

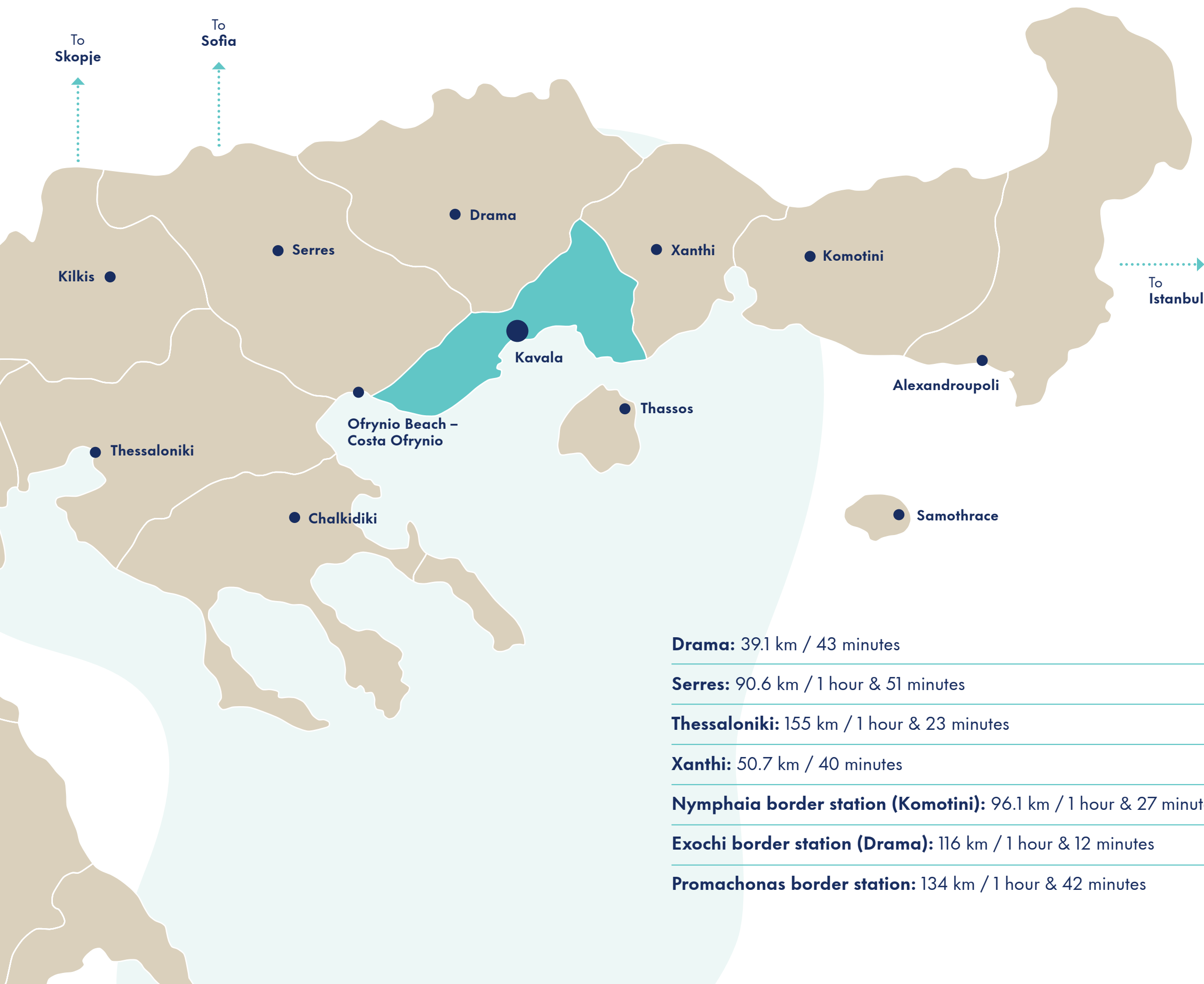
# THE DOLPHIN

PREMIUM ESTATES

Feels like home.



Because **it is.**



**Drama:** 39.1 km / 43 minutes

**Serres:** 90.6 km / 1 hour & 51 minutes

**Thessaloniki:** 155 km / 1 hour & 23 minutes

**Xanthi:** 50.7 km / 40 minutes

**Nymphaia border station (Komotini):** 96.1 km / 1 hour & 27 minutes

**Exochi border station (Drama):** 116 km / 1 hour & 12 minutes

**Promachonas border station:** 134 km / 1 hour & 42 minutes

# Kavala: A place you want to live in



---

**At a crossroads of east and west, Kavala has been for centuries an important geostrategic hub with a rich history and great potential for development. In the past years, it has made significant progress, being today a modern European society with advanced infrastructure in all areas**

---

Having a dynamic airport, the second largest commercial port of Egnatia Odos, strong tourist infrastructure, a remarkable passenger port within the urban fabric and a growing marina of tourist boats, Kavala is a transit center of transport but also one of the most important fishing centers of the country. The city also has one of the largest fish auctions in the Mediterranean, from where fishery goods are transported to domestic and international markets.

Historians and architects classify it as one of the most beautiful and picturesque cities in the world due to its unique architectural features, with modern buildings and traditional houses perched on the peninsula of the old town and on the slopes of Mount Symbolo. It is rightly characterized by many as an ideal destination with excellent climatic conditions for holidays all year round. With mountain and sea in perfect harmony and the beautiful island of Thassos very close even for short getaways.



---

It is less than 750 km from the major capitals of the Balkans such as Sofia, Belgrade, Bucharest, Skopje and Istanbul. Thanks to the Egnatia Odos and the vertical road axes the kilometer distances have been significantly reduced

---

But it is not only the natural beauties that compose the cosmopolitan image of the region. It is mostly its inhabitants. The many and different figures of people that make up a modern society of people. With a population of over 80,000 today, Kavala has always been a large multicultural society that embraced all people regardless of nationality and religion.

