

## DESCRIPTION

Prokris Residential Complex is the latest flagship project of AGDev. The development is a pioneering and innovative project and the first of its kind in Kefalonia. It is a well designed and balanced project, carefully blending ample living space with luxury and comfort. In choosing the location every aspect was considered, resulting in one of the finest locations at the foot of St Georges Castle with north-eastern orientation. All villas are strategically positioned to enjoy exceptional views to this 13th century with magnificent architecture Venetian castle and the former capital of the island.

Prokris is a low-density development consisting of 9 desirable detached villas, 17 semi-detached villas and 8 detached 2 storey villas that accommodate 16 apartments with only 2 apartments per building. This complements privacy and independence to the owners of the apartments. A team of 6 architects and 3 civil engineers have produced a carefully designed development. Each villa is laid out on a spacious plot with large patios, private parking and the option of a private swimming pool. Spacious balconies are a feature of all properties, perfect for enjoying the panoramic views of the surrounding area.

Set on private plots with landscaped gardens and space for private pools, each villa is designed to offer the outmost in comfort and luxury. Large outside balconies will provide the perfect setting for entertaining during the summer months. Each property captures the traditional style of Kefalonian village houses, easily

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identifiable in both the exterior structures and the spacious, high ceiling and well-designed interiors. Combining traditional architecture with modern building materials, each villa will be distinctive in appearance and layout.

There are large open-space kitchen and dining areas and expansive living rooms with wide patio doors leading on the roofed patios. Built-in wardrobes in the bedrooms are provided with a range of storage solutions and the fitted kitchens will provide plenty of storage space and can be individually designed to match personal needs. All properties will feature double glazing, solar panels, wooden staircases, pergolas, stone works, arches and landscaped private gardens. A wide range of buyer-chosen finishes are available.

Varying in size from 65m<sup>2</sup> apartments to 143m<sup>2</sup> detached houses enables buyers to choose the design and size of their dream property to meet individual needs and budget. The high end villas of the complex will be built using the most innovative technological methods from the early phase of foundations to the final interior decoration, offering the latest seismic protection design, comfort, aesthetics and energy efficient management. We aim to satisfy the personal needs of modern living via functional design and quality of construction blended into a unique architectural synthesis. Traditional Kefalonian architectural elements have been adopted such as an open roof, circular pillars, decorative features and earth colours.

The villas are suitable for both holiday use and as permanent residences, as shops, restaurants and amenities are all within walking distance.

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