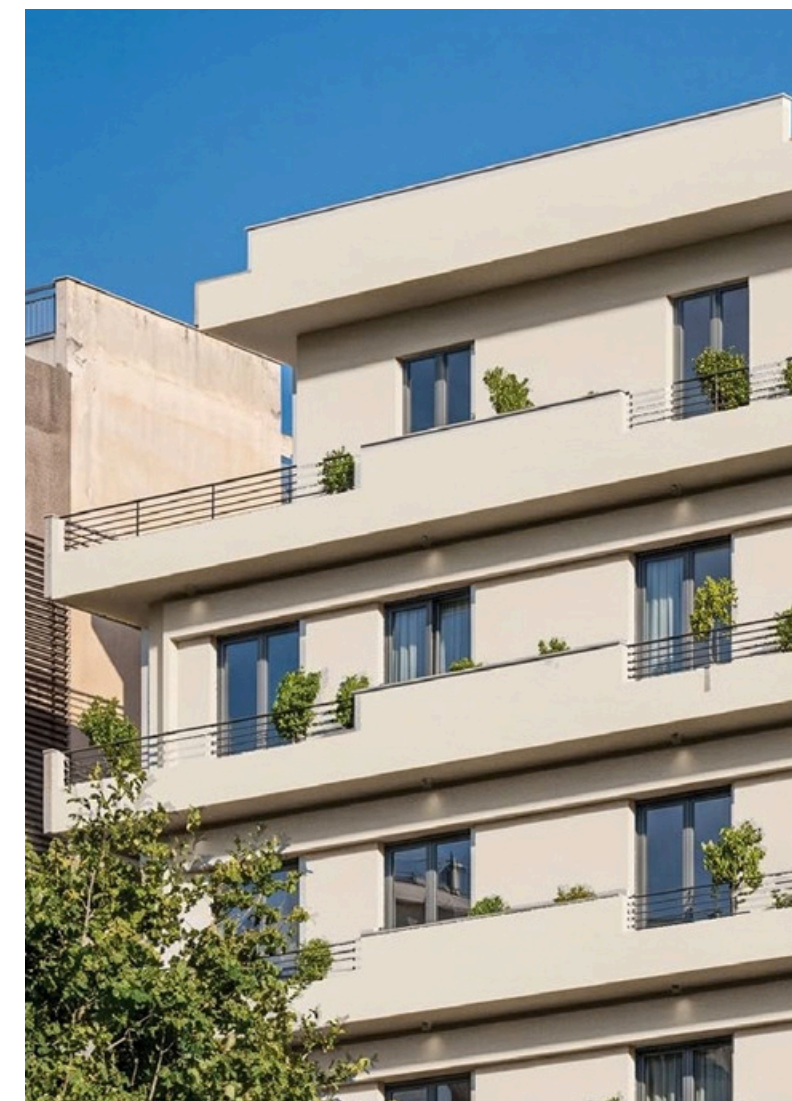
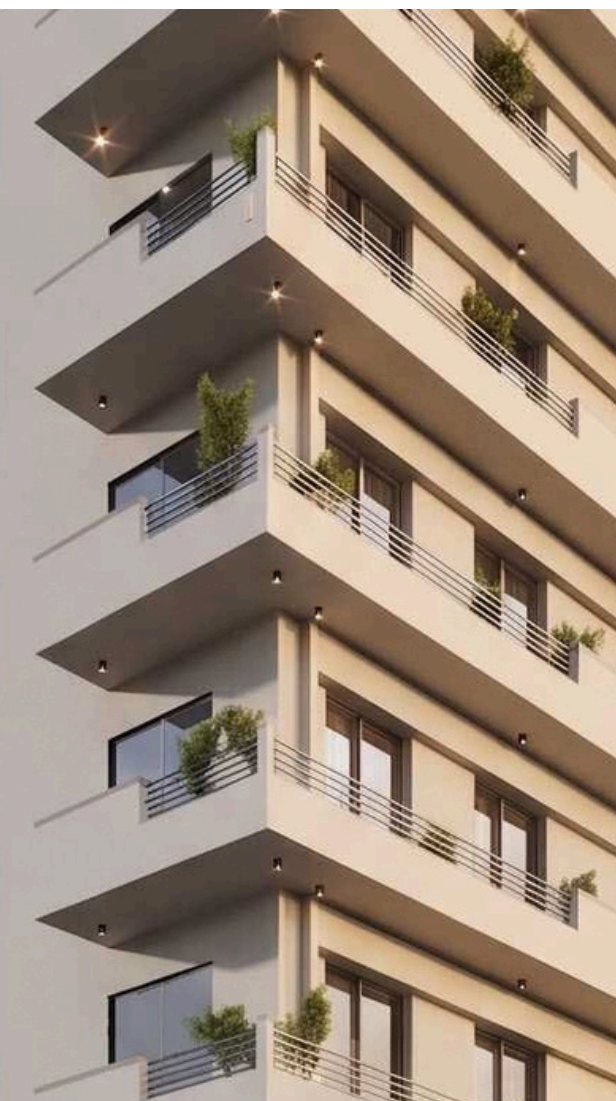




Thermae View Residences

The **THERMAE VIEW RESIDENCES** project consists of **37 contemporary one-bedroom apartments**, thoughtfully developed across **five residential floors**.

Ranging from approximately **35 to 40 sq.m.**, each residence is designed to maximize functionality, natural light and everyday comfort, offering smart layouts that make the most of every square metre.





Combining modern architecture with an **exceptional location** in the eastern part of **Thessaloniki**, the development is ideally suited for professionals, couples, students and investors seeking a high-quality property with strong long-term value.

Its efficient apartment sizes, contemporary design and proximity to the city's waterfront, major healthcare institutions and everyday amenities make it an attractive choice for both urban living and investment.

WELCOME TO THESSALONIKI

Greece's Vibrant Northern Capital

Thessaloniki, Greece's second-largest city and the economic and cultural heart of Northern Greece, offers a unique combination of strategic location, vibrant urban life and long-term investment potential.

