



# PAIEROS HILLS

*Your own balcony to the Timeless Ionian Sea*

## Paleros Hills: An Exclusive Haven of Elegance and Serenity.

Nestled amidst lush olive groves, comprises six luxurious villas, each boasting a private swimming pool, meticulously landscaped gardens, and access to communal dining and lounge areas.

The visionary design of Paleros Hills revolves around the creation of a tranquil oasis seamlessly integrated with the natural surroundings. The villas, strategically scattered along the slope, form a captivating sequence of enclosed, semi-enclosed, and open spaces, harmoniously unified under the light single-pitched roof.

Discover a world where panoramic views of Paleros Bay, the enchanting Little Ionian archipelagos, and the captivating islands of Lefkada and Meganisi unfold before you. Expansive patios, balconies, and gardens seamlessly blend with the surroundings, inviting residents to embrace the breathtaking scenery.

The villas' distinctive architectural elements, characterized by wide openings that dominate the facades, effortlessly connect interior and exterior spaces. Immerse yourself in the allure of Paleros Hills, where every residence invites you to indulge your senses and experience the epitome of idyllic living.

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# Location

Paleros is a small town located in the western part of Greece, specifically in the region of Aetolia-Acarnania. It is situated on the northern coast of the Gulf of Patras, overlooking the Ionian Sea. Paleros is known for its scenic beauty, with views of the surrounding islands and mountains.

The nearest large city to Paleros is Patras, which is a major port city and the third-largest city in Greece. Patras is approximately 100 kilometers (62 miles) east of Paleros and is accessible by road.

It is suitable for families, for young children, for groups of friends, for couples and especially for those who want alternative summer holidays in a place with a rich history, with a variety of activities in nature, but also with areas ideal for relaxation.

Another important advantage of Paleros is the fact that you can easily visit it by road. It is relatively close to Athens, while at the same time, it borders other destinations, such as Vonitsa, Mytikas and of course, the island of Lefkada.

