



FILÍA ESTATE

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FILIA ESTATE

Created by gods and humans.

A unique place of natural beauty, peace and tranquility, where accommodation facilities are fully harmonized with the enchanting landscape and village’s long presence throughout centuries, we have given new life and breath to a piece of land which stands out for its uniqueness and distinctive character.



YOUR
HEAVEN
EXISTS



MANIFESTO

Since the Ancient times the words Filia (friendship) and Filos (friend) were two of the most respected attributes among people.

It was an honor to be the friend of a king, of the gods, of the braves. Out of the word Filia comes one of the pillars of Greek civilization. The friend of the visitors. The sacred relationship between the host and the traveler, the visitor, the stranger.

The famous Greek Hospitality is a story that routes back in the very essence of the ancient Greek philosophy.

WELCOME TO A CORNER OF THE
ISLAND FULL OF TRADITION,
HISTORY AND AUTHENTICITY



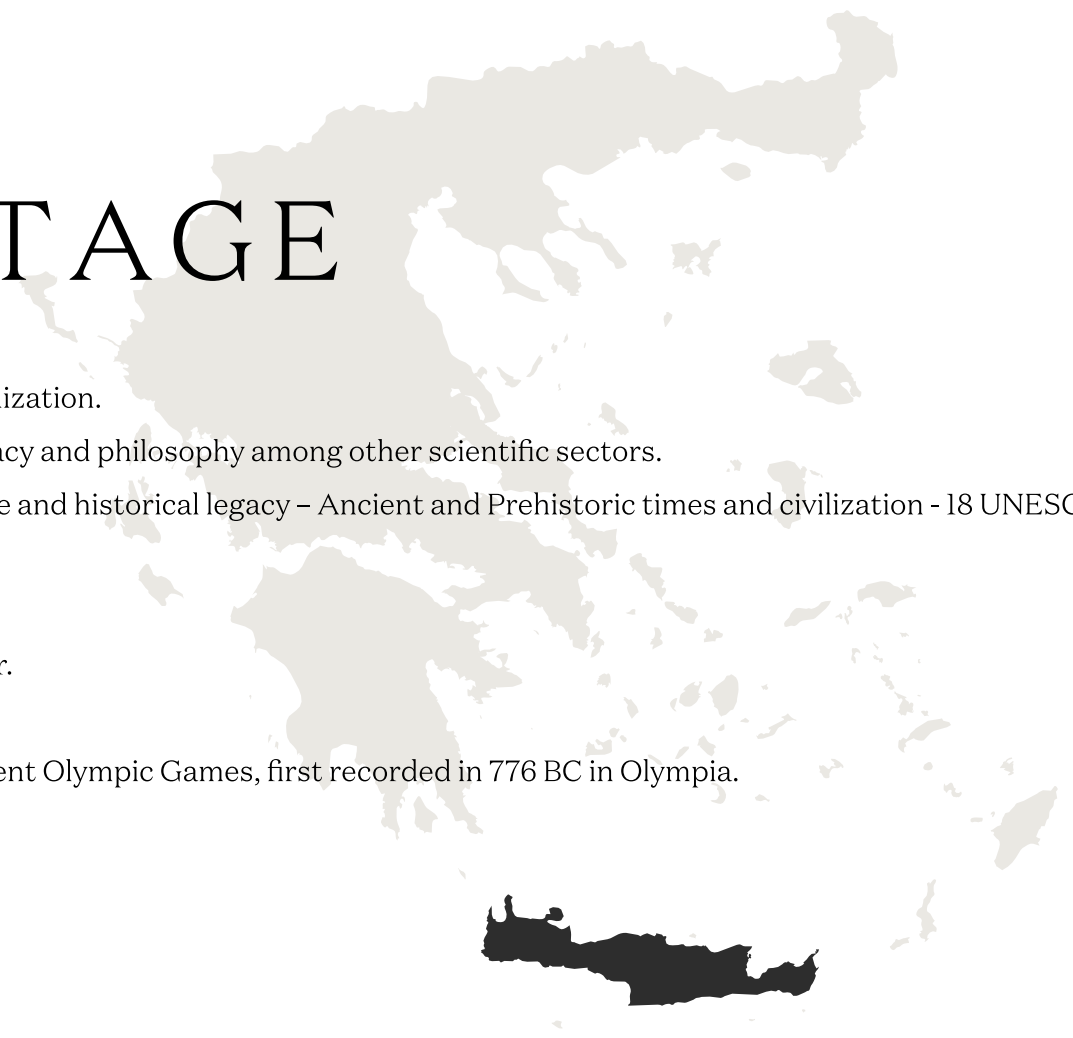


GREECE

THE

HERITAGE

- The cradle of Western civilization.
- The birthplace of democracy and philosophy among other scientific sectors.
- Its unique cultural heritage and historical legacy – Ancient and Prehistoric times and civilization - 18 UNESCO World Heritage Sites.
- Large tourism industry.
- Prominent shipping sector.
- Geostrategic importance.
- The birthplace of the ancient Olympic Games, first recorded in 776 BC in Olympia.



