



# The Hampton's

GREECE



\*Based on Nasdaq.com article

Why **Hamptons Greece** is a Better Value  
than Most Other Homes in Greece



# Executive Summary

In the competitive housing market of Greece, Hamptons Greece stands out as a unique and valuable option for discerning homebuyers. This white paper explores the top reasons that make Hamptons Greece a superior choice compared to traditional homes in the country. Key factors contributing to the better value proposition of Hamptons Greece include modern design, high-quality materials, unparalleled amenities, and profitable rental management programs. By considering these factors, potential homebuyers can make informed decisions and invest in properties that offer both luxury and value.





# Introduction

The Greek housing market offers a wide range of options for buyers, from traditional homes with historical charm to modern properties with contemporary amenities. However, finding a home that balances luxury, modernity, and value can be challenging. This is where Hamptons Greece comes in, offering a unique blend of North American design principles and European quality that sets it apart from other homes in the region. This white paper will explore the top 11 reasons why Hamptons Greece is a better value than most other homes in Greece.









# Modern North American Design Meets European Quality

Hamptons Greece homes are designed using North American architectural principles and built with high-quality European materials. The result is a property that combines the best of both worlds, providing a modern and luxurious living experience that is not commonly found in traditional Greek homes.





## Spacious Living Areas with High Ceilings

One of the standout features of Hamptons Greece homes is their spacious living areas, boasting ceiling heights ranging from 3.3 to 3.5 meters (11 to 11.5 feet). This open and airy feel sets these homes apart from traditional Greek properties, which typically have lower ceilings and more confined spaces.



## Expansive Floor-to-Ceiling Windows for Stunning Views

Large floor-to-ceiling windows are a signature feature of Hamptons Greece homes, designed to provide beautiful natural light and panoramic views of the sea and lush green mountains. This design element creates bright and inviting living spaces that are perfect for relaxation and enjoyment.



## Wheelchair Accessibility and Comfort

Hamptons Greece prioritizes accessibility and comfort for all residents. Blossom Villas and Monticello Villa main floors are wheelchair accessible and friendly, and the entire complex is designed to be wheelchair friendly and accessible. This focus on inclusivity ensures that all residents can move around with ease and comfort.

## Competitive Pricing Compared to Traditional Properties

Despite offering premium living experiences and modern amenities, Hamptons Greece homes are significantly underpriced compared to traditional properties in the area and the country as a whole. This competitive pricing allows buyers to invest in luxury properties without overpaying.





## Waterfront Living and Private Beach Access

Located on the waterfront, Hamptons Greece offers residents direct access to the water or stunning water views. Additionally, homeowners can enjoy their own private beach in less than a 2-minute walk. This close proximity to the water and exclusive beach access adds significant value to the properties.

## World-Class Amenities in a Gated Community

Hamptons Greece is a gated community that offers unparalleled amenities not commonly found in Greece or the surrounding areas. These world-class facilities include 24-hour security, concierge service, gym, sauna, spa, business center, and valet parking. This level of service and convenience adds to the overall value of the homes.





## Profitable Rental Management Program

The rental management program offered by Hamptons Greece allows homeowners to generate substantial income from their properties. With the potential to earn between 80,000 and 250,000 euros per year in rental income, this program can turn a home investment into a profitable asset.

## Brand New Homes with a 12-Month Warranty

Hamptons Greece properties are brand new homes that come with a 12-month warranty, providing homeowners with peace of mind in their investment. This warranty ensures that any potential issues are promptly addressed and resolved, further enhancing the value of these properties.





## Community-Managed Maintenance Services

One of the significant advantages of living in Hamptons Greece is the convenience of community-managed maintenance services. Tasks such as pool cleaning and gardening are taken care of by the community management, allowing residents to enjoy their beautiful homes without the hassle of managing their upkeep.

## A Rare Combination of Modern Amenities and Timeless Design

Hamptons Greece offers a unique blend of modern amenities and timeless design that sets it apart from other properties in Greece. This combination of luxury, convenience, and style makes Hamptons Greece an exceptional choice for discerning homebuyers.