This is KAVALA... A lively, hospitable, human and active city. With an aura that passes from the old to the new, from the classic to the modern, accompanying its inhabitants through the centuries. A place you want to live in to discover, to enjoy, filling your life with unique experiences and beautiful memories.









# A leading group

## 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, with 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.



**8**  
new big  
investments

**7**  
brands

**30**  
complexes

**6**  
offices

**2000**  
holiday homes

**2000**  
properties

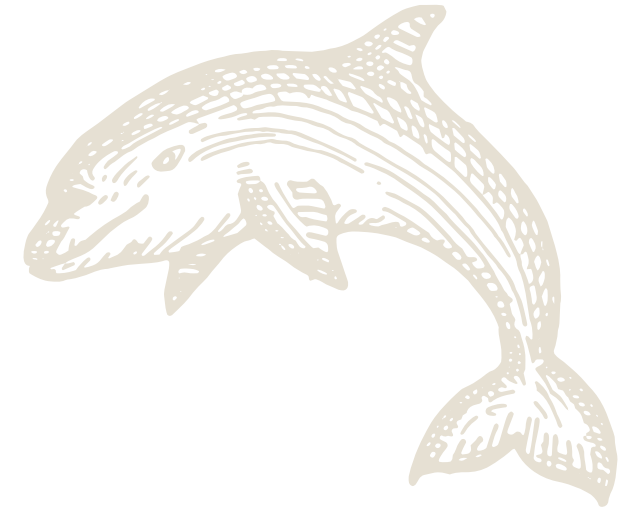
**250**  
employees

**9000**  
satisfied  
customers





# The “Dolphin” that wrote history...



---

**Built in the 1980s, the building of the former DELFINI craft industry was for its time a model of industrial structure, designed to the best specifications**

---

With simple lines, with large windows that let sunlight and fresh air pass unhindered in the workplace, with many auxiliary spaces for staff, single surfaces that ensured easy access and circulation throughout the interior.

At a time when there was a great boom in the production of clothing and underwear by the process of tailoring and the creation of a large number of craft units in the city of Kavala, the former DELFINI handicraft contributed significantly to stimulating the local economy by offering more than 550 jobs, mostly to women.

It was rightly characterized then as one of the largest handicrafts that managed to enter into profitable collaborations with business units abroad that ensured a steady flow of work and production. After 2010, with the transfer of the company's business activity outside Greece, the impressive building based on its volume was emptied and abandoned.

Thus, more than 40 years after the start of construction of the building of the former DELFINI handicraft, which for a number of years was an emblematic industrial building for the area of Perigiali, it was time to change its use.

**The condition of the building today is the most reliable evidence of the quality of its original construction.**

In 2021 KOURTIDIS Group buys the building implementing a new ambitious project with its complete reconstruction and its transformation into a complex of 61 state-of-the-art luxury apartments and houses, under the name DELPHINI (DOLPHIN).









# The “Dolphin” of the Aegean

Today, with the new investment of Kourtidis Group, the name “DOLPHIN” continues, remaining synonymous with development and innovation

The new building will consist of 19 houses on the 1st floor, while 21 houses on the 2nd & 3rd floor. Each house will have an underground storage room, as well as a parking space. The building will be served by two stairwells and two lifts, while it will also have an underground auxiliary space. This is an investment that is expected to radically change the image of Perigiali, on the east side of Kavala, marking a new era for the local economy as a whole, attracting Greeks and foreigners who want to invest in the housing market for holidays or permanent residence.

The new emblematic complex of luxury apartments of Kavala is located just 130 meters from the sea, in one of the most privileged and most developing areas, on the east side of the city, Perigiali. In fact, in this area, an impressive large-scale remodeling has been launched in the near future.







---

### **Sustainable architecture model complex:** **Patio shaded area • Indoor balconies • Roof garden**

---

The complex of luxury apartments “Dolphin” will be the first building in the city of Kavala that is designed and reconstructed based on sustainable architecture as it emerges as a combination of traditional and modern techniques, offering innovations and unique benefits to its owners and the environment.

This is an insurmountable need – but also a political decision of the KOURTIDIS Group – due to the great effort made worldwide to reduce energy consumption and minimize the impact on the natural environment. Through the bioclimatic design of the DELFINI complex, the correct construction and management of the building as a whole is attempted, in a way perfectly harmonized with the residential space and taking full advantage of the conditions prevailing in the area.

The morphology, the orientation, the climate are some of the parameters that were taken into account so that the building achieves the comfortable living of the owners with as little energy consumption as possible.

#### **In this context:**

- In the center of the building complex, a shaded patio is created by the removal of tiles, planted with tall trees, urging the resident to look up.
- The entire roof surface of the complex will be transformed into a large garden with planting of shrubby Mediterranean plants and a variety of flowers.

## The two main sections in the architectural design of the building offer many important benefits to the small community of people living in the apartments of the complex

Initially, natural ventilation and cooling of the building is achieved throughout the year, as well as natural light from the sun. Secondly, the socialization of the residents is enhanced since all the entrances of the apartments will be located inside the atrium, while both the patio and the terrace will be common areas for gatherings.

