

GREEN VILLAS
Kineta Beach

KAMAI GROUP

Kineta 191 00 . Greece

Discover a luxury seaside haven in the heart of the Peloponnese Peninsula, Greece.
Green Villas are a prestigious and modern private villas respecting the authenticity of Greece.
Offering the opportunity to experience an exceptional residential retreat, this gem blends
seamlessly into the stunning coastal landscape, offering stunning views of the Aegean Sea
and exclusive access to a private beach.

Detached house 69 sq.m 2bedrooms Private pool Incredible sea view Direct beach access

All information, material, photos, plans or computer generated images contained within this brochure are for illustrative purposes only and are subject to change as the development progresses. Potential buyers are advised to carry out their own due diligence and verify all details prior to a commitment to purchase





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.

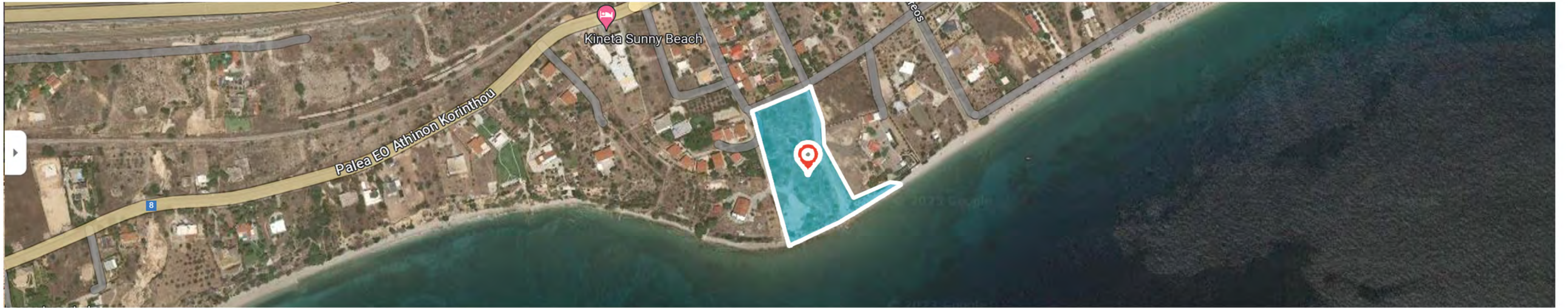
This seaside plot is a rarity in the Kineta region. With panoramic vistas of the sparkling Mediterranean Sea and the backdrop of Mount Geraneia, it offers a unique canvas for your private home. The generous size of the land allows you to bring your vision to life, whether for permanent residences or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







GROUND PLAN / KINETA PROJECT



Total Area : 8.800 s.qm

 Line plot for villas

 Collective urban zone
(out-of-plane area)

Location:

Kineta - Κινέτα

191 00 - Greece



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 |





The Villas

A quality life,
Harmony between architecture and place

A perfect harmony of exceptional seaside location and ideal climate all year round. Each of these six modern two-bedroom villas has been meticulously designed to offer luxurious and functional living spaces, blending contemporary architecture with the region's authenticity.

Their privileged locations near the sea offer spectacular views, creating a unique connection with the crystalline waters of the Aegean Sea, giving you the illusion of merging with the water itself. Fully enjoy the high-end indoor and outdoor spaces, including spacious terraces and private pools, for unforgettable moments of relaxation with family or friends.

Outdoor space



Kineta Villas boast a lavish exterior, featuring a spacious terrace complete with an outdoor kitchen area, perfect for alfresco dining. The large infinity pool offers breathtaking direct views of the sea, creating an atmosphere of absolute luxury. With direct access to the beach from the property, indulge in the tranquility and serenity of the ocean at your doorstep. The expansive floor-to-ceiling windows in both the house and bedrooms provide magnificent panoramic views, allowing natural light to flood the interior and offering a seamless connection with the spectacular coastal landscape.







A photograph of a luxurious outdoor terrace. In the foreground, there is a concrete patio with two round, manicured green bushes. A large, L-shaped outdoor sofa with light-colored cushions and a wooden base is positioned around a small fire pit. Beyond the sofa is a swimming pool that extends to the edge of the terrace, offering an unobstructed view of the blue ocean under a clear sky. To the left, there are some potted plants and a white umbrella.

Intimate Luxury

Maximizing Comfort in Minimalist Living Spaces

The living spaces have been meticulously crafted to provide an unparalleled quality of life tailored to every individual's desires.

Each detail embodies a flawless blend of functionality and elegance, from the well-appointed kitchens to the cozy bedrooms, and the expansive terrace featuring a private pool. This premium environment beckons you to craft unforgettable moments with your loved ones.