# Some comparables to our properties

1

The property boasts a sizable lot with a waterfront location, although it is situated on a hill and does not offer direct beach access. The total land area spans 7000 square feet, while the house itself measures around 3300 square feet. It is unremarkable in terms of its features and age, having been built 43 years ago.

## Sale, Villa 615 m<sup>2</sup>, Palio, Kavala, € 4,300,000

Sales of residential properties | Kavala Prefecture | Kavala | 7105390

General

Details

Contact



Neighborhood **Kavala Prefecture Kavala**

Price **€ 4,300,000**

Price per m<sup>2</sup> **€ 6,992**

Area **615 m<sup>2</sup>**

Type **Villa**

Heating System **Autonomous heating system (Petrol)**

Call



# Some comparables to our properties

## 2

This house is located a mere 10-minute drive away from our site and the ocean, but regrettably, it does not offer a view of the sea. While the lot is a decent size, measuring 5800 square feet, the home itself is quite outdated, having been built 18 years ago, and would require extensive improvements. The kitchen is small, and the bathrooms are in poor condition. The total living area of the house is 2800 square feet.

### Sale, Detached House 500 m<sup>2</sup>, Nea Iraklitsa, Eleitheres, € 3,500,000

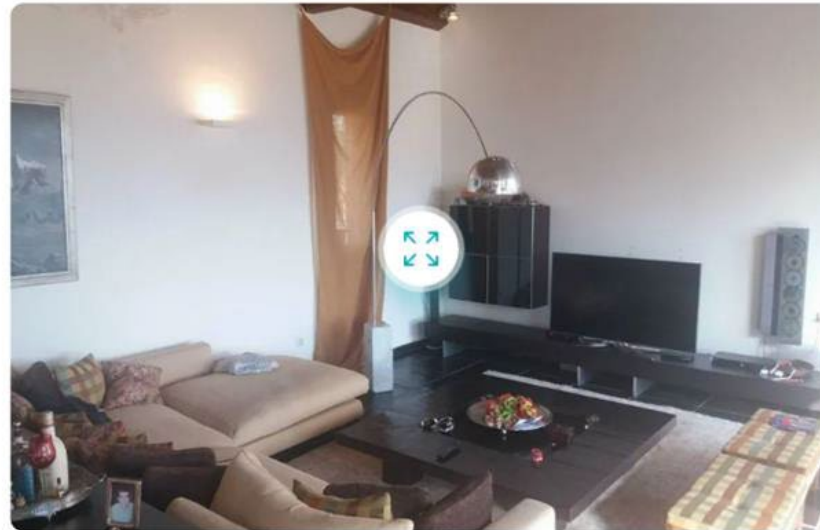
Sales of residential properties | Kavala Prefecture | Eleitheres | 6380894

General

Details

Map

Contact



Neighborhood	<b>Kavala Prefecture Eleitheres</b>
Price	<b>€ 3,500,000</b>
Price per m <sup>2</sup>	<b>€ 7,000</b>
Area	<b>500 m<sup>2</sup></b>
Type	<b>Detached House</b>
Heating System	<b>Autonomous heating system (Petrol)</b>

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# Some comparables to our properties

## 3

This property is similar to others in the area, featuring a small house that was constructed over 25 years ago on a decently-sized lot. However, the house, including the kitchen, bathrooms, and other features, is outdated and would require significant renovations. It is located a 10-minute drive from the sea and does not offer any nearby amenities.