GENERAL

INFORMATION

- Welcomes over 28 million tourists each year.
- The country's population on January 1, 2020 is estimated at 10.691.204.
- 15th largest economy in the 27-member European Union.
- Ranked 38th or 40th in the world, in terms of per capital income (Greek economy is classified as advanced and high-income).
- An economy larger than all the other Balkan economies combined, Greece is the largest economy in the Balkans and an important regional investor.



TOURISM IN GREECE

- Contributes 20.6% of the gross domestic product as of 2018.
- Tourism has been a key element of the economic activity in the country and one of the country's most important sectors.
- With 14.9 million international tourists in 2009.
- Greece is ranked as the 7th most visited country in the European Union and 16th in the world by the United Nations World Tourism Organization.
- Its capital city Athens, as well as Crete, Mykonos, Santorini, are some of the country's major tourist destinations.



GREECE & EUROPE

- In 7 to 24 hours you can visit 7 European countries by road trip.
- 1 to 5 hours to flight in several European countries.
- The opportunity to study in the European Universities.
- You can move in Europe without restrictions.
- Acquiring a private health insurance in Europe.
- Opening bank accounts in European Banks.



OPPORTUNITY FOR SIGNIFICANT INVEST-
MENTS, TOGETHER WITH RESIDENCE PERMIT
HOLDERS FROM GOLDEN VISA PROGRAMS.

EASY QUALITY LIVING IN GREECE

- Become a permanent resident.
- Opportunity for significant investments, together with residence permit holders from Golden Visa Programs.
- The unprecedented quality of life in Greece: Organic food, zero criminality, forest and green spaces, health secure.
- Ideal timing of the excellent recovering of Greece from Pandemic (Lowest numbers in Europe).
- Permanent residency status in Greece, including dependent children up to age 24 and the parents of both spouses.
- High quality of Education and Health insurance.
- Property management and rentals
- Climate Zone is Mediterranean and North African.
- Temperature is 8- 22 C during winter time and 23- 35 C, and sunny, during summer time.
- We provide one-stop immigration services.
- Dedicated legal team specialized in Golden Visa Programs.



EDUCATION



British School at Athens (BSA)

- Founded in 1886, the BSA is a UK-registered charity.
- One of seven British International Research Institutes that receive annual funding from the British Academy.
- The School exists to promote research of international excellence in all disciplines pertaining to Greek lands, from fine art to archaeometry and in all periods to modern times.
- An academic program of seminars, lectures, and conferences.
- A program of research undertaken both alone and in collaboration with UK-based and other overseas institutions.
- The work of the Fitch Laboratory in science-based archaeological research across the Mediterranean.

American School of Classical Studies at Athens (ASCSA).