Paleros,  
Aetolia-Acarnania



340km from Athens  
375km from Thessaloniki  
26km from Lefkada

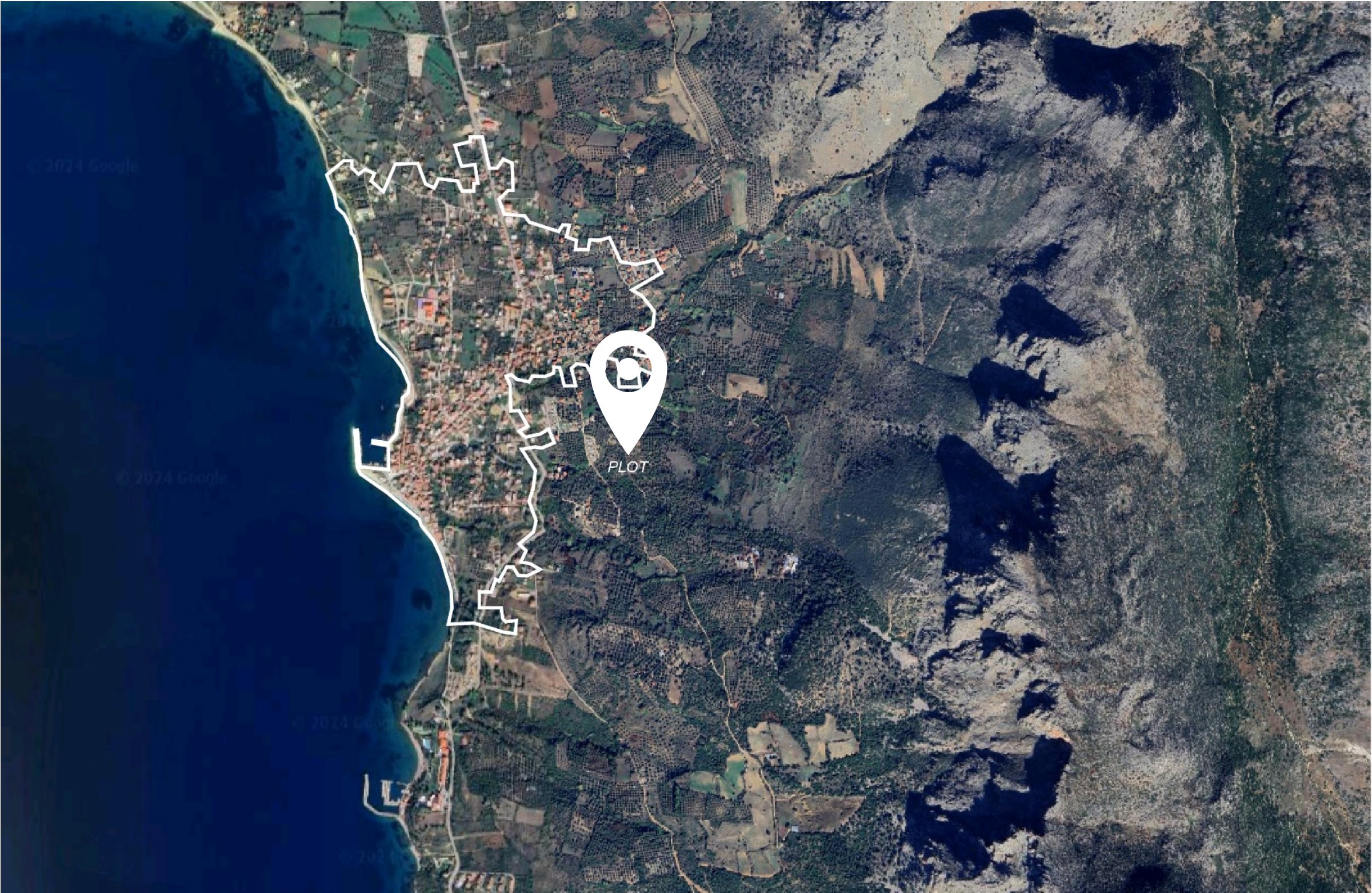
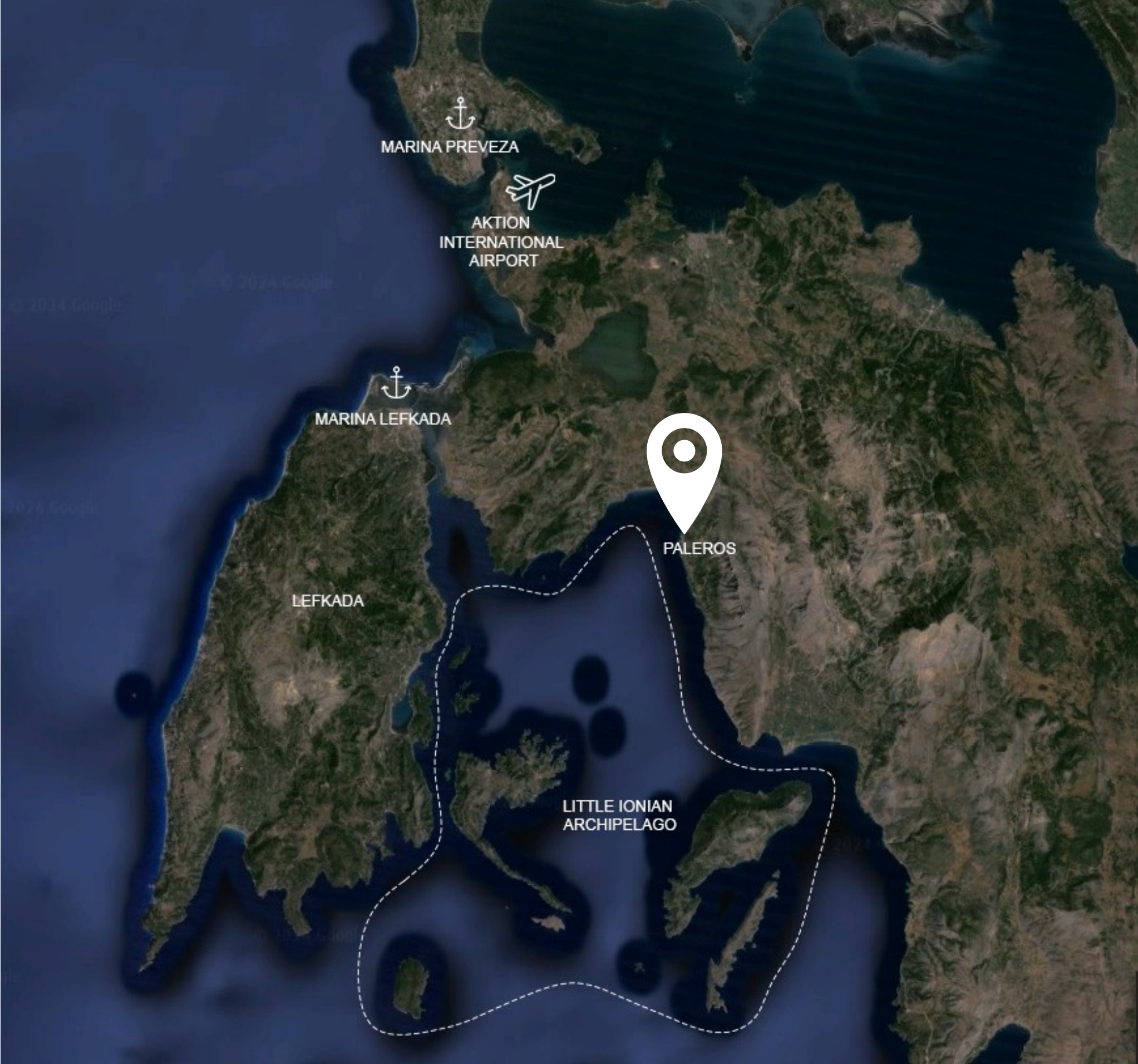