Supported by one of Greece's busiest international airports and one of the country's largest commercial ports, Thessaloniki continues to strengthen its role as a regional commercial and logistics hub.

At the same time, the city offers an exceptional quality of life, where history meets contemporary living.

Situated at the crossroads of Southeastern Europe, it provides easy access to the Balkans, with Bulgaria, North Macedonia and Serbia nearby, while Istanbul is just a few hours away, making the city an important gateway for business, tourism and international connectivity.



From its iconic waterfront, the **White Tower** and Aristotelous Square to its **UNESCO-listed Byzantine monuments**, Thessaloniki blends centuries of heritage with a dynamic modern atmosphere.

Renowned for its vibrant culinary scene, lively cafés and nightlife, theatres, museums, festivals and the **Thessaloniki Concert Hall**, the city offers a rich cultural experience throughout the year.

As home to prestigious institutions such as Aristotle University of Thessaloniki and the University of Macedonia, it attracts thousands of students and professionals annually, fostering a youthful, innovative and internationally connected environment.

With its excellent infrastructure, thriving business ecosystem, strong residential demand and outstanding lifestyle, Thessaloniki stands out as one of Greece's most attractive destinations for both contemporary living and real estate investment.



THESSALONIKI'S CULINARY HERITAGE

AUNESCO City of Gastronomy

Recognized as a **UNESCO Creative City of Gastronomy**, Thessaloniki is a city where food is deeply woven into everyday life and cultural identity.

For more than 2,300 years, its cuisine has evolved through the influence of diverse civilizations, while the arrival of refugees from Asia Minor and Pontus in the early 20th century introduced recipes and flavours that continue to define the city's culinary character.

Complemented by nearby wine-producing regions and a vibrant dining scene that blends tradition with contemporary creativity, **Thessaloniki offers** one of the most authentic and celebrated **gastronomic experiences in Greece**.

Visitors can enjoy local favourites such as the famous **koulouri Thessalonikis**, **crispy bougatsa**, **sweet Trigona Panoramatos**, **syrupy touloumba**, and a wide variety of traditional meze and seafood dishes.



ANALIPSI

Everyday Living in One of Thessaloniki's

Located on the eastern side of Thessaloniki, Analipsi is one of the city's most established residential neighborhoods, valued for its balance of comfort, accessibility and quality of life.

Nestled between the vibrant districts of Depot and Charilaou, the area offers a **peaceful residential atmosphere** while remaining just minutes from the city centre and the iconic **Nea Paralia waterfront**.

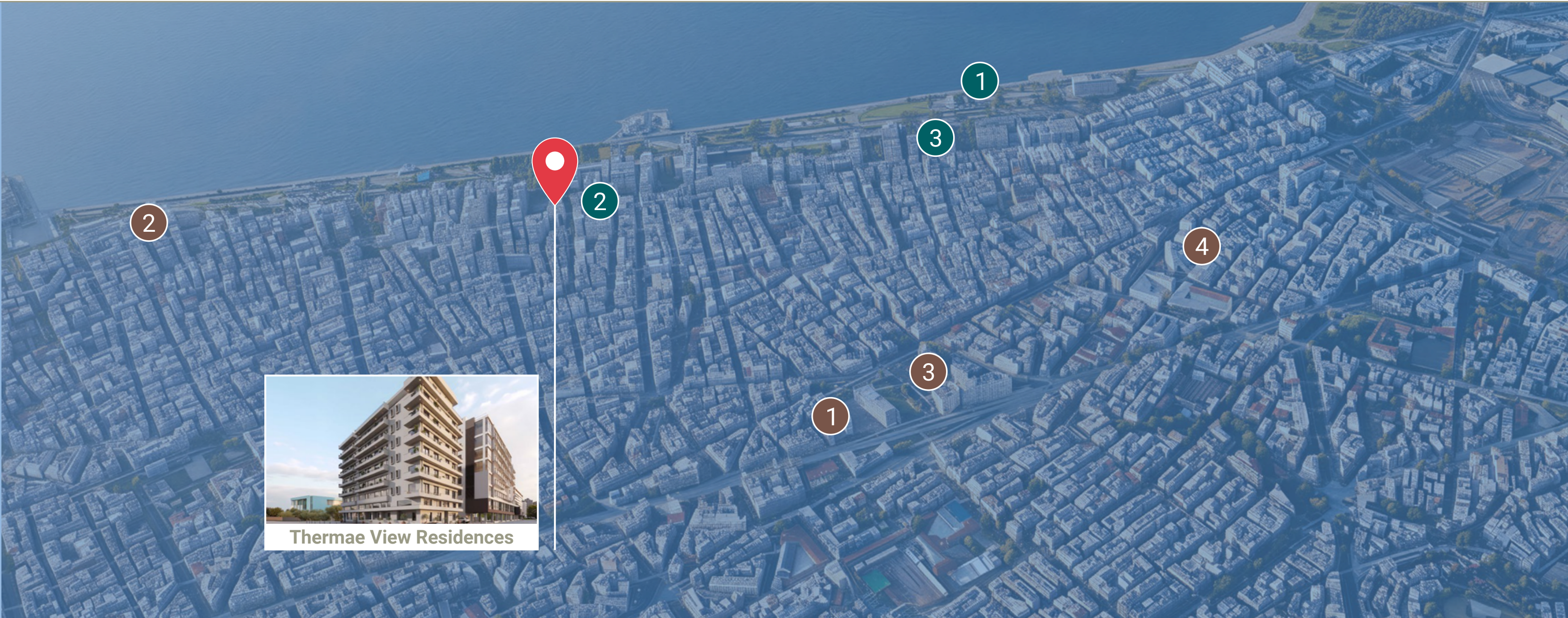
Residents enjoy immediate access to cafés, restaurants, supermarkets, schools, healthcare facilities and everyday services, all within walking distance, while excellent transport connections provide easy access to the city centre, Thessaloniki International Airport and the wider metropolitan area.

Combining a well-developed urban environment with strong residential demand and proximity to the seafront, Analipsi has become an increasingly attractive location for both homeowners seeking a high-quality lifestyle and investors looking for long-term value in one of Thessaloniki's most sought-after neighborhoods.