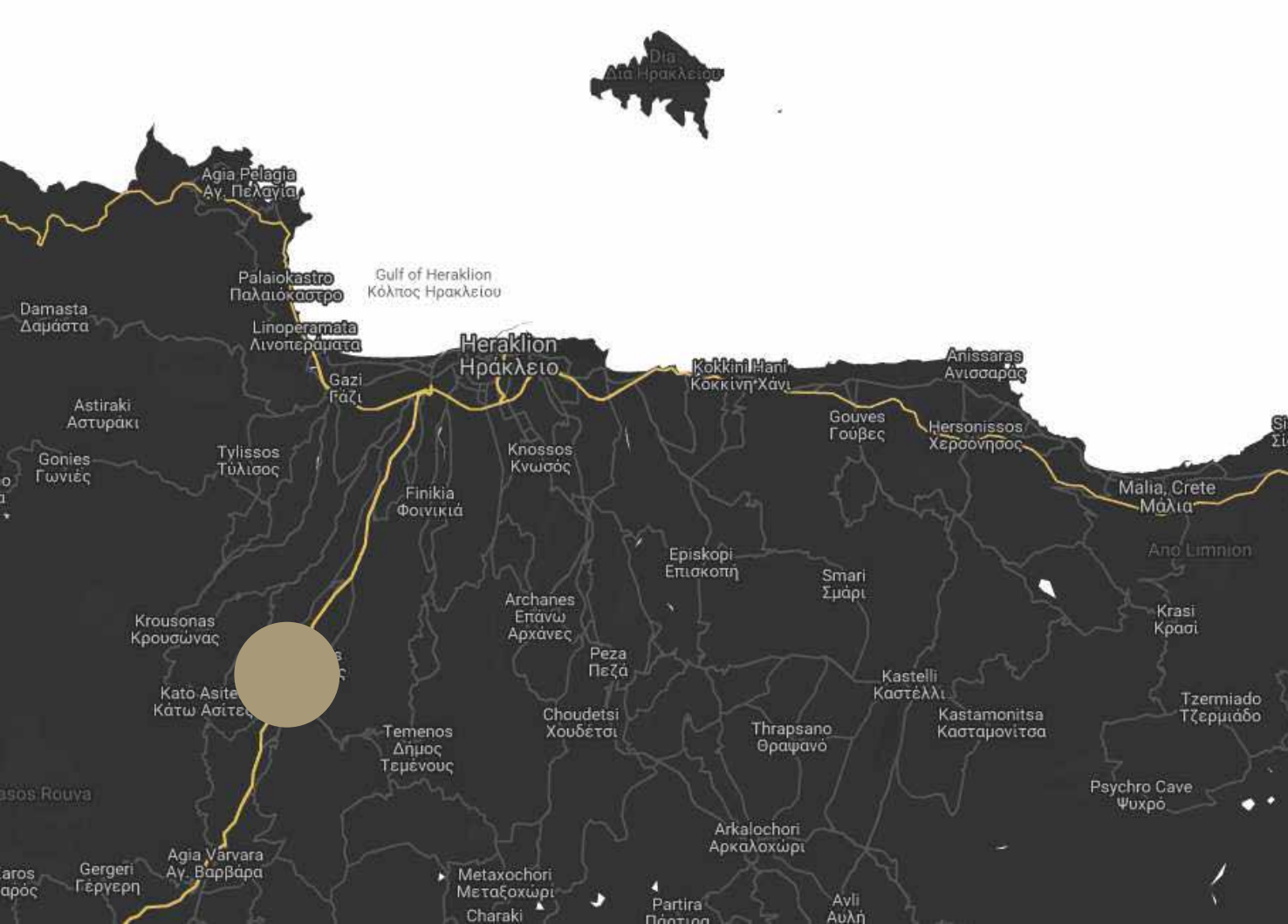
- The oldest and largest U.S. overseas research center. One of the preeminent overseas research institutions.
- A consortium of nearly 200 affiliated North American colleges and universities.
- The School provides graduate students and scholars a base for the advanced study of all aspects of Greek culture, from antiquity to the present day.
- For almost 140 years, the American School of Classical Studies at Athens has served American post-graduate education.
- The broad mission of the School has remained constant over its distinguished history: teaching, research, archaeological exploration, publication and dissemination of research.

The American College of Greece.

- Founded in 1875, The American College of Greece is the oldest American-accredited College in Europe and the largest private college in Greece.
- A well-rounded education: our 64-acre campus hosts a vibrant student community, buzzing with academic societies and student clubs, sports teams and art festivals.
- Support students with a wide financial assistance program, and help them expand their horizons with international study abroad and internship opportunities. With 34 innovative programs of study, 6 cooperative programs with Clarkson University, 50 minors and 20 graduate programs.

Transportation

- Greece has undergone significant changes which vastly modernized the country's infrastructure and transportation.
- Ferry transport between islands remains the prominent method of transport between the Greek islands.
- Improved road infrastructure, rail, urban transport and airports all led to a vast improvement in transportation.
- Key role in supporting Greece's economy is the Air connections with many Countries all over the world.
- From Athens to Heraklion is 40 minutes Flight.
- From Heraklion to Santorini is 2 hours 30 minutes by High Speed boats.
- From Heraklion to Mykonos is 4 hours 30 minutes by High Speed boats.



Distances

AIRPORT :20 Minutes

PORT : 20 Minutes

Travel Info

From Athens to Crete.

Athens, Greece is 223 miles from Heraklion. Crete has three airports: from west to east, Haniá, Iráklío (Heraklion) and Sitía. Both Iráklío and Haniá are linked to Athens by 4 to 7 flights daily. There are 4 weekly flights from Athens, Greece to Heraklion during winter period and daily flights during summer period. Many Airlines have nonstop flights between Athens, Greece and Sitia. The average flying time for a direct flight from Athens, Greece to Heraklion is 55 minutes. Right now, 3 airlines operate out of Heraklion Airport. Heraklion Airport offers nonstop flights to 4 cities. Every week, at least 10 domestic flights depart from Heraklion Airport. Moreover there are several charter flights to European countries during the summer period.

