



ELIA

Luxury Villas



GREECE | HISTORY

Greece is the birthplace of Democracy, Western Philosophy, the Olympic Games, Political Science and major scientific principles.

It boasts a very long history, with the Greek language being present in the country for nearly 4000 years.

Pericles, Socrates, Aristotle, Archimedes, Platon, Alexander the Great, Odysseus, are some of the world famous Greeks with a great contribution in shaping the world History.

The heritage of the classical era is still evident in the Country, represented by ancient monuments and works of art, the most famous of all being the Parthenon, at Capital's Acropolis, considered a key landmark of early Western civilization.

Greece was the host country of the first modern Olympic Games in 1896 and Capital is home to the National Archeological Museum, featuring the world's largest collection of ancient Greek antiquities, as well as the new Acropolis Museum.



EDUCATION

Greece, being a very progressive country, has always given priority to education.

Greek Schools are educational institutes of the country that offer excellent teaching, recreational and sporting facilities. They are internationally renowned for offering quality education to the domestic as well as foreign students. The University Education in Greece provides high level of theoretical and practical training in order to develop and secure the scientific development of the country and of the whole world.



HEALTH

The public health system in Greece provides free, or low cost, healthcare services to residents (and their families) contributing to the social security system.

The Capital offers excellent hospitals treatment conditions, qualified medical personnel and is a worldwide choice as a medical destination and rehabilitation place. In a 2000 report by the World Health Organization, the Greek healthcare system was ranked 14th worldwide in the overall assessment, while ranking 11th at level of service above other countries such as Germany and the United Kingdom.





MEGANISSI, WHERE THE SUPER-WEALTHY ARE GOING

It is the largest island of a cluster of islands (Scorprios, Scorpidi, Tsokari, Madouri, Sparti, Heloni), which constitutes the administrative district of the Municipality of Meganisi. It has an area of 20 sq.km

Meganissi has three villages: Vathy, Katomeri and Spartochori. Each one of them has it's own peculiarities and beauties. These villages constitute the main settlements with a total population of approximately 2,000 residents, located in the northern part of the island which is the most favored and most fertile.

Meganissi has a good road network and local transportation. The island, overwhelmed by many VIP local and foreign visitors every year, provides an excellent sea tourism development and accommodation services such as hotels, luxury villas and luxury apartments.

It has three ports Vathy, Spilia and Atherinos. There are three Marinas and many natural harbors and gulfs, as well as thousands of bays, shaping fine fiords where big Yachts are welcomed. Windsurfing, kite surfing, water ski, wakeboard, paragliding and scuba diving are some of the well maintained activities in the area. Reaching the marvelous Caves by sea bicycle and view the natural fiords is also relaxing.

The area around the island is as well famous for yachting and sailing. Aghios Ioannis, Spillia, Pasoumaki, Ambelakia, Atherinos, Faros, Limonari, Elia, Loutrolimni and Bereta are the most well known beaches of the island. In Meganissi you can enjoy the Greek nature, the fresh sea breeze, the welcoming waters of the Ionian Sea and the unique Greek hospitality!



LOCATION

ONE OF THE BEST LOCATIONS IN THE IONIAN SEA

Meganissi is a picturesque five star island in the Ionian Sea, four (4) nautical miles southeast of Lefkada island and 1,5 nautical miles from Skorpios.

HISTORY OF MEGANISSI

The first traces of life on the island date back to the Neolithic era. The first name of the island was Taphos. As Homer writes, Anchialos, a wise man and cordial friend of Odysseus, ruled in Taphos and later his son Mentès (Athena disguised as Mentès and presented to Telemachus) and they were excellent traders being the only ones who were engaged in metal trading and were competent, brave seamen and sailors competing with Phoenicians. Some Latin writers asserted that the ancient island of Capria (the island of Capri in Italy) used to be a colony of Taphians.





INVEST IN THE NEW HOT SPOT OF THE IONIAN SEA

FIVE - STAR ISLAND MEGANISSI

Welcome to the beautiful Meganissi.

People with exceptional and exquisite taste can find a new home here with a comfortable feeling that will last.

Join the “Rich & Famous” like British billionaire Jacob Rothschild, who already owns a sumptuous villa on the northern coast and has just bought 500 hectares in the undeveloped south. Considerable value enhancements constitute the properties.