### Sale, Villa 420 m<sup>2</sup>, Nea Iraklitsa, Eleitheres, € 3,000,000

Sales of residential properties | Kavala Prefecture | Eleitheres | 13120960

[General](#) [Details](#) [Map](#) [Contact](#)



See it in 

Neighborhood	Kavala Prefecture Eleitheres
Price	€ 3,000,000
Price per m <sup>2</sup>	€ 7,143
Area	420 m <sup>2</sup>
Type	Villa
Heating System	Autonomous heating system

# Some comparables to our properties



REAL ESTATE MARIA  
Listing from real estate agency

Tel: +302594031584  
Mobile: +306970962390

## Sale, Detached House 90 m<sup>2</sup>, Palio, Kavala, € 700,000

Code: 12257940



Price	€ 700,000
Price per m <sup>2</sup>	€ 7,778
Area	90 m <sup>2</sup>
Type	Detached House
Energy class	The issuance of the Energy Performance Certificate is in process
Bedrooms	2
Bathrooms	1
Parking spot	Yes
Construction year	1962
Listing code	14511
Available since	Available now
Modified on	18/12/2023
First published	13/3/2022
Neighborhood	Palio, Kavala
Internal	1 Living room, 1 Kitchen, Floors type: Wood and mosaic, Air condition: No, Attic: No, Fireplace: Yes, Playroom: No, Secure door: Yes, Elevator: No, Furnished: No, Internal staircase: No, Frames type: Wooden, Double glass: Yes, Window screens: No, Painted: Yes, Underfloor Heating: No
External	Garden: Yes, Lot size: 1300 m <sup>2</sup> , Balcony: Yes, Awning: Yes, Road type: Asphalt road
Extra	New development: No, Storage space: Yes, Solar water heating: No, Alarm: No, Satellite receiver: No, Airy: Yes, Bright: Yes, Disabled access: No, Swimming pool: No, Pets welcome: Yes, Residential zone, Requires renovation: Yes, Preserved: No, Unfinished: No, Night power: No, Distance from sea (m): 300 meters

**Property Description:** For sale a detached house of 90 sq.m. on 1,300 sq.m. plot in Palio, Kavala. The house consists of a living room with fireplace, kitchen, hall, two bedrooms, a bathroom and a storage room. It has wooden frames, security door and awnings. It is located 300 meters from the sea, Price 700,000 euro

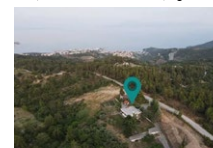


Thassos Real Estate  
Listing from real estate agency

Tel: +302518860073

## Sale, Detached House 120 m<sup>2</sup>, Agios Sillas, Kavala, € 650,000

Code: 11783933



Price	€ 650,000
Price per m <sup>2</sup>	€ 5,417
Area	120 m <sup>2</sup>
Type	Detached House
Heating System	Autonomous heating system (Petrol)
Energy class	The issuance of the Energy Performance Certificate is in process
Bedrooms	2
Bathrooms	1
Floor	Ground floor
Parking spot	Yes
Construction year	1990
Listing code	11102
Available since	Available now
Modified on	21/10/2022
First published	2/11/2021
Neighborhood	Agios Sillas, Kavala
Internal	1 Living room, 1 Kitchen, Floors type: Marble and tile, Air condition: Yes, Attic: No, Fireplace: Yes, Playroom: No, Secure door: No, Elevator: No, Furnished: Yes, Internal staircase: No, Frames type: Wooden, Double glass: No, Window screens: No, Painted: No, Underfloor Heating: No
External	Garden: Yes, Lot size: 3900 m <sup>2</sup> , Balcony: No, Awning: Yes, Road type: Asphalt road
Extra	New development: No, Storage space: Yes, Solar water heating: No, Alarm: No, Satellite receiver: No, Airy: Yes, Bright: Yes, Disabled access: No, View: Yes, Penthouse: No, Swimming pool: No, Average monthly shared expenses: 0 €, Holiday rental: No, Facade: No, Corner: No, Residential zone, Renovated: No, Requires renovation: No, Preserved: No, Investment: No, Neoclassical: No, Unfinished: No, Night power: No, Suitable for commercial use: No

**Property Description:** Property Code: 11102 - House FOR SALE in Kavala Agios Sillas for €650,000. This 120 sq. m. House is built on the Ground floor and features 2 Bedrooms, Kitchen-Livingroom, Bathroom. The property also enjoys Heating system: Individual - Petrol, View of the Mountain, Window frames: Wooden, parking, storeroom 20 sq.m., garden, fireplace, A/C, furnished, terrace, BBQ, built in 1990. The agency Thassos Real Estate located in Thassos and specializes in real estate in Thassos Island - Greece. For more info...



Listing from private

Tel: +306948829200

## Sale, Villa 340 m<sup>2</sup>, Palio, Kavala, € 1,400,000

Code: 12892624



Price	€ 1,400,000
Price per m <sup>2</sup>	€ 4,118
Address	Ep. Odos 10-Kavallas-Elaiochoriou
Area	340 m <sup>2</sup>
Type	Villa
Heating System	Autonomous heating system (Petrol), Underfloor Heating
Energy class	A+ (-33%)
Bedrooms	6
Bathrooms	4
Floor	Ground floor
Levels	3
Parking spot	Yes
Construction year	2012
Listing code	12892624
Available since	Available now
Modified on	12/1/2023
First published	10/8/2022
Neighborhood	Palio, Kavala
Internal	2 Living rooms, 2 Kitchens, 4 WC, Air condition: Yes, Fireplace: Yes, Playroom: Yes, Secure door: Yes, Elevator: Yes, Internal staircase: Yes, Underfloor Heating: Yes
External	Garden: Yes, Lot size: 564 m <sup>2</sup> , Balcony: Yes, Orientation: South east
Extra	New development: Yes, Luxurious, Holiday home, Storage space: Yes, Solar water heating: Yes, Alarm: Yes, View: Yes, Penthouse: No, Residential zone, Night power: Yes, No agent fee for the buyer

**Property Description:** This minimal piece of art is consist of: Ground floor -> 3 bedrooms, 1 large living and dining area, 1 kitchen fully equipped, 1 bathroom, 1 extra bedroom/study storage room, Level 1 -> extra large living & dining room with a fireplace, 1 luxury kitchen, bathroom, study, laundry, pantry, storage, kitchen balcony with amazing view to the aegean sea, Level 2 -> 1 main large bedroom with on-call large luxury bathroom and walk in wardrobe, 2 more bedrooms with on-suit ba...



Ikoepilogos  
Listing from real estate agency

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## Sale, Apartment 380 m<sup>2</sup>, Nea Iraklitsa, Eleitheres, € 1,800,000

Code: 9584073



Price	€ 1,800,000
Price per m <sup>2</sup>	€ 4,737
Area	380 m <sup>2</sup>
Type	Apartment
Heating System	Autonomous heating system (Petrol)
Energy class	B (75%-100%)
Bedrooms	7
Bathrooms	3
Parking spot	Yes
Construction year	-
Listing code	2064
Available since	Available now
Modified on	29/4/2022
First published	19/3/2020
Neighborhood	Nea Iraklitsa, Eleitheres
Internal	3 Living rooms, 2 Kitchens, 2 WC, Floors type: Ceramic tiles, Air condition: Yes, Attic: No, Fireplace: No, Playroom: Yes, Secure door: Yes, Elevator: No, Furnished: No, Internal staircase: Yes, Frames type: Synthetic, Double glass: Yes, Window screens: Yes, Painted: Yes, Underfloor Heating: No
External	Garden: Yes, Balcony: Yes, Size of balconies: 20 m <sup>2</sup> , Awning: Yes, Road type: Asphalt road, Orientation: North east
Extra	New development: No, Luxurious, Holiday home, Storage space: Yes, Solar water heating: Yes, Alarm: No, Satellite receiver: Yes, Airy: Yes, Bright: Yes, Disabled access: No, View: Yes, Penthouse: No, Swimming pool: No, Average monthly shared expenses: 0 €, Pets welcome: Yes, Facade: Yes, Corner: Yes, Residential zone, Renovated: No, Requires renovation: No, Preserved: No, Investment: Yes, Neoclassical: No, Unfinished: No, Night power: No, Suitable for commercial use: Yes, Distance from sea (m): 400 meters

**Property Description:** Nea Iraklitsa: Detached house of 380 sq.m. with excellent sea view. It is suitable for permanent and holiday home. It consists of 7 bedrooms, 3 living rooms, 2 kitchens, 3 bathrooms and 2 WC. It has two levels, has 3 A/C and has central heating, parking and storage. Situated on a 5.7 acre parcel with a small vineyard, trees and a large garden. - 1,800,000 € - CODE: [C-2064]



# Some comparables to our properties

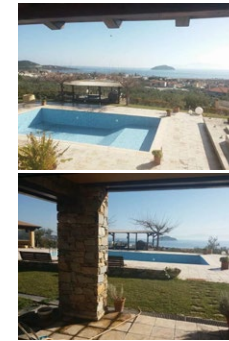


IkeepTages  
Listing from real estate agency

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## Sale, Detached House 500 m<sup>2</sup>, Nea Iraklitsa, Eleitheres, € 3,500,000

Code: 638084



Price	€ 3,500,000
Price per m <sup>2</sup>	€ 7,000
Area	500 m <sup>2</sup>
Type	Detached House
Heating System	Autonomous heating system (Petrol)
Energy class	B (75%-100%)
Bedrooms	5
Bathrooms	4
Floor	Ground floor
Levels	3
Parking spot	Yes
Construction year	2005
Listing code	1-1095
Available since	Available now
Modified on	19/3/2020
First published	13/2/2018
Neighborhood	Nea Iraklitsa, Eleitheres

**Internal:** 2 Living rooms, 2 Kitchens, Floors type: Ceramic tiles, Air condition: Yes, Attic: No, Fireplace: Yes, Playroom: Yes, Secure door: Yes, Elevator: Yes, Furnished: Yes, Internal staircase: Yes, Frames type: Synthetic, Double glass: Yes, Window screens: Yes, Painted: Yes, UnderFloor Heating: No

**External:** Garden: Yes, Balcony: Yes, Size of balconies: 80 m<sup>2</sup>, Awning: Yes, Road type: Asphalt road, Orientation: North east

**Extra:** New development: No, Luxurious, Storage space: Yes, Solar water heating: Yes, Alarm: Yes, Satellite receiver: No, Airy: Yes, Bright: Yes, Disabled access: Yes, View: Yes, Penthouse: Yes, Swimming pool: Yes, Average monthly shared expenses: 0 €, Holiday rental: No, Pets welcome: Yes, Facade: No, Corner: No, Residential zone: Renovated: No, Requires renovation: No, Preserved: No, Investment: Yes, Neoclassical: No, Unfinished: No, Night power: No, Suitable for commercial use: No, Distance from sea (m): 1000 meters

**Property Description:** Nea Iraklitsa. Detached house for sale with a spectacular sea view of 500sq.m, on a plot of 4,000m2. It consists of 5 large bedrooms, two of which have their own dressing room, 4 bathrooms, 2 kitchens, 2 living rooms and one dining room. There is also playground, storage room, hammam-hydromassage, laundry room and boiler room. Features an internal elevator. It is heated by underfloor heating and there is individual air.



Remax-Choice  
Listing from real estate agency

Tel: +302594031500

## Sale, Villa 420 m<sup>2</sup>, Nea Iraklitsa, Eleitheres, € 3,000,000

Code: 1312980



Price	€ 3,000,000
Price per m <sup>2</sup>	€ 7,143
Area	420 m <sup>2</sup>
Type	Villa
Heating System	Autonomous heating system
Energy class	The issuance of the Energy Performance Certificate is in process
Bedrooms	5
Bathrooms	4
Levels	3
Parking spot	Yes
Construction year	1995
Listing code	1441516
Available since	Available now
Modified on	13/2/2023
First published	10/10/2022
Neighborhood	Nea Iraklitsa, Eleitheres

**Internal:** 2 Living rooms, 2 Kitchens, Floors type: Ceramic tiles, Air condition: Yes, Attic: No, Fireplace: Yes, Playroom: No, Secure door: Yes, Elevator: No, Furnished: No, Internal staircase: Yes, Frames type: Synthetic, Double glass: No, Window screens: Yes, Painted: Yes, UnderFloor Heating: No

