

VIGGAS

Platanitis Resort



No one and nothing should stand between you and the sea.
Not even a physical barrier such as a road or sideways.
That is why we have built your ideal home literally...

...by the deep blue sea.



At the water's edge...

...on a beautiful beach near charming Nafpaktos we found the ideal location for Platanitis Resort. A fabulous housing estate distinguished by pure luxury, tranquillity and direct access to the sea. The estate is ideally situated in the only coastal area that borders directly with the seas' edge as there is no road or pedestrian way in between (about 20 metres from the sea). The view of the Rion - Antirion Bridge is enchanting and the feeling of complete serenity heavenly.



Nafpaktos

A place for everyone.

Picturesque Nafpaktos, one of the oldest seaside towns in Greece, is only three kilometres away from the estate. The area's uniqueness is that through the centuries it has managed to preserve its local culture and character unaffected. The Venetian castle in the old part of the town pays tribute to this. The castle is one of the largest and best preserved in the Balkans.

Nafpaktos is also one of the few towns in Greece that offer a wide range of activities and all types of entertainment throughout the year. In winter there is rafting on Evinos River and skiing, as the area, and the estate in particular, is located between the Parnassos and Kalavryta skiing resorts. In the summer, the sheltered bay and clean sea of Nafpaktos welcomes many visitors who enjoy water sports and especially scuba diving. Fishing, hiking and sailing are also very popular. When you get hungry after all the swimming, sunbathing and other activities and the sacred moment for your meal arrives, there is an excellent choice for all age groups. There are numerous restaurants and tavernas in Nafpaktos that are famous for their delicious seafood. Nor will nightlife enthusiasts be disappointed; there are more than a hundred bars to satisfy every mood and musical preference. This is the best thing about the area; it offers a relaxed atmosphere and entertainment when you want it. It is particularly suited to anyone who loves a bit of excitement and knows how to enjoy life to its fullest.



Your personal paradise...

...one of the 34 two-floor cottages or one of the 8 penthouse apartments in Platanitis Resort. Ideal places to escape work and duties, and enjoy an extraordinary view stretching beyond the horizon.

Each cottage has its own private garden (plots ranging from 280m² to 550m²), while the 8 seafront cottages also have private swimming pools (shared between 2 cottages) along the beach. The sitting and living rooms all face the large inland park. Almost all the residences have two outdoor parking spaces in special exclusive zones (in addition to the private garden), and pergolas, either in the garden or the veranda. Also, several residences have quite large semi-covered areas with views of the inland park and the sea. Peace and serenity are guaranteed to the greatest extent, as the buildings have been designed to offer privacy.



Sites & Facilities

The estate occupies an entire, independent 100m x 160m building block; it has an 100m coastal façade and borders with a green area to the west. It consists of 14 attractive, high specification buildings, which include cottages and apartments, all with a disarming view of the bridge, irrespective of their location, due to the placement of the buildings and the 3m altitude difference between the seaside residences and the rest. The main communal facilities include a 2000m² inland park with two swimming pools (a 25m pool and a shallow children's pool) and a large garden, controlled access, general security lighting, access to the sea from inside the estate, organized parking spaces and the estate regulation that ensures maintenance of communal areas, aesthetics and the perfect functioning of Platanitis Resort.



Architecture & Specifications

The entire estate has been designed to be in harmony with the aesthetics and simple architecture of the surrounding area. The buildings are small with traditional tiled roofs, facings and patios built of local stone, and covered verandas with stone parapets. The decorative elements and colours add a touch of luxury and are reminiscent of the area's neoclassical mansions. High specification materials and methods have been applied to the buildings and all installations are based on modern technology.

Besides the conventional materials used for luxury structures, the estate also offers the following facilities:

- Central TV-satellite antenna installation for every building
- Completely independent heating facilities for each cottage, with individual boilers and fuel tanks
- Wooden pergolas
- Coloured mosaic swimming pool lining
- Mosaic tiles on the bathroom and kitchen walls
- Elaborate fireplace cornices
- Decorative garden gates
- Main entrance security doors



Development & Prospects

The largest cable stay bridge in the world - 2.8 kilometres long - is not only one of the most impressive international projects, but also connects the Peloponnese and western central Greece. Travelling from Patras, the capital of the Peloponnese, to Nafpaktos and vice versa is now faster, easier, and not subject to delays caused by sea traffic or bad weather. The bridge has a direct impact on the progress and development of the greater area.