The area has been a massive draw for the ultra wealthy for years. On summer visiting the island on mega boats – from Hollywood, like Tom Hanks and Steven Spielberg, to Roman Abramovich, Bill Gates, Armani and Madonna.

It goes without saying that we personally select our clients. We believe that a convenient environment includes an interesting and matching community.

We offer exceptional, representative property on this Ionian Island and manage all the legal steps that a buyer needs to do for buying a Greek Property.



A WORLD THAT'S OUT OF THIS WORLD

"If you want to holiday with the oligarchs, sheikhs and buhzillionaires, just visit a world that's out of this world" says Caroline Phillips.

There's an area so desirable that the masters of the universe are snapping up islands and peninsulas there. The new, must-buy or must-visit place for the richest men on earth is the Ionian. So it's bye-bye to St. Trop, Tuscany and the Hamptons and hello to Meganissi - an Ionian island where there's no tourist infrastructure and which only even got mains water and electricity in the Eighties. Are you surprised that that's where the super-wealthy are going?

Investment is already starting to come to the island. Rybolovlev is a regular visitor and, attracted by his purchase of Skorpios, other Russians are joining wealthy Greeks and Italians in buying up property.

The late shipping billionaire Aristotle Onassis could have chosen anywhere in the universe. However he choose the Ionian area, Skorpios island, 1 mile from Meganissi, as his heaven.

The British billionaire Jacob Rothschild already owns one sumptuous villa on the northern coast and has just bought 500 hectares in the undeveloped south where he plans to build more. Roman Abramovich and sculptor Anish Kapoor are both keen to build homes on Lord R's Meganissi estate.

The emir of Qatar bought six islands just two miles from Ithaca. The Sheikh's islands include Oxia - roughly 20 nautical miles from Meganissi and the largest is 1200 acres - and cost a mere 7.35£ million. They're uninhabited and he fell upon them when he moored his super yacht nearby.

On the 21st of October 2015 Ekaterina Rybolovleva, got married on Skorpios Island.



REASONS FOR BUYING PROPERTY IN GREECE

DESTINATION GREECE - MEGANISSI

ACCESS | A central location at the crossroads of three continents allows easy and direct access from most parts of the world (London & Moscow in circa 3.5 hours, and Dubai in circa 5 hours).

TEMPERATE CLIMATE | More than 300 days of sunshine a year - the winters are short and mild while the summers are hot and dry with cooling breezes.

INFINITE COASTLINE | The longest Mediterranean coastline - lengthier than the coastlines of Italy, Spain, Cyprus and France combined.

GEOGRAPHICAL DIVERSITY | Over 250 mountains (Mount Olympus 2,917 m), 2,000 islands, 60 lakes and 25 rivers while %25 of the territory is covered with forests (the 4th most in the EU).

INVESTMENT

- Competitive prices compared to other Mediterranean destinations.
- A residence permit is granted for investments in excess of 250,000€ to non-EU residents and their families.
- Overall low transaction costs
- Relatively low cost of living (about %20 lower than the UK).
- High rental yields for high quality holiday homes in good locations.

LIFESTYLE

QUALITY | Mediterranean, outdoorsy, culture, healthy and social.

CONVENIENT | English is widely spoken, foreign newspapers and satellite television are widely available while satellite broadband internet covers %100 of the Greek inhabited territory.

HEALTH | Well-developed private and public healthcare systems.

EDUCATION | High standard education system offering good foreign private schools and top performing universities.

SAFE | One of the lowest crime rates in Europe with fewer than 60 recorded robberies per 100,000 people according to United Nations Office on Drugs and Crime.



CUISINE

Meet the Greek traditional cuisine. Visit the harbor side tavernas to enjoy time-honored Greek cuisine, with classic meze- small starter dishes and plenty traditional dishes with fresh Fish and seafood with homemade excellent wine.

Taste delicious cocktails in the bars of the island.

ACCESS TO MEGANISI

BY PLANE | To Preveza (Aktion) airport, which from 2016-1-1 is been Private (bought by Fraport) and operates all year. It is only 30 km form Lefkas, where you can take the ferry, or sea taxi, or private boat to Meganisi.

