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LUXURY AREA

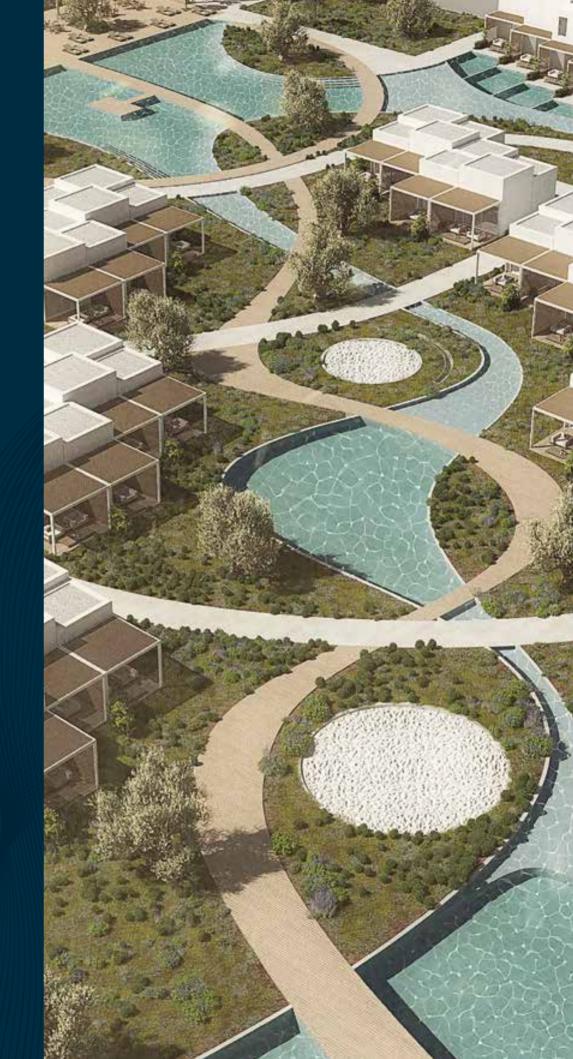


Welcome!

Stay.

Live.

Sea.











8

new big investments

2000

properties

7

brands – companies

9000

satisfied clients

27
complexes

250

employees

6

offices

2000

properties

A leading group





TOURISM • CONSTRUCTION • REAL ESTATE • INVESTMENTS

Kourtidis Group is today a leading greek group of companies. With continuous investments in resources and geographical areas, and with specialized human resources, it has been a field leader in Greece and abroad for 26 years in the Construction, Tourism, Investment and Real Estate sectors. Dynamic and extroverted, having fulfilled massive projects and a series of successful business moves, the Group is constantly expanding its activities, creating new innovative products and offering top notch services.















60 km / 35 minutes from Kavala

85 km / 50 minutes from Kavala Airport

56 km / 40 minutes from Drama

60 km / 45 minutes from Serres

100 km / 47 minutes from Thessaloniki

100 km / 65 minutes from the Greek-Bulgarian border

289 km / 3 hours & 39 minutes from Sofia

318 km / 3 hours & 32 minutes from Skopje

482 km / 5 hours & 29 minutes from Istanbul

Samothrace









From vision to reality

Alexandrou Chora is the big project of Kourtidis Group that is currently in progress and represents the big vision of the group. The design of the ambitious project was completed in 2021. In terms of infrastructures, some works have already started, while all the necessary approvals and permits have been completed.

The operation of the project is expected to boost the development of the wider area and will be a milestone signaling a new beginning in the history of Kourtidis Group. Alexandrou Chora is designed as a unique, multiplex tourist complex in an ideal area by the sea, in Ofrynio Beach - Costa Ofrynio, perfectly harmonized with the natural environment, with a total area of 175,000 sq.m. and will be divided into 3 different modules.







Alexandrou Chora Resort

You have your brush,you have your colors, you paint the paradise, then in you go.

-Nikos Kazantzakis

It evokes emotion, it is an experience!

