



taste of Rhodes



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TASTE OF RHODES

Welcomes to Rhodes – one of the beautiful Dodecanese Islands in the Greek archipelago.

The Dodecanese simplex consist of 12 large and some small islands on the southwestern coast of Asia Minor and the name refers to Dodekánisa, which means 12 islands in Greek.

Rhodes is the eastern and greenest of the Dodecanese Islands and the second largest of the Greek Islands with a total area of 1.400 km². This island is an island with a lot of variety. With more than 220 kilometers of coast line with natural beaches and bays, mountains and valleys, you can meet the nature in all its variations. In the spring Hibiscus and Bougainvillea flourish and in the autumn you can smell, Thyme, Mint and Coriander which grows on the mountain sides.

This place offers a typical Mediterranean climate with a long, warm, dry and sunny summer and a mild and moist winter.

Rhodes is the capital of the Dodecanese Prefecture and the most populated island of the South Aegean Region. The local association of municipalities and communities of the Dodecanese is responsible for joining efforts and actions for the whole islands as well as prefecture.

The island has two airports but only one is public. Diagoras Airport, one of the biggest in Greece, is the main entrance/ exit point for both locals and tourists. The island is well connected with other major Greek cities and islands as well as with major European capitals and cities via charter flights. Moreover there are five ports, three of them in Rhodes City, one in the west coast near Kamiros and one in the east coast near Lardos. The food in Rhodes is great – and the Greek kitchen offers a variety of great salads and fish and of course delicious Greek specialties. In 2008 the island has been voted as the first tourist destination in Europe and third in the world. During the summer there are around 3,000.000 tourists traveling in Rhodes. Now, time has come to develop the southern part of Rhodes to the benefit of tourists and locals.



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INTRODUCING GENNADI

Gennadi is a small, traditional and charming Greek village characterized by beautiful bright houses adjacent to the hillside overlooking the Aegean Sea and holding a distance of only 400 meters to the beach. The village is situated on the east coast of Rhodes, 65 km south of Rhodes Town and 50 km from the international airport. The mass tourism has not yet reached Gennadi, so the village exudes peace and tranquility and at the same time it has its own "life and identity" all year round. The village boast an assortment of modern amenities and a variety of cases and restaurants and just a 10 minutes walk to one of the islands best blue flag beaches and seaside taverns.

Your holiday is mainly sun, sand and sea in this coastal village, but it's also a special traditional Greek flavor to add – the traditional olive oil press, the inviting taverns where you can enjoy a light healthy Greek salad. Walk along the charming narrow alleys and steps will lead you to the two beautiful Byzantine churches of Ioannis Theologos and Anastasia, actually built with the material from the demolished tower of the Knights.



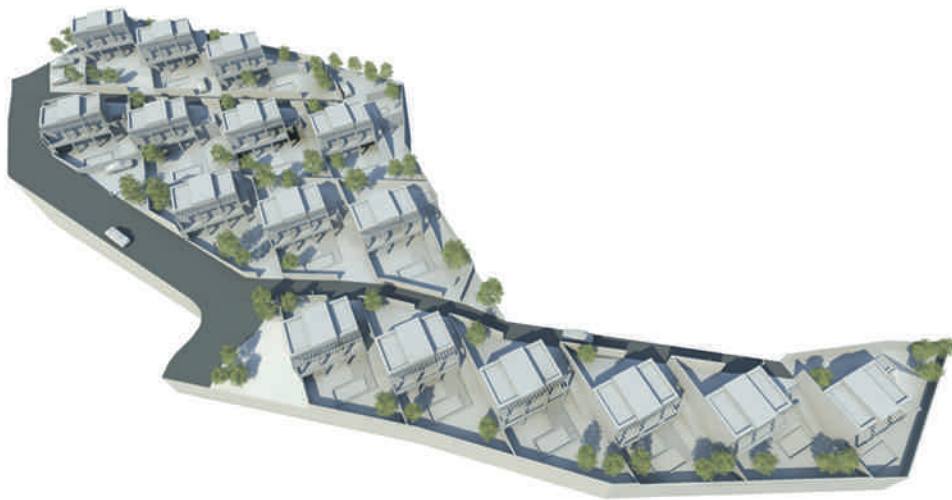
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DESCRIPTION OF THE PROJECT & VILLAS

The total area of the land is 5580.00 m² of which approximately 1100.00 m² are used for roads, pedestrian roads, playgrounds, parking areas and green areas. The rest area of the land which is 4480.00 m² is used for building 16 two-storied villas with garden, pool and Jacuzzi. All the villas have the same orientation and the same sea view.

Each villa owns a land of approximately 287.00 m² which includes:

- the garden of 170.00 m²,
- the pool of 12.00 m²,
- the parking area of 15.00 m²,
- the patio area of 30.00 m²,
- the building of 60.00 m².



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PROJECT CALCULATION








Property and service information:

