

THE
111 MILLION





SEAFRONT LIVING REDEFINED

An investment by

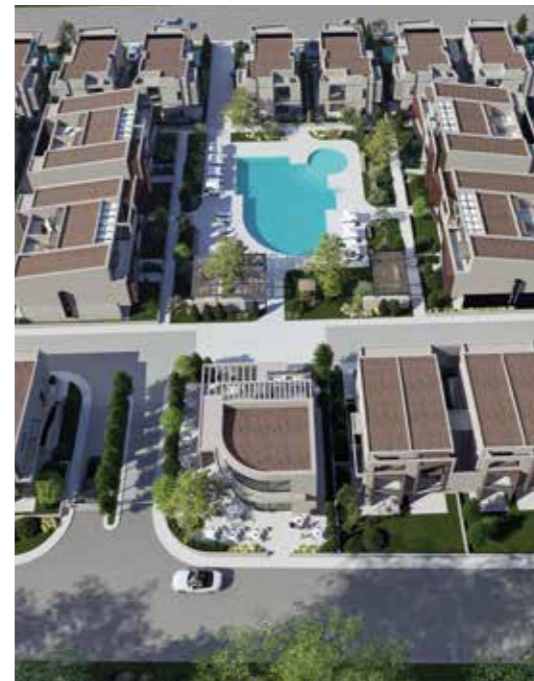




PRESENTATION

“The Million” is a landmark residential project in Asprovalta, Thessaloniki, distinguished by its impressive scale and contemporary design.

16



TYPES OF RESIDENCES

The complex consists of 6 different types of residences.

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INVESTMENT DETAILS

Key criteria for property location selection

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A premium development defined by clarity, balance, and vision.

AREA OVERVIEW



OUR REGION'S CLIMATE IS CLASSIFIED AS MEDITERRANEAN, WITH 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 during 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 sea it creates a **wonderful Mediterranean climate**.

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

A NEW DESTINATION ON THE MAP OF SOUTHERN EUROPE

LOCATION

THE SEASIDE DESTINATION OF ASPROVALTA IS SITUATED ON THE WESTERN COAST OF THE STRYMONIAN GULF, EAST OF THESSALONIKI, GREECE'S SECOND-LARGEST CITY.

It is **one of the fastest-growing tourist destinations** in the region of Macedonia. During the summer season, Asprovalta comes alive with visitors from both the surrounding areas and abroad.

Its continuous development has led to the establishment of a wide range of accommodations, including hotels, holiday homes, and various lodging options to suit every traveler's needs.

Asprovalta's natural beauty is truly unique. The lush green mountains and the crystal-clear blue sea create the perfect setting for relaxation and unforgettable moments.

The characteristic of the region, however, is that **it remains beautiful, unique and full of surprises 365 days a year**. Cafes, restaurants and nightclubs are open all year round, while thousands of visitors enjoy along with their holidays the unique local flavours, dozens of "touring escapes" and many amazing activities.

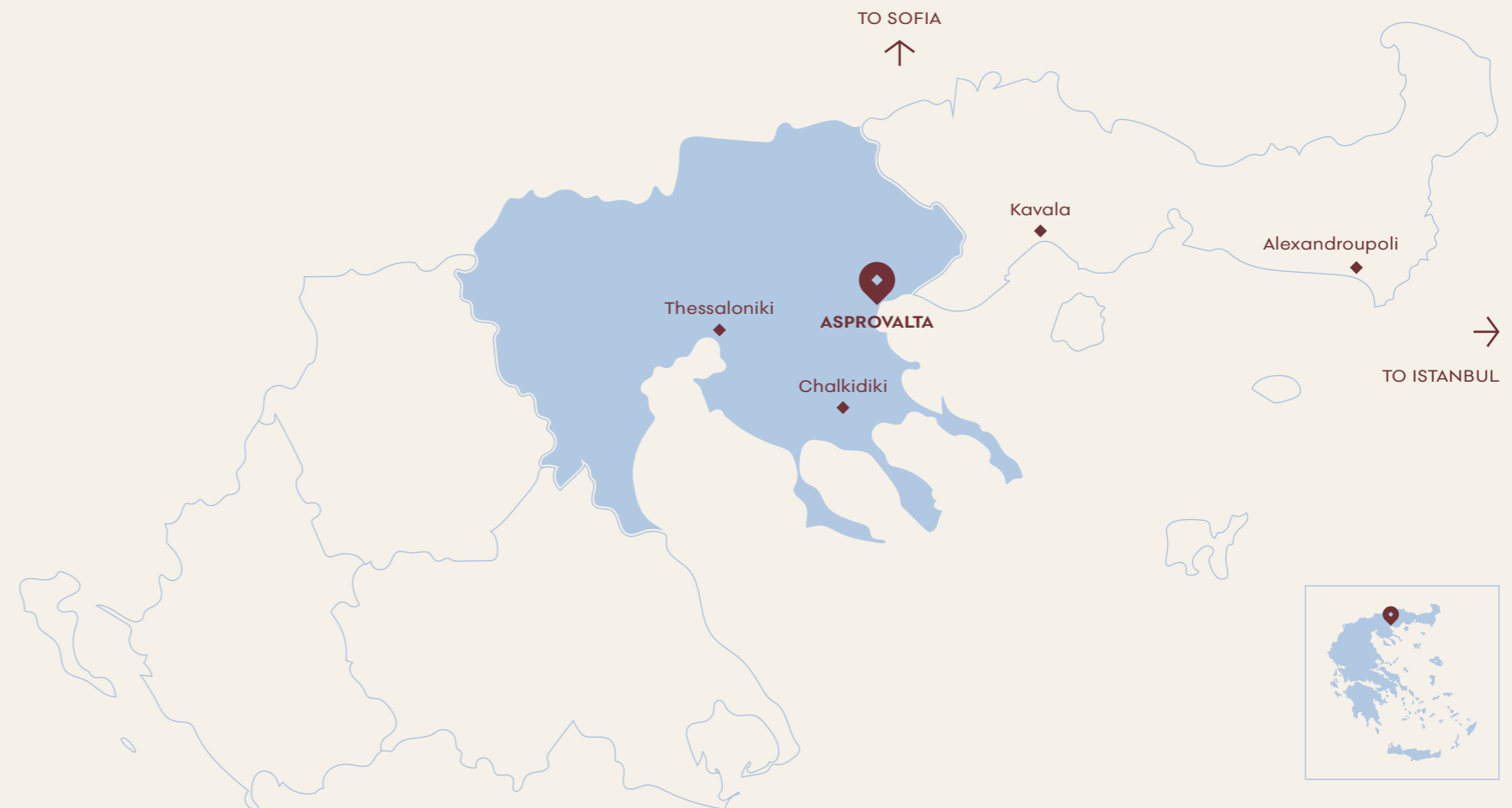
CITY ROUTE	DISTANCE	TIME
♦ Thessaloniki	78 km	45 min
♦ Greek - Bulgarian Border	138 km	1 h
♦ Greek - Turkish Border	262 km	2 h 30 min
♦ Istanbul	508 km	5 h
♦ Kavala	81 km	50 min
♦ Kavala Airport	85 km	55 min
♦ Drama	74 km	45 min
♦ Serres	81 km	50 min
♦ Sofia, Bulgaria	305 km	3 h

VIEW LOCATION ON MAP



ASPROVALTA

A PERFECT HARMONY OF SEA AND MOUNTAINS



Discover a place where **history, nature, and authentic experiences come together in perfect harmony**. From golden beaches and crystal-clear waters to adventure trails, traditional flavors, and unique natural treasures, the region offers endless possibilities for every traveler.

Here, every moment becomes an opportunity for exploration, relaxation, and enjoyment, in a destination that invites you to experience it with all your senses.

EXPLORE MORE. FEEL MORE. LIVE MORE.

ANCIENT CROSSROADS

- **Heritage and culture:**
Archaeological sites, museums, historical monuments
- **Spiritual landmarks:**
Monasteries, old churches, traditional settlements
- **Local traditions:**
Visit-friendly wineries, authentic cultural routes
- **Natural wonders:**
Caves, gorges, landscapes shaped by history



ACTIVITIES

- **Sea adventures:**
Water sports, scuba diving, sailing, fishing
- **Outdoor exploration:**
Hiking, cycling, climbing, 4x4 routes, ENDURO trails
- **Family and leisure:**
Thermal baths, family entertainment areas, paintball, football 5x5
- **Nature encounters:**
Birdwatching, observation of rare animals, peaceful natural escapes
- **Local experiences:**
Horseback riding, clay therapy, year-round touring options

LOCAL CUISINE

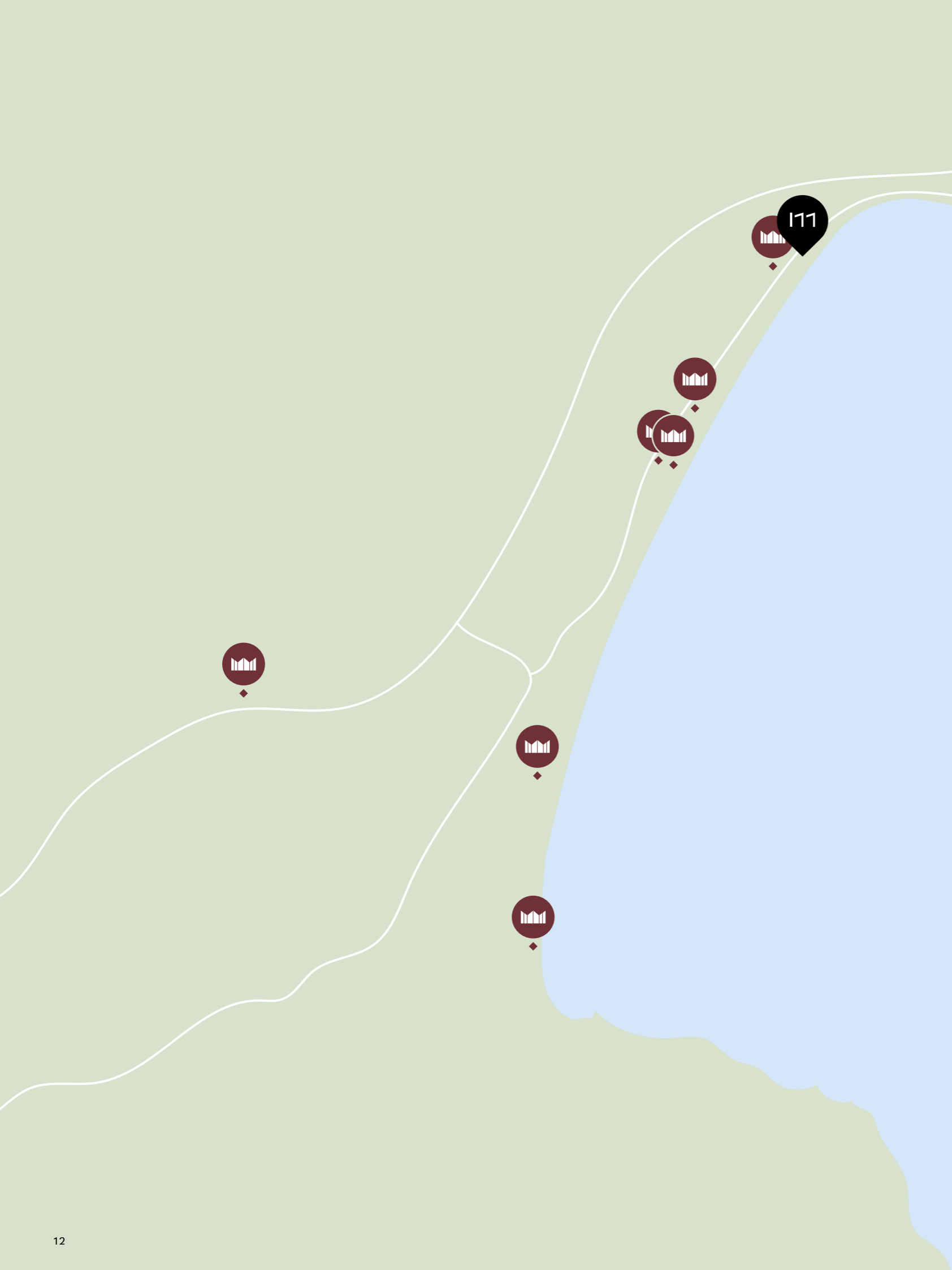
- **Sea and land:**
Fresh fish, olives, virgin olive oil
- **Tradition:**
Dairy & cheese products, tsipouro, honey
- **Sweet notes:**
Almonds, spoon sweets, grapes
- **Local wines:**
A rich selection from nearby vineyards



