

An aerial photograph of a coastal town, Xylokastro, nestled on a peninsula. The town is densely packed with buildings, mostly white with red-tiled roofs. A large, curved stone pier extends from the town into the sea, creating a harbor filled with numerous sailboats. The water is a deep blue, transitioning to a lighter turquoise near the shore. In the foreground, a sandy beach is visible, crowded with many white beach umbrellas. The background shows a hilly landscape with some greenery and a few scattered buildings.

# Xylokastro Waves

A Coastal Living Experience  
with 12 Flats of Distinction at the Sykia Beach



## Amenities and Features

A meticulously designed complex of 12 exquisite flats nestled in four elegant buildings. Each building, a testament to modern sophistication, hosts three uniquely crafted flats, ensuring a blend of privacy and community living.

Stepping inside these thoughtfully designed residences reveals 69 square meters of refined comfort, featuring two bedrooms, a spacious living room, and a tastefully appointed bathroom.

Externally all buildings have thermal facade installed to improve the energy efficiency of flats by reducing heat loss in cold weather and minimizing heat gain during hot weather.





## Amenities and Features

The flats extend from the ground floor to the 2nd floor, with one flat on each level, allowing residents to choose the vantage point that best suits their lifestyle. Whether it's the ease of access on the ground floor, the elevated views on the first floor, or the top-floor tranquility, each flat presents a unique living experience.

Every flat has autonomous heating system to give each flat owner the option to start and end the heating season at a convenient time and enjoy substantial cost savings.

At the same time, hot water in each flat is provided by its own dual energy solar heater.





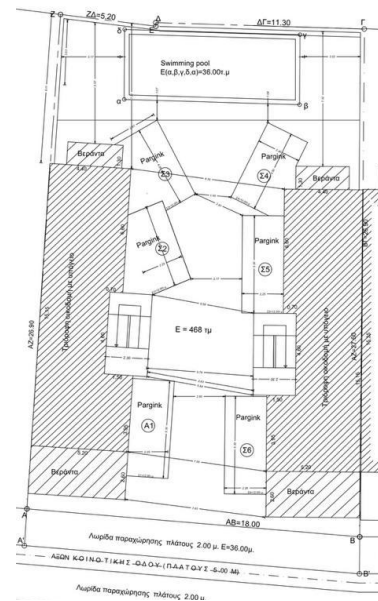
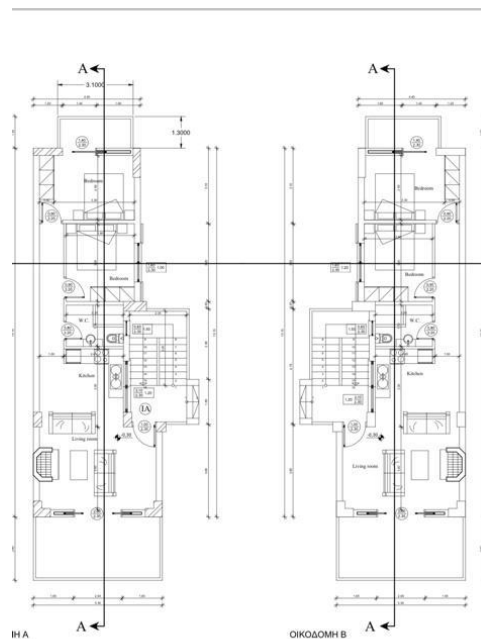
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One of the distinguishing features of this development is the shared sense of luxury, where every six flats form a close-knit community sharing their own private pool.

Ensuring both practicality and convenience, each flat comes with a 20 square meter storage space at the basement, allowing residents to declutter their living spaces without compromising on the modern aesthetic. Additionally, every flat is allocated a dedicated parking spot, providing effortless access to your residence.

3-phase power transmission in the complex to minimize voltage drops and ensure a consistent power supply.

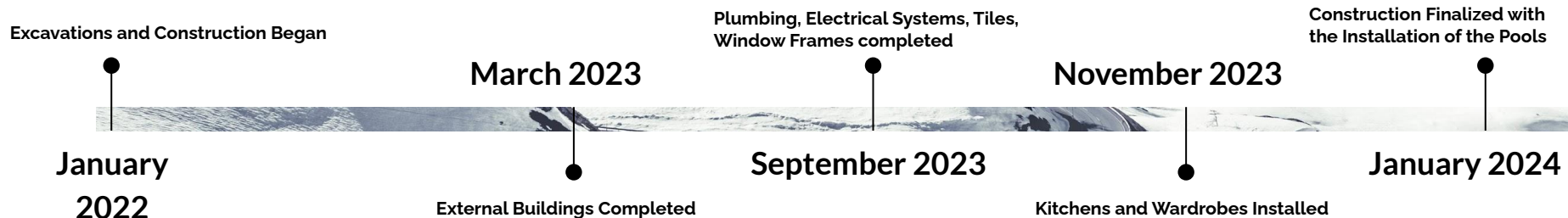


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# Timeline





# Thank you.