Real estate purchase is currently considered a major investment opportunity, while business prospects for the future are immense.





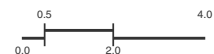
Type A - 8 seaside cottages

- Exclusive plot size 343 - 475m²
- Cottage size 136m²
- 3 - 4 bedrooms
- Basement 81m²
- Ground floor pergola 33m²
- First floor veranda 25m², with a view to the sea
- 2 parking spaces
- Private swimming pool per 2 cottages in a 225 - 272m² area



Type A plans

2 of the 8 cottages are shown below.
These plans can be consulted as models for all the cottages,
as there are minimal differences between them.



Ground floor - e1, e2

Dining room/Sitting room: 4.00 x 7.30

Kitchen: 3.05 x 3.70

Room: 3.65 x 4.25

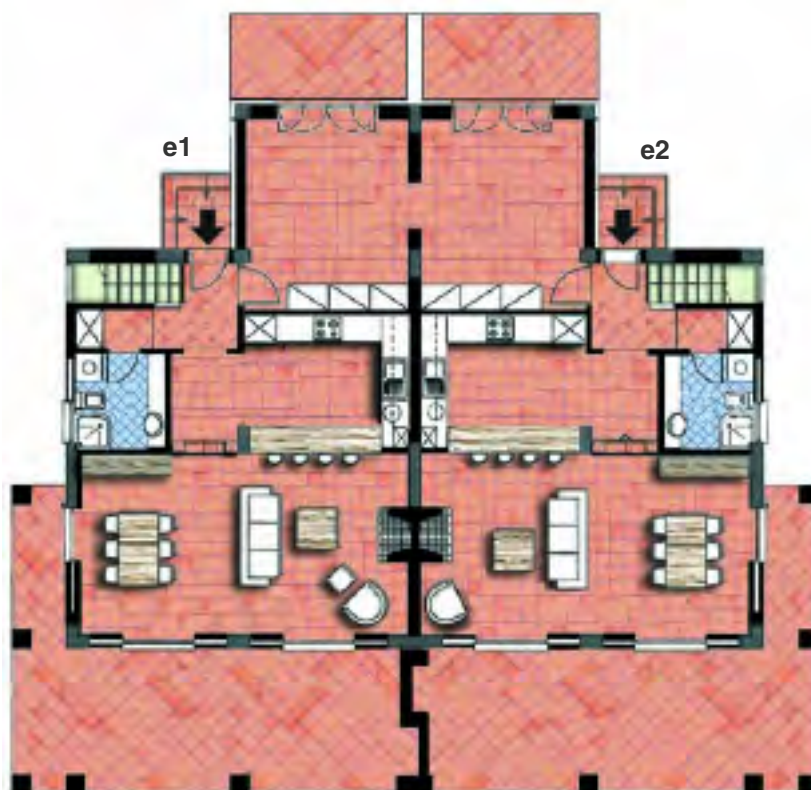
Hall: 1.90 x 1.90

Hall: 1.50 x 2.20

Bathroom: 2.00 x 2.10

Pergola: 3.20 x 8.60

Pergola: 1.20 x 3.60



First floor - e1, e2

Room: 3.10 x 3.55

Hall: 1.90 x 3.05

Bathroom: 1.90 x 2.20

Bedroom: 3.10 x 3.60

Bedroom: 3.10 x 3.60

Veranda: 3.10 x 7.45



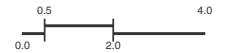
Type B - 10 cottages

- Exclusive plot size 244 - 361m²
- Cottage size 103m²
- 3 bedrooms
- Ground floor semi-covered area 15m²
- First floor verandas 40m², with a view to the garden/sea
- 2 parking spaces



Type B plans

2 of the 10 cottages are shown below.
These plans can be consulted as models for all the cottages,
as there are minimal differences between them.