Thermae View Residences





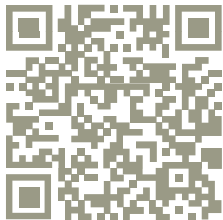
●Project U.S.P.s

- 1.NeaParalia Waterfront **300m**
- 2.Consulate of Bulgaria **64 m**
- 3.German Consulate **650 m**
- 4.Ramada Residences by Wyndham, Halkidiki **71 km**

●Hospitals

- 1.DermatologicalHospital of Thessaloniki **750 m**
- 2.Euromedica **1.1 km**
- 3.Ippokratio – General Hospital **1.2 km**
- 4.Theagenio Cancer Hospital of Thessaloniki **1.8 km**
- 5.AHEPA Thessaloniki University General Hospital **3.4 km**
- 6.Kyanos Stavros General Hospital **3.5 km**

Online Map



INTERNATIONAL PRESENCE

A Neighborhood with Diplomatic Character

Located just steps from the **Consulate of Bulgaria** and within easy reach of the **Consulate General of Germany**, the project benefits from the presence of established diplomatic institutions in the area.

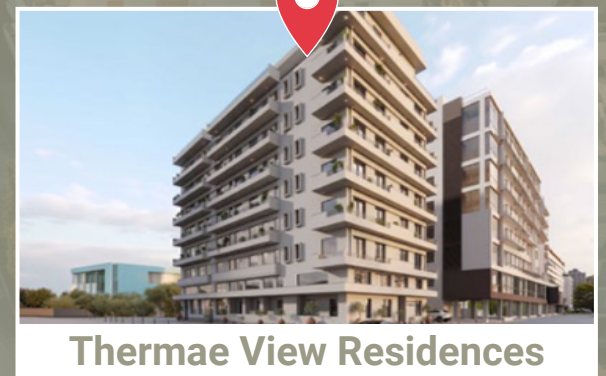
Such institutions contribute to the neighborhood's international profile and reinforce its reputation as a well-maintained and desirable residential location.

This international presence further enhances the area's long-term appeal for both residents and property investors.



Consulate General of Germany

Consulate of Bulgaria



Thermae View Residences

LEADING HEALTHCARE INSTITUTIONS

Access to One of Thessaloniki's Largest Healthcare Networks

The project is ideally positioned near some of Thessaloniki's most prominent public, university and private healthcare institutions, ensuring convenient access to high-quality medical services across a wide range of specialties.

From **Hippokratio General Hospital** and **Theagenio Cancer Hospital** to **AHEPA University General Hospital**, **Euromedica** and **other leading healthcare providers**, residents benefit from a well-established medical network just minutes from home.

This exceptional proximity not only enhances everyday convenience and peace of mind but also adds long-term value to the property, making it an attractive choice for homeowners, healthcare professionals and investors seeking locations with strong and sustainable residential demand.

The concentration of major healthcare facilities in the area also supports consistent demand from medical professionals, academics, patients' families and long-term tenants, reinforcing the location's investment potential.



AHEPA University General Hospital

Theagenio Cancer Hospital

Hippokratio General Hospital



Thermae View Residences

Euromedica

NEA PARALIA

Thessaloniki's Most Beloved Waterfront

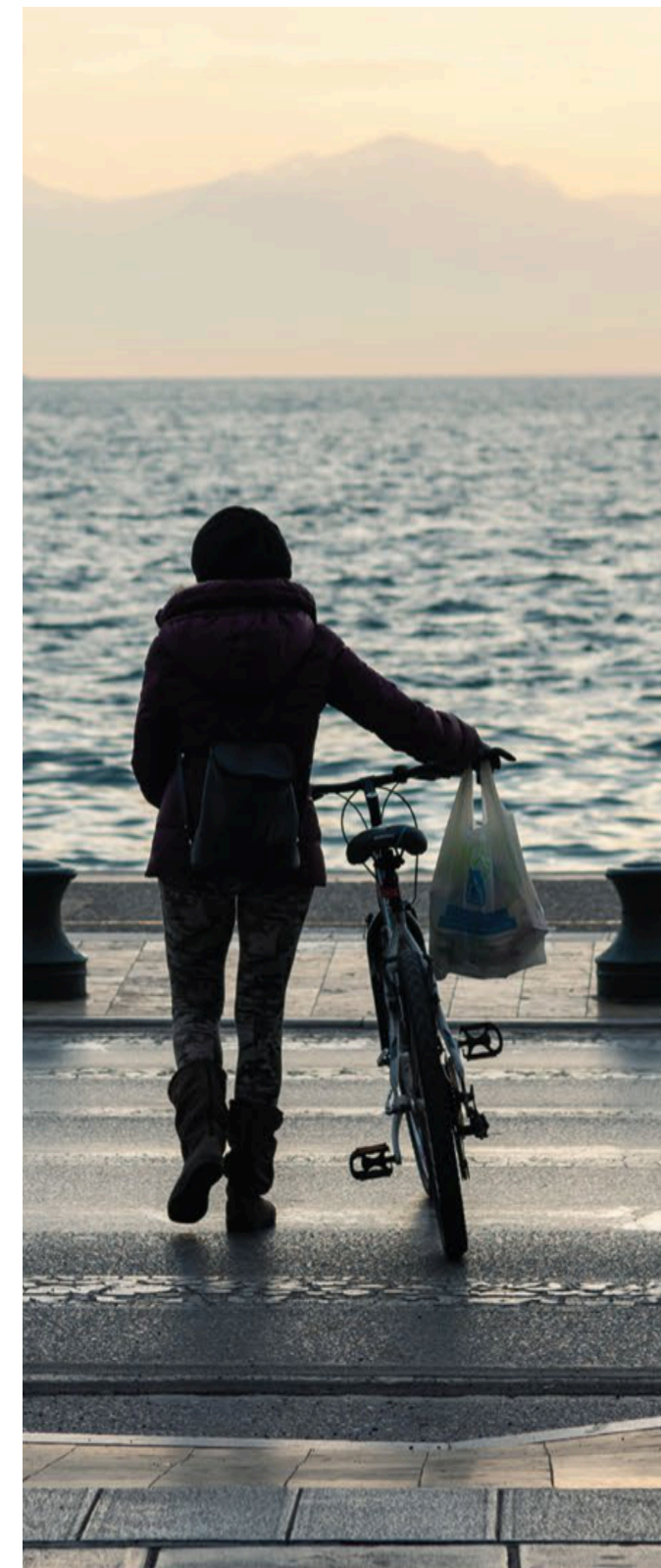
Just moments from the project lies Nea Paralia, one of Thessaloniki's most iconic landmarks and a defining part of the city's lifestyle.