35km from two nearest hospital  
(35,5 Preveza / 34,7 Lefkada)



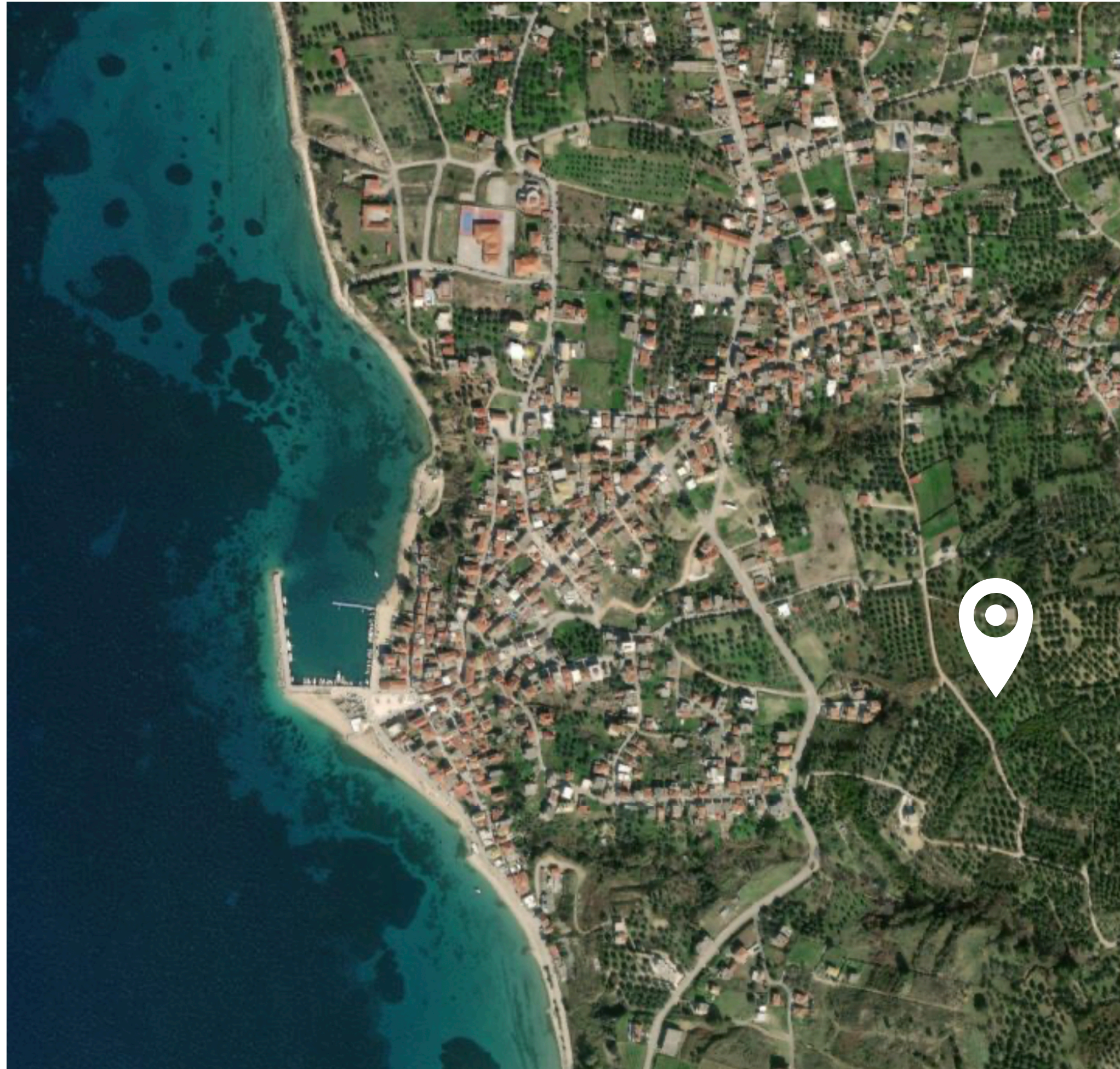
35km from Aktion  
International Airport (PVK)

# Site



The town of Paleros and the plot

# Site



700m to Paleros village  
900m from the sea  
Altitude: 69m

Site



Site



The villas

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# The villas

The four villas at the upper part comprise two floors, with common areas and guests' room at the ground-floor and a luxurious master bedroom at the first floor.