In a two-phase time frame, the implementation plan of the huge tourist investment includes the creation of 2 hotels. Starting from Alexandrou Chora Resort, here someone can find the ultimate hotel experience. Situated in front of the wonderful beach and with a clear view of Mount Athos, the suites, the swimming pools, the gardens and all the common areas create a comfortable and dreamy environment for the visitor.



AREA: 26,600 m²

75 Rooms • Swimming pools (infant, children and shared) •
Individual pools • Reception lobby • Restaurant • Roof
garden • Beach bar • Shops • Fitness • Sauna • Locker rooms •
Childcare area

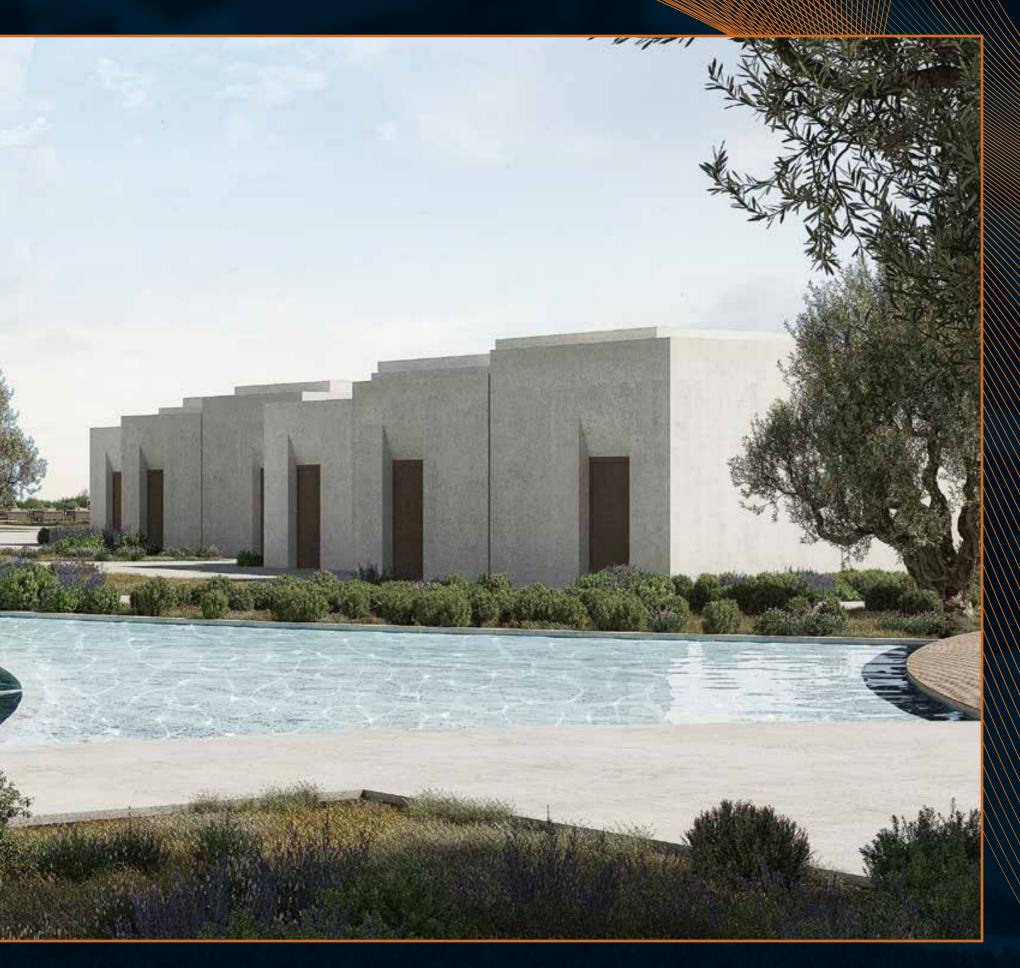














Alexandrou Spa Hotel

Once you have traveled, the voyage never ends, but is played out over and over again in the quietest chambers. The mind can never break off from the journey.