Stretching for approximately **5 kilometres along the Thermaic Gulf**, this beautifully redesigned waterfront seamlessly blends nature, recreation and culture.

Landscaped thematic gardens, cycling lanes, playgrounds, cafés and open green spaces create an environment where residents can enjoy everything from a morning run or an evening bike ride to a relaxing walk by the sea while taking in **breathtaking sunset views** over Mount Olympus.

Throughout the year, the promenade hosts cultural events, outdoor activities and social gatherings, making it a vibrant destination for people of all ages.

More than just a waterfront, **Nea Paralia is an extension of everyday life in Thessaloniki**, offering residents an exceptional quality of life just a short walk from home.



Positioned on the eastern side of Thessaloniki, the project offers direct and convenient access to Halkidiki, one of Greece's most celebrated coastal destinations.

Famous for its crystal-clear waters, golden beaches and charming seaside villages, Halkidiki is the perfect setting for weekend getaways, outdoor adventures and summer living.

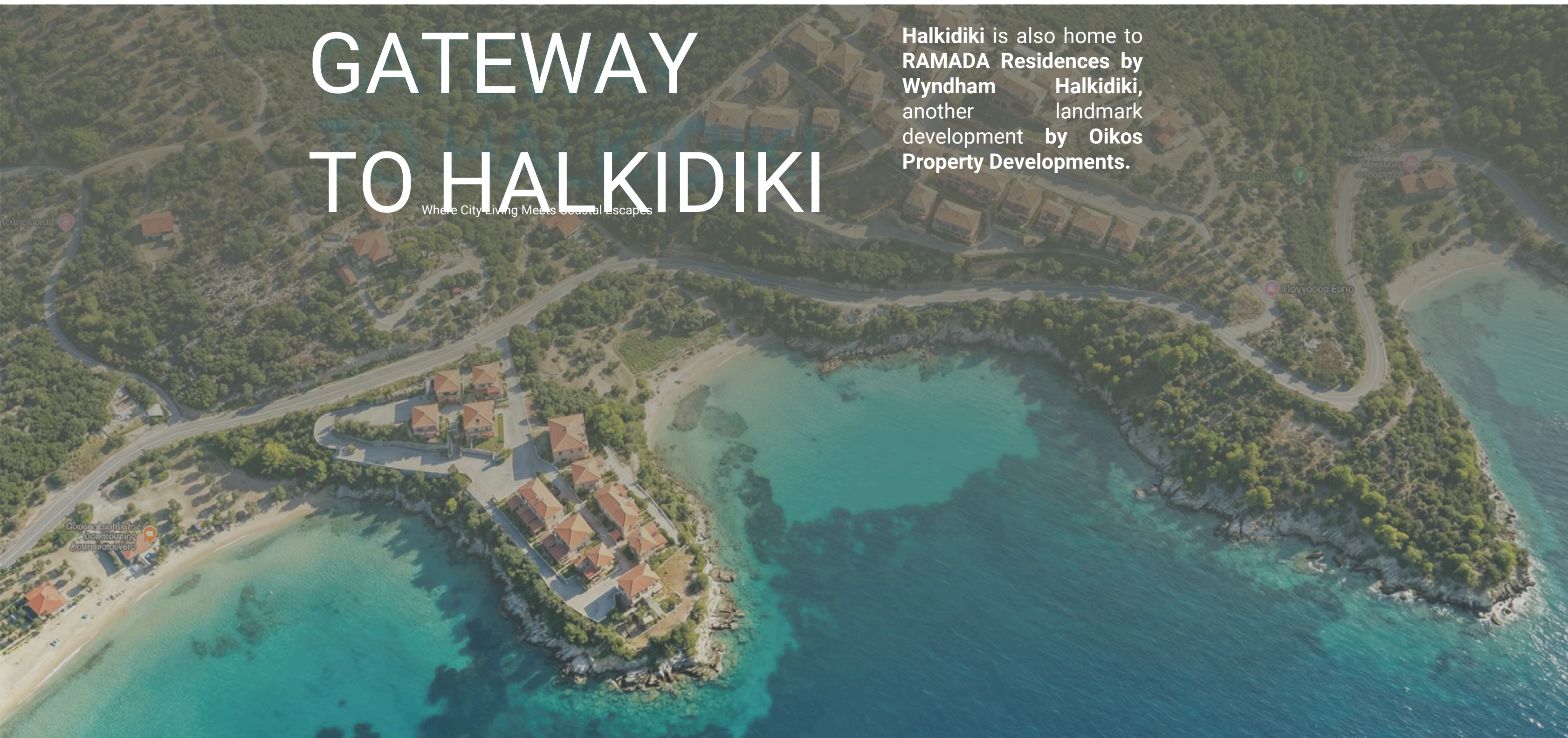
The project's location allows residents to reach the peninsula quickly and easily, making spontaneous escapes to the coast a natural extension of everyday life.

The property is operated by **Sokio Hotels & Resorts**, the Group's hospitality brand, reflecting Oikos' integrated approach to residential and hospitality developments."

GATEWAY TO HALKIDIKI

Where City Living Meets Coastal Escapes

Halkidiki is also home to **RAMADA Residences by Wyndham Halkidiki**, another landmark development by **Oikos Property Developments**.





