

NEA KERDYLIA BEACH, ASPROVALTA, GREECE



GOLDEN SUN

RESIDENTIAL COMPLEX

GANIS GROUP S.A



The location

Nea Kerdylia, Asprovalta, Greece



from Thessaloniki

Variety of activities



The GOLDEN SUN residential complex is located in Kerdylia Beach 8 km from Asprovalta of Thessaloniki. A beautiful seaside tourist area that attracts thousands of visitors throughout the year.

The wider area of Asprovalta harmoniously combines the green of the mountain with the blue of the sea, spreading over an 11 km long sandy beach awarded with a blue flag.

The area offers alternative forms of tourism with sites of great archaeological, cultural, environmental and religious interest.

COMPLEX'S DISTANCES

Sea	50 m
Center	8 km
Thessaloniki	86 km
Thessaloniki airport	105 km



Belgrade	693 km
Bucharest	640 km
Sofia	290 km
Skopje	296 km





70 RESIDENCES
50m. away from the sea

BASIC EQUIPMENT - FACILITIES

All residences include:

- Synthetic frames with screens
- Pre-installation of A/C placement
- Pre-installation of solar water heater
- Parking spaces



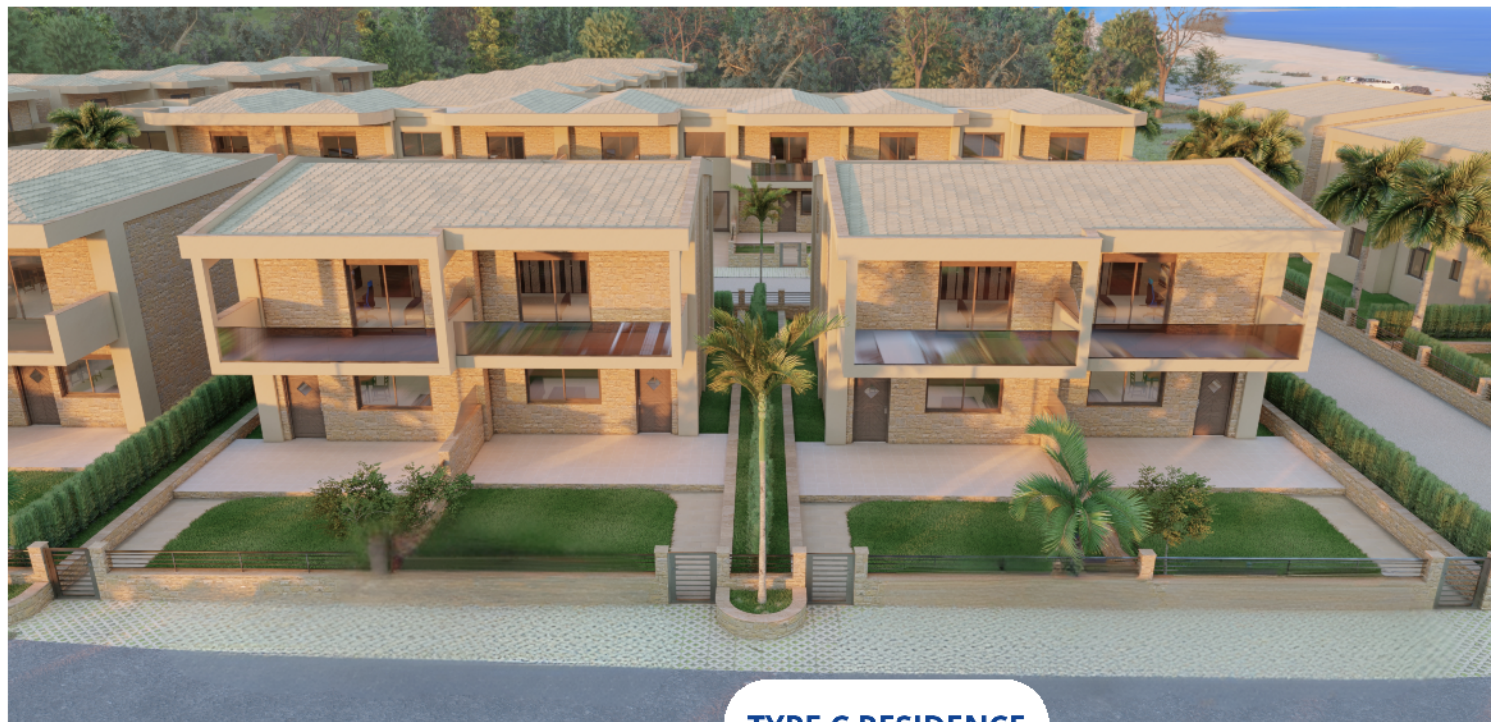
- i** The whole complex is coated with stone of Lakkoma Chalkidiki, which offers high soundproofing, thermal insulation and structural stability.
- i** The ground floor apartments as well as the maisonettes, have their own garden - courtyard with beautiful landscaped green area and automatic watering system.