-Pat Conroy

A healthy mind in a healthy body

The state-of-the-art Alexandrou SPA Hotel, with 150 beds and all wellness facilities, spa, therapeutic relaxation, and physical and mental rejuvenation units. Distributed in 4,500 sq.m. Alexandrou SPA Hotel, will «capture» the essence of a unique luxury beach hotel on Ofrynio Beach - Costa Ofrynio with a peaceful atmosphere of tranquility and a healing environment. It will combine impressive water elements with unique wellness facilities for every guest to enjoy the most refreshing treatment trip.



AREA: 25.500 m²

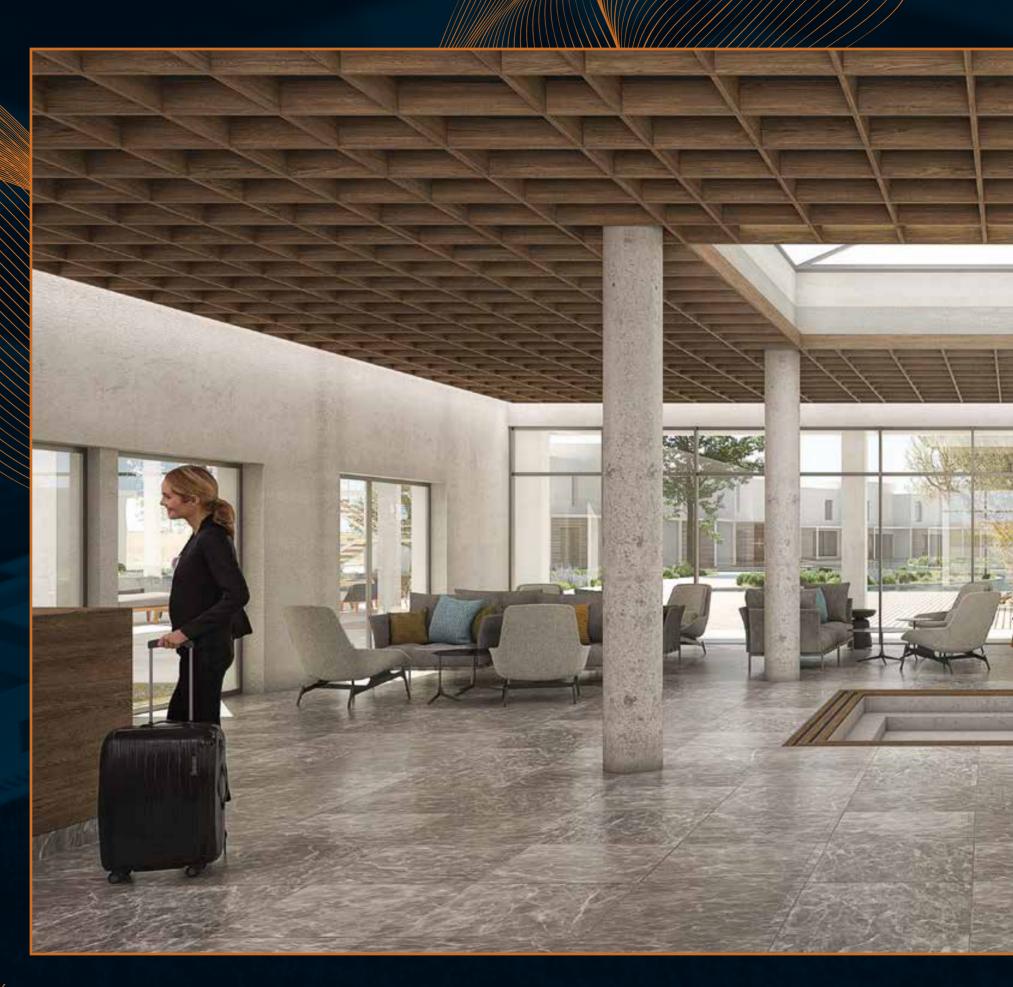
75 Rooms • Spa Center • Indoor pool • Shared pools • Individual pools • Restaurant • Shops