Asprovalta



Lake Kerkini



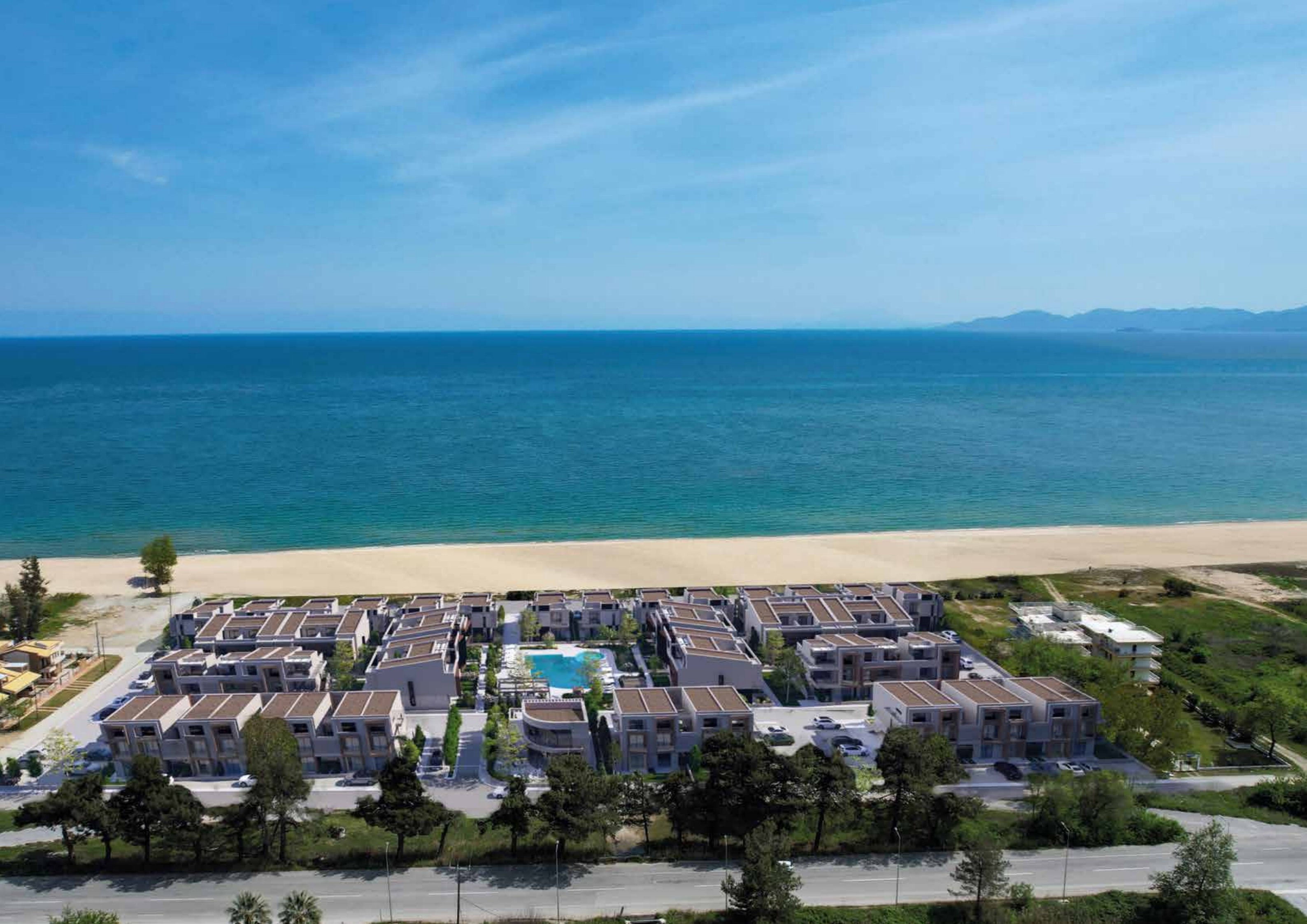
Asprovalta is one of Northern Greece's fastest-growing destinations, with Kourtidis Group playing a pivotal role through **developments that redefine modern living and hospitality.**

KOURTIDIS GROUP

ONE REGION WITHIN A GROWING PORTFOLIO OF VISION AND EXCELLENCE

This expanding portfolio creates a strong ecosystem of infrastructure and services, **increasing the value and prospects of every new investment.**

The Million stands at the center of this growth, benefiting from the upgraded environment, rising demand, and international interest the Group has already generated.