PLOT	TOTAL sqm.
1	272
2	234
3	219
4	310
5	347
6	293
Common	831



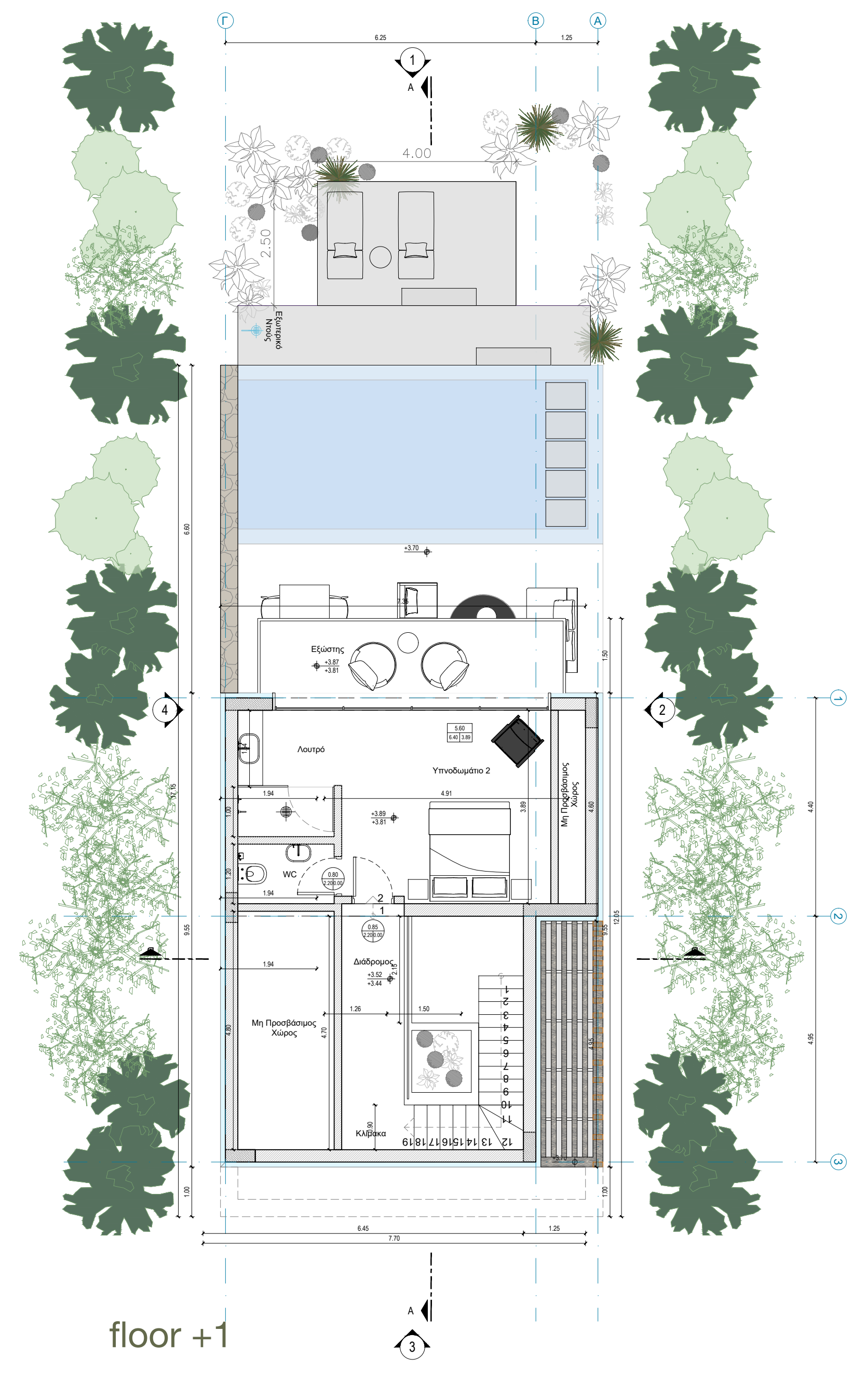
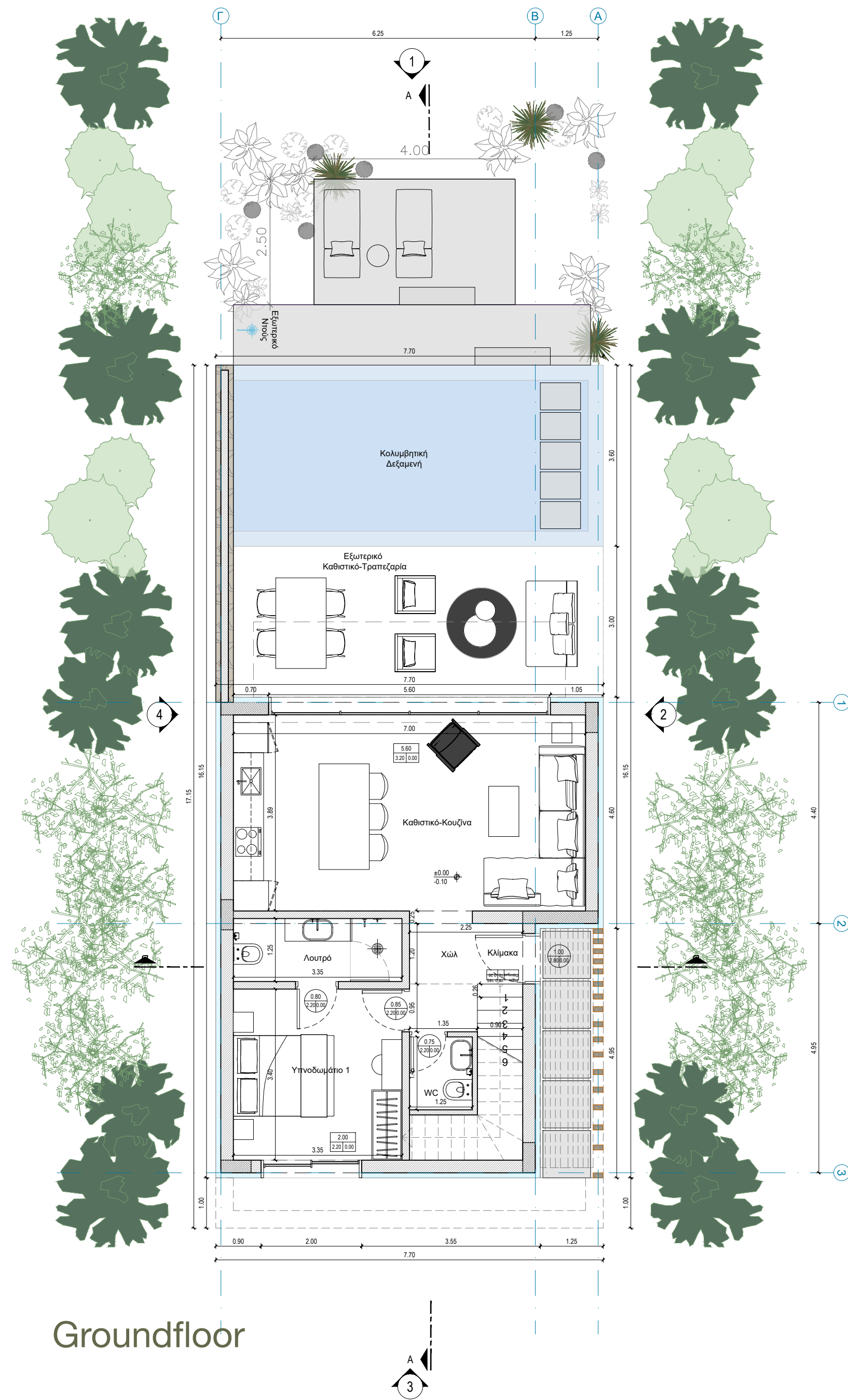
# The villas / type A