Island Hopping

For many, Crete also constitutes the point of departure for their vacation on other Greek islands.

Here are the most famous itineraries for Crete island hopping.

- Heraklion to MYKONOS, SANTORINI & RHODES
- Heraklion & Sitia to Karpathos
- Chania to Kythira.

CRETE FULL OF BEA- UTY

THE ISLAND OF CRETE IS BLESSED. IT IS A SELF-SUFFICIENT LAND WITH RICH HISTORICAL, CULTURAL HERITAGE AND UNIQUE FLAVORS.

The flowered courtyards create a functional and stylish ensemble which draws inspiration from the tradition and the simplicity of the land and beauty of Cretan nature.

The people here use to lead a simple life respecting nature and its gifts, enjoying the colors and aromas of flowers and herbs, watching the stars while time flowed peacefully.

A natural environment full of beauty and excitement for nature lovers and not only. the island has been inhabited since the neolithic ages.





CRETE THE HERITAGE

Your pristine hideaway in Crete.

Since the age of Homer, Filoxenia was a value shared by the virtuous, respected by the Gods and appreciated by Faith.

The principle of Filoxenia was handed intact from generation to generation, travelled all the way from Ancient Greece, to the Byzantine Times, the Ottoman Occupation till the Modern Greek state and marked the way Greek people welcome the strangers.

CRETE THE ORIGINS

In an island full of wonders.

The Minoan civilization (2.500 b.c. - 1.100 b.c) is the first important civilization ever developed in Europe.





THE PLACE

Surrounded by Olive groves, vineyards & orchards.

Its strategic location allows Guests to connect with the countryside and visit fascinating destinations like green rolling hills, canyons and sandy beaches.

The Estate offers the epitome of Luxury Country living with excellent service, exceptional choices for food, relaxation and hospitality.

SITUATED AT AVGENIKI VILLAGE IN
HERAKLION. A PEACEFUL LOCATION
IN CRETE.



INVESTING IN CRETE



“Heraklion is Europe’s fastest growing tourism destination with an 11.2% growth in international arrivals”

- Heraklion is the largest city in Crete and the administrative capital of the island.
- Heraklion is Europe’s fastest growing tourism destination with an 11.2% growth in international arrivals.
- A private paradise close to the sea. Wonderful sea and awarded worldwide beaches.
- Historical places and gardens.
- Surrounded by Olive groves & Vineyards.
- All comforts and conveniences of the modern era.
- Peaceful location in the center of Crete.
- A variety of organic food and natural products.

- Fascinating destinations to visit like green rolling hills, canyons and sandy beaches.
- Excellent service, exceptional choices for food, relaxation and hospitality.
- Zero percentage of criminality.
- Healthy cuisine with its natural and biological raw materials.
- Filia Estate is 20 Minutes from the Heraklion Airport and 20 Minutes from the Heraklion Port.
- Perfect Health Care and Hospital.
- Major Educational Institutions and Schools.



REAL
EX-
PERI-
ENCE

LIKE
NO
OTH-
ER

THE CAPITAL

Experiences in Heraklion City.

- SeaSun Cruises.
- Sailing Trips.
- Safari & Off-road Tours.
- Heraklion Archaeological Museum.
- Venetian Fortress (Castello del Molo).
- Morosini Fountain (Lion's Fountain).



THE VILLAGES

All of the villages in Crete have to offer something unique.

- Kato Vrisi, enchanting natural landscape (28 minutes from Heraklion): Many springs and intense vegetation. The acoustics of the space are perfect due to the rocks which is why artists often host music nights. Many cafes.
- Myrtia village (25 minutes from Heraklion): The village of Kazantzakis.
- Archanes village (16 minutes from Heraklion): A predominantly picturesque village is waiting for you to make a mini escape from the city. With taverns for every taste. No. 1 destination.

- Arolithos village (11 minutes from Heraklion): A traditional Cretan village where every family is looking forward to spending their time happily. In this small village you will find a hotel, a cafeteria, a museum of agricultural history and folk art. In general, a miniature of the culture of Crete located in this wonderful landscape.
- Rodia surrounding area (16 minutes from Heraklion): Enjoying the wonderful Heraklion from afar. It will offer you the perfect view and food to fill up.



THE BEACHES

Unique Beaches with Blue Waters and White Sand.