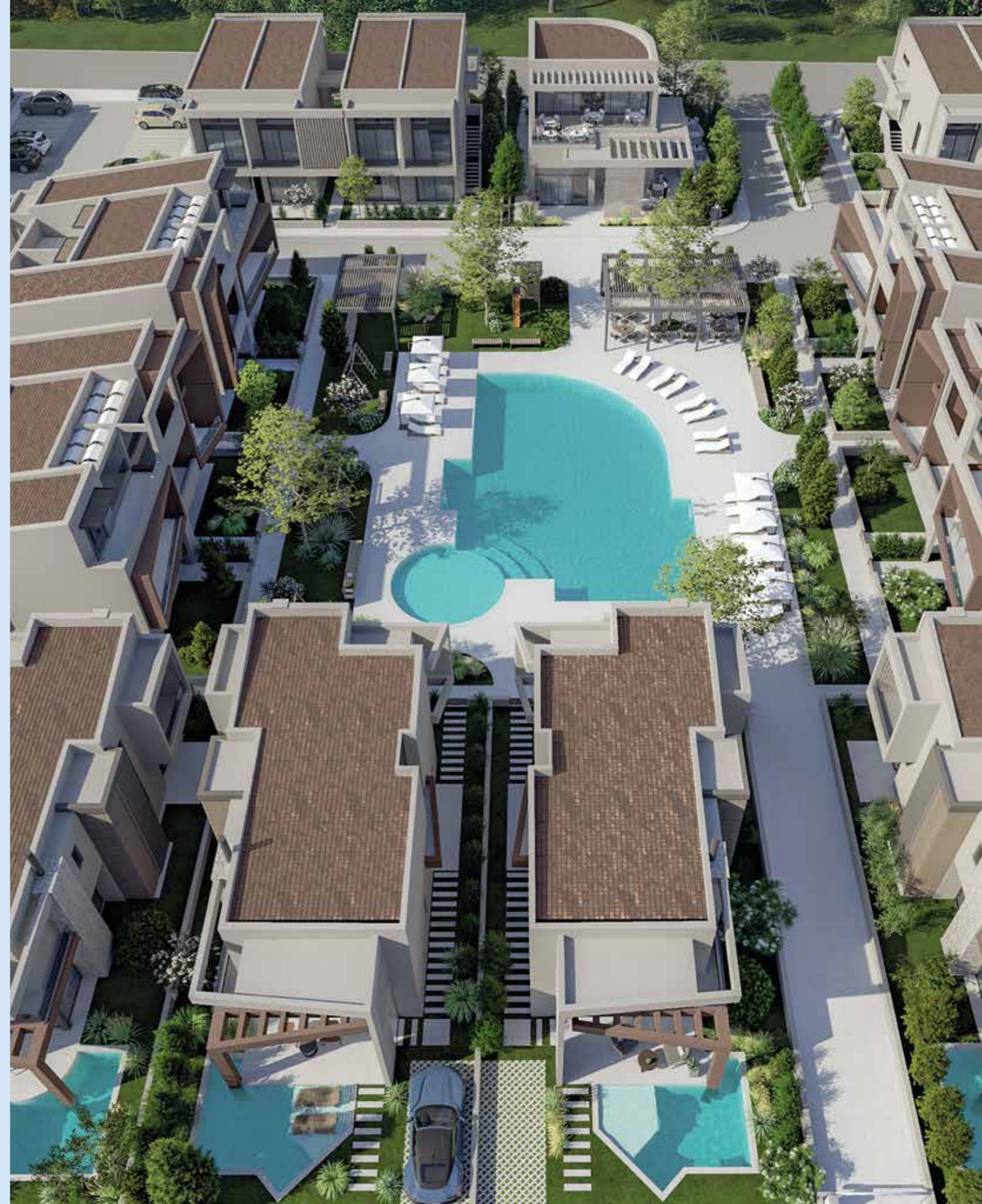


PRESENTATION

“The Million” is a landmark residential development in Asprovalta, Thessaloniki, conveying a **strong sense of community**, security, and understated luxury, while standing out for its **impressive scale and contemporary architectural design**. This exclusive complex comprises 100 residences, a retail space, and a central swimming pool, while 14 of the residences feature private pools for an elevated living experience.

Designed with a **commitment to seamless integration into the natural surroundings**, the project maximizes breathtaking views of the coastline while ensuring an open, airy feel for each residence. The architectural composition strikes a balance between fostering a sense of community and maintaining privacy.

A LANDMARK RESIDENTIAL PROJECT IN ASPROVALTA, THESSALONIKI.



Functionality, refined aesthetics, and modern architecture.



Crafted to premium standards.

WAVES, SERENITY, AND ENDLESS VIEWS.

Functionality, refined aesthetics, and modern architecture blend effortlessly with traditional elements of the region, adding exceptional value to the development. Carefully selected materials – natural stone, earthy tones, and organic textures – enhance the harmony between the residences and their environment.

Seamless integration into the natural surroundings.



Where the majesty of lush green mountains meets the endless blue.



Architecture that belongs to its surroundings.