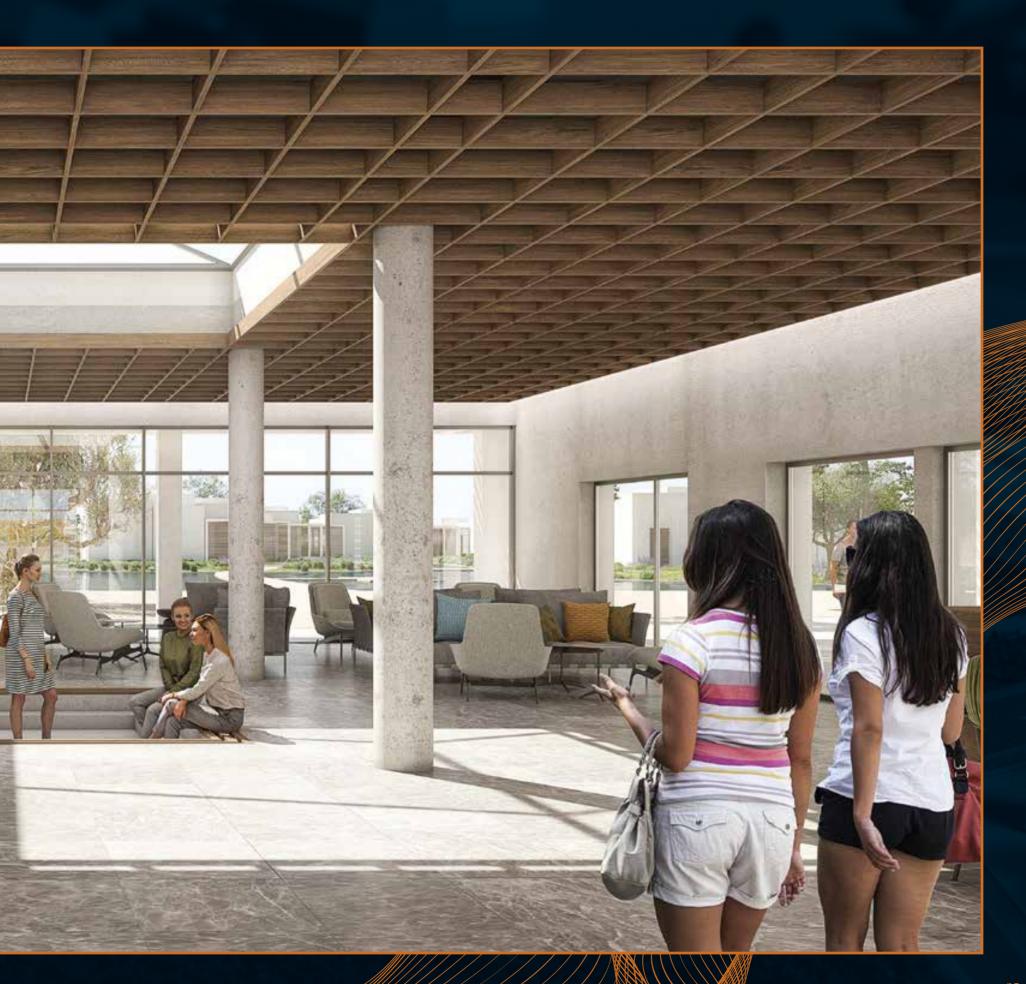














Alexandrou Chora Village

cal said to the almond tree, 'Sister, speak to me of God.' And the almond tree blossomed.

-Nikos Kazantzakis

Luxury Experience

In an area of 26,000 sq.m., the creation of a model settlement in the Greek terms has been planned. In Alexandrou Chora Village, it was planned to build 200 luxury houses that in their final form will form a modern and separate «small village». The architectural design gives special importance to the common areas, the squares, the parks, the playgrounds, while the basic philosophy also includes the creation of a doctor's office, market shops, etc. Residents of the settlement will have direct access to all therapeutic activities and facilities of the hotels.