Planting on the roof (terrace) and the creation of a beautiful garden with panoramic views contribute significantly to the insulation of the building, in addition to the aesthetic effect and the exploitation of a space that until recently remained unexploited. The planting literally transforms an already empty concrete slab into a large surface protected from intense sunlight that tends to overheat buildings and create “heat islands” conditions in cities. In this way, the residents of the complex will be able to go up from the patio directly to the terrace and

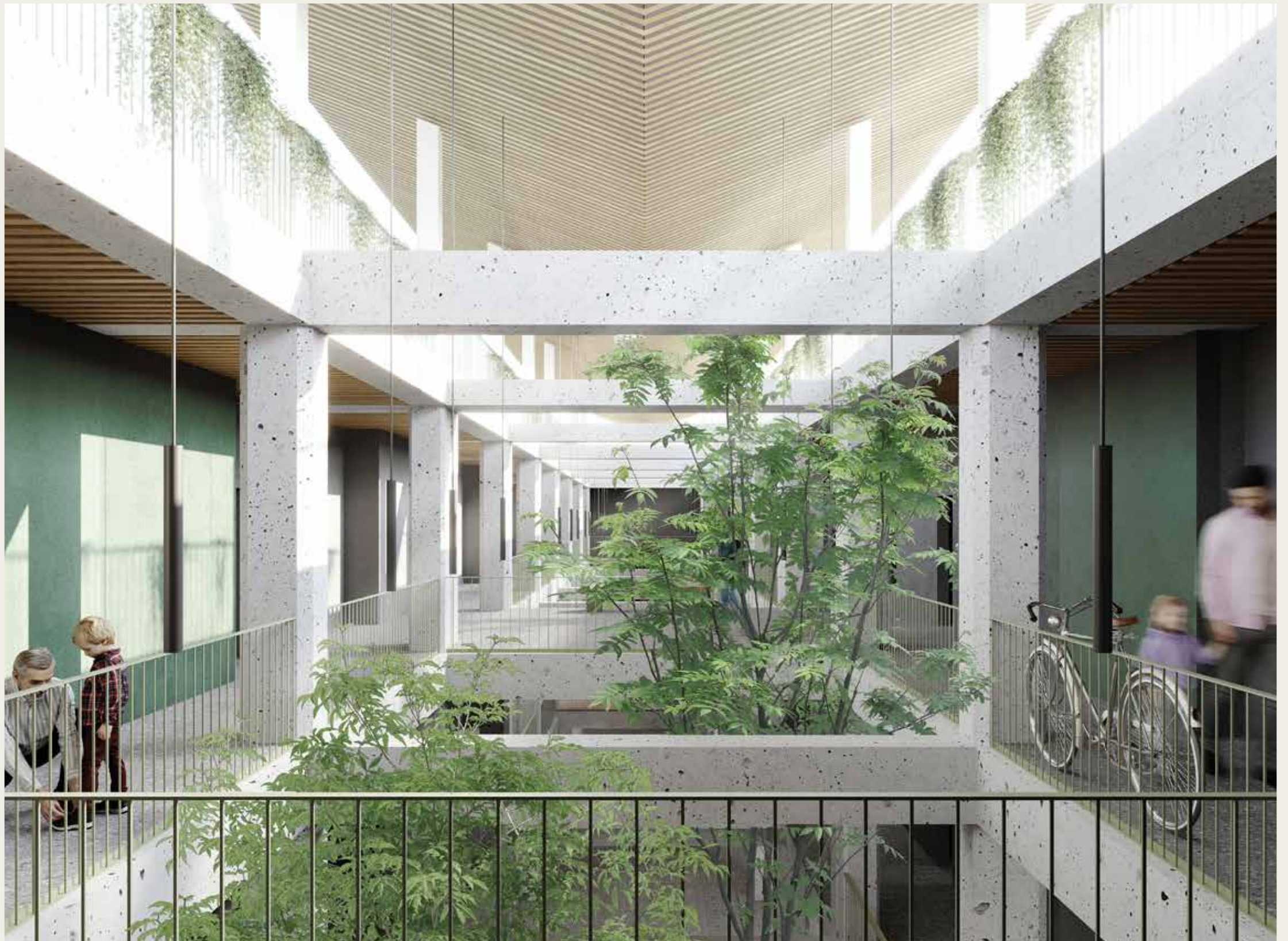


enjoy a green breath overlooking the city and the sea. This garden will enrich the atmosphere with oxygen by absorbing carbon dioxide, while at the same time it will be able to enhance the biodiversity of the area.

Planting ensures thermal insulation throughout the building and consequently in the apartments. It is protected from intense sunlight in summer and does not lose heat in winter. At the same time, the plants on the roof regulate the drainage of rainwater, thus avoiding floods and humidity inside the building - while at the same time offering sound insulation. All the above significantly improve the microclimate in the immediate environment of the area, ensuring a comfortable and pleasant stay in the green oasis overlooking the endless blue of the Aegean and a wonderful sea breeze to cool the hot days of summer.