There are international flights To Aktion, (Munich, London, etc), or internal flights from Athens and might also be form Thessaloniki. It takes only -30 40 minutes from Athens or Thessaloniki to Aktion by plane.

BY HELICOPTER from all the Airports to Aktion. If the helicopter is private, might be landed in Meganisi.

BY FERRY- BOAT | Boat from Italy to Igoumenitsa port. From Igoumenitsa port is about 1 hour driving.

BY CAR | From Athens: takes about 4 hours. Two big roadway projects are due to finish on 2017. Then it will take 3 hours from Athens to Lefkas. From Thessaloniki: takes about 3 hours and 30 minutes. With a ferry boat from Nydri (place in Lefkas). It takes about twenty minutes. There are daily services Nydri - Meganissi (ports Spilia - Vathy)

There are also **DAILY FERRY-BOAT** connections from Ithaca and Kefalonia.

BY SEA TAXI from Nydri or Lefkas

BY SPEEDBOAT from the town of Lefkas (Route Lefkada - Meganissi).

BY PRIVATE BOAT form every island or port.



CONCIERGE SERVICES

Elia Luxury Villas, will offer its residents luxury lifestyle management service. It is refreshing to know that there is a dedicated person daily to take care of every requirement or need in the Island or anywhere else.

The concierge will be available to make priority bookings for the finest restaurants, night clubs, sporting events, spas and hotels, as well as yacht charters. Let them know your desires and just ask for.

Elia Luxury Villas will hand you the keys not only for Meganisi, but for the whole Greece.

The service will include housekeeping, laundry service, maintenance and post management upon request.

In order to secure a stress free living to all residents the service will also include up on request the following:

Cleaning

Housekeeping

Gardening Service

Laundry Service

Post Management

Handyman Maintenance

Secure key holding

Grocery shopping & accepting deliveries



OTHER SERVICES

FITNESS CENTRE AND SPA

The residents will enjoy the benefits of the gym facilities and spa treatments. Physical exercise will enhance their overall health and wellness and the property will become a source of vitality and active living. In addition, highly qualified personal trainers will be available upon request to design bespoke fitness programs, exclusively for the residents.

BEAUTY

Has been always admirable. Hairdressers, nails makers and makeup artist will take care any requirement.

MOTOR YACHT

The residents will enjoy the benefits of the yachting. A motor yacht will always be available for the residence of Elia Luxury Villas.

TENNIS & MINI-GOLF

Tennis court and mini golf will be on the project for the residence.

RENTAL GUARANTEE SCHEME

Hassle Free renting of your property with high yield to secure a profitable investment.





ELIA LUXURY VILLAS

Elia Luxury Villas located in the most beautiful area of the island, only 5 min. walking from Katomeri village and 5 min. driving or cycling from Vathy village. The surrounding area is green full of rich nature with olive trees. Just 150 meters from the property are the paradise beaches with the crystal clear water of the Ionian Sea. Each Villa takes advantage of its private spacious gardens, private swimming pool, private parking spaces and the amazing sea view. Elia Luxury Villas built of handmade stone and according to the top high end architectural standards.

The feel of luxury is naturally both in the interior of each villa or while being in the tennis court, the mini golf or the outside gym.

Elia Luxury Villas is an ideal place of relaxation, where every resident may meet its dream.







ELIA VILLA A | 135.12 m² / 1,454.20 sq.ft.

OUTSIDE AREA: 1071.20 m² / 11,530.30 sq.ft.

PARKING AREA: 109.20 m² / 1,175.419 sq.ft. | **TERRACE:** 121.67 m² / 1,309.645 sq.ft.

SWIMMING POOL: 45.83 m² / 493.310 sq.ft.

FIRST FLOOR | MASTER EN SUITE BEDROOM: 40.90 m² / 440.244 sq.ft.

GROUND FLOOR | OPEN KITCHEN AND LIVING AREA: 41.02 m² / 441.536 sq.ft.

MASTER EN SUITE BEDROOM: 25.60 m² / 275.556 sq.ft.

LOWER GROUND FLOOR | MASTER EN SUITE BEDROOM: 27.60 m² / 297.084 sq.ft.

ELIA VILLA C | 135.12 m² / 1,454.20 sq.ft.