Location of Project

Convenient Life in Thessaloniki

1. Makedonia Airport 11.3 km
2. Bus Stops (closest in 110 m-Mpotsare)
3. Metro Station Analipsi 700 m
(or 750 m Fleming Subway station)
4. Pharmacy (closest at 12 m Spharm)
5. Veterinarian (Ntonas Athanasios) 110 m

Super Markets

1. AB Vasilopoulos 140 m
 2. Discount Market 240 m
 3. My Market 350 m
 4. Masoutis 350 m
- (Plenty more up to 1 km)

Gas Stations

1. Eko Fuels All- Drive 600 m
2. BP 600 m

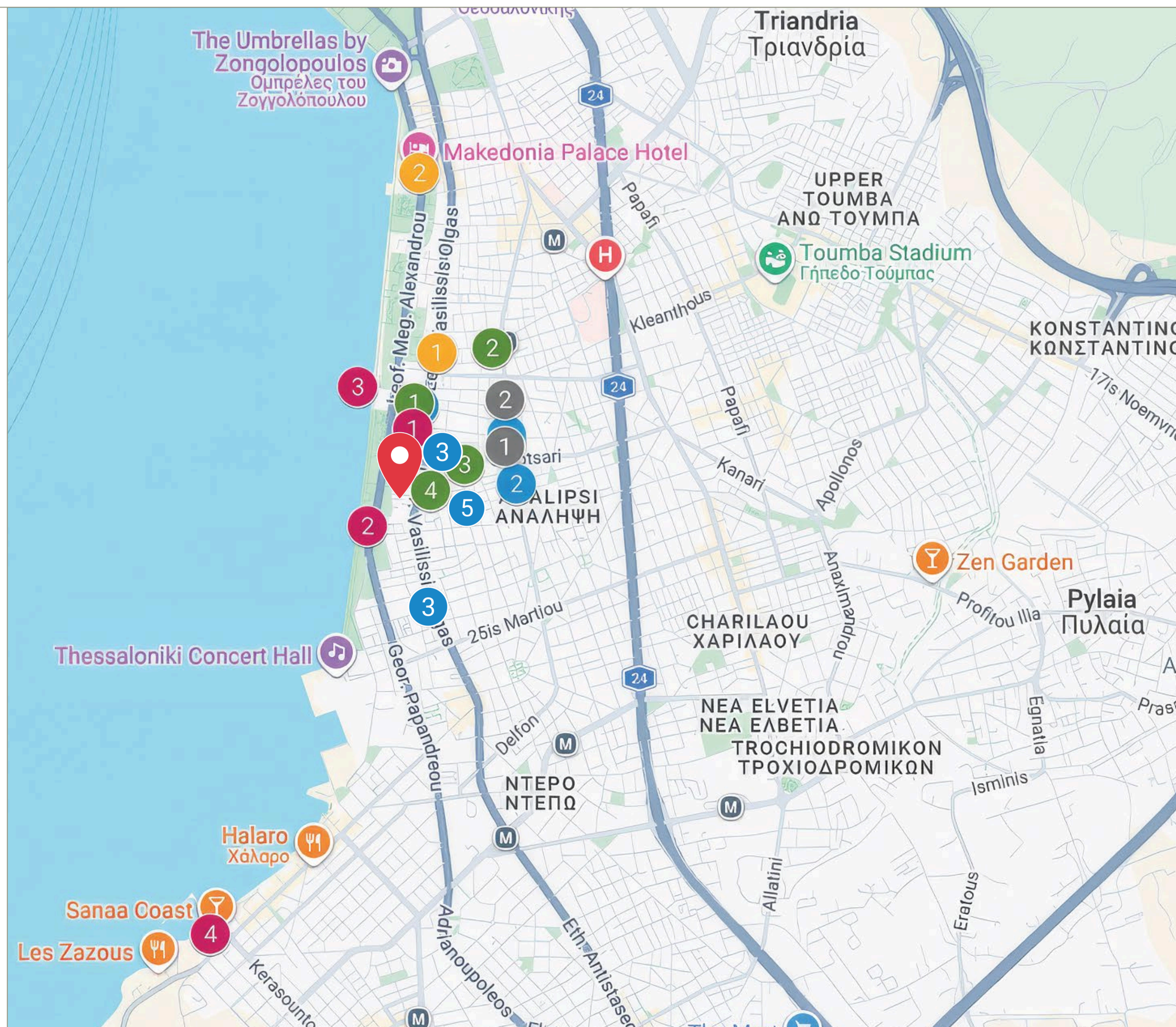
Gyms/Sports

1. Elixir Studio Mpotsari 5 m | 120 m
2. Nea Paralia Municipal Tennis Court 650 m
3. Sailing Club of Thessaloniki 400 m
4. Nautical Club of Thessaloniki 2.9 km