The four villas at the upper part comprise two floors, with common areas and guests' room at the ground-floor and a luxurious master bedroom at the first floor.

<b>TOTAL sqm.</b>	<b>117</b>
Living-room & kitchen	34,0
Master bedroom	33,0
Guests' bedroom	20,0
Other (storage, corridors, WC, etc.)	30
<hr/>	
Swimming pool	26,0
Balcony	9,0
Ground floor patio	42,0
Pergolas	23,0



# The villas / type A



# The villas / type A



Front façade



Side façade

The villas / type A



Kitchen

The villas / type A



Living Room

The villas / type A



Bedroom

Master bedroom

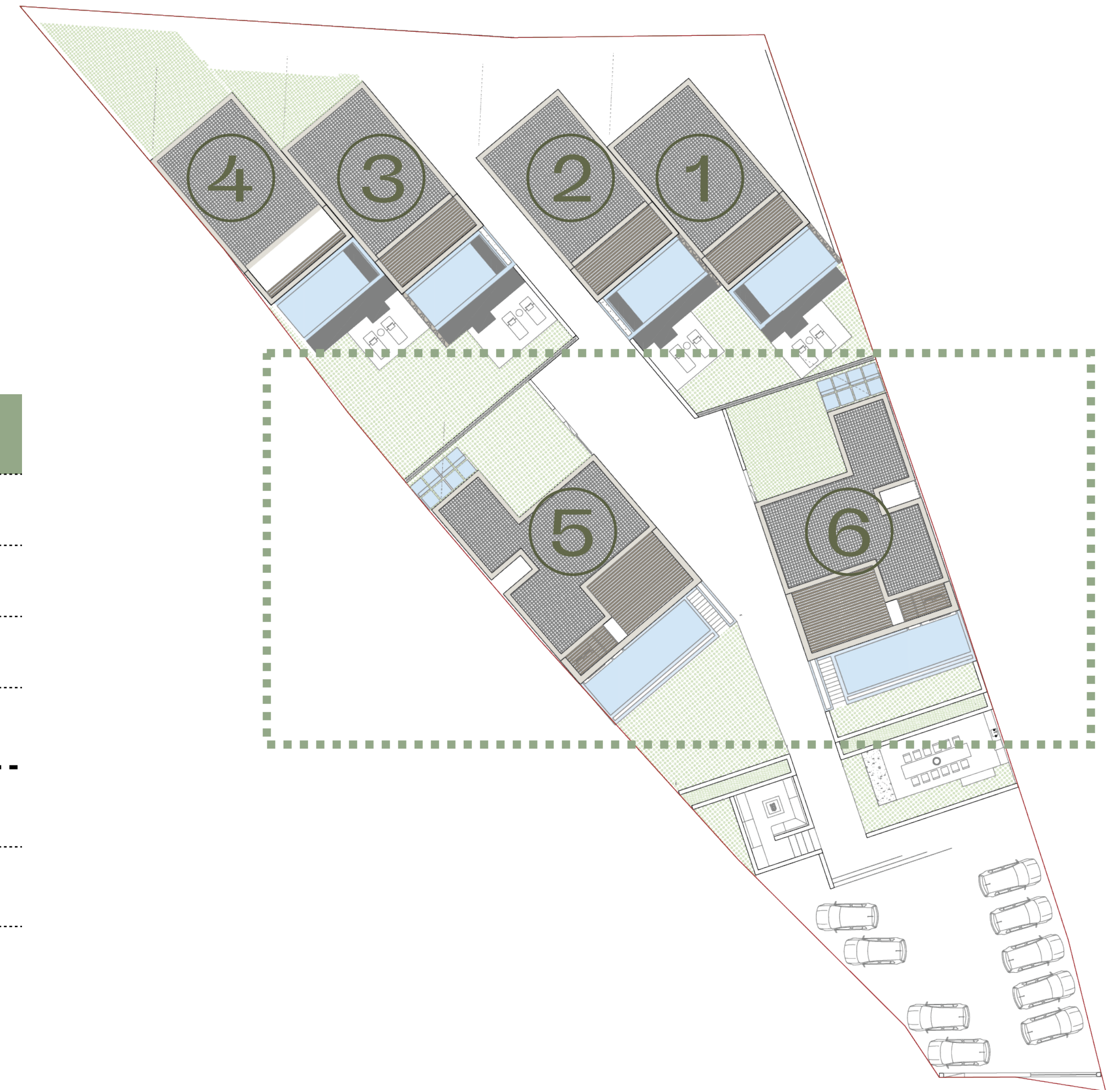
# The villas / type A



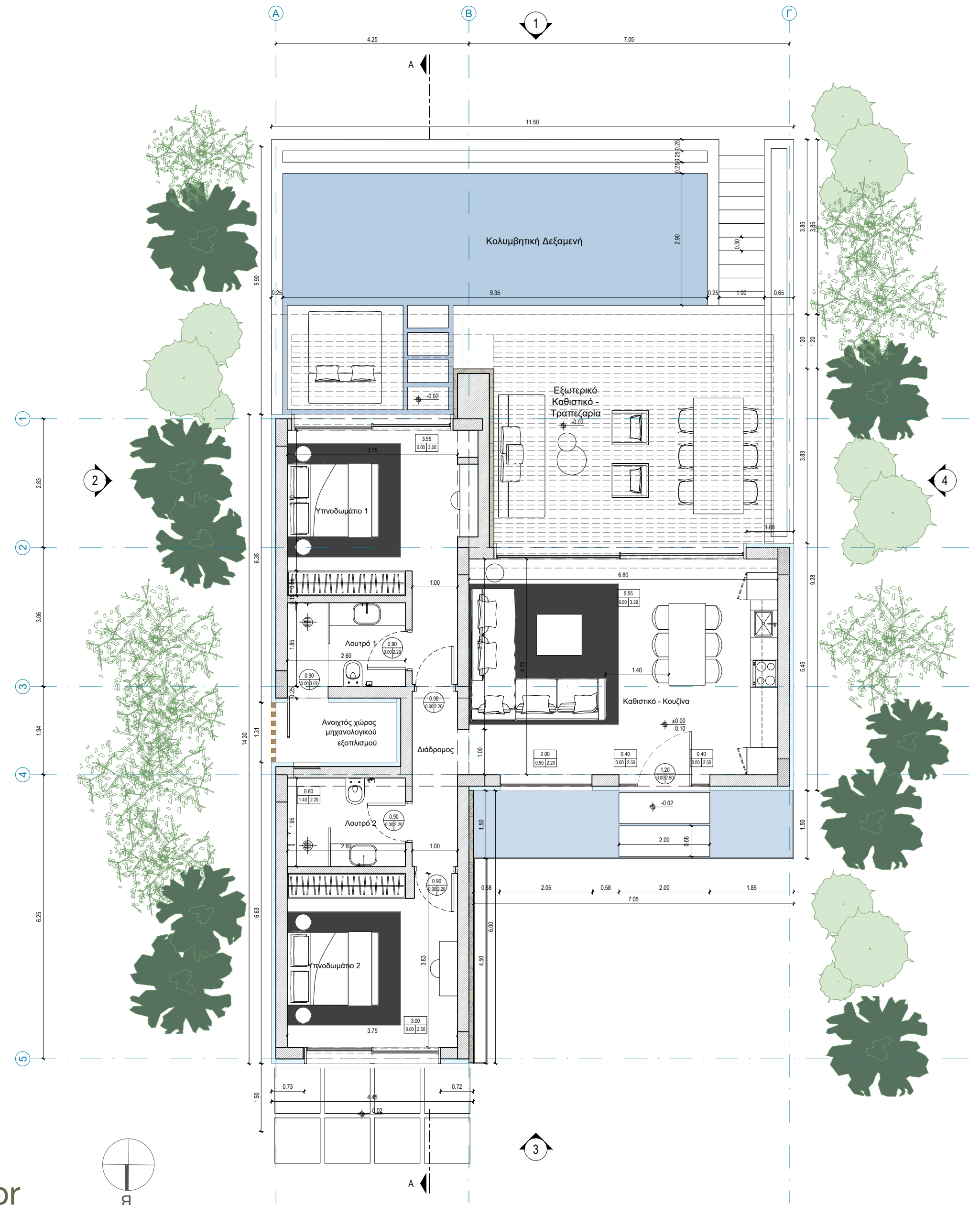
# The villas / type B

The two villas at the middle part of the plot evolve horizontally to enhance the slow living approach of the design of these villas which and the flow between interior and exterior spaces.

<b>TOTAL sqm.</b>	<b>101</b>
Living-room & kitchen	39,0
Master bedroom	28,0
Guests' bedroom	26,0
Other (storage, corridors, WC, etc.)	8,0
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Swimming pool	37,0
Ground floor patio	42,0
Pergolas	45,0



# The villas / type B



Groundfloor



# The villas / type B



Pool view



Balcony view

# The villas / type B



Kitchen

# The villas / type B

Living Room



# The villas / type B



# The villas / type B



Bedroom



Bathroom

# About

UNIT	PRICE [include VAT]
1	409.500 €
2	397.800 €
3	397.800 €
4	409.500 €
5	430.000 €
6	430.000 €



PAIEROS HILLS

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