AN EXCEPTIONAL CHOICE FOR BOTH PERMANENT AND HOLIDAY LIVING

WHILE ALSO PRESENTING
A SMART INVESTMENT OPPORTUNITY

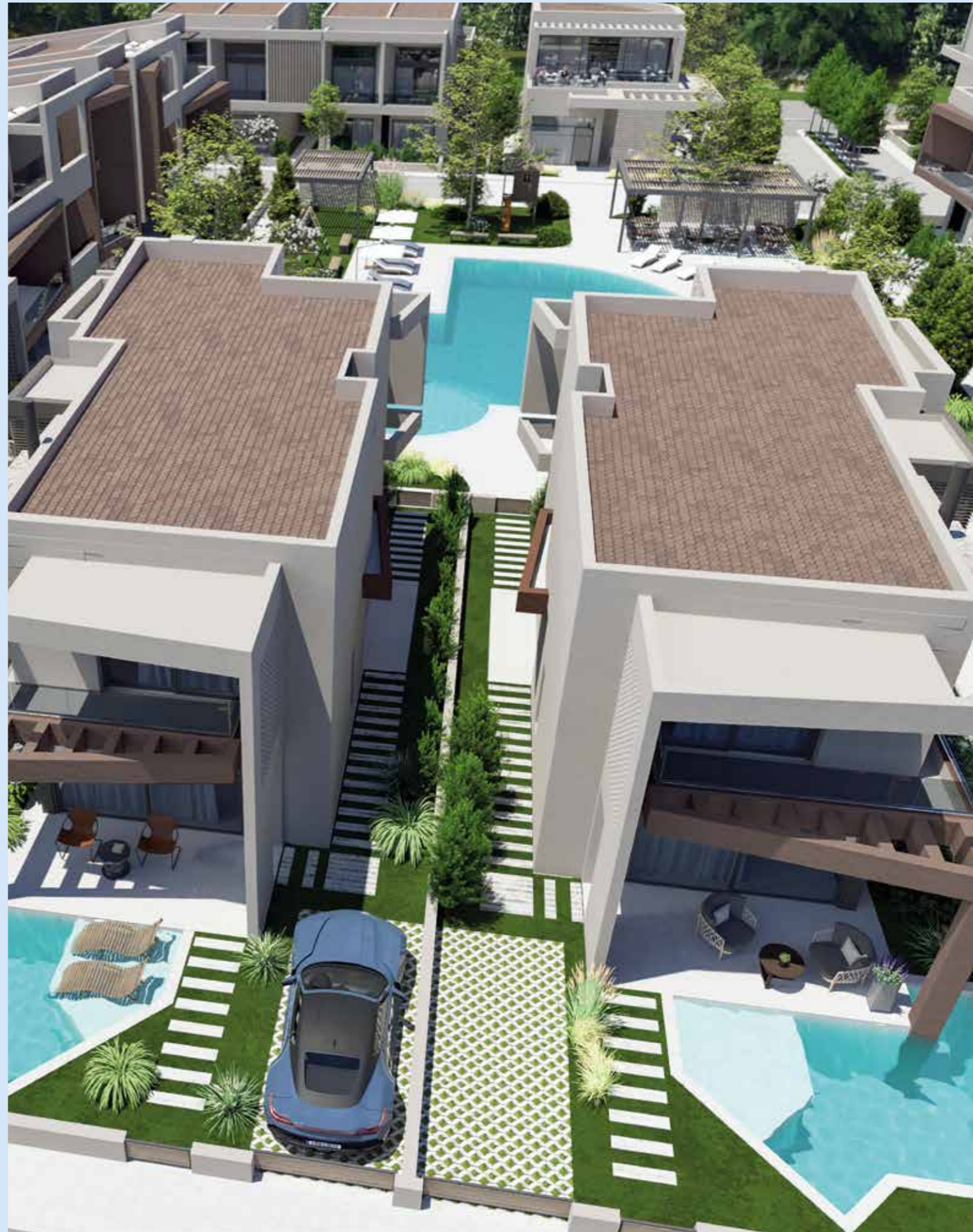
Equal attention has been given to the design of the outdoor spaces, where thoughtfully planned pathways, recreational areas, and the central pool serve as focal points for **relaxation** and **social interaction**. Furthermore, the entire complex has been designed to ensure full accessibility for individuals with reduced mobility (PRM).



Premium materials inspired by the landscape.



Nature-driven value.



Architectural excellence shaped by bold geometries.

SEAFRONT LIVING,
REDEFINED.

VILLA TYPE (A)

THE HIGHEST EXPRESSION OF LIVING AT THE MILLION

A **152.31 sq.m.** maisonette with **four bedrooms** and **three bathrooms**, where space is defined by balance and intention. Every detail has been carefully considered to support a living experience of the highest standards.

The **private swimming pool** and meticulously designed outdoor areas create an atmosphere of absolute privacy and understated luxury. An architectural composition that does not seek to impress, but instead conveys enduring quality and timeless value.



A quieter kind of luxury.



Living, at its most refined.



An atmosphere designed to be felt.



FLOOR PLAN



ATTIC PLAN

A

OTHER TYPES OF RESIDENCES

TYPE	FLOOR	NUMBER OF HOUSES	SIZE RANGE M ²	LIVING ROOM & KITCHEN	BEDROOMS	BATHROOMS
A	Two-storey with private pool	14	152.31	✓ + Dining room	4 (1 Master)	3
B	Ground floor apartments	12	34.65 - 35.7	✓	1	1
C	Ground floor apartments	16	62.6 - 66.3	✓	2	1
D	First floor apartments with attic	22	96.6 - 102.05	✓	4	2
E	Ground floor apartments	18	43.90	✓	1	1
F	First floor apartments with attic	18	65.20	✓	2	2

* The square meters provided are net, excluding balconies and common stairways, as applicable to the residential development.



SUSTAINABILITY

The Million is a groundbreaking residential development in Asprovalta, Thessaloniki, designed to redefine modern coastal living through **sustainability, smart innovation, and architectural harmony**.



Functionality elevated through refined design.

- ◆ **A-RATED ENERGY-EFFICIENT CONSTRUCTION**

designed to reduce the carbon footprint and ensure long-term sustainability.

- ◆ **PRE-INSTALLED SOLAR**
supporting renewable energy use.

- ◆ **PRM ACCESSIBILITY**
ensuring inclusive design across the Complex.

Built with a **deep respect for the natural environment**, The Million integrates seamlessly into the coastal landscape, utilizing energy-efficient materials and innovative green technologies to enhance both aesthetic appeal and environmental responsibility. The carefully selected earthy tones, natural stone elements, and modern textures allow the residences to blend effortlessly with their surroundings while maintaining a high standard of contemporary elegance.

The quality of the materials and the precision of their application are of the highest standard, with the active involvement of the company's interior designer, delivering an outstanding final result.

Each residence has been meticulously designed to offer functional layouts, spacious living areas filled with natural light, and breathtaking views of the coastal front.