OUTSIDE AREA: 653.08 m² / 7,029.694 sq.ft.

PARKING AREA: 79 m² / 850.349 sq.ft. | **TERRACE:** 142.84 m² / 1,537.17 sq.ft.

SWIMMING POOL: 45.83 m² / 493.310 sq.ft.

FIRST FLOOR | MASTER EN SUITE BEDROOM: 40.90 m² / 440.244 sq.ft.

GROUND FLOOR | OPEN KITCHEN AND LIVING AREA: 41.02 m² / 441.536 sq.ft.

MASTER EN SUITE BEDROOM: 25.60 m² / 275.556 sq.ft.

LOWER GROUND FLOOR | MASTER EN SUITE BEDROOM: 27.60 m² / 297.084 sq.ft.



ELIA VILLA B | 135.12 m² / 1,454.20 sq.ft.

OUTSIDE AREA: 651.10 m² / 7,008.382 sq.ft.

PARKING AREA: 109.20 m² / 1,175.419 sq.ft. | **TERRACE:** 121.67 m² / 1,309.645 sq.ft.

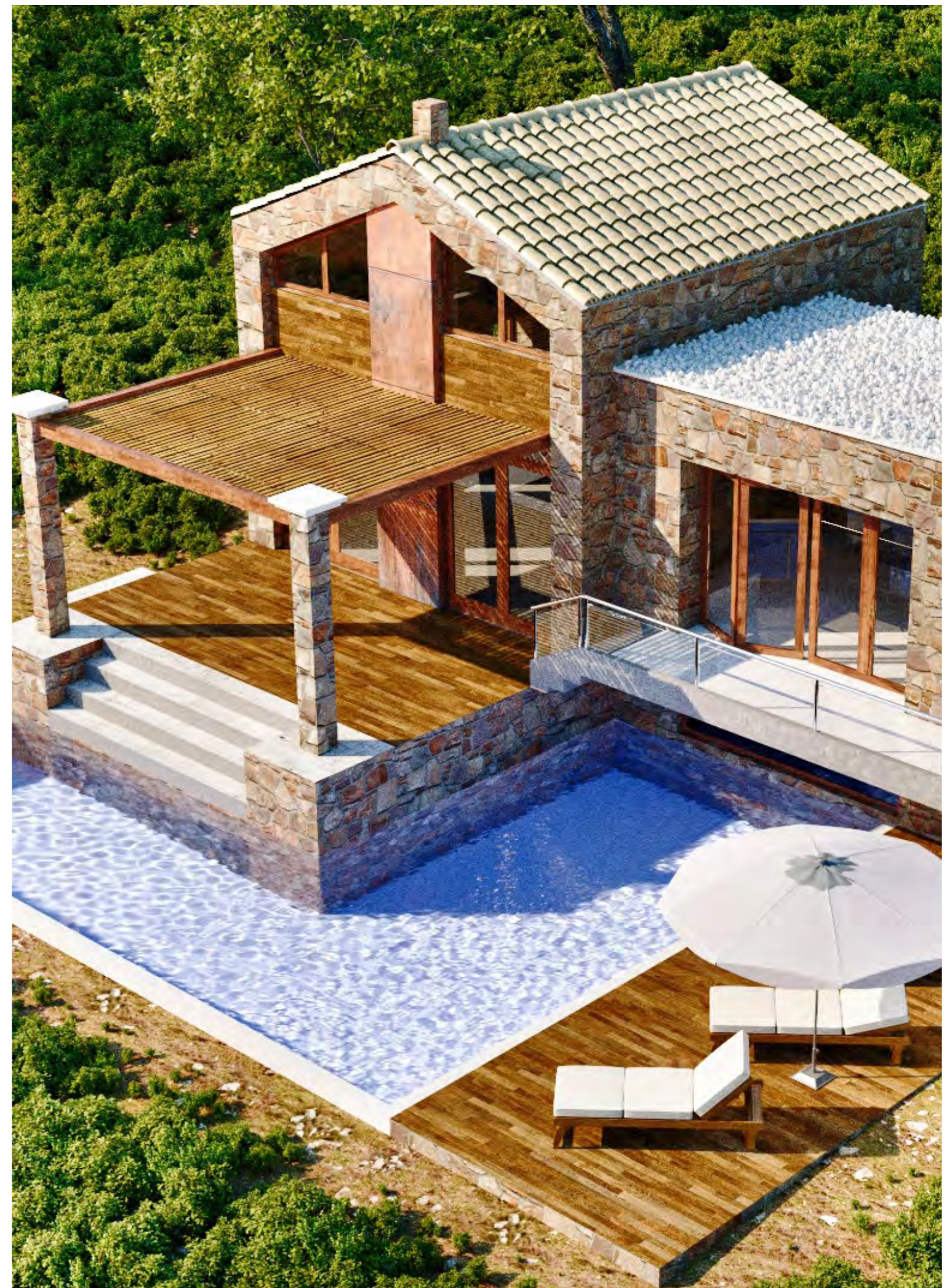
SWIMMING POOL: 45.83 m² / 493.310 sq.ft.