AREA: 86,000 m²

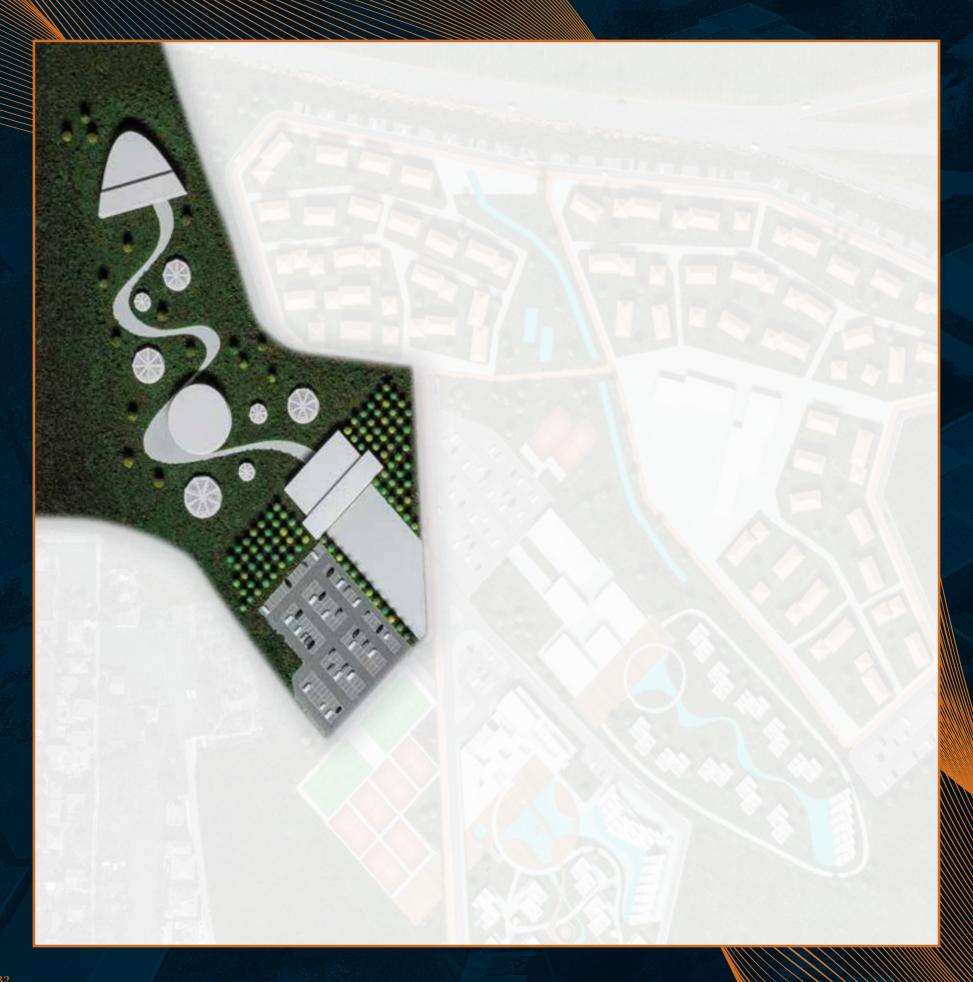
200 houses • Individual pools •
Conference center • Mini Mall
(restaurants, shops, etc.) • Clinics •
Owners' parking area











Alexander Theme Park

There is nothing impossible to him who will try.

-Alexander the Great



A unique journey to the history of the world

In an area of 40,000 sq.m. Alexander Theme Park, the project's large, international-standard theme park, is expected to attract hundreds of thousands of visitors and will make the wider area stand out through its historic wealth, incredible archaeological finds and the global power of Alexander the Great's reputation.

The covered area of the theme park will be a total of 1,800 sq.m. while a large part of it will be developed in the specially designed and themed outdoor space. As part of the educational excursions alone, it is estimated that thousands of pupils will visit the theme park every year. In addition, it is predicted that the attraction of group trips, families, «random visitors» on weekends will be huge, but mainly the thousands of foreign tourists who will be in our country in all 4 seasons of the year. The initial area of the park includes the creation of large parking lots (cars and buses) that will serve the entire Alexandrou Chora project, as well as sports facilities with stadiums, training centers, etc.