The wonderful patio of the complex





Bedroom



Bathroom



Balcony

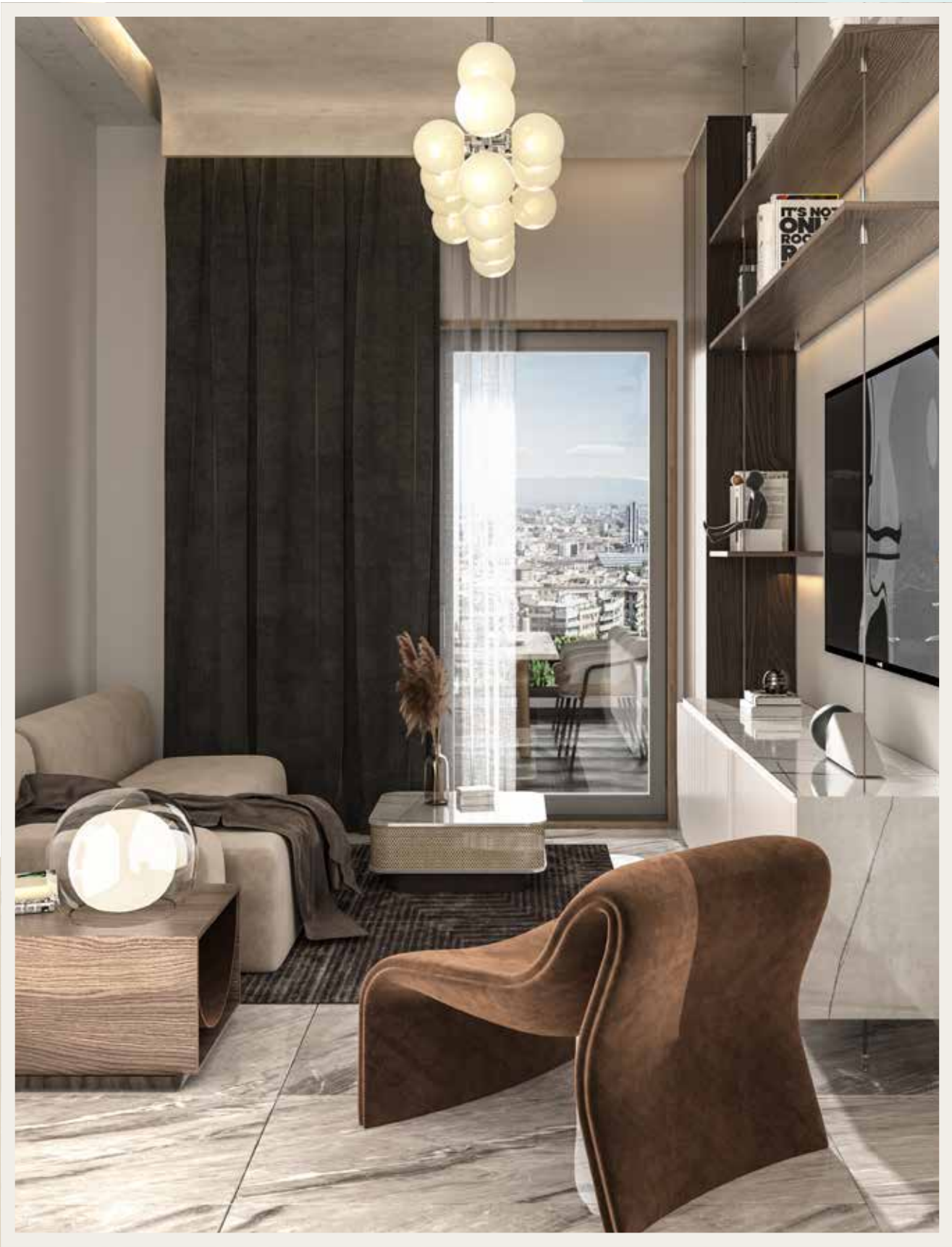


Children's bedroom





Living room



Kitchen



Balcony



# Extra amenities

It is an excellent value for money investment for modern families and smart buyers looking for a combination of luxury and good investment positioning.

Giving a new dimension to the quality of life, a package of innovative services was designed to complement the project's top amenities.

- Old machinery of the former craft will be exhibited in a **museum section**, with references to the overall economic and social activity of the city.
- A permanent **info kiosk** will be created in the public areas of the building, where the most important tourist destinations of the wider region will be presented.
- Specific public areas will be able to function as **open air exhibition spaces** for low-disturbance cultural activities (painting exhibitions, photography exhibitions, etc.).
- The complex will have a 24-hour concierge service (maintenance, cleaning, mail, security, etc.), as well as an outdoor modern gym in the Roof Garden.





# CO<sub>2</sub> emissions in construction

It is widely known that the earth's climate is changing at a fast pace and in a drastic way. We also know that human activity is responsible for climate change, mainly through CO<sub>2</sub> emissions.

The construction sector and building maintenance is said to be responsible for 40% of CO<sub>2</sub> emissions.

**Kourtidis group of companies, is aligning itself with the E.U directives and the obvious need for action against climate change, by giving strategic focus on building sustainability through the repurposing of buildings. We do our part actively for a world with less CO<sub>2</sub> emissions.**

We take pride in our project "the Dolphin", which is an existing, older building that our group is repurposing and by doing so, saving a large quantity of construction produced CO<sub>2</sub> emissions, had we opted to build it from ground up.

There are two types of action against CO<sub>2</sub> emissions in buildings.

The first is well known since decades and it's about reducing CO<sub>2</sub> emissions by using green forms of energy for a building such as photovoltaics and wind generators, green roofs, insulation, grey water systems, bioclimatic design, sustainable sources of heating etc.

The less known way is probably the construction phase of a building until the point it is finished and operational. Apart from the energy used for construction, each building has accumulated an amount of CO<sub>2</sub>, through its materials such as bricks, cement and mortar etc. Excavations, window and door aluminium or other type of frames are high energy demanding processes that produce CO<sub>2</sub>.

This type of CO<sub>2</sub> is called "embodied carbon"

For example, if a new building contains 1.000 tons of CO<sub>2</sub>, it is then apparent that when repurposing an existing building, the CO<sub>2</sub> bill is significantly lower.



# The ideal location

A few meters off from the sea and with unlimited views of the endless blue, the “Dolphin” complex is an ideal choice for a permanent or holiday home

When the weather conditions allow it, the image of Thassos appears impressive in the depths of the horizon, inviting you to visit it, while a little further away, even Samothrace can be seen. The area, recently included in the city plan, offers an excellent quality of life because although it is located at the eastern entrance of Kavala, it is also very close to the city center.