Our Company

At Ganis Group since 1990, we undertake and complete every project, always focusing on creating structures that add value to your investment.

Constructions with vision and high aesthetics, in perfect harmony with the environment, implemented using selected quality materials, applying energy saving tactics, absolute functionality and comfort.

**Elevate Your
Living Experience**



TYPE C RESIDENCE

MAISONETTE 121.28 sq.m.



The ground floor includes:

- 1 open plan living room - kitchen
- 1 bedroom
- 1 bathroom
- 1 courtyard - garden

PROPERTY FEATURES



3 Bedrooms



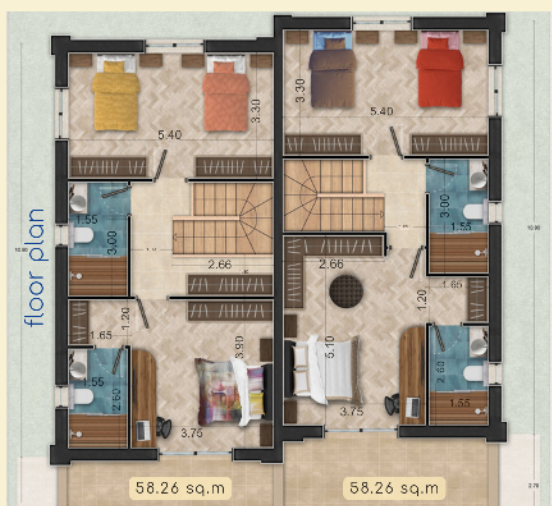
3 Bathrooms



Kitchen



living room



The first floor includes:

- 2 bedrooms
- 2 bathrooms
- 1 storage room



The investment in the maisonettes of the complex offers the buyers from third countries outside the EU, the residence permit through the Greece Golden Visa program.



TYPE B RESIDENCE

APARTMENT 62.73 sq.m.



PROPERTY FEATURES



2 Bedrooms



1 Bathroom



Kitchen



living room

The ground floor apartment includes:

- 1 open plan living room - kitchen
- 2 bedrooms
- 1 bathroom
- 1 courtyard - garden

The 1st floor apartment includes:

- 1 open plan living room - kitchen
- 2 bedrooms
- 1 bathroom

Using materials from nature, such as stone, we achieve both a traditional and luxurious aesthetic in the exterior appearance.



ground floor plan



floor plan





TYPE A1 RESIDENCE

PROPERTY FEATURES



1 Bedroom



1 Bathroom



Kitchen



living room



ground floor plan



floor plan



APARTMENT 46.03 sq.m.

The ground floor apartment includes:

- 1 open plan living room - kitchen
- 1 bedroom
- 1 bathroom
- 1 courtyard - garden

The 1st floor apartment includes:

- 1 open plan living room - kitchen
- 1 bedroom
- 1 bathroom



A smart investment move for those looking for a return from high quality properties with modern specifications.



TYPE A2 RESIDENCE

PROPERTY FEATURES



1 Bedroom



1 Bathroom



Kitchen



living room



APARTMENT 44.25 sq.m.

The ground floor apartment includes:

- 1 open plan living room - kitchen
- 1 bedroom
- 1 bathroom
- 1 courtyard - garden

The 1st floor apartment includes:

- 1 open plan living room - kitchen
- 1 bedroom
- 1 bathroom

The main axis of the design of the residences of the complex is functionality and comfort in the premises.



ground floor plan



floor plan



The background of the entire page is an aerial photograph of a modern residential development. The houses are arranged in a grid-like pattern with a central road. They have flat, grey roofs and light-colored facades. The development is situated near a beach and the sea, with a sunset sky in the background. The sun is a bright yellow circle, and its reflection is visible on the water. The sky is a mix of orange, yellow, and blue.

GANIS S.A.
CONSTRUCTIONS
we make dreams

