

SKIATHOS

# GOLDEN VISA

- *Greece* -



An International  
Associate of Savills



**PAM GOLDING**  
INTERNATIONAL



# SKIATHOS



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# GREEK GOLDEN VISA PROGRAMME

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This brochure documents a potential investment opportunity in Skiathos, Greece, one of South African's favourite Greek Islands. Investing in this development will qualify buyers EU residency and travel visa free throughout Schengen Europe.

In 2015, the Hellenic Republic established the Golden Visa Programme whereby third country citizens are given the right to reside legally within Greece and in accordance with the EU provisions which permits travel visa free throughout Schengen Europe. Beneficiaries are offered this 5-year renewable residency permit provided they own real estate in Greece with a minimum value of € 250,000. The benefit extends to investors and immediate family including dependent children, parents and parents-in-law.





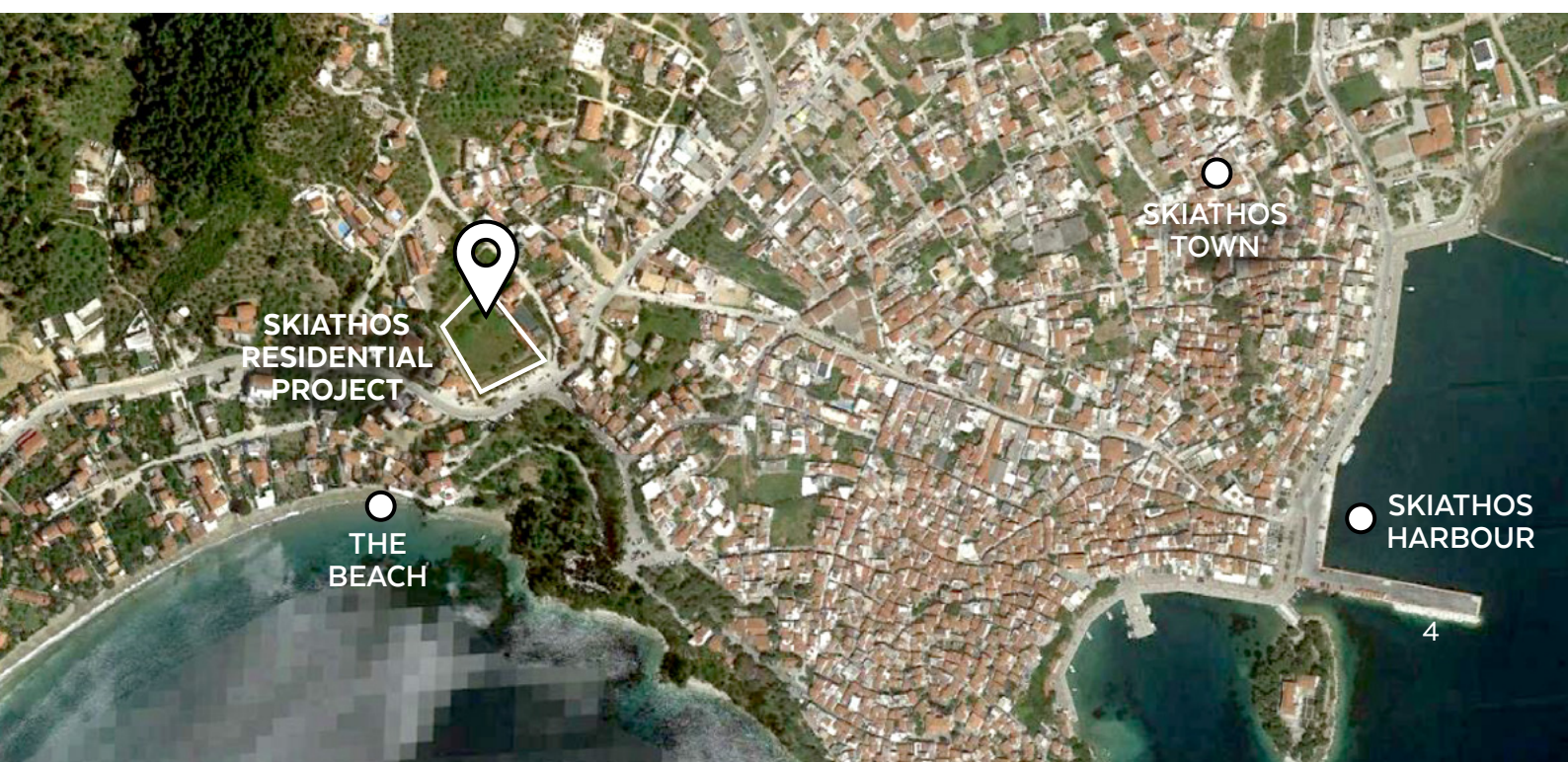
# ABOUT SKIATHOS, GREECE

Skiathos island is situated on the east coast of Greece and is one of the beautiful islands in the Sporades archipelago. Sporades means 'seeds' in Greek, with the islands resembling a handful of seeds that have been tossed into the sea by a giant hand. A small mountainous island, Skiathos has many attractions for the summer holiday maker as well as a vibrant Mediterranean lifestyle, which makes it well known all over the world.

Skiathos is famed for its long sandy beaches, vibrant mediterranean lifestyle, and easy access to the other islands in the Sporades archipelago and adjacent Pelion peninsula.

The island is easily accessible from Athens, Volos, and Thessaloniki by ferry. It houses an international airport, which connects the island to a number of UK, European and Greek cities.