FIRST FLOOR | MASTER EN SUITE BEDROOM: 40.90 m² / 440.244 sq.ft.

GROUND FLOOR | OPEN KITCHEN AND LIVING AREA: 41.02 m² / 441.536 sq.ft.

MASTER EN SUITE BEDROOM: 25.60 m² / 275.556 sq.ft.

LOWER GROUND FLOOR | MASTER EN SUITE BEDROOM: 27.60 m² / 297.084 sq.ft.





ELIA VILLA D | 135.12 m²/1,454.20 sq.ft.

OUTSIDE AREA: 1,186.15 m² / 12,767.61 sq.ft.

PARKING AREA: 137 m² / 1,474.656 sq.ft. | **TERRACE:** 92.47 m² / 995.339 sq.ft.

SWIMMING POOL: 45.83 m² / 493.310 sq.ft.

FIRST FLOOR | MASTER EN SUITE BEDROOM: 40.90 m² / 440.244 sq.ft.

GROUND FLOOR | OPEN KITCHEN AND LIVING AREA: 41.02 m² / 441.536 sq.ft.

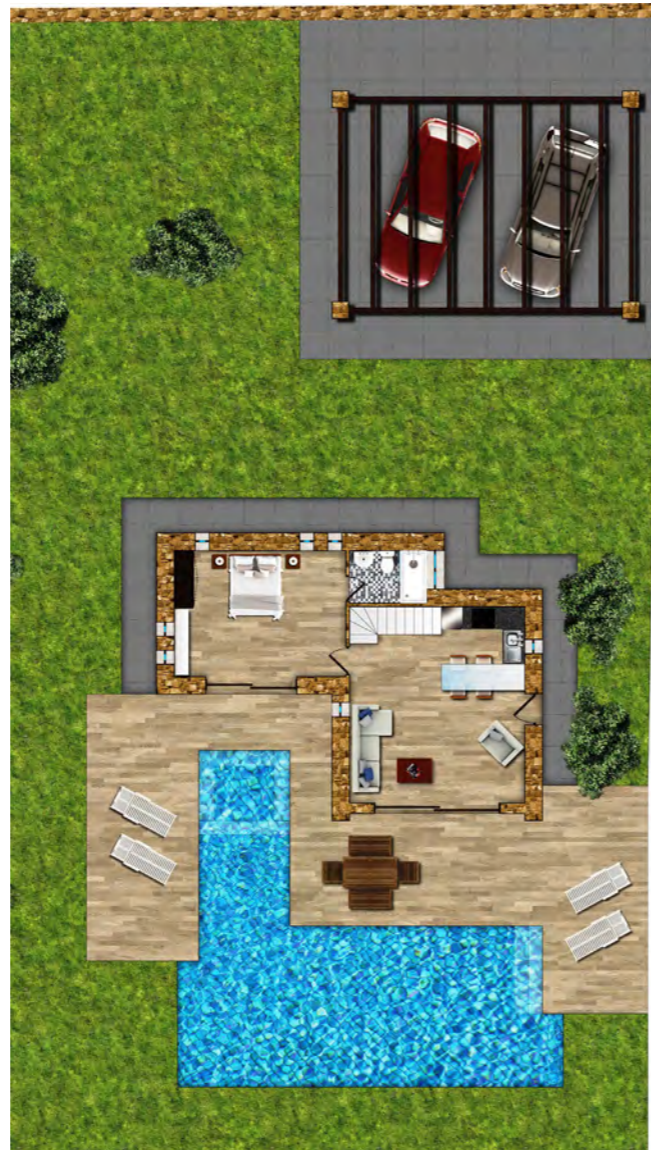
MASTER EN SUITE BEDROOM: 25.60 m² / 275.556 sq.ft.

LOWER GROUND FLOOR | MASTER EN SUITE BEDROOM: 27.60 m² / 297.084 sq.ft.









ELIA VILLA E | 107.36 m² / 1,155.613 sq.ft.

OUTSIDE AREA: 1,136.53 m² / 12,233.51 sq.ft.

PARKING AREA: 99.40 m² / 1,069.933 sq.ft. | **TERRACE:** 104.04 m² / 1,119.877 sq.ft.

SWIMMING POOL: 52.20 m² / 561.876 sq.ft.

FIRST FLOOR | MASTER EN SUITE BEDROOM: 39.60 m² / 426.251 sq.ft.

GROUND FLOOR | OPEN KITCHEN AND LIVING AREA: 37.72 m² / 406,015 sq.ft.

MASTER EN SUITE BEDROOM: 30.04 m² / 323.348 sq.ft.





ELIA VILLA F | 107.36 m² / 1,155.613 sq.ft.

OUTSIDE AREA: 618.57 m² / 6,658.232 sq.ft.

PARKING AREA: 60.90 m² / 655.522 sq.ft. | **TERRACE:** 104.04 m² / 1,123,752 sq.ft.

SWIMMING POOL: 52.20 m² / 561.876 sq.ft.

FIRST FLOOR | MASTER EN SUITE BEDROOM: 39.60 m² / 426.251 sq.ft.

GROUND FLOOR | OPEN KITCHEN AND LIVING AREA: 37.72 m² / 406,015sq.ft.

MASTER EN SUITE BEDROOM: 30.04 m² / 323.348 sq.ft.



ELIA VILLA G | 107.36 m² / 1,155.613 sq.ft.

OUTSIDE AREA: 676.32 m² / 7,279.848 sq.ft.

PARKING AREA: 67.68 m² / 728.510 sq.ft. | **TERRACE:** 116.51 m² / 1,254.103 sq.ft.

SWIMMING POOL: 52.20 m² / 561.876 sq.ft.

FIRST FLOOR | MASTER EN SUITE BEDROOM: 39.60 m² / 426.251 sq.ft.

GROUND FLOOR | OPEN KITCHEN AND LIVING AREA: 37.72 m² / 406,015sq.ft.

MASTER EN SUITE BEDROOM: 30.04 m² / 323.348 sq.ft.





ELIA VILLA H | 107.36 m² / 1,155.613 sq.ft.

OUTSIDE AREA: 1153.73 m² / 12,418.65 sq.ft.

PARKING AREA: 61.20 m² / 658,751 sq.ft. | **TERRACE:** 116.51 m² / 1,254,103 sq.ft.

SWIMMING POOL: 52.20 m² / 561.876 sq.ft.

FIRST FLOOR | **MASTER EN SUITE BEDROOM:** 39.60 m² / 426.251 sq.ft.

GROUND FLOOR | **OPEN KITCHEN AND LIVING AREA:** 37.72 m² / 406,015 sq.ft.

MASTER EN SUITE BEDROOM: 30.04 m² / 323.348 sq.ft.





THE GOLDEN VISA

PERMANENT RESIDENCE

BUY A PROPERTY AND GET VISA FOR ALL THE FAMILY FOR ALL SCHENGEN COUNTRIES.

- Purchase a property in the Greek State worth at least 250.000€, plus expenses. Provide purchase contract proving full payment of the amount by public notary.
- Apply for type-C (vacation) or type D entry Visa
- Visit Greece once.
- Apply for the Golden Visa.

We will introduce you the best Law firms to answer all your inquiries.



DEVELOPER



Rokka Villas Construction is a property investment and development company.

In the recent years has strategically invested in Meganisi, as considered an AAA island, which is desirable by the billionaires and offers a strong investment model to those looking to invest in real estate and tourism in Greece.



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