Hotels

1. Metropolitan Hotel 400 m
2. Makedonia Palace 1.2 km

Online Map





Location of Project



Nearby Monuments and Universities

Culture and Education

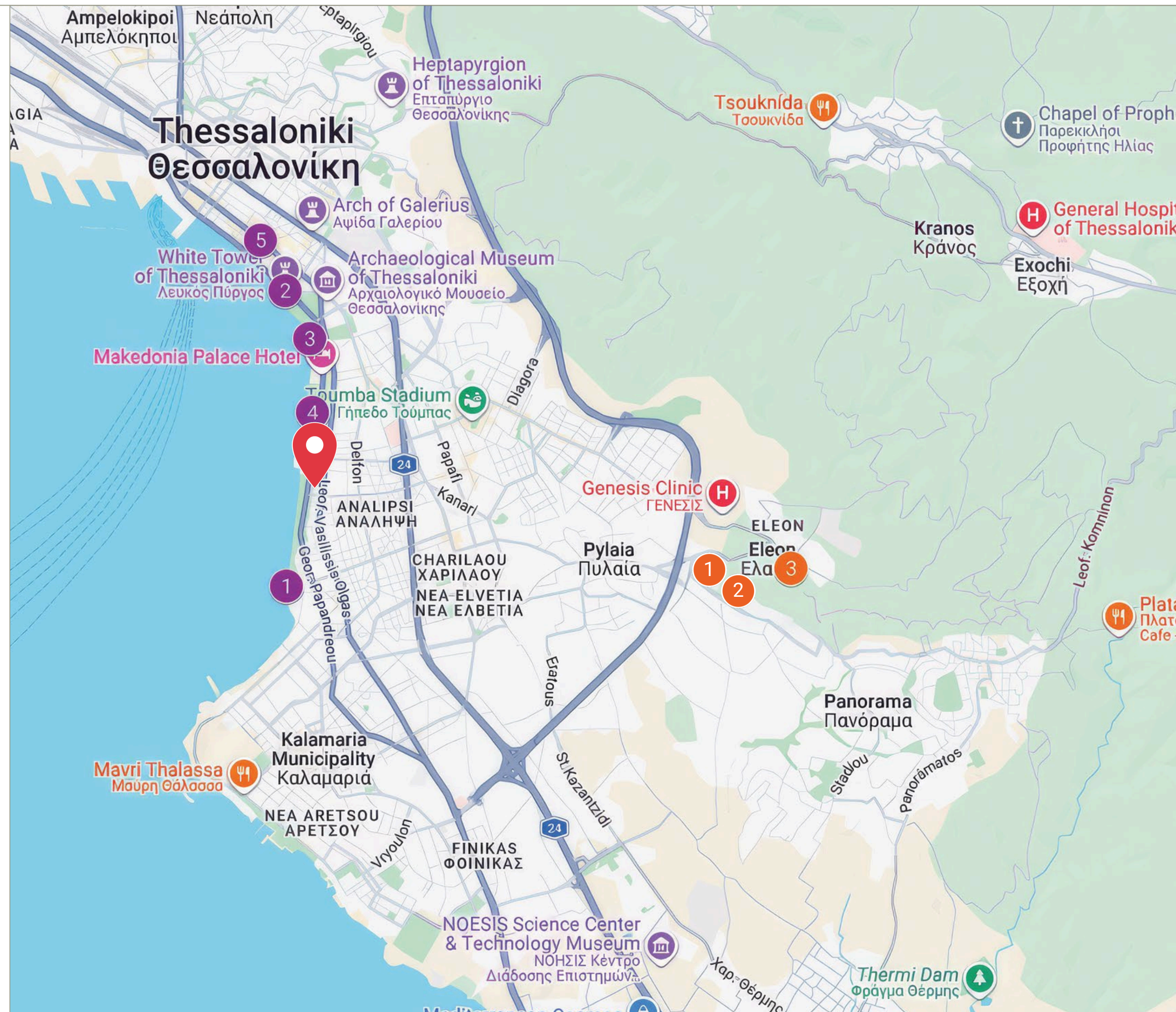
1. Thessaloniki Concert Hall **1.3 km**
2. White Tower **2.3 km**
3. The Umbrellas by Zongolopoulos **1.7 km**
4. Thematic Gardens at Nea Paralia **600 m**
5. Ladadika / Tsimiski **3 km**