Paleokastro beach: With the wave crashing in front of your feet is suitable for a short escape from everyday life.

Agia Pelagia beach: A cosmopolitan beach which is a perfect excursion. Taverns, cafes and the whole sea in front of your eyes, fill the landscape.

Gouves: For lovers of seaside walks, generously offer you beaches to take your walks on the promenade. A visit to the beautiful shops will make you happy on a beautiful day.

Hersonisos (28 minutes from Heraklion): A tourist place that gives you the feeling that you are on another coastal island to spend some carefree moments.



THE MONUMENTS

- Knossos Palace: The Minoan palace is the main place to visit. An important city in antiquity, with continuous life from the Neolithic to the 5th century.

- The Archaeological Museum of Heraklion: The museum presents the Minoan culture almost in its entirety. It is one of the largest and most remarkable museums in Greece and one of the most important in Europe.

THE GORGES

- Zaros, landscape (45 km from Heraklion): Travellers will find Saint Nicolas gorge, Votomo lake and several taverns & cafes.

- Astrakhan and Kunavian gorges: for lovers of nature and hiking. The 2 green gorges join in Skalani to continue their common course to Karteros. Without being inaccessible and offering you a green landscape, you can easily take a beautiful walk with your family. The Astrakian gorge is 7 km long to Kali Rachi while the Kounaviano gorge is 4 km to the same point. The distance from Kali Rachi to Karteros is 6 km.

AVGENIKI VILLAGE



Culture

Avgeniki is a village of the Heraclion municipality, on the 20th kilometer of the Heraclion-Timpaki road.

The entrance of the Venerato gorge is near the settlement and it ends up to the Agios Fanourios church, close to Venerato.

Administratively the district is consisted of the Avgeniki and Vlachiana settlements. 800 people live in the whole district and the majority of them in Avgeniki. Their main occupation is agriculture.

Sights

The property is located in a massive touristic destination of Greece, whilst the greater location's landscape features touristic facilities, monuments and residences.



Weather

CLIMATIC ZONE : Mediterranean & North African.

ATMOSPHERE : humid, depending on the proximity. to the sea, while winter is fairly mild.

TEMPERATURE : 8- 22 C during winter time.

23- 35 C and sunny during summer time.

CRETE

Minoan Palaces and Venetian fortresses.
Renaissance mansions and Ottoman bath
houses. Byzantine churches and Orthodox
monasteries.

Crete is the birthplace of the first civilization in
Europe, situated at the crossroads of three
continents and conquered through the ages
from so many different invaders. A place where
Every stone has a story to tell and every site
is a part of a myth.



Culture

Hospitable people and traditional customs, local
music and regional dances, friendly chats in kafeneia
and never-ending feasts in tavernas. Greece's
biggest island blends such an amazing tradition
and culture through its music, art, food and crafts,
which makes its people so unique and the island so
attractive for visitors from all over the world.

Nature

The Europe's longest gorge, the cave where Zeus was
born, the largest natural palm forest in the continent.
Either you take a walk on a sandy beach, or you go for
a hike on a sharp rugged mountain, you will feel like in
heaven. From tranquil villages to imposing canyons
and from amazing wildlife to unique herbs, the way
this scenery unfolds in front of a visitor is what makes
it so worthwhile and memorable.

SENSE OF COUN- TRY





FILIA ESTATE MASTERPLAN



THE HOTEL

MAIN BUILDING

HEALTH CLUB

COMFORT RESTAURANT

FINE DINING RESTAURANT

WINERY

CULTURE CORNER

SHOPPING CENTER

TRADITIONAL SQUARE

KIDS CLUB

ESTATE RESIDENCES

126 TOTAL

80 ONE BEDROOM

46 TWO BEDROOMS



FILIA ESTATE



THE PROJECT

Luxury Sense of Country.

THE VILLAGE : Filia Village encapsulates the luxury, comfort and privacy of living in nature's nest. It is a sanctuary of element made of natural local stone and designed in quiet lines.

THE HOTEL : Equipped with all that a modern traveler may desire from upscaled restaurants, design boutique stores, wellness centers as well as choices of entertainment and leisure.

THE RESIDENCES : Experience a life filled with a sense of purpose, under the sizzling Mediterranean sun with the golden visa program for real estate investment in Greece.

70.000 SQM Land

126 Private Residences

50 Suites

600 SQM Health Club

5.000 SQM Village





THE RESIDENCES

Minimal décor and atmospheric lights
creating a sense of tradition and feeling
of euphoria.

This historic and cosmopolitan retreat
ensures a great escape in the
serene embrace of the countryside.