One kilometer long, the beach of Perigiali is organized with free access to all. It has fine sand and crystal clear waters offering moments of summer carefree to young and old visitors. Along the beach there are cafes and taverns as well as car parking areas. An idyllic location for lunch or dinner by the sea, the picturesque port of “Sfaghia” which is only 400 meters away from the complex.

Within walking distance are many organized sports facilities such as the municipal swimming pool, the municipal stadium “Anthi Karagianni”, 5x5 football fields offering the possibility of sports at any time of the day. Supermarkets, department stores and petrol stations are even located next to the complex giving the opportunity for daily shopping easily and quickly.

The morning awakening in the DOLPHIN complex offers an image of unique beauty, gazing from the balcony at the rising sun and gazing at the blue of the Aegean. The afternoon walk along the sea, next to the coastal road offers moments of calm and relaxation.



## It is only:

**2 km** away from the Eleftherias central square (8 minutes by car)

**2.5 km** away from the City Hall of Kavala (10 minutes by car)

**3.5 km** away from the Kavala passenger port “Ap. Pavlos” (10 minutes by car)

**6.8 km** away from the General Hospital of Kavala (11 minutes by car)

**28 km** away from the airport “Alexander the Great” (20 minutes by car)

**46.1 km** away from Thassos (1 hour & 30 minutes by car)

**36.9 km** away from the port of Keramoti (28 minutes by car)







# Presentation of general plans









# 1<sup>st</sup> Floor

<div><div></div><div>D1.1</div><div><div>● m<sup>2</sup> 105,668</div><div>ⓘ m<sup>2</sup> 3,980</div><div>P E</div><div>☐ YES</div></div></div>	<div><div></div><div>D1.2</div><div><div>● m<sup>2</sup> 76,878</div><div>ⓘ m<sup>2</sup> 7,210</div><div>P E</div><div>☐ YES</div></div></div>	<div><div></div><div>D1.3</div><div><div>● m<sup>2</sup> 77,307</div><div>ⓘ m<sup>2</sup> 7,050</div><div>P E</div><div>☐ YES</div></div></div>	<div><div></div><div>D1.4</div><div><div>● m<sup>2</sup> 80,594</div><div>ⓘ m<sup>2</sup> 7,460</div><div>P E</div><div>☐ YES</div></div></div>	<div><div></div><div>D1.5</div><div><div>● m<sup>2</sup> 81,216</div><div>ⓘ m<sup>2</sup> 7,540</div><div>P E</div><div>☐ YES</div></div></div>
<div><div></div><div>D1.6</div><div><div>● m<sup>2</sup> 77,307</div><div>ⓘ m<sup>2</sup> 7,060</div><div>P E</div><div>☐ YES</div></div></div>	<div><div></div><div>D1.7</div><div><div>● m<sup>2</sup> 76,795</div><div>ⓘ m<sup>2</sup> 7,060</div><div>P E</div><div>☐ YES</div></div></div>	<div><div></div><div>D1.8</div><div><div>● m<sup>2</sup> 80,18</div><div>ⓘ m<sup>2</sup> 7,420</div><div>P E</div><div>☐ YES</div></div></div>	<div><div></div><div>D1.9</div><div><div>● m<sup>2</sup> 80,042</div><div>ⓘ m<sup>2</sup> 7,250</div><div>P E</div><div>☐ YES</div></div></div>	<div><div></div><div>D1.10</div><div><div>● m<sup>2</sup> 76,878</div><div>ⓘ m<sup>2</sup> 7,250</div><div>P E</div><div>☐ YES</div></div></div>
<div><div></div><div>D1.11</div><div><div>● m<sup>2</sup> 105,751</div><div>ⓘ m<sup>2</sup> 3,990</div><div>P E</div><div>☐ YES</div></div></div>	<div><div></div><div>D1.12</div><div><div>● m<sup>2</sup> 75,773</div><div>ⓘ m<sup>2</sup> 7,340</div><div>P E</div><div>☐ YES</div></div></div>	<div><div></div><div>D1.13</div><div><div>● m<sup>2</sup> 93,247</div><div>ⓘ m<sup>2</sup> 11,870</div><div>P E</div><div>☐ YES</div></div></div>	<div><div></div><div>D1.14</div><div><div>● m<sup>2</sup> 100,101</div><div>ⓘ m<sup>2</sup> 21,850</div><div>P E</div><div>☐ YES</div></div></div>	<div><div></div><div>D1.15</div><div><div>● m<sup>2</sup> 102,85</div><div>ⓘ m<sup>2</sup> 23,000</div><div>P E</div><div>☐ YES</div></div></div>
<div><div></div><div>D1.16</div><div><div>● m<sup>2</sup> 102,919</div><div>ⓘ m<sup>2</sup> 23,010</div><div>P E</div><div>☐ YES</div></div></div>	<div><div></div><div>D1.17</div><div><div>● m<sup>2</sup> 99,893</div><div>ⓘ m<sup>2</sup> 22,230</div><div>P E</div><div>☐ YES</div></div></div>	<div><div></div><div>D1.18</div><div><div>● m<sup>2</sup> 106,635</div><div>ⓘ m<sup>2</sup> 23,840</div><div>P E</div><div>☐ YES</div></div></div>	<div><div></div><div>D1.19</div><div><div>● m<sup>2</sup> 99,88</div><div>ⓘ m<sup>2</sup> 22,250</div><div>P E</div><div>☐ YES</div></div></div>	

● m<sup>2</sup> Apartment m<sup>2</sup> ⓘ m<sup>2</sup> Semi-outdoor space P (B = Basement, E = Exterior) ☐ Warehouse

