



VILLA OCEANIA

KAMAI GROUP

Kineta 191 00 . Greece



Majestic Location

Combining all the criteria, Kineta is considered one of the best destinations in Western Attica.

Located just 55 km from Athens and 14 km from Megara, Kineta is a majestic destination, perfect for a prestigious property. Nestled in the shadow of Mount Geraneia, along the Athens-Corinth highway, Kineta has been a choice for many famous individuals to build their permanent or summer residences. It is regarded as one of the finest destinations in western Attica, boasting 6 kilometers of white pebble and sandy beaches, and his accessibility with a suburban train connection.

*An ultra-select
beachside location*



An exceptional place

KINETA PRIVATE HOME

An exclusive real estate project in Kineta. A spectacular natural setting to experience luxury and tranquility.



An Opportunity-Packed Plot

Welcome to Kineta, a region that seamlessly blends Greece's natural beauty with promising economic opportunities for real estate investors.

This seaside plot is a rarity in the Kineta region. With panoramic vistas of the sparkling Mediterranean Sea and the backdrop of Mount Geraneia, it offers a unique canvas for your private home. The generous size of the land allows you to bring your vision to life, whether for permanent residences or seasonal rentals.

Strategic Location

Close to Athens, Kineta provides easy access to the capital while offering a seaside sanctuary. The 6 kilometers of white sand and pebble beaches are a major draw for sea enthusiasts. Moreover, the increasing demand for seasonal rentals in the region adds an extra economic allure for investors. Properties of this quality and rarity are becoming increasingly sought-after, ensuring long-term potential for attractive returns.

This chance to own seaside property in Kineta is precious in terms of both natural beauty and real estate investment. With the rising demand for seasonal rentals, it's a savvy choice for investors looking to blend elegance with profitability.









PRIME LOCATION

Kineta is a hidden gem on the Greek coast that seamlessly combines real estate opportunities and tourist attractions.

The region also offers a wealth of activities for every taste. Thrilling water sports such as windsurfing and scuba diving are available, while culture enthusiasts can explore fascinating historical sites like the Temple of Poseidon at Cape Sounion.

It is possible to get to Kineta by road, by sea, by train or private plane. Its **proximity** and **breathtaking landscape** make it a very popular region for investors.



-  45 min from Athens airport
-  Close to entertainment venues
-  Close to historical sites
-  Direct beach access

ROAD DISTANCE


Marina	- 5 min
Stunning beaches	- 3 min
Downtown	- 5 min
Athens	- 35 min
International Airport (Athens)	- 45 min
Megara (historic town)	- 15 min
Megara Airport	- 15 min




GROUND PLAN / KINETA PROJECT



Total Area : 10.524 s.qm

 Plot for villa

 Collective urban zone
(road and entertainment area)

Location:

Kineta - Κινέτα

191 00 - Greece





The Villa

A quality life,
Harmony between architecture and place

The Oceania Villa epitomizes the harmonious union of an exceptional plot of land and a year-round ideal climate. This villa has been meticulously designed to provide a peaceful and functional living space, seamlessly blending modern architecture with the authenticity of the region. Set on a single level, it features 2 to 3 bedrooms, each with its well-appointed bathroom. Its proximity to the sea makes the view simply incredible, creating the illusion of being one with the water. Whether with family or friends, all will be delighted to enjoy the high-quality indoor and outdoor living spaces, courtesy of its expansive terrace and private pool that overlooks the Aegean Sea.

Outdoor space



Inside the villa, the bright and airy living spaces are skillfully designed with high-end finishes and superior quality materials. The 2 to 4 bedrooms provide a tranquil haven to relax after a fulfilling day. Large windows welcome the gentle Mediterranean light, while the living areas open up to generous private terraces. The spacious terraces offer panoramic views of the sparkling sea, creating an idyllic setting for moments of camaraderie and relaxation. Refresh yourself in your private pool, an exclusive haven of serenity and enjoyment.











A suitable living space

The living space of this villa has been meticulously designed to offer an exceptional quality of life tailored to everyone's needs. Every detail reflects a perfect harmony between functionality and elegance, from the well-equipped kitchen to the comfortable bedrooms, and the spacious terrace with a private pool. This high-quality space invites you to create unforgettable moments with your family.