The property is situated on the outskirts of the picturesque town of Skiathos, close to one of the island's sandy beaches, and within easy walking distance of the village and its picturesque streets and vibrant waterfront life.



## **Stratford Property Ventures (Pty) Ltd:**

Established in 2002 by Mike Crawford, Bill Fenner, and Piet Wessels, Stratford Property Ventures is a reputable player in the property development industry. With a market value exceeding ZAR20 billion, the company has successfully delivered notable projects, ranging from commercial developments to private hospital projects. The team's 35-year track record showcases their prowess in executing development and project management functions. Stratford Property Ventures is the driving force behind the transformative development on the picturesque island of Skiathos. Comprising a distinguished team of seasoned professionals, Stratford Property Ventures brings decades of expertise, innovation, and success to this unique venture.

A key figure in the company, Piet Wessels hails from South Africa and is a director of RPP Developments. His extensive experience includes successful projects in both South Africa and Greece, instilling confidence in the Skiathos venture.

## **Karapanos Construction:**

Founded in 1972, Karapanos Construction is renowned for its commitment to detail, quality, and unique design in both residential and commercial projects. The company's passion for building and construction is evident in its turnkey projects, delivering ready-to-move-in units with a focus on adherence to the latest rules and regulations.

A Greek national with roots in a prominent property development company, Spiro Karapanos owner of Karapanos Construction, brings a wealth of knowledge to the team. Having executed numerous projects in Johannesburg, his international experience adds a unique dimension to the Skiathos development.