TYPE A TYPE B TYPE D TYPE E TYPE Z





# 2<sup>nd</sup> Floor

<div><div></div><div><b>D2.1</b> ● m<sup>2</sup> 77,32 ⓘ m<sup>2</sup> 8,060 P B ☐ YES</div></div>	<div><div></div><div><b>D2.2</b> ● m<sup>2</sup> 105,668 ⓘ m<sup>2</sup> 3,980 P B ☐ YES</div></div>	<div><div></div><div><b>D2.3</b> ● m<sup>2</sup> 76,878 ⓘ m<sup>2</sup> 7,210 P E ☐ YES</div></div>	<div><div></div><div><b>D2.4</b> ● m<sup>2</sup> 77,307 ⓘ m<sup>2</sup> 7,050 P E ☐ YES</div></div>	<div><div></div><div><b>D2.5</b> ● m<sup>2</sup> 80,594 ⓘ m<sup>2</sup> 7,460 P E ☐ YES</div></div>	<div><div></div><div><b>D2.6</b> ● m<sup>2</sup> 81,216 ⓘ m<sup>2</sup> 7,540 P E ☐ YES</div></div>
<div><div></div><div><b>D2.7</b> ● m<sup>2</sup> 77,307 ⓘ m<sup>2</sup> 7,060 P E ☐ YES</div></div>	<div><div></div><div><b>D2.8</b> ● m<sup>2</sup> 76,795 ⓘ m<sup>2</sup> 7,060 P E ☐ YES</div></div>	<div><div></div><div><b>D2.9</b> ● m<sup>2</sup> 80,18 ⓘ m<sup>2</sup> 7,420 P E ☐ YES</div></div>	<div><div></div><div><b>D2.10</b> ● m<sup>2</sup> 80,042 ⓘ m<sup>2</sup> 7,250 P E ☐ YES</div></div>	<div><div></div><div><b>D2.11</b> ● m<sup>2</sup> 76,878 ⓘ m<sup>2</sup> 7,250 P E ☐ YES</div></div>	<div><div></div><div><b>D2.12</b> ● m<sup>2</sup> 105,751 ⓘ m<sup>2</sup> 3,990 P B ☐ YES</div></div>
<div><div></div><div><b>D2.13</b> ● m<sup>2</sup> 75,773 ⓘ m<sup>2</sup> 7,340 P B ☐ YES</div></div>	<div><div></div><div><b>D2.14</b> ● m<sup>2</sup> 93,247 ⓘ m<sup>2</sup> 11,870 P B ☐ YES</div></div>	<div><div></div><div><b>D2.15</b> ● m<sup>2</sup> 100,101 ⓘ m<sup>2</sup> 21,850 P B ☐ YES</div></div>	<div><div></div><div><b>D2.16</b> ● m<sup>2</sup> 102,85 ⓘ m<sup>2</sup> 23,000 P B ☐ YES</div></div>	<div><div></div><div><b>D2.17</b> ● m<sup>2</sup> 102,919 ⓘ m<sup>2</sup> 23,010 P B ☐ YES</div></div>	<div><div></div><div><b>D2.18</b> ● m<sup>2</sup> 99,893 ⓘ m<sup>2</sup> 22,230 P B ☐ YES</div></div>
<div><div></div><div><b>D2.19</b> ● m<sup>2</sup> 106,635 ⓘ m<sup>2</sup> 23,840 P B ☐ YES</div></div>	<div><div></div><div><b>D2.20</b> ● m<sup>2</sup> 99,88 ⓘ m<sup>2</sup> 22,250 P B ☐ YES</div></div>	<div><div></div><div><b>D2.21</b> ● m<sup>2</sup> 112,271 ⓘ m<sup>2</sup> 22,830 P B ☐ YES</div></div>			

● m<sup>2</sup> Apartment m<sup>2</sup> ⓘ m<sup>2</sup> Semi-outdoor space P (B = Basement, E = Exterior) ☐ Warehouse

