Flat	1 Bed / 1 Bath	34,87	10,14	45,01
48	5	Flat	1 Bed / 1 Bath	33,23	11,01	44,24
49	5	Flat	1 Bed / 1 Bath	30,84	10,20	41,04
50	5	Flat	1 Bed / 1 Bath	43,05	7,90	50,95
51	5	Flat	1 Bed / 1 Bath	37,28	12,51	49,79

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Area Schedule

COMPLEX B

Unit	Level	Type	Bed / Bath	Covered Area (m ²)	Balconies (m ²)	Total Area (m ²)
1	1	Flat	1 Bed / 1 Bath	33,02	8,27	41,29
2	1	Flat	1 Bed / 1 Bath	32,26	8,00	40,26
3	1	Flat	1 Bed / 1 Bath	30,10	6,50	36,60
4	1	Flat	1 Bed / 1 Bath	29,66	7,80	37,46
5	1	Flat	1 Bed / 1 Bath	29,83	7,80	37,63
6	1	Flat	1 Bed / 1 Bath	34,08	11,17	45,25
7	1	Flat	1 Bed / 1 Bath	38,90	7,50	46,40
8	2	Duplex	1 Bed / 2 Bath	57,51	17,90	75,41
9	2	Duplex	1 Bed / 2 Bath	63,68	14,78	78,46
10	2	Duplex	1 Bed / 2 Bath	57,46	15,14	72,60
11	2	Duplex	1 Bed / 2 Bath	56,70	15,10	71,80
12	2	Duplex	1 Bed / 2 Bath	57,18	15,05	72,23
13	2	Flat	1 Bed / 1 Bath	34,08	11,17	45,25
14	2	Flat	1 Bed / 1 Bath	43,11	7,49	50,60

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Area Schedule

COMPLEX C

Unit	Level	Type	Bed / Bath	Covered Area (m²)	Balconies (m²)	Total Area (m²)
GF1	GF	Flat	1 Double bed/ 1 Single bed/ 1 Bath	43,32	5,84	49,16
GF2	GF	Flat	1 Double bed/ 1 Single bed/ 1 Bath	30,16	8,35	38,51
GF3	GF	Flat	1 Bed / 1 Bath	30,03	6,27	36,30
GF4	GF	Flat	1 Double bed/ 1 Single bed/ 1 Bath	30,31	5,99	36,30
GF5	GF	Flat	1 Double bed/ 1 Single bed/ 1 Bath	28,70	3,63	32,33
GF6	GF	Flat	1 Double bed/ 1 Single bed/ 1 Bath	29,12	3,58	32,70
GF7	GF	Flat	1 Double bed/ 1 Single bed/ 1 Bath	30,83	4,18	35,01
A1	1	Flat	1 Bed / 1 Bath	26,39	3,16	29,55
A2	1	Flat	1 Double bed/ 1 Single bed/ 1 Bath	27,17	5,11	32,28
A3	1	Flat	1 Double bed/ 1 Single bed/ 1 Bath	26,96	3,61	30,57
A4	1	Flat	1 Bed / 1 Bath	26,21	6,02	32,23
A5	1	Flat	1 Bed / 1 Bath	26,37	5,98	32,35

A6	1	Flat	1 Double bed/ 1 Single bed/ 1 Bath	26,73	3,68	30,41
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Unit	Level	Type	Bed / Bath	Covered Area (m²)	Balconies (m²)	Total Area (m²)
A7	1	Flat	1 Bed / 1 Bath	25,94	5,12	31,06
A8	1	Flat	1 Bed / 1 Bath	30,21	4,41	34,62
B1	2	Flat	1 Bed / 1 Bath	26,39	3,16	29,55
B2	2	Flat	1 Double bed/ 1 Single bed/ 1 Bath	27,17	5,11	32,28
B3	2	Flat	1 Double bed/ 1 Single bed/ 1 Bath	26,96	3,61	30,57
B4	2	Flat	1 Bed / 1 Bath	26,21	6,02	32,23
B5	2	Flat	1 Bed / 1 Bath	26,37	5,98	32,35
B6	2	Flat	1 Double bed/ 1 Single bed/ 1 Bath	26,73	3,68	30,41
B7	2	Flat	1 Bed / 1 Bath	25,94	5,12	31,06
B8	2	Flat	1 Bed / 1 Bath	30,21	4,41	34,62
C1	3	Flat	1 Bed / 1 Bath	35,56	12,85	48,41
C2	3	Flat	1 Bed / 1 Bath	43,37	62,70	106,07

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