

AMPHITHEATER RESORT



22.000 sqm
25 Luxury Hotel Villas





AMPHITHEATER

- **22.000 sqm land + 4.000**
- 25 Villas with Pool
- Luxury units (110-170 sqm)
- International Award at the American Architecture A Awards

- Private pools
- Gardens
- Gulf-view verandas
- Sea View
- * NOT a subterranean construction

- Restaurant, bar
- Breakfast lounge
- Cable car
- Teleferic for internal transport.
- State Grant: €2.75 million



All necessary studies and approvals have been completed: urban planning permits, traffic connection, structural and architectural studies, as well as environmental terms. The project has final licensing and is ready for construction.

Uses & Exploitation Model:

The 25 villas can operate either as hospitality units or be offered under a long-lease model to investors or individuals seeking exclusive private use without short-term rental operation.

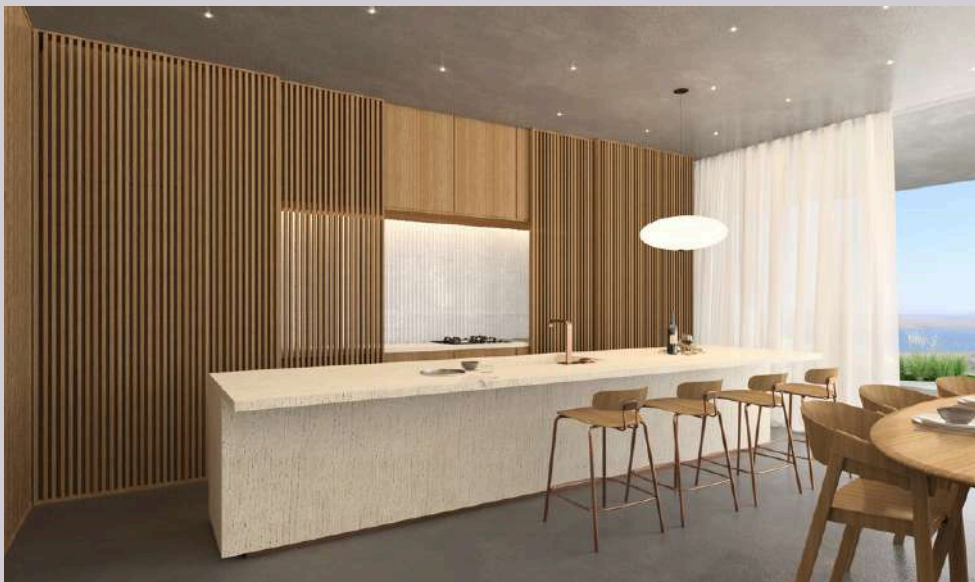
In the Amphitheater Project of Ancient Epidauros, it is offered for sale: the land, all approved permits and studies, as well as a secured state grant of €2.75 million.

This is a Greenfield development, internationally awarded at the American Architecture Awards, receiving the first global prize, and designed by the acclaimed architectural firm 314 Studio.

The project involves the development of 25 luxury villas, each with a private pool, on an elevated plot of 22,000 sqm offering unobstructed view of the Epidauros Gulf and immediate proximity to UNESCO World Heritage Sites – the Ancient Theater of Epidauros and the Sanctuary of Asclepius.



The Amphitheater is a fully mature, ready-to-build hospitality development comprising 25 luxury villas ranging from approximately 110 to 168 sqm, each with its own private swimming pool. The project includes approximately 3,853 sqm of residential areas and 1,126 sqm of common, hospitality and service facilities, bringing the total developed building areas to approximately 4,979 sqm





Shared facilities include a reception and restaurant, professional kitchens, gym, laundry, storage and extensive technical/service areas, complemented by a main swimming pool and children's pool. Together with the villas' private pools and landscaped water features, the development incorporates approximately 1,559 sqm of water areas.







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