THE LUXURY OF SIMPLE
LIVING AWAITS

Exceptional Settlement that
Follows the Traces of the Past





AVLI RESIDENCE

70 sqm.

- 1 Master Bedroom
- 1 Living Room
- 1 Kitchen
- 1 WC
- Private Pool
- Terrace
- Mediterranean garden





PIETRA RESIDENCE

100 sqm.

- 1 Master Bedroom
- 1 Bedroom
- 1 Living Room
- 1 Kitchen
- 1 WC
- Private pool
- Terrace
- Mediterranean garden





ELAIA RESIDENCE

72 sqm.

- 1 Master Bedroom
- 1 Living Room
- 1 Kitchen
- 1 WC
- Private Pool
- Terrace
- Mediterranean garden





VENETO RESIDENCE

95 sqm.

- 1 Master Bedroom
- 1 Bedroom
- 1 Living Room
- 1 Kitchen
- 1 WC
- Private pool
- Terrace
- Mediterranean garden





THE ESTATE HIDEAWAY

THE TEAM

Courtyards and huge olive trees, different plants and beautiful flowers, the private Mediterranean gardens, by the well-known architectural company “Greenways”.

The architectural and construction designs, by the very famous architectural company “ASPA Designs”.

The Lighting design and study, by the awarded architectural firm “IFI”.

The interior and exterior architecture and decoration, by the up-and-coming architectural office “ARCH-MICHAIL”.

THE CONCEPT

- A great escape in the serene embrace of the countryside.
- Modern minimal properties fitted with luxurious amenities with high architectural standards of Italian design.
- Advanced concierge services and experiences.
- High-living is at the core of our investment philosophy.
- Designed in natural local stone and quiet lines, minimal decor and atmospheric lights.
- Equipped with all that a modern traveler may desire.





THE SECURE

3 days hospitality in Greece, complimentary hotels,
lunches & transfers.

14 days holidays per year complimentary .



THE LIVING

Residences encapsulates the luxury.
Comfort and privacy of living.
A sense of tradition and feeling of euphoria.
Wellness centers.
Choices of entertainment and leisure.
5 star services.



THE BENEFITS

A profitable resale option.

Affordable cost of living is an important factor in their
decision-making process.

Crete offers a very competitive pricing per square
meter, without compromising on the quality of real
estate, at a rate of about 10%.

A country house in the most real Mediterranean
destination.

THE HOTEL

TRULY AUTHENTIC
MEDITERRANEAN
ATMOSPHERE



5 Star Hotel

- The Pools
- The 3 concept Restaurants
- The Health & Fitness Club
- The Spa
- Guided Walking Tours
- Children & Nature
- Painting Classes
- Cooking Classes
- Traditional Square
- Horseback riding
- Trekking & Biking
- Flower workshops
- Private hidden cozy spaces
- Cinema outdoors
- Shopping & Entertainment



The Luxury of
Simple awaits



ACTIVITIES

Winetasting



ACTIVITIES

Kids Club



ACTIVITIES

Horseback riding



ACTIVITIES

Trekking Hiking



ACTIVITIES

Cooking Lessons



ACTIVITIES

Wellness Yoga



Rough local handcrafted rustic stone.

- Village Crafted – Walls finishing.
- Wooden massif – doors & windows.
- Large verandas with minimal pools.
- Courtyards and private hidden cozy spaces.
- Huge olive trees and different plants been composing the yards.

THE EXTERIOR

ELEMENTS AND MATERIALS
FROM NATURE

Sence Authentic.

- Quiet Lines
- Atmospheric lights
- Natural Local Stone
- Minimal Design
- Sence of tradition
- Great escape
- Historic and Cosmopolitan
- Enjoy the silence

THE ATMOSPHERE

FULLY INSPIRED AND BEATIFULLY
INTERGRATED WITH ITS NATURAL
ENVIRONMENT



THE GARDENS

OPEN YOUR EYES TO A
NEVER ENDING AZURE

The Fields are planted with Grains and cereals grown from heritage seeds.

Our seasonal vegetable gardens produce a wide variety of foods that are in the earth in the morning and on the table later in the day. We produce traditional organic food, Tuscan breads, natural honeys and preserves, as well as a delicious cold – pressed – extra virgin Olive oil.



Living with nature on the estate.

FULLY INSPIRED & BEAUTIFULLY
INTERGRATED WITH ITS NATURAL
ENVIRONMENT



Elements and Materials from
Nature



Truly authentic mediterranean
atmosphere



GREEK GOLDEN VISA GUIDE ADVANTAGES

- 4% profit of annual income, from property leasing to our company, to each investor.