Ground floor - f1, f2

Sitting room/Kitchen: 4.90 x 6.80

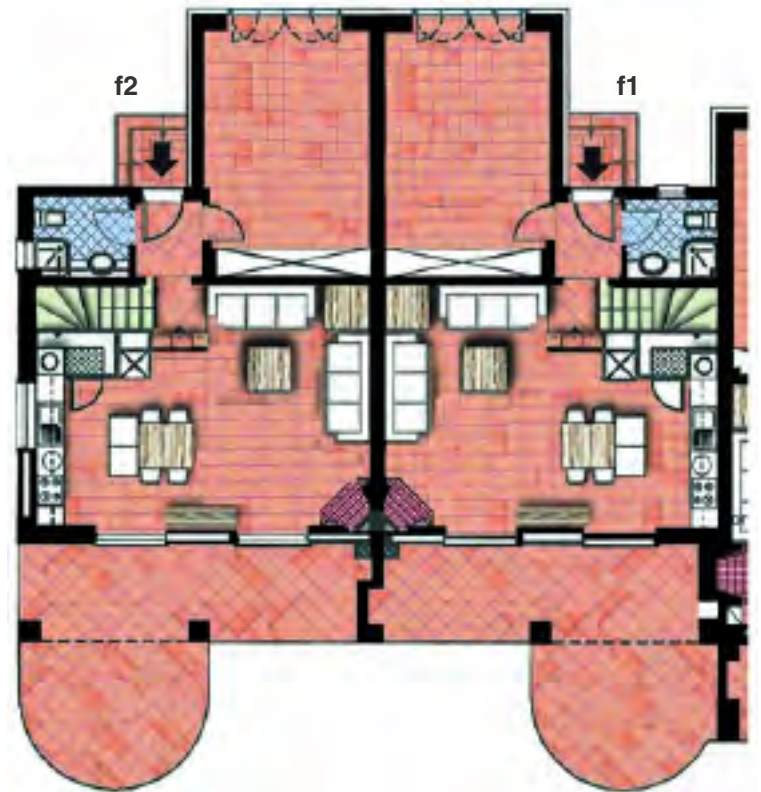
Room: 3.40 x 5.00

Hall: 1.35 x 1.50

Bathroom: 1.65 x 1.95

Veranda: 2.00 x 6.80

Veranda: 3.00 x 3.80



First floor - f1, f2

Hall: 1.80 x 2.70

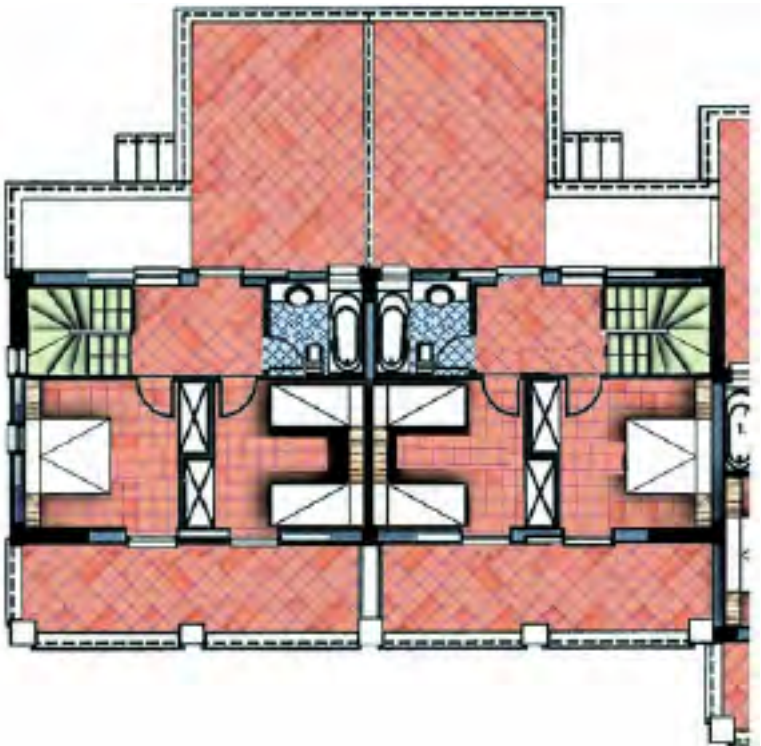
Bathroom: 1.90 x 1.90

Bedroom: 3.00 x 3.35

Bedroom: 3.00 x 3.30

Veranda: 3.65 x 5.15

Veranda: 2.00 x 7.00



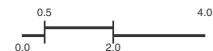
Type C - 8 cottages

- Exclusive plot size 360 - 543m²
- Cottage size 146m²
- 4 - 5 bedrooms
- Ground floor pergola 20m²
- First floor semi-covered area 15m², with a view to the garden/sea
- 2 parking spaces



Type C plans

2 of the 8 cottages are shown below.
These plans can be consulted as models for all the cottages,
as there are minimal differences between them.