AREA: 86.000 m²

Museum • Technology spaces • Screening rooms • Locker rooms • Laboratory • Presentation room • Dining and coffee rooms • Parking area for guests - Gift shops



A historical starting point... Our land!

The site of Alexandrou Chora today is an area very close to the important ancient Macedonian city of Amphipolis. It is the city from which the Great Macedonian King began his campaigns and reached the ends of the earth. The strategic advantage of the region, the geomorphology, but also the favorable weather conditions of this location contributed, according to experts, to being chosen by Alexander the Great as an ideal place for the residence and training of the most important army in world history.

The historical truth over the centuries became a myth, became a folk tale and, through the place names of the area, came up until today. But it always takes us back in time, to the camps of the Macedonian warriors, back to the time when history was written here.

Ofrynio Beach was called Sarissa, as it was here that the soldiers of Alexander the Great who fought with the homonymous weapon were trained. Respectively, next to it, was Pelta, named after the soldiers who carried peltas and camped in this area.





Sarissa:

Long spear, made of cornel wood, a tree found in Mount Pangaion in eastern Macedonia. It was the main offensive weapon of the Macedonian phalanx. Its great length kept the enemies at a distance which could not hit the Macedonian soldiers.

Pelta:

A small and light shield, probably of Thracian origin, was usually crescent-shaped and not metallic. It was typically knitted (perhaps with wicker twigs) and upholstered in leather. Xenophon also speaks of copper peltas, although by this term he seems to mean shields smaller than the hoplite ones.

Digital and green innovation!

Alexandrou Chora is a modern project with a strong «green» impact. It is designed to be friendly for the environment and people. With sensitivity and guided by the protection of the environment, it will stand out for its «green» and «smart» philosophy. The construction of all the necessary technical infrastructure for its operation as an autonomous settlement is characterized as a model in sustainable economy, energy autonomy, digital innovation and green mobility. These elements are essentially a new model of eco-tourism and circular economy.

The main axis in the operation of the Project is the development of innovative telecommunication services and technological applications, focusing on the development of technology infrastructure and broadband networks as well as the implementation of «smart» solutions in the energy and transport networks.





Costa Ofrynio: A new destination



COh God you spend so much blue so that we cannot see you. 33

-Odysseas Elytis

Ofrynio Beach - Costa Ofrynio, is the area where the large investment Alexandrou Chora is implemented. It is located in Northern Greece at the western end of the prefecture of Kavala and in an extremely central position between two important Greek airports, the «Macedonia» airport of Thessaloniki and the «Alexander the Great» airport of Kavala.

It is only 47 minutes from Thessaloniki with excellent road connection (Egnatia Odos), a «breath» away from the border, as well as from three major cities in Macedonia, Thessaloniki, Serres and Kavala.





Ofrynio Beach - Costa Ofrynio in the summer «floods» with people, as tourists from Greece and abroad enjoy the 17 kilometers of beautiful coastline and the Blue Flag awarded beaches.







365 days of holidays, getaways, activities and local flavors

Characteristic of the area, however, is that it remains beautiful, special and full of surprises 365 days a year.

Cafes, restaurants and nightclubs are open all year round, while thousands of visitors enjoy along with the holidays and unique local flavors, dozens of «tourist getaways» and many amazing activities.

Ancient Crossroads

 Archaeological sites • Museums • Historical monuments • Monasteries and old churches • Visitable wineries •
 Traditional settlements • Caves • Gorges

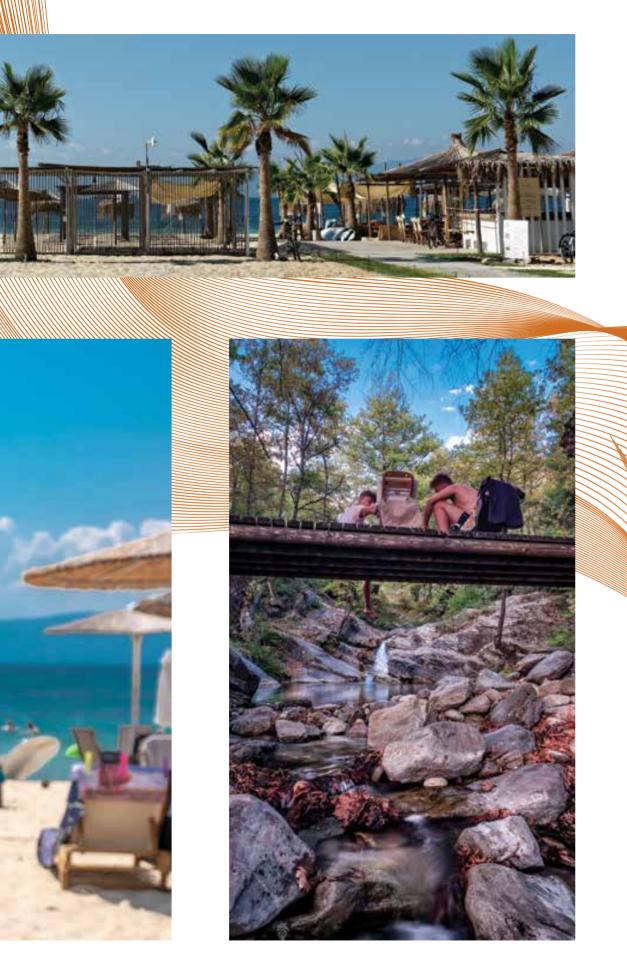
Local Cuisine

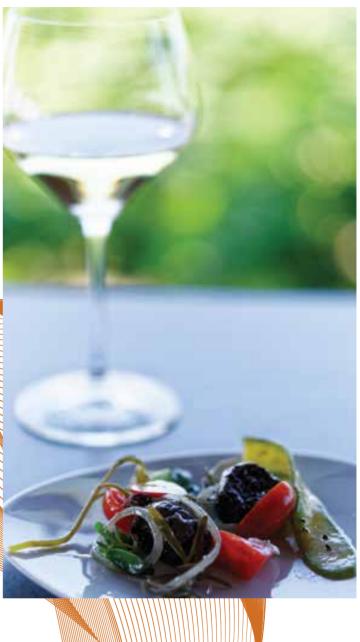
• Fish • Wines • Almonds • Olives • Virgin Olive Oil • Dairy and cheese products • Tsipouro • Honey • Spoon sweets • Grapes

Activities

Water sports - Diving • Sailing • Fishing • Cycling •
 Family Recreation areas • Watching rare birds and animals • ENDURO routes • 4x4 Routes • Hiking - Climbing • Picnic • Horseback Riding •
 Thermal Baths • Clay therapy • Paintball • 5x5 soccer









The president **Nikos** Kourtidis and the vicepresident of the Group Konstantina Dimitrova talk about their green vision.





"

...sustainability in tourism is a key issue, especially in countries with characteristics such as Greece's. Our company in this field fully follows the basic philosophy that we, the owners, have as human beings. We decided and invested in this place not because it happened, nor because it was the only choice we had. We invest because we love it, we believe in it and we care about it. In this area we love everything that exists.

We love its nature and believe that it is unique, thanks to all the living beings that live here. These «beliefs» of ours, then, will be reflected in our investment. No intervention is incidental and everything about the natural landscape is studied and presented in the environmental study that has been completed and submitted to the relevant services. From the architectural imprint and the heights of the buildings to the last plant, the choices have been made with the basic reasoning of creating something friendly and perfectly harmonized with the nature of the area.

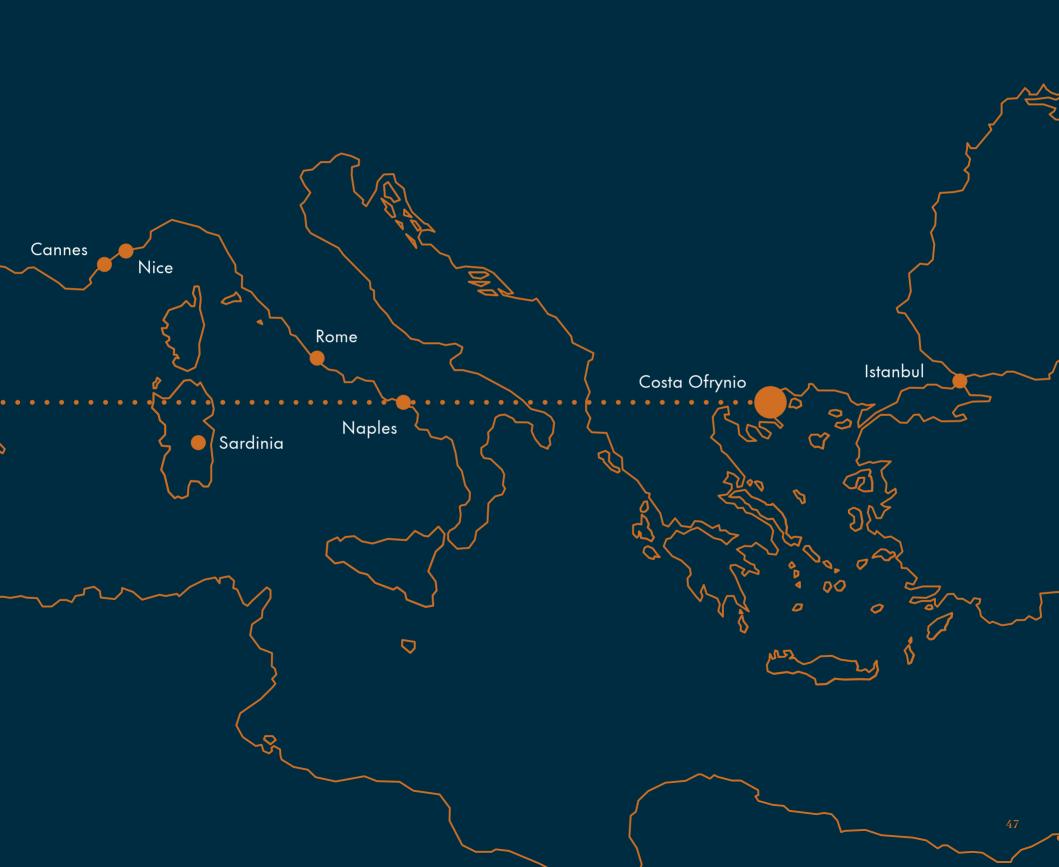
A new destination on the map of Southern Europe.

Our region belongs to the northern temperate zone and its climate is classified as Mediterranean, i.e. mild winters, relatively hot and dry summers and great sunshine almost all year round. Due to the sea and the low altitude we do not encounter very low temperatures in winter, while in summer the temperature very rarely reaches the limits of heat, above 40°C. In general, our region receives low rainfall heights with a total of about 90 rainy days.

Within the prefecture's limits, the large mountains do not allow the cold north winds to reach the coast of the prefecture, and in combination with the influence of the sea form a wonderful Mediterranean climate.

Cities with huge tourist potential that are in the same parallel with our region are Sardinia, Naples, Madrid and Porto.







Alexander the Great asked his teacher, Aristotle, if there is luck. Aristotle answered: "There is no luck. Luck is what happens when extremely hard preparation meets opportunity."



A project with the signature of Oiko Kourtidis Member of Kourtidis Group.

DESIGN, STUDY, SUPERVISION:

Architect

Kostas Poulopoulos (SquareOne)

Civil Engineer

Nikoleta Pechlivani & associates



Ofrynio Beach, Kavala, 64008, T & F +30 25940 31500, info@alexandrouchora.gr www.alexandrouchora.gr