PLANS

FEATURES

Project characteristic per unit

Plot : ~ 500 sq.m

Built : 61 - 72 sq.m gross living / two level

1 - 2 bedrooms

Living room with large bay window giving sea view

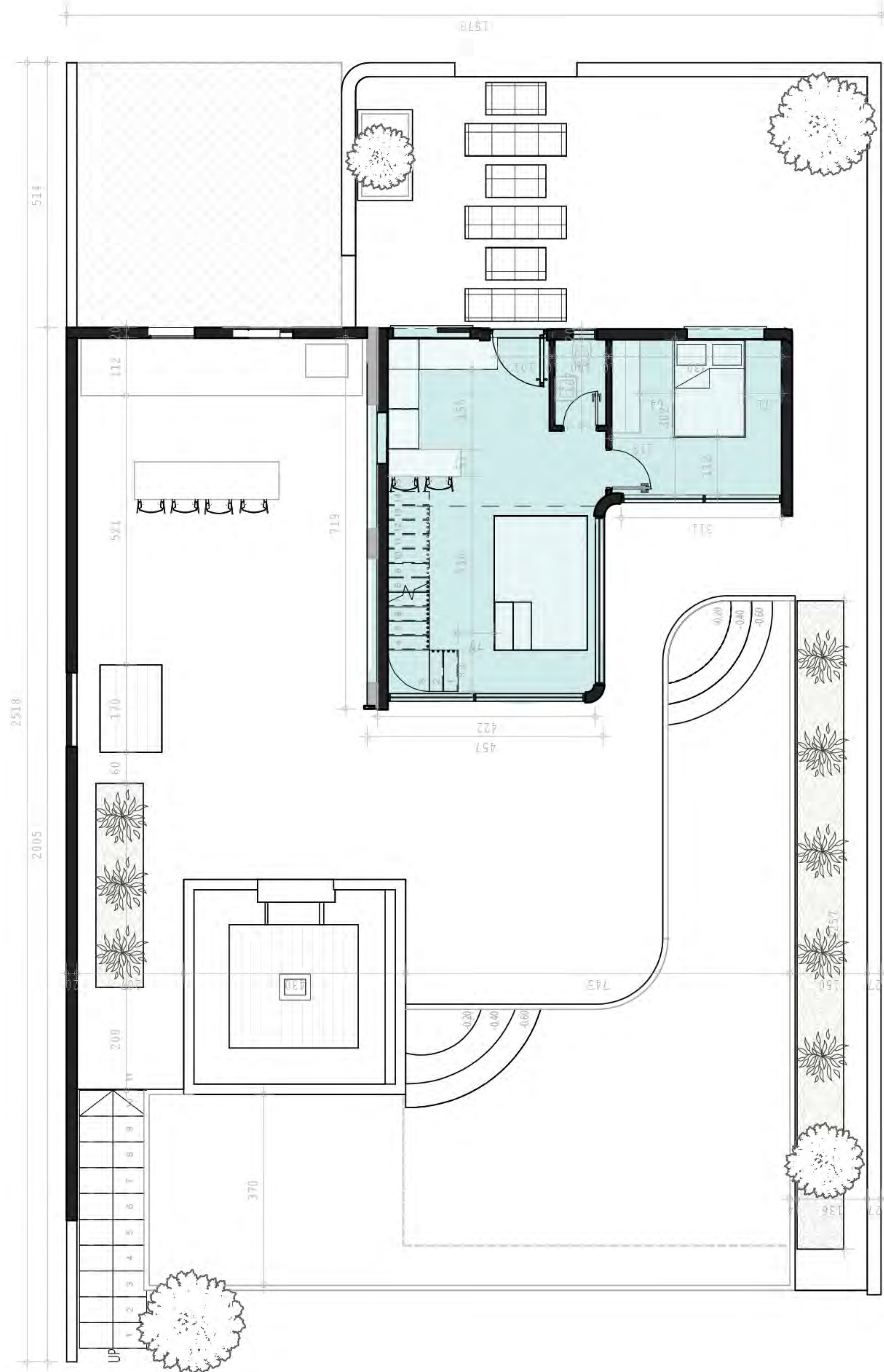
Private pool

Outdoor lounge with pergola

Garden

Parking

Direct beach access



GREEN VILLA - PREMIUM

House gross living : **71.6 sq.m**
2 levels | 2 bedroom

Plot : 400 sq.m

Total built plot : 377 sq.m

Exterior area : 298 sq.m / 252 sq.m

Swimming pool : 35 sq.m / 81 sq.m

GREEN VILLAS
Kineta Beach

KAMAI GROUP

ARCHITECTURAL PLANS
Preliminary
KINETA
HOUSE C / FLOOR PLAN
2 BEDROOM / 71.6sq.m

The architectural plans include optional elements (not supplied), and the dimensions provided are subject to further refinement and are not definitive.



Developer's Message

Inspired by Greek elegance,
The Green 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.

**KAMAI
GROUP**

GREEN VILLAS

High-end real estate project by
the sea in Kineta, Greece.

Structural Consults: Specs Consulting C.E

Project Management: **KAMAI**

Builder : **G.C Power P.C**

Architects: **Y-ARCH / AKKM**

Design: **VIZION STUDIO**

General developer : **G.C Power P.C**



G.C POWER P.C
13 Pyrronos st., 163 46, Attiki
Certification : ISO 45001



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