- A one stop for alternative residency and citizenship acquisition with the entire process managed by our industry-leading professionals.

- We provide a bespoke and time-efficient service from start to finish, including immigration applications, due diligence checks and facilitating you in making the best investment decisions.

- Awarded partners can guarantee for us the successful results.

- We serve the most affordable European Residency Program.

- Greece has a low cost of living than other EU countries.

- Golden Visa Greece residence permit program offers an excellent opportunity to foreigners, non-EU persons and third-country nationals to immigrate to Europe.

- We provide the best investment proposals in Real Estate and undertake to guide you through every step to complete the process in the easiest way.

- Non-European real estate investors and their families with permanent Residence Permits (RP) enabling passport-free movement across the EU/Schengen Area in return for an investment of minimum value 250,000 EUR.

- Crete is a safe place with zero percentage of criminality.

- Communication with tax offices and public authorities on behalf.

- All family members can acquire a Residence permit.



GREEK VISA PROGRAM'S OFFICIAL STATS

- One of the most popular options in Europe (Figures released for 2017).
- 2.305 Main Applicants were issued with a Greek Residency Visa in 2017.
- China claimed the largest proportion with 1.011 applicants, or 43.8%, of total golden visas issued.
- Russia weighed in with 395 applicants.



- Remainder of the top 10 countries were not surprisingly geographically close by in the Middle East.

- According to the latest official data from the Ministry of Civil Protection, at the end of 2019, 6.304 residence permits were issued under the Golden Visa program.

- Last year, the number of new licenses increased by 22% - 2.239 documents, while in 2018 there were only 1.833 of them.

COMPARISON WITH OTHER EUROPEAN COUNTRIES

Greece investment is at €250,000 compared to:

- €500,000 for the Portuguese Golden Visa.
- At least €500.000 in Spanish Real Estate.
- €300,000 – €500,000 investment in property in Italy.

Greek Statistics 2014-2019: Investor residence permits - Top 10 countries



China 4371	Iraq 92
Turkey 487	Ukraine 78
Russia 382	Jordan 64
Lebanon 148	Syria 58
Egypt 144	Other countries 376
Iran 104	Total 6304