## **MWP Property Services Limited:**

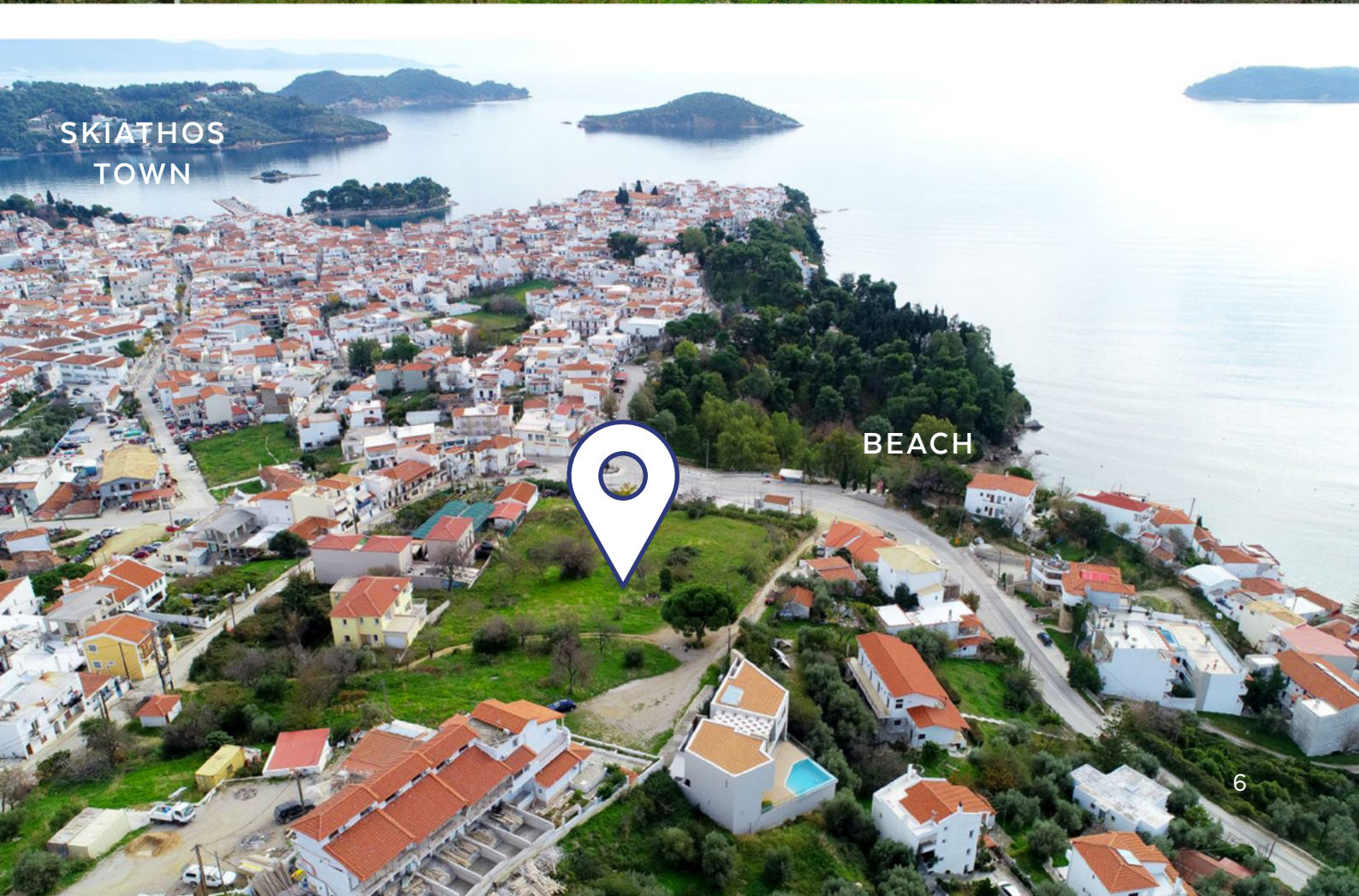
Established in 1998 by Arthur Messaris, MWP Property Services operates as the vehicle for offshore projects and various property ventures. With over three decades of experience through MWC Architects, the company has played a pivotal role in commercial and residential property ventures across the globe.

Co-founder of MWP Property Services, Arthur Messaris is a seasoned professional with over 36 years of architectural consulting experience. His expertise extends to various property ventures, making him an invaluable asset to the Skiathos development.

**The Skiathos development team is backed by a powerhouse of expertise, combining South African and Greek talent to create a project that not only offers a Greek Golden Visa opportunity but also reflects the hallmark of quality associated with the names Stratford Property Ventures, Karapanos Construction, and MWP Property Services. Invest with confidence, as we shape the future of Skiathos together.**



# THE PROPERTY









# DEVELOPMENT SITE PLAN





## DEVELOPMENT LOOK & FEEL





# DEVELOPMENT BLOCK ELEVATIONS



TYPE A & A(M) ELEVATION



TYPE A & B ELEVATION



# UNIT TYPE A PLAN

|                                 |                     |
|---------------------------------|---------------------|
| SECTIONAL TITLE AREA – UNIT:    | 74.3 m <sup>2</sup> |
| SECTIONAL TITLE AREA – BALCONY: | 13.6 m <sup>2</sup> |



Note areas may be subject to minor revision during project development -  
Final areas to be agreed prior to signature of sale agreements.



# UNIT TYPE B PLAN



Note areas may be subject to minor revision during project development -  
Final areas to be agreed prior to signature of sale agreements.



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# GOLDEN VISA

## - *Greece* -

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