EMAREA MARE

HALKIDIKI RESIDENCES

GERAKINI · HALKIDIKI

CONTEMPORARY RESIDENCES

A new place by the sea

Contemporary villas of 137–150 m² in Gerakini, each with a private garden and pool.





THE PROJECT

Homes shaped for outdoor living

A composed layout of single-storey and two-storey villas, each set within its own garden setting.

Architectural visualisations by DUAL Studio, 23 September 2026.

LOCATION

Gerakini

Halkidiki, Greece

The beach is approximately 140–150 m from the site.

Shops, restaurants and the beach are within walking distance.

SEA

≈ 140–150 m



LOCATION IN HALKIDIKI

Gerakini Beach

Between Kassandra
and Sithonia

On the north coast of
the Toroneos Gulf

Map marker shows the beach area, not the exact plot.

A well-placed coastal address

Gerakini sits between Kassandra and Sithonia, making both peninsulas easy to explore from one seaside base.

THESSALONIKI AIRPORT

≈ 65 km

NEA MOUDANIA

≈ 16 km

NIKITI

≈ 23 km

Approximate road distances from Gerakini; the exact route depends on the property and traffic.

Three ways to feel at home



Twin villas

Two-storey homes



Detached villas

Private garden setting



Front villas

Single-storey living



THE TWIN VILLAS

Room to unwind

Terraces open onto the garden and pool, bringing daily life outdoors.

A closer look





DETACHED VILLAS

A private retreat

An individual home with an outdoor terrace, landscaped garden and pool.

Living on one level



Space to come together





Proposed interior design. Materials and specifications to be confirmed.

Quiet, considered rooms



Bedroom



Bathroom

Open air, every day



Garden

Terrace

Private pool

As shown in the architectural visualisations.

VILLA FEATURES

A private place to call your own

VILLA AREA	PRIVATE GARDEN	PRIVATE POOL
137–150 m²	from 220 m²	6 × 4 m

Every villa includes its own garden and pool.

One complimentary parking space is included with each villa.

Exterior and interior images are architectural visualisations.

No monthly maintenance fee

Choose the support that suits you.

OPTIONAL PROPERTY MANAGEMENT

Let us take care of your property

Owners can opt into the property management programme.

A reception at the complex will handle guest check-in and arrivals.

INDIVIDUAL SERVICES

Support when you need it

Owners can also use the management company for individual services:

Cleaning · Gardening
Swimming pool maintenance

FOR INTERNATIONAL BUYERS

Golden Visa

All nine EMAREA MARE villas meet the property criteria for the Greek Golden Visa.



Discover more

www.emarea-mare.com