Schools

1. Pinewood American International School **4.9 km**
2. Anatolia College **4.9 km**
3. Tree of Life Preschool **6.1 km**

Online Map



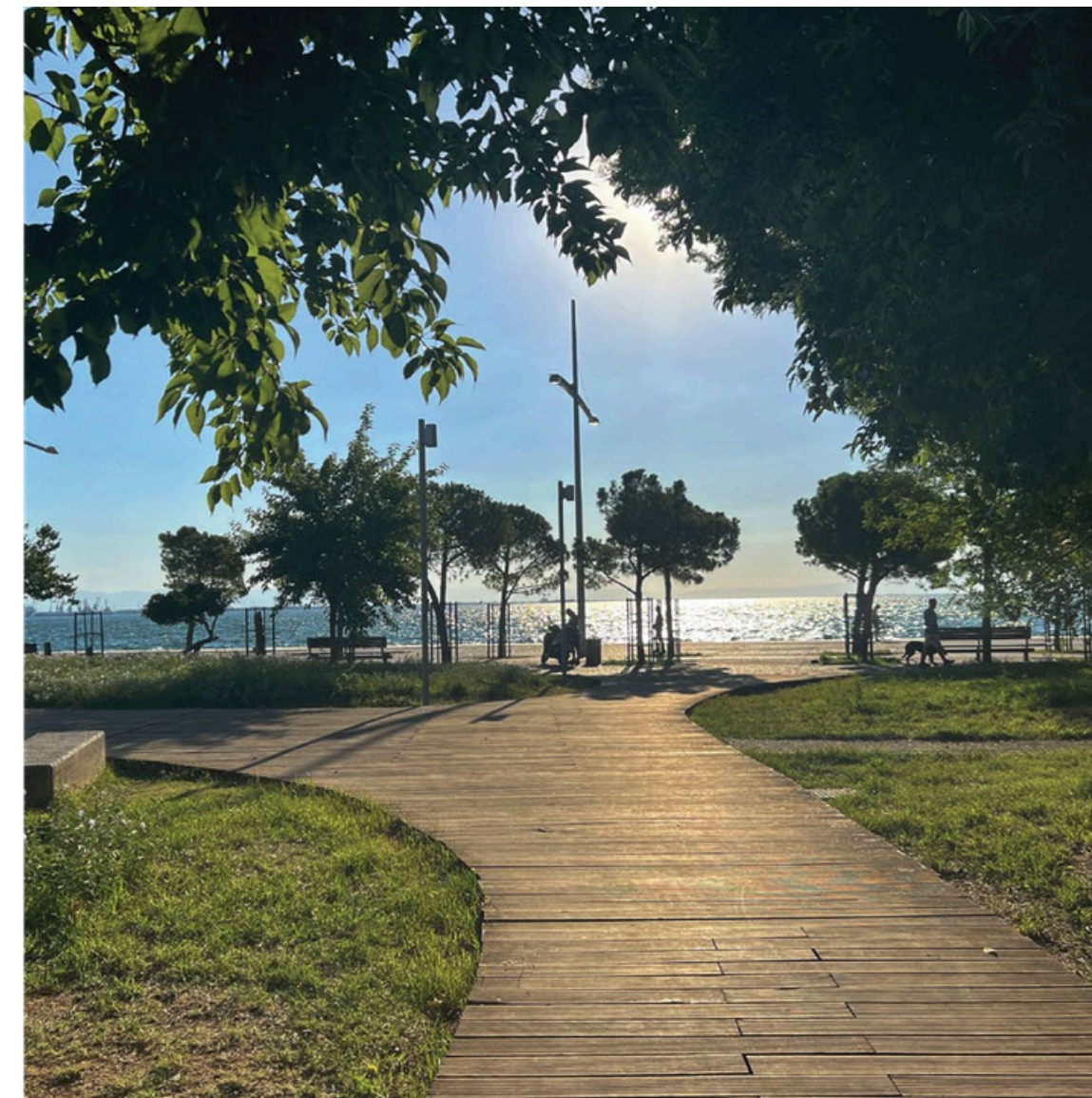
THE THEMATIC GARDENS OF NEA PARALIA

A Waterfront Designed
for Every Experience

One of the defining features of Thessaloniki's award-winning waterfront is its collection of themed gardens, each offering a unique atmosphere and experience.

Just a short walk from the project, residents can **explore the Garden of Roses**, filled with vibrant colours and seasonal blooms, **the Garden of Water** with its ponds and fountains, **the Garden of Sounds**, designed to engage the senses through the harmony of nature and sound, the peaceful **Garden of Memory**, and the **Garden of Sculptures**, where contemporary artworks enrich the landscape and bring art into everyday life.

Together, these thoughtfully designed spaces transform **Nea Paralia** into much more than a seaside promenade – they create a destination where recreation, culture, public art and nature come together, offering an exceptional quality of life throughout the year.



PINEWOOD AMERICAN INTERNATIONAL SCHOOL

An International Education for Global Citizens

Founded in 1950, Pinewood American International School is one of Greece's leading international schools, offering an American curriculum from preschool through high school.

Serving students from more than 50 nationalities, the school provides a multicultural learning environment that prepares graduates for admission to leading universities around the world.

Its strong academic standards, modern facilities and global outlook make it a preferred choice for both expatriate and local families seeking an internationally recognised education.



ANATOLIA COLLEGE

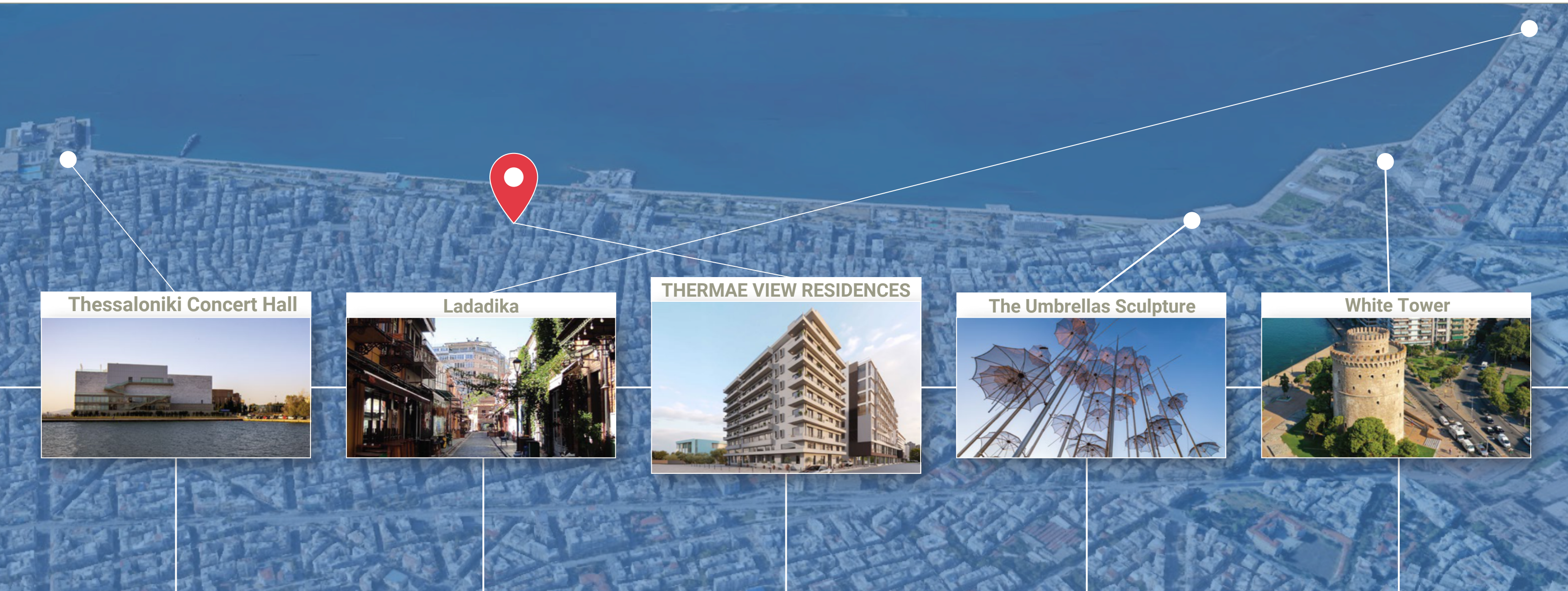
A Tradition of Academic Excellence

Established in 1886, Anatolia College is one of the oldest and most prestigious educational institutions in Greece.

Renowned for its high academic standards and international outlook, it offers a comprehensive education from preschool through high school, as well as higher education through ACT – The American College of Thessaloniki.

With a strong emphasis on critical thinking, leadership and innovation, Anatolia has built a long-standing reputation for preparing students for success in Greece and abroad.





Opened in 2000, the Thessaloniki Concert Hall is one of Greece's leading cultural venues. It hosts concerts, opera performances, theatre productions, dance shows and international cultural events throughout the year.

With its modern architecture and waterfront location, it plays an important role in the city's artistic and cultural life.

Thessaloniki's Historic Entertainment District

Ladadika is one of Thessaloniki's most vibrant and historic neighbourhoods.