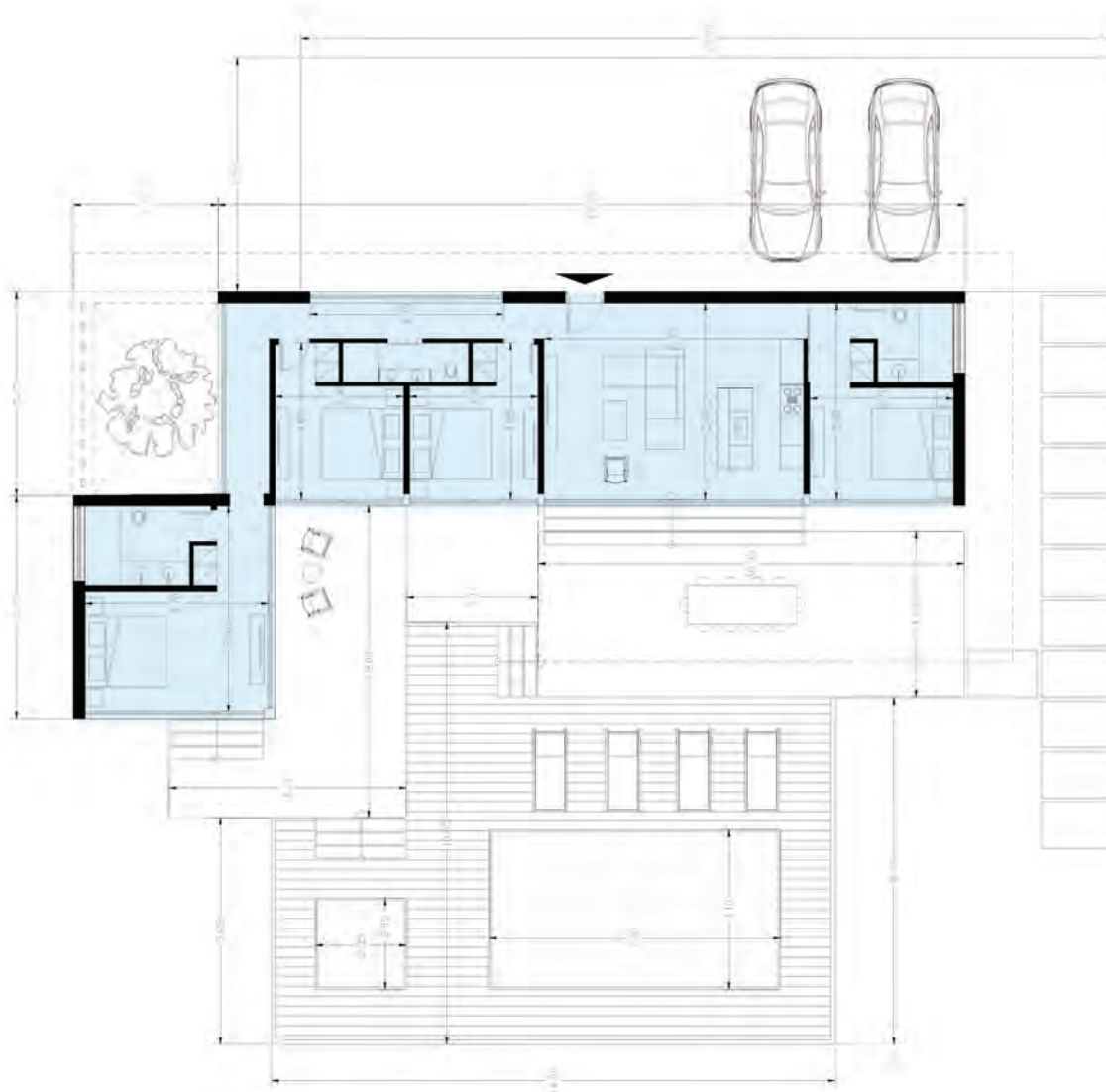


PLANS

FEATURES

Project characteristic per unit

- Plot : - 3000 sq.m
- Built : 80 - 140 sq.m gross living / one level
- 2 - 4 bedrooms / 2 - 4 bathroom
- Living room with bay window giving sea view
- Private pool
- Outdoor lounge with pergola
- Garden
- Parking
- Direct beach access
- Large plot



OCEANIA

- House gross living : 140 sq.m
4 bedrooms + 4 bathrooms
- Exterior total : 220 sq.m
- Swimming pool : 38,2 sq.m
- Rooftop : 34 sq.m

ARCHITECTURAL PLANS
 Preliminary
 OCEANIA
 HOUSE A / FLOOR PLAN
 4 BEDROOM / 140sq.m

The plans, dimensions and measurements are not definitive and can be modified

A detailed architectural floor plan of a villa, showing various rooms, a pool, and outdoor areas. The plan is rendered in a light brown color on a darker brown background.