SECURITY, PROTECTION, SUSTAINABILITY GREEN AND INNOVATION.

OUTDOOR SPACE CONSTRUCTION MATERIALS

* The handover includes all infrastructure, pre-installation of solar panels, air conditioning units, and kitchen furnishings. Electrical appliances and home furnishings are excluded.

LIVING INFRASTRUCTURE

At The Million, everyday living has been designed with the same level of care and consistency as the architecture itself. The development's infrastructure does not merely serve a supportive role; it actively shapes an environment where comfort, security, and

attentive service are integral to the living experience. Every element — from access points and services to shared spaces — has been thoughtfully planned to genuinely serve residents while reinforcing the long-term value of the community.

INFRASTRUCTURE SHAPING A COMPLETE LIVING EXPERIENCE



Functionality, refined aesthetics, and modern architecture.



DESIGNED FOR
SLOW, HARMONIOUS
LIVING.

WELLNESS & SOCIAL SPACES

At the heart of the development, residents can enjoy a **carefully designed wellness and leisure area**, offering select breakfast options, coffee, fresh juices, and premium cocktails. The retail space extends alongside the swimming pool and beach bar, creating an atmospheric setting that seamlessly blends relaxation with refined aesthetics.



Conceived as an exclusive, fully gated residential enclave.



A carefully designed wellness and leisure area.

PRIVACY & ACCESS

Each residence includes a private parking space, discreetly designed to accommodate daily needs with comfort and ease. The development is conceived as an **exclusive, fully gated residential enclave**, offering a high level of privacy, security, and independence. Access is provided through a centrally controlled entrance portal with a security barrier, ensuring complete control and conveying the distinct atmosphere of a **private resort**.

AFTER SALES & OWNER SERVICES

The central entrance portal also functions as the **After Sales Service Center**, providing ongoing support to homeowners both during the handover of their residence and throughout the entire ownership journey. This dedicated service strengthens a sense of care, reliability, and premium-level assistance that extends well beyond the point of purchase.



Everyday convenience.

EVERYDAY CONVENIENCE

At the same time, an on-site mini market operates within the development, covering everyday needs with carefully selected products and eliminating the need for residents to travel outside the community.

OPERATIONAL EXCELLENCE

The overall operation of the development is governed by a **high-standard Operational Regulation**, ensuring quality of life, the smooth functioning of the facilities, and the long-term preservation of the investment's value.



INVESTMENT DETAILS



A central living space that brings the community together.



Shared spaces, elevated living.

LOCATION

Asprovalta, situated in the Municipality of Volvi, Thessaloniki, is a **prime location** with high residential, tourism, and commercial potential, making it an ideal destination for investment opportunities.

Thanks to its coastal beauty, modern infrastructure, and growing tourism industry, the area offers a **strong return on investment** for real estate, hospitality, and commercial ventures.

ACCESSIBILITY

Asprovalta benefits from excellent road connectivity, with direct access to Egnatia Odos (A2 Motorway), facilitating easy travel to Thessaloniki, Kavala, and Eastern Macedonia. Its strategic position also allows for seamless access to major airports, ports, and nearby tourist hotspots.

LEGAL FRAMEWORK

The area is permitted for short-term rentals, offering high investment flexibility and strong rental yield potential, making Asprovalta an excellent choice for real estate and tourism-based investments.

POINTS OF INTEREST

- Ancient Stagira (Aristotle's Birthplace)
- Rentina Castle & Byzantine Tower of Apollonia
- Lake Volvi & National Park of Koroneia-Volvi
- Beaches with Blue Flag Certification
- Traditional Villages (Vrasna, Nea Vrasna, Stavros)
- Thermal Springs of Nea Apollonia
- Hiking Trails & Eco-Tourism Destinations
- Religious Landmarks (St. George Church, Monastery of St. Marina)
- Wineries & Local Agricultural Estates
- Cultural & Folklore Museums in the Region

DEVELOPMENT PROSPECTS

- Upgrades to the road network & infrastructure enhancements
- Pedestrian-friendly improvements & traffic safety measures
- Development of seaplane ports to boost tourism and employment
- Construction of modern sports facilities & recreational centers
- Public works projects & new utilities across the Municipality of Volvi
- Tourism expansion & cultural initiatives to enhance visitor experience
- Promoting eco-tourism and sustainable development projects
- Astrotourism initiatives with dedicated observation areas and events

KEY CRITERIA FOR PROPERTY LOCATION SELECTION

DEMOGRAPHIC DATA FOR:

THESSALONIKI REGIONAL UNIT

1,092,919

RESIDENTS

MUNICIPALITY OF VOLVI

19,755

RESIDENTS

ASPROVALTA, MUNICIPALITY OF VOLVI

2,405

RESIDENTS

Higher than average per capita income

INVESTMENT IN THE MILLION PROJECT

WITH 30% ADDED VALUE

“The Million” delivers premium residences in a unique coastal setting, with projected value growth of 30% through each construction milestone – from initial sale to final delivery. **Investors can participate with flexible capital share** options and benefit from a structured, transparent profit model.

CAPITAL SHARE

	DEVELOPMENT STAGES →	INITIAL SELLING PRICE	MASONRY 10%	FLOOR 15%	PROPERTY DELIVERY 30%	TOTAL PROFIT 30%
1/1		29.000.000€	31.900.000€	33.350.000€	37.700.000€	8.700.000€
1/2		14.500.000€	15.950.000€	16.675.000€	18.850.000€	4.350.000€
1/3		9.666.666€	10.633.332€	11.116.666€	12.566.666€	2.900.000€
1/4		7.250.000€	7.975.000€	8.337.500€	9.425.000€	2.175.000€



Where nature elevates long-term value.

MAX VALUE PROGRAM

5% GUARANTEED RETURN

This is the only program that maximizes investment profitability with a guaranteed return for the purchase of apartments and holiday homes.

It offers a 5% return throughout the entire tourist season, year-round, to buyers of residences constructed within "The Million".



Privacy by design, comfort by nature.

HOW IT WORKS:

Kourtidis Group, through its construction company Oiko Kourtidis, develops high-quality holiday homes in prime, tourism-driven locations.

To ensure seamless and profitable ownership, the Group provides full-scale property management, handling every aspect of rental operations, including:

- ✓ COMPREHENSIVE RENTAL MANAGEMENT
- ✓ PROFESSIONAL CLEANING AND MAINTENANCE
- ✓ PROPERTY SUPERVISION AND OVERSIGHT

Investors receive a **guaranteed 5% rental return** while their property remains fully protected with fire and liability insurance, ensuring both profitability and peace of mind.

INVESTMENT DETAILS (EXAMPLES)



TOTAL INVESTMENT RETURN

PURCHASE VALUE OF RESIDENTIAL COMPLEX	29.000.000€
ANNUAL RETURN BY ACTIVATING THE PROGRAM 5% MAX VALUE	3.350.000€
RESALE PROFIT INCLUDING +30% APPRECIATION IN 2028	8.700.000€
ROI	45%

SWOT ANALYSIS

STRENGTHS

- Exclusively developed by the construction company of Kourtidis Group.
- 200 meters from the sea, offering prime coastal living.
- Bioclimatic design with Class A energy efficiency.
- Meets ESG (Environmental, Social, Governance) criteria.
- Privacy-focused design, ensuring a peaceful living environment
- Access to open sports areas, parks, playgrounds, Blue Flag beaches, gyms, and 24/7 medical & veterinary services.
- Strong inbound tourism from Bulgaria, Romania, Switzerland, Poland, Turkey, Hungary, Germany, Austria, Belgium, the UK and the USA.
- Strategic location: Within a 2-hour drive from major cities with a combined population of over 30 million.

WEAKNESSES

The property's location offers an escape from the noise of urban life, especially during the winter months when tourist activity slows down.

THREATS

- Price increases due to the area's development potential.
- Delays in the implementation of public projects.
- Inability to accommodate tourists due to full occupancy of lodging facilities (100,000+ visitors).

OPPORTUNITIES

- Redevelopment of municipal and public spaces for free access to residents.
- The new essential service stores (supermarkets, local medical centers, veterinary clinics, pharmacies, gas stations, and dining establishments) are easily accessible on foot, by car, and via public transportation.

PROPERTY PERFORMANCE STUDY



A distinctive asset with long-term upside.

- | | |
|--|--|
| <p>1 Excellent risk hedge compared to investments in money market securities, bonds, and stocks.</p> | <p>6 The profitability of the property is clear through its utilization.</p> |
| <p>2 This investment carries low risk relative to the expected return.</p> | <p>7 Current market conditions favor the project. Inflationary pressures reducing the purchasing power of money make this investment even more relevant.</p> |
| <p>3 Portfolio diversification and risk dispersion opportunities.</p> | <p>8 The real estate market absorbs investment errors more effectively compared to other asset classes.</p> |
| <p>4 The real estate market is stable, with minimal fluctuations.</p> | <p>9 There is a continuous effort in Greece to reduce property taxation and introduce further incentives.</p> |
| <p>5 The emerging and dynamic area ensures strong appreciation potential.</p> | |



Where the majesty of lush green meets absolute privacy.

CONCLUSIONS

Investing in this property will maximize investor profits, as its return is significantly more attractive than any other investment with such low risk (compared to deposit returns, money market securities of similar risk, etc.).



Private design. Enduring value.

HIGH-YIELD INVESTMENT OPTIONS

- 1 Resale to private buyers at a 20%-30% higher selling price than the purchase price (managed by our company).
- 2 Rental to our company with a guaranteed 5% return.



Geometry, privacy, premium living.



If you'd like to learn more about this landmark project in Asprovalta, our team is here to help. Contact us for details, or any questions.

DISCOVER YOUR PLACE BY THE SEA

An investment by