Ground floor - b3, b4

Dining room/Sitting room: 5.50 x 6.20

Kitchen: 3.90 x 3.20

Bathroom: 1.90 x 2.10

Room: 3.80 x 3.05

Storage room: 2.20 x 1.10

Ground floor pergola: 3.00 x 6.50



First floor - b3

Living room/Dining room: 8.50 x 3.85

Hall: 1.00 x 1.90

Bathroom: 1.90 x 2.20

Bedroom: 2.90 x 3.25

Bedroom: 3.00 x 3.20

Veranda: 2.00 x 6.50

First floor - b4

Room: 3.00 x 3.20

Hall: 1.90 x 2.80

Bathroom: 1.90 x 2.20

Bedroom: 3.50 x 5.60

Bedroom: 3.00 x 3.25

Veranda: 2.00 x 6.00



During the early construction stage, type C cottages
may be converted into 2 independent residences
(ground floor and first floor), under the same proprietorship.

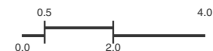
Type D - 8 cottages

- Exclusive plot size 273 - 478m²
- Cottage size 164m²
- 4 bedrooms
- First floor semi-covered area 26.50m²
- Ground floor pergola 14m², with a view to the garden/sea
- 2 parking spaces



Type D plans

2 of the 8 cottages are shown below.
These plans can be consulted as models for all the cottages,
as there are minimal differences between them.



Ground floor - g3

Dining room/Sitting room: 6.25 x 7.65

Kitchen: 3.00 x 3.25

Hall: 2.10 x 2.00

Bathroom: 2.20 x 2.30

Room: 3.55 x 3.60

Storage room: 1.95 x 3.75

Ground floor pergola: 3.10 x 4.50

Ground floor - g4

Living room/Kitchen: 6.30 x 8.00

Hall: 3.50 x 1.20

Bathroom: 1.80 x 2.40

Bedroom: 3.25 x 4.10

Additional room: 1.80 x 1.60

Storage room: 2.85 x 2.20

Cellar: 2.20 x 2.10

Ground floor pergola: 3.10 x 4.50



First floor - g3

Hall: 2.90 x 3.30

Bathroom: 1.95 x 2.35

Bedroom: 3.80 x 4.45

Bedroom: 4.10 x 3.50

Bedroom: 3.05 x 3.60

Semi-covered area: 3.20 x 8.25

First floor - g4

Kitchen: 3.25 x 2.90

Hall/Stairwell: 3.25 x 4.80

Bathroom: 1.80 x 2.35

Bedroom: 2.90 x 3.50

Bedroom: 3.50 x 3.60

Bedroom: 3.60 x 4.00

Semi-covered area: 3.20 x 8.30



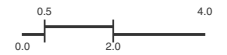
Type D - 8 top floor apartments

- Apartments above the cottages (with independent entrances)
- Apartment size 66m²
- 2 bedrooms
- 27m² pergola on veranda, with a view to the garden/sea
- 1 - 2 parking spaces



Type D apartment plans

2 of the 8 apartments are shown below.
These plans can be consulted as models for all the apartments,
as there are minimal differences between them.



First floor - a6

Sitting room/Dining room/Kitchen: 3.75 x 7.60

Bathroom: 1.85 x 1.95

Bedroom: 2.95 x 4.35

Bedroom: 3.00 x 3.00

Veranda: 1.55 x 5.40

Veranda with pergola: 3.20 x 8.30

First floor - a5

Sitting room/Dining room/Kitchen: 3.50 x 7.85

Hall: 1.45 x 1.65

Bathroom: 1.65 x 2.20

Bedroom: 2.95 x 3.30

Bedroom: 3.05 x 3.60

Veranda: 1.55 x 6.25

Veranda with pergola: 3.20 x 8.30



Type A building sitting room



Plot plan & residences

Cottage or apartment? It's time to find out your type!

Type A - 8 cottages

d1, d2, d3, d4, e1, e2, e3, e4

Type B - 10 cottages

c1, c2, c3, c4, c5, f1, f2, f3, f4, f5

Type C - 8 cottages

a3, a4, b3, b4, g1, g2, h1, h2

Type D - 8 cottages

a1, a2, b1, b2, g3, g4, h3, h4

Type D - 8 apartments

a5, a6, b5, b6, g5, g6, h5, h6

We would like to inform you that the bank we deal with offers special loan terms.

For additional information, please visit our website at **www.viggas.com**.

You can contact us at the following numbers:
tel.: +30 693 7050531, fax: +30 210 8130310
or e-mail us at: sales@viggas.com