PLANS

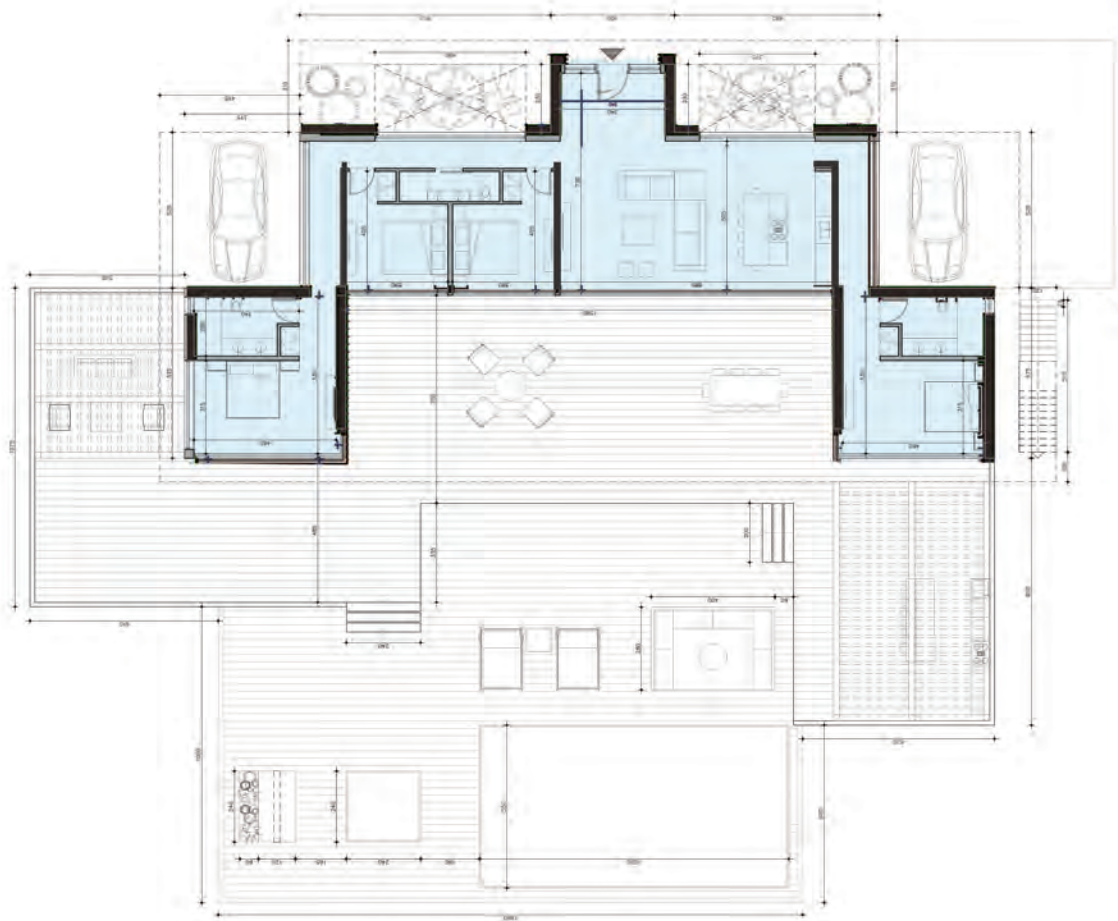
FEATURES

Project characteristic per unit

Superior Villa

- Spacious house
- Built : 140 sq.m gross living on one level
- 4 bedrooms / 3 bathrooms
- Living room with bay window giving sea view
- Private infinity pool with Mini children's pool
- Outdoor lounge with pergola
- Outdoor kitchen
- Outdoor sunken lounge
- Garden
- Parking
- Direct beach access
- Large terrace

OCEANIA PREMIUM



House gross living : 140 sq.m
4 bedrooms + 4 bathrooms

Exterior total : 240 sq.m

Swimming pool : 38,2 sq.m

Rooftop : 30 sq.m

ARCHITECTURAL PLANS
Preliminary
OCEANIA
HOUSE A / FLOOR PLAN
4 BEDROOM / 140sq.m

The plans, dimensions and measurements are not definitive and can be modified



Developer's Message

Inspired by Greek elegance,
The Oceania Villa offers
its customers transcended
projects with unique concepts
and quality designs in exceptional
and rare locations.

With our experience over the
past decade, we have
offered quality of education,
innovative technology, and
property investment. Today,
The Address unravels quality
of life through creating
sustainable communities built
on creativity.

VILLA OCEANIA

High standing project
located in Greece.

Structural Consults: Specs Consulting C.E

Project Management: KAMAI GROUP

Builder : G.C Power P.C

Architects: AKKM

Design: Ines Maria Briza

General developer : G.C Power P.C



G.C POWER P.C

13 Pyrronos st., 163 46, Attiki

Certification : ISO 45001

KAMAI GROUP By Kamai Relaxation Resorts is a real estate development company, specializing in the design of prestigious properties in Greece.

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