



THEOLOGOS HOMES

SEASIDE ESTATES

Modern Mediterranean Living | 90 Minutes from Athens

Nestled in the serene landscape of Theologos, Fthiotida, Greece this development features three bespoke residences styled in Modern Mediterranean style.

Designed for those seeking a harmonious blend of serenity and natural beauty, Nordic minimalism and Mediterranean warmth, calm substance and authentic naturalness, each residence is a vigorously personal and sophisticated space.



EXTERIOR VIEWS





INTERIOR VIEWS



LOCATION, CONNECTIVITY & LIFESTYLE

Unbeatable Proximity

Theologos offers the rare advantage of an authentic island feel while being conveniently located on the Greek mainland, making it highly accessible year-round.

- **Athens & Airport:** The estate is located approximately 155 kilometers from Athens International Airport.
- **Drive Time:** You can reach your holiday villa in just about 1 hour and 35 minutes via a comfortable, modern highway.

Beaches & Natural Beauty

The area is a haven for beach lovers, surrounded by lush coastal landscapes.

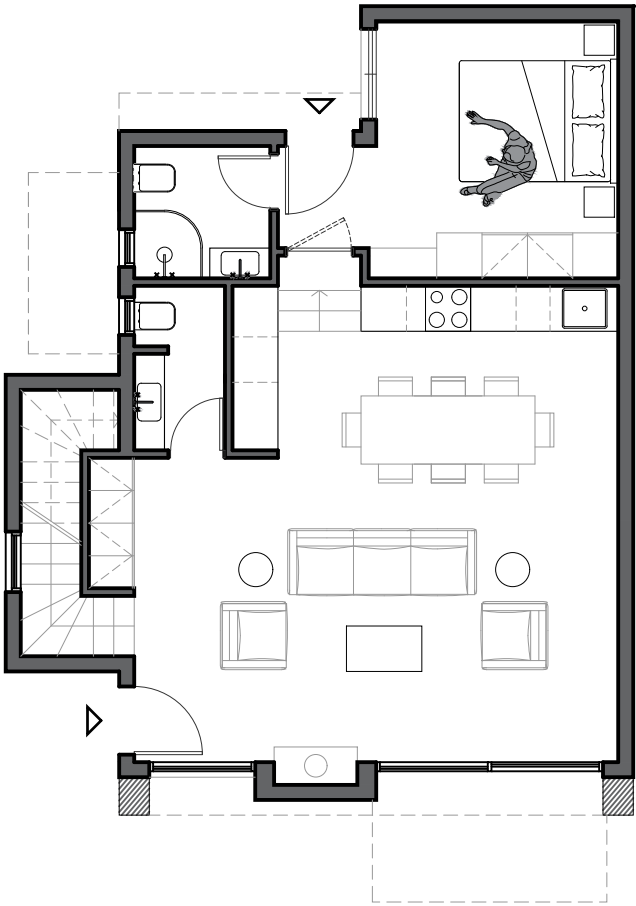
- Enjoy the pristine, serene waters of Vlihada, Lekuna, and Arsanas, all proudly awarded the Blue Flag for their cleanliness.
- For those seeking more private retreats, the picturesque shores of Gorgolimano, Papas, Mouritsa, and Kakailia are just a stone's throw away.

Gastronomy & Entertainment

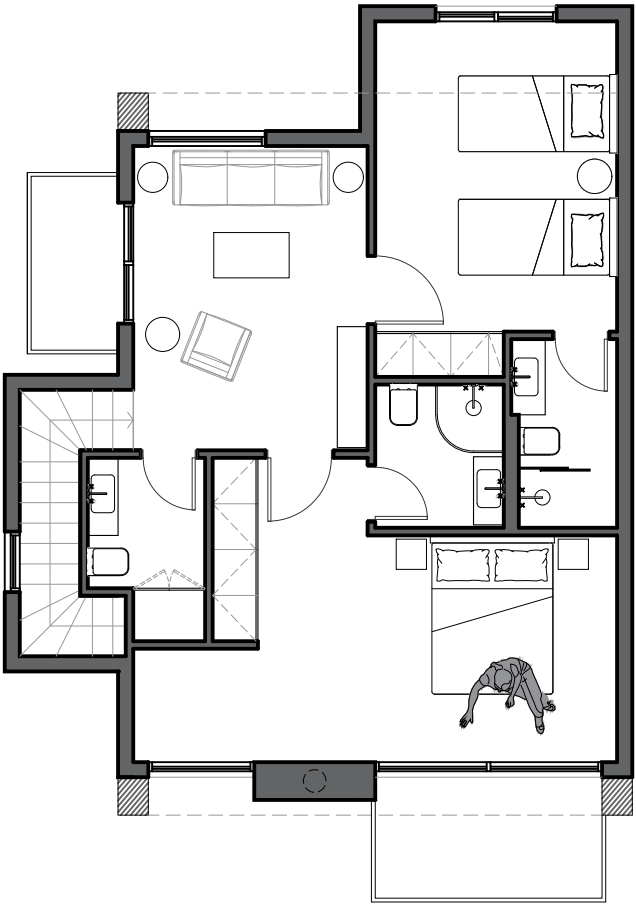
The bustling summer promenade of Agios Ioannis Theologos is bursting with vitality. The bay is lined with exceptional seaside tavernas famous for serving fresh, locally caught fish. Enjoy vibrant beach bars, cozy coffee spots, and authentic Greek dining just minutes from your front door.

Landmarks & Day Trips

- Visit the Monastery of Agioi Anargyroi or explore the nearby historical town of Malesina.
- The world-renowned floating monasteries of Meteora are an easy 2-hour drive, while the lively city center of Athens is close enough for a spontaneous day trip.
- Edipsos Thermal Springs are a short 25 min ferry crossing to Evia.
- Arahova and Parnassos Ski Resort are just a 1-hour drive away, making it ideal for winter getaways.

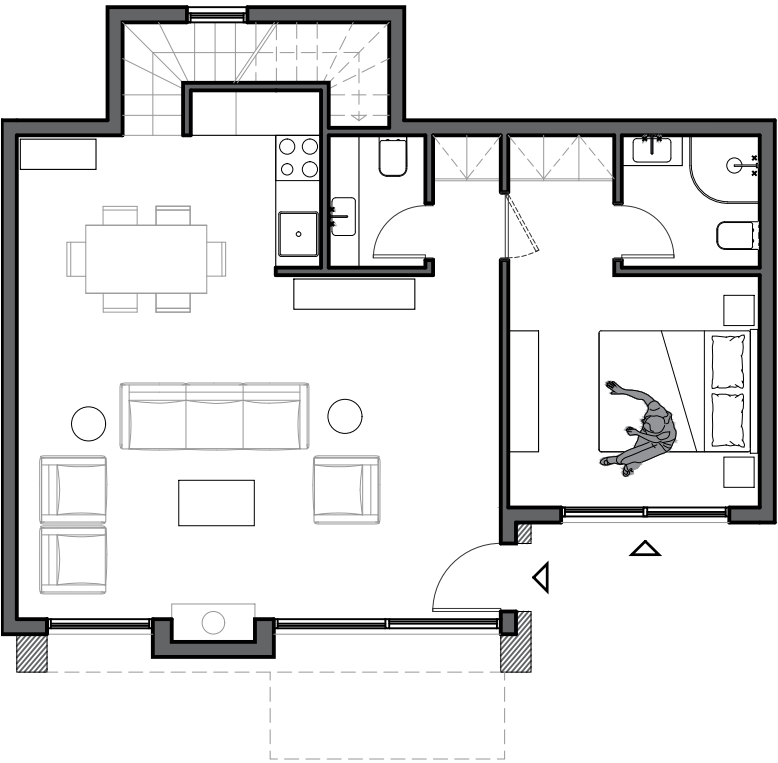


MAIN FLOOR PLAN

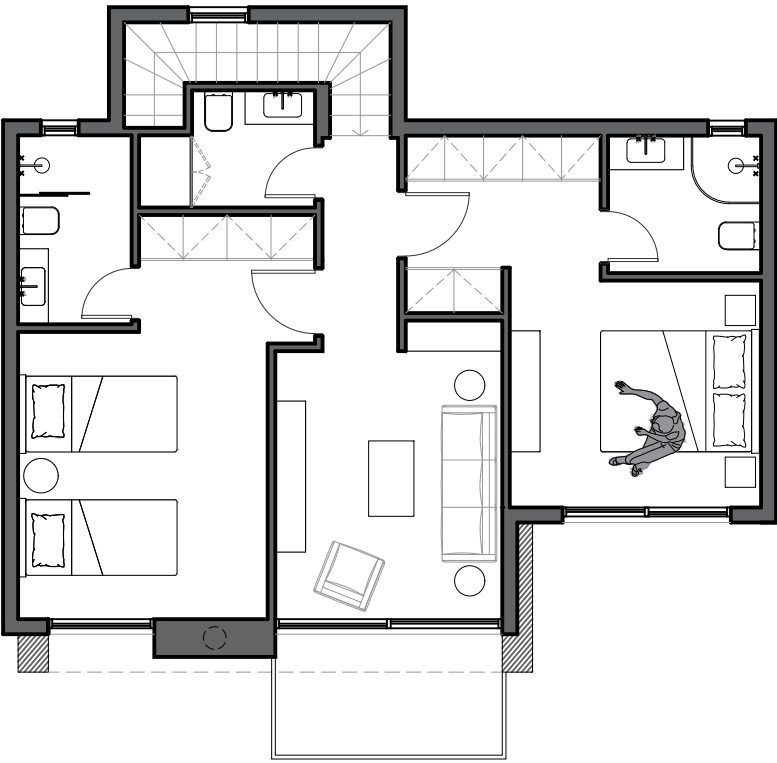


1st FLOOR PLAN

Th_1	
Living / Dining / Kitchen.....	40.50 sq.m.
Guest suite.....	16.50 sq.m.
Study / Living / TV room.....	12.50 sq.m.
Master bedroom.....	22.90 sq.m.
Bedroom 1.....	17.85 sq.m.
Main floor: 69.40 sq.m.	
First floor: 69.40 sq.m.	
Total: 138.80 sq.m.	

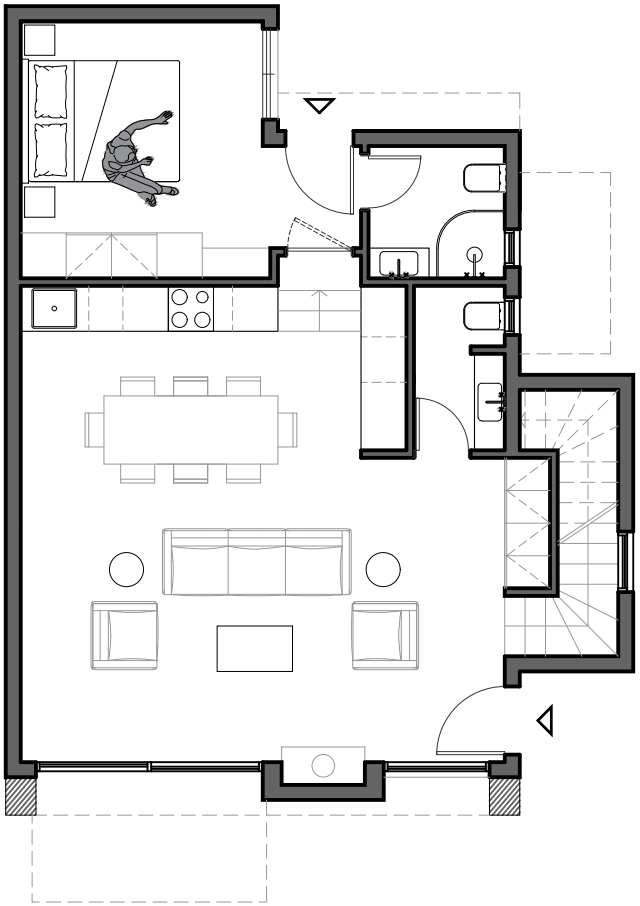


MAIN FLOOR PLAN

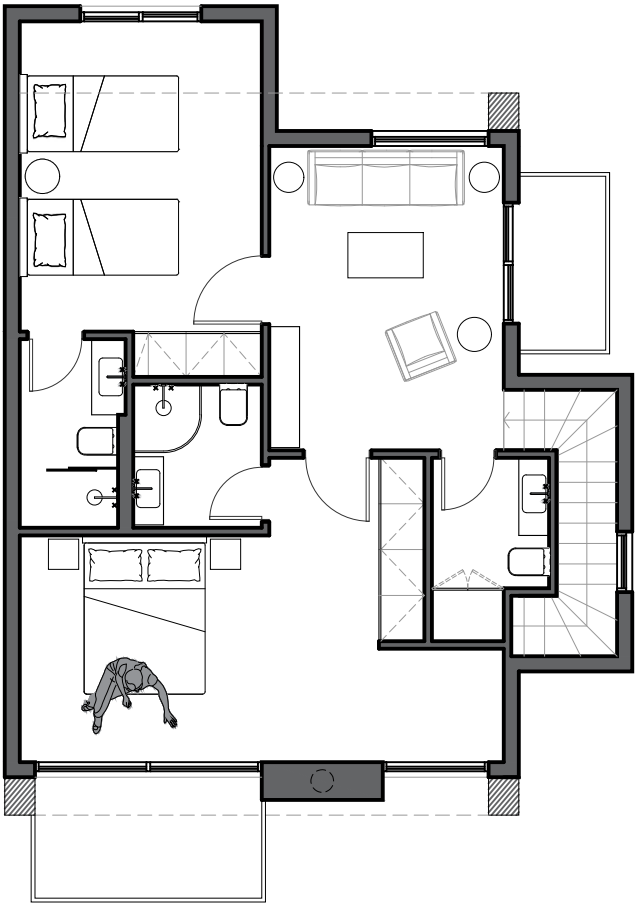


1st FLOOR PLAN

Th_2	
Living / Dining / Kitchen.....	40.90 sq.m.
Guest suite.....	16.35 sq.m.
Study / Living / TV room.....	10.65 sq.m.
Master bedroom.....	19.60 sq.m.
Bedroom 1.....	20.30 sq.m.
Main floor: 69.60 sq.m.	
First floor: 69.60 sq.m.	
Total: 139.20 sq.m.	



MAIN FLOOR PLAN



1st FLOOR PLAN

Th_3

Living / Dining / Kitchen.....	40.50 sq.m.
Guest suite.....	16.50 sq.m.
Study / Living / TV room.....	12.50 sq.m.
Master bedroom.....	22.90 sq.m.
Bedroom 1.....	17.85 sq.m.

Main floor: 69.40 sq.m.
First floor: 69.40 sq.m.

Total: 138.80 sq.m.

THE RESIDENCES

Our exclusive development features three meticulously designed two-story architectural masterpieces in Modern Mediterranean style. An eclectic fusion of mediterranean warmth and Nordic minimalism, each home blends stone facades with expansive glass windows to maximize natural light and scenic views.

Th_1

A stunning layout totaling 138.80 sq.m., perfectly balanced with 69.40 sq.m. on the main floor and 69.40 sq.m. on the first floor.

Main Level: Features an expansive, open-concept Living/Dining/Kitchen area of 40.50 sq.m., ideal for entertaining, complemented by a comfortable Guest suite* (16.50 sq.m.)

Upper Level: Boasts a magnificent Master bedroom spanning 22.90 sq.m.. An additional spacious bedroom* (Bedroom 1) of 17.85 sq.m. and a dedicated Study/Living/TV room (12.50 sq.m.) complete the layout.

Th_2

A slightly larger footprint offering 139.20 sq.m. in total, with identical main and first floors of 69.60 sq.m. each.

Main Level: The heart of the home is a 40.90 sq.m. Living/Dining/Kitchen space. It also features a welcoming Guest suite* (16.35 sq.m.).

Upper Level: Retreat to a serene Master bedroom (19.60 sq.m.) alongside a very generously sized secondary bedroom* (Bedroom 1) at 20.30 sq.m. and a private Study/Living room (10.45 sq.m.).

Th_3

Mirroring the perfection of House 1, this home provides a spacious 138.80 sq.m. of total living space, split evenly across two 69.40 sq.m. levels.

Main Level: Enjoy a breathtaking 40.50 sq.m. Living/Dining/Kitchen area. The ground floor also accommodates a private Guest suite* (16.50 sq.m.)

Upper Level: Provides a luxurious Master bedroom measuring 22.90 sq.m., paired with a bright and airy Bedroom* 1 measuring 17.85 sq.m. and a flexible Study/Living/TV room (12.50 sq.m.).

**All bedrooms and guest suites feature private bathrooms*

KEY FEATURES

Turn-key Delivery: Fully managed construction and landscaping

Sustainable materials & Top Energy Efficiency Rating

Smart Home automation & Security systems (on request)

Private parking and landscaped Mediterranean gardens.

High Yield Potential as premium Airbnb rentals.

CONTACT FOR FULL INFORMATION MEMORANDUM

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