Once the city's commercial district, it has been transformed into a lively destination filled with traditional tavernas, modern restaurants, cafés and bars.

Its beautifully restored buildings, cobblestone streets and lively atmosphere make it a popular gathering place for both locals and visitors, offering an authentic taste of Thessaloniki's culture, gastronomy and nightlife.

The **THERMAE VIEW RESIDENCES** project consists of 36 contemporary one-bedroom apartments, thoughtfully developed across five residential floors.

Ranging from approximately 35 to 40 sq.m., each residence is designed to maximize functionality, natural light and everyday comfort, offering smart layouts that make the most of every square metre.

Created by renowned Greek sculptor George Zongolopoulos in 1997, the Umbrellas sculpture has become one of Thessaloniki's most photographed landmarks.

Located on the Nea Paralia waterfront, the installation features colourful umbrellas seemingly floating in the air, symbolising freedom, movement and creativity.

It has become a beloved meeting point and an iconic representation of the city's modern identity.

The White Tower is the most famous landmark of Thessaloniki and the city's enduring symbol.

Built by the Ottomans in the 15th century as part of the city's fortifications, it has served as a defensive tower, prison and military post throughout its history.

Today, it houses a museum dedicated to Thessaloniki's past and offers panoramic views over the Thermaic Gulf, making it one of the city's most popular attractions





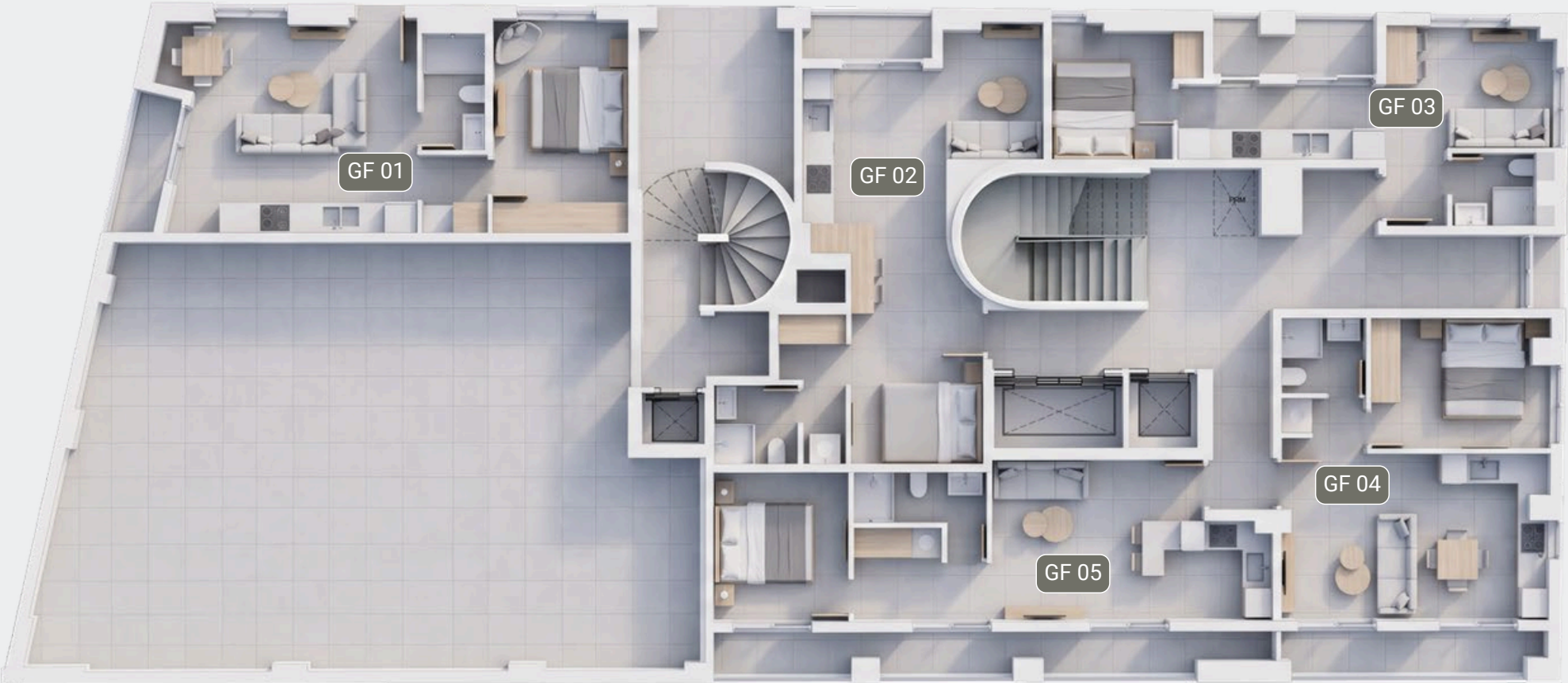
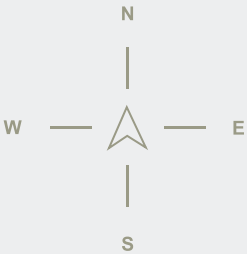






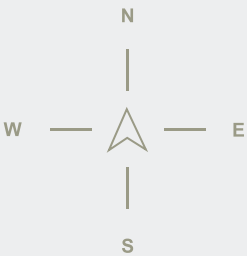


GROUND FLOOR



Apt	Bdrm	Internal	Balcony	Total
GF01	1	44	3	47
GF02	1	38	2	40
GF03	1	33	4	37
GF04	1	37	5	42
GF05	1	37	11	48

FLOOR A



Apt	Bdrm	Internal	Balcony	Total
A01	1	41	9	50
A02	1	42	7	49
A03	1	41	7	48
A04	1	42	9	51
A05	1	38	5	43
A06	1	40	7	47
A07	1	53	10	63
A08	1	39	2	41





Apt	Bdrm	Internal	Balcony	Total
C01	1	41	9	50
C02	1	42	7	49
C03	1	41	7	48
C04	1	42	9	51
C05	1	38	5	43
C06	1	40	7	47
C07	1	53	10	63
C08	1	39	2	41









Golden Greece Visa



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Location

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