COVID-19

06 March 2020

07 April 2020

08 April 2020

09 April 2020

10 April 2020

11 April 2020

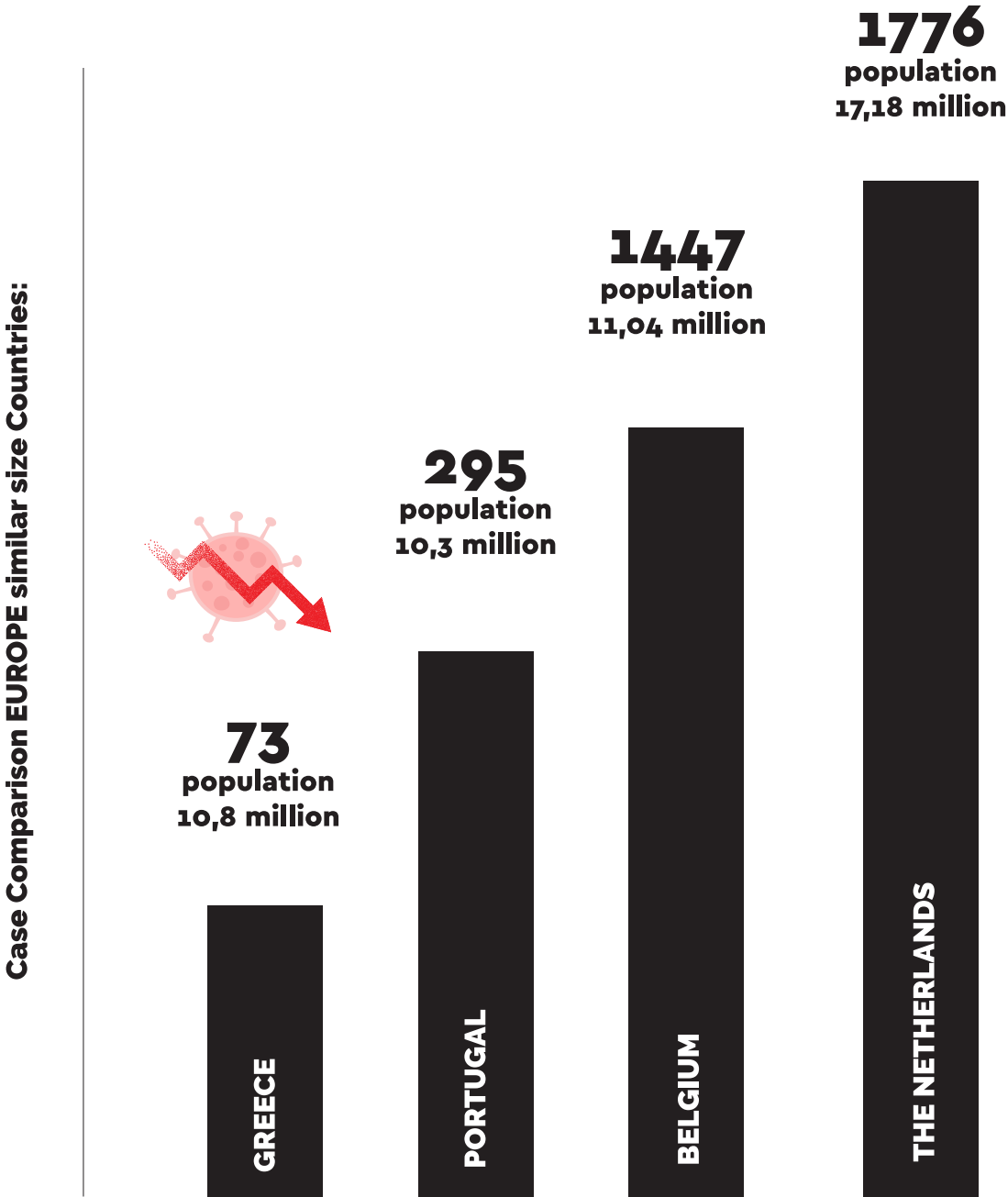
12 April 2020

13 April 2020

These clearly indicate that the numbers in Greece are impressively lower than the other EU member states of similar size. However, the authorities still insist that, despite this very positive result, everyone still must stay at home, and no measures have been rescinded yet.

The vast majority of people in Greek society are following the government's instructions and Government also stressed that citizens will be soon able to enjoy the first results of Greece's extraordinarily strict measures taken against the disease, with the coming of the month of May.

Number of Victims March 6 - April 5



Case Comparison EUROPE similar size Countries:
Graphs record Greece's impressively low rate of Covid-19 DEATHS CHART:
from March 06, 2020 to April 05, 2020

The Greek National Agency for Public Health (EODY) is monitoring developments from the beginning and is in constant contact with both the European Center for Disease Control and Prevention (ECDC) and the World Health Organization (WHO).

EODY remains vigilant about possible cases of the disease in travelers while it has already issued and systematically updates information material and specialized instructions.

The information and instructions by the Greek National Agency for Public Health is daily and in several fields of interest in order to properly protect the citizens of this country, specifically in psychological support, in travelers and entrance gates, in healthcare professionals and healthcare providers, in laboratory instructions, in Epidemiological surveillance for the new coronavirus, in Special categories (school units, means of transport, crews, uniforms), in Businesses (hotels, etc.), in Scientific Societies.

STEPS FOR RESIDENCE PERMIT

- 2 WEEKS: Obtaining Visa D or Visa C (Schengen).

- 1 WEEK: Purchase of Property min. € 250.000+VAT and Leasing agreement for Commercial Real-estate for the amount of € 250.000 for 5 years period.

- 2 WEEKS: Collection of documents and submitting of documents to the Immigration Department.

- 4 to 8 WEEKS: Processing of Application form for Golden Visa Residency Permit in Greece.

- Issuing of permit and ID (Personal appearance for biometrical data is required after permission is granted).





GREEK GREEN CARD

- Visa-Free entry to all the countries of the Schengen without time limitations.

- The whole family, including parents and in-laws, have the right to live in Greece or any country of the Schengen area during the period of visa validity.

- There is no residence requirement in Greece for a certain period of time.

- The right to study in any of the Schengen countries.

- The right to obtain Greek permanent residence after five years from the date of obtaining residence permits.

- The right to apply for Greek citizenship after 5 years from the date of obtaining permanent residence.

- Greek Residence permits with only €250.000 investment.

- Fast and transparent procedure.

- Family members can accompany applicant and obtain Greek Residency permit.

- No language criteria for Greek Residency permit.

- Interview is not required for Greek Residency permit.

- Up to 2 owners for Joint ownership.

- Multiple ownership is allowed in more than one property.

- The Property can be rented/leased to 3rd parties.

- Low taxation.

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Azur

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“Nothing is sweeter than Home”

HOMMERS