**External:** Garden: Yes, Lot size: 5000 m<sup>2</sup>, Balcony: Yes, Awning: Yes

**Extra:** New development: No, Luxurious, Holiday home, Storage space: Yes, Solar water heating: Yes, Alarm: Yes, Satellite receiver: No, Airy: No, Bright: Yes, Disabled access: No, View: Yes, Penthouse: No, Swimming pool: Yes, Facade: No, Corner: No, Renovated: No, Requires renovation: No, Preserved: No, Investment: No, Neoclassical: No, Unfinished: No, Night power: No, Suitable for commercial use: No, Distance from sea (m): 650 meters

**Property Description:** For sale villa of 420sq.m on a plot of 5,000sq.m in Nea Iraklitsa Kavala. The luxury villa is located in a panoramic and private location, offering unlimited views of the bay of Nea Iraklitsa and consists of three levels. On the ground floor there is a single space of artistic aesthetics with the living room, which has a Norwegian fireplace, the kitchen, which is closed type and is fully equipped, a bathroom and two bedrooms. On the first floor connected by an internal staircase, there is a large and bright...



REAL ESTATE MARIA  
Listing from real estate agency

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## Sale, Villa 615 m<sup>2</sup>, Palio, Kavala, € 4,300,000

Code: 7105390



Price	€ 4,300,000
Price per m <sup>2</sup>	€ 6,992
Area	615 m <sup>2</sup>
Type	Villa
Heating System	Autonomous heating system (Petrol)
Energy class	The issuance of the Energy Performance Certificate is in process
Bedrooms	12
Bathrooms	5
Floor	Ground floor
Levels	3
Parking spot	Yes
Construction year	1986
Listing code	13013
Available since	Available now
Modified on	18/12/2023
First published	18/8/2018
Neighborhood	Palio, Kavala

**Internal:** 4 Living rooms, 3 Kitchens, 2 W.C, Floors type: Ceramic tiles, Air condition: Yes, Fireplace: Yes, Playroom: Yes, Secure door: Yes, Elevator: No, Internal staircase: Yes, Frames type: Wooden, Double glass: Yes, Window screens: Yes, Painted: Yes, UnderFloor Heating: No

**External:** Garden: Yes, Lot size: 2000 m<sup>2</sup>, Balcony: Yes, Awning: Yes, Road type: Asphalt road, Orientation: South east

**Extra:** New development: No, Luxurious, Storage space: Yes, Solar water heating: No, Alarm: Yes, Satellite receiver: Yes, Airy: Yes, Bright: Yes, View: Yes, Swimming pool: Yes, Pets welcome: Yes, Residential zone, Renovation year: 2005, Night power: Yes, Distance from sea (m): 5 meters

**Property Description:** For sale a complex of 3 luxury residences of total area 615 sq.m, in a plot of 2,000 sq.m, in front of the sea, in Palio, Kavala. Each residence consists of three floors including the basement and all have views of the sea. The surrounding area is beautifully landscaped with grass and various plants, where there is a large outdoor storage room, a barbecue and a swimming pool. The houses have been completely renovated in 2005. Price 4,300,000 euro

# Conclusion

Hamptons Greece presents a rare opportunity for homebuyers seeking modern, luxurious living spaces that offer exceptional value compared to traditional properties in Greece. By combining North American design principles, high-quality European materials, unparalleled amenities, and a profitable rental management program, Hamptons Greece has created a housing project that stands out as the best in the country. Potential homebuyers should not miss out on this unique opportunity to invest in a property that provides both luxury and value, as well as a lifestyle that goes beyond expectations.

By considering the top 11 reasons outlined in this white paper, potential homebuyers can make informed decisions and choose a property that offers a superior living experience and exceptional value. Hamptons Greece is the perfect example of a property that combines luxury, modernity, and value, making it an excellent choice for discerning buyers in the Greek housing market.





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