TYPE A TYPE B TYPE C TYPE D TYPE E TYPE Z ΤΥΠΟΣ Η





# 3<sup>rd</sup> Floor

<div><div></div><div><b>D3.1</b> ● m<sup>2</sup> 77,32 ⓘ m<sup>2</sup> 8,060 P B ☐ YES</div></div>	<div><div></div><div><b>D3.2</b> ● m<sup>2</sup> 105,668 ⓘ m<sup>2</sup> 3,980 P B ☐ YES</div></div>	<div><div></div><div><b>D3.3</b> ● m<sup>2</sup> 76,878 ⓘ m<sup>2</sup> 7,210 P E ☐ YES</div></div>	<div><div></div><div><b>D3.4</b> ● m<sup>2</sup> 77,307 ⓘ m<sup>2</sup> 7,050 P E ☐ YES</div></div>	<div><div></div><div><b>D3.5</b> ● m<sup>2</sup> 80,594 ⓘ m<sup>2</sup> 7,460 P E ☐ YES</div></div>	<div><div></div><div><b>D3.6</b> ● m<sup>2</sup> 81,216 ⓘ m<sup>2</sup> 7,540 P E ☐ YES</div></div>
<div><div></div><div><b>D3.7</b> ● m<sup>2</sup> 77,307 ⓘ m<sup>2</sup> 7,060 P E ☐ YES</div></div>	<div><div></div><div><b>D3.8</b> ● m<sup>2</sup> 76,795 ⓘ m<sup>2</sup> 7,060 P E ☐ YES</div></div>	<div><div></div><div><b>D3.9</b> ● m<sup>2</sup> 80,18 ⓘ m<sup>2</sup> 7,420 P E ☐ YES</div></div>	<div><div></div><div><b>D3.10</b> ● m<sup>2</sup> 80,042 ⓘ m<sup>2</sup> 7,250 P E ☐ YES</div></div>	<div><div></div><div><b>D3.11</b> ● m<sup>2</sup> 76,878 ⓘ m<sup>2</sup> 7,250 P E ☐ YES</div></div>	<div><div></div><div><b>D3.12</b> ● m<sup>2</sup> 105,751 ⓘ m<sup>2</sup> 3,990 P B ☐ YES</div></div>
<div><div></div><div><b>D3.13</b> ● m<sup>2</sup> 75,773 ⓘ m<sup>2</sup> 7,340 P B ☐ YES</div></div>	<div><div></div><div><b>D3.14</b> ● m<sup>2</sup> 93,247 ⓘ m<sup>2</sup> 11,870 P B ☐ YES</div></div>	<div><div></div><div><b>D3.15</b> ● m<sup>2</sup> 100,101 ⓘ m<sup>2</sup> 21,850 P B ☐ YES</div></div>	<div><div></div><div><b>D3.16</b> ● m<sup>2</sup> 102,85 ⓘ m<sup>2</sup> 23,000 P B ☐ YES</div></div>	<div><div></div><div><b>D3.17</b> ● m<sup>2</sup> 102,919 ⓘ m<sup>2</sup> 23,010 P B ☐ YES</div></div>	<div><div></div><div><b>D3.18</b> ● m<sup>2</sup> 99,893 ⓘ m<sup>2</sup> 22,230 P B ☐ YES</div></div>
<div><div></div><div><b>D3.19</b> ● m<sup>2</sup> 106,635 ⓘ m<sup>2</sup> 23,840 P B ☐ YES</div></div>	<div><div></div><div><b>D3.20</b> ● m<sup>2</sup> 99,88 ⓘ m<sup>2</sup> 22,250 P B ☐ YES</div></div>	<div><div></div><div><b>D3.21</b> ● m<sup>2</sup> 112,271 ⓘ m<sup>2</sup> 22,830 P B ☐ YES</div></div>			

● m<sup>2</sup> Apartment m<sup>2</sup>

ⓘ m<sup>2</sup> Semi-outdoor space

P (B = Basement, E = Exterior)

☐ Warehouse

● TYPE A

● TYPE B

● TYPE C

● TYPE D

● TYPE E

● TYPE Z

● TYPE H





# Apartment layouts



## TYPE E

D1.2 / D1.3 / D1.4 / D1.5 / D1.6 / D1.7 / D1.8 / D1.9 / D1.10 /  
D2.3 / D2.4 / D2.5 / D2.6 / D2.7 / D2.8 / D2.9 / D2.10 /  
D2.11 / D3.3 / D3.4 / D3.5 / D3.6 / D3.7 / D3.8 / D3.9 /  
D3.10 / D3.11

A TOTAL OF 27 APARTMENTS





### TYPE Da

D1.14 / D1.16 / D1.18 / D2.16 / D2.18 / D2.20 / D3.15 / D3.17 / D3.19

A TOTAL OF 9 APARTMENTS



### TYPE Db

D1.15 / D1.17 / D1.19 / D2.15 / D2.17 / D2.19 / D3.16 / D3.18 / D3.20

A TOTAL OF 9 APARTMENTS



### TYPE A

D1.12 / D2.13 / D3.13

A TOTAL OF 3 APARTMENTS



### TYPE B

D1.1 / D1.11 / D2.2 / D2.12 / D3.2 / D3.12

A TOTAL OF 6 APARTMENTS





### TYPE C

D2.1 / D3.1

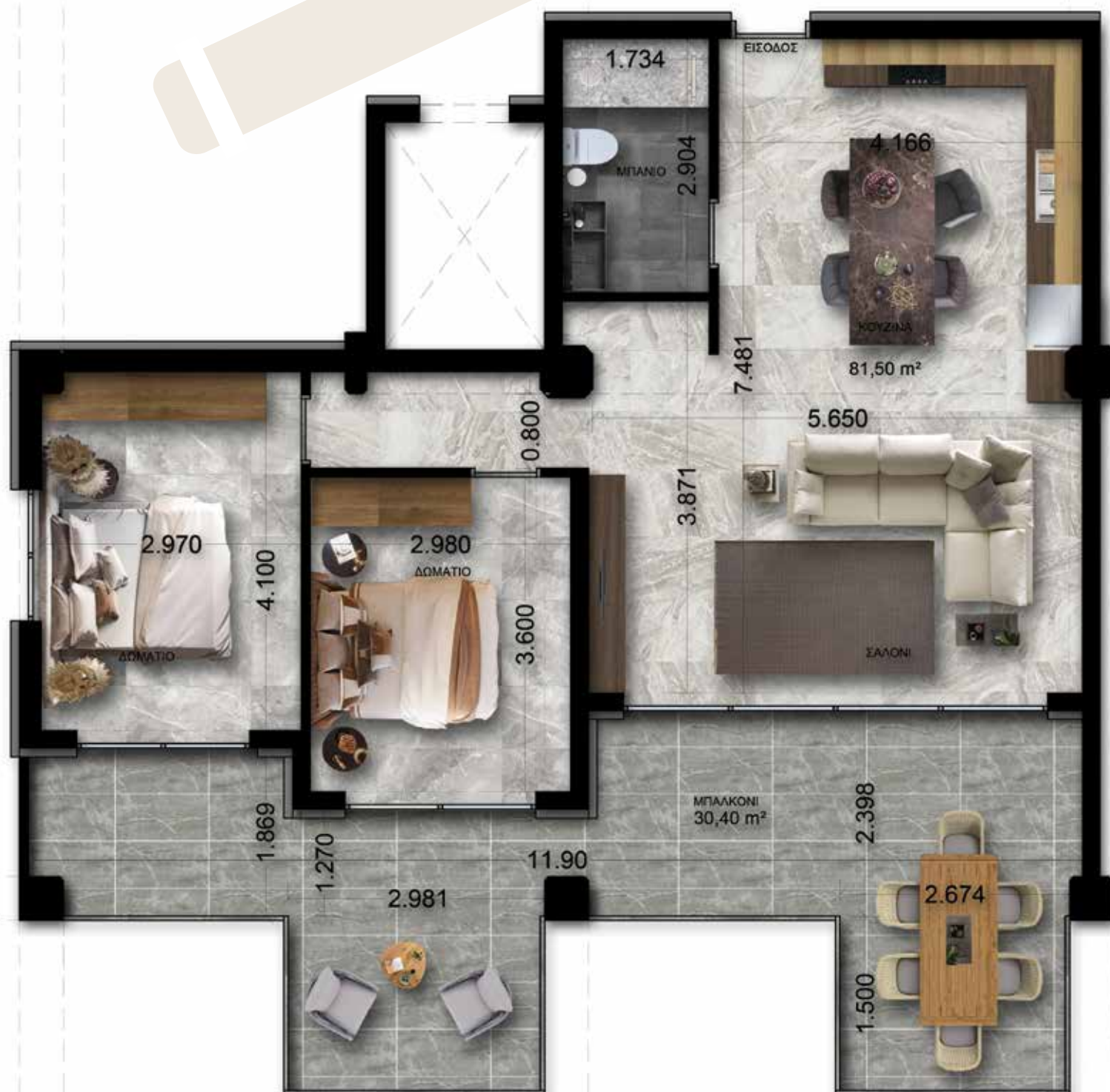
A TOTAL OF 2 APARTMENTS



### TYPE Z

D1.13 / D2.14 / D3.14

A TOTAL OF 3 APARTMENTS



## TYPE H

D3.21 / D2.21

A TOTAL OF 2 APARTMENTS



# Parking











# “An emblematic building”

---

“This is The Dolphin, the new landmark... of Kavala.”

---

“From the first moment that our investment program started, we believed in the great development potential that Kavala has. We are sincerely glad that we are now given the opportunity to implement a residential investment in the urban center that aims to highlight the new perspectives that are opening up in the city. The reconstruction of the building of the former handicraft ‘Delfini’ in a modern building complex of luxury apartments is a challenge for us.

The most important thing is that this investment was designed with absolute respect for the environment, with many innovations and benefits for the owners and the area. With the new building complex of luxury homes we return to the city a part of the old glamor, when the local economy was flourishing through the operation of craft units. The name ‘Delfini’ (‘Dolphin’) remains in the title and will once again become synonymous with a new business venture that will actively support the local economy by creating new opportunities.”

**Nikos Kourtidis**

President of Kourtidis Group

“Throughout its history, Kavala has proved that it is an open society of people, that supports everything new, that is in solidarity in the face of common problems, but above all that strives for the best. It is no coincidence that those who visit this place for the first time love it and visit it again and again. Kavala is a special destination for many visitors abroad. It is a destination that they consciously choose for their vacation but also for permanent residence enjoying a better quality of life.

With the creation of the luxury apartment complex ‘Dolphin’ we seek to make Kavala known and loved to even more people, both in Greece and abroad. We all want to meet its exceptional people, to feel the pulse of the city and finally to become part of this beautiful society.”

**Constantina Dimitrova**

Vice President of Kourtidis Group





# Authentic, blue city

---

## Our Kavala... A humane, cosmopolitan and hospitable city in Southern Europe

---

The climate of Kavala belongs to the northern temperate zone and stands between the Mediterranean and the continental European. It is rightly characterized by many as an ideal destination. It is characterized by 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 area receives low rainfall heights resulting in a total of about 90 rainy days.

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 circle with our region are Sardinia, Naples, Madrid and Porto.







● Porto

● Madrid

Barcelona

●

● Mallorca

Cannes

●

●

Nice

●

Sardinia

●

Rome

●

Naples

Kavala

●

Istanbul

●



# Our projects are in progress...



Panorama (Kariani, Kavala)



Thalassa Prive (Ofrynio Beach, Kavala)



Nefeli (Ofrynio Beach, Kavala)



Sea Residence (Ofrynio Beach, Kavala)



Olympiada (Ofrynio Beach, Kavala)





KOURTIDIS  
Group



Diamond (Nea Iraklitsa, Kavala)



Thalassa (Ofrynio Beach, Kavala)



Argilos (Ofrynio Beach, Kavala)



Kleoniki 5 (Ofrynio Beach, Kavala)



Thalassa 11 (Ofrynio Beach, Kavala)



Palm (Ofrynio Beach, Kavala)



Dionysos (Ofrynio Beach, Kavala)



Emerald Paradise (Thassos, Kavala)



# THE DOLPHIN

PREMIUM ESTATES

A project with the signature of Oiko Kourtidis - Member of Kourtidis Group.  
The sale will be done exclusively from the offices of RE/MAX Choice.



## DESIGN, STUDY, SUPERVISION:

### Architect

Kostas Pouloupoulos (SquareOne)

### Civil Engineer

Nikoleta Pechlivani & associates

### Civil Engineer

Eleftherios Keskesiadis & associates

10 Erythrou Stavrou Str., Kavala, 65303  
25102 11900, kavala@remax-choice.gr  
[kourtidis.group](https://www.kourtidis.group)

  
**KOURTIDIS**  
Group

Kourtidis Group SA  
Ofrynio Beach  
G.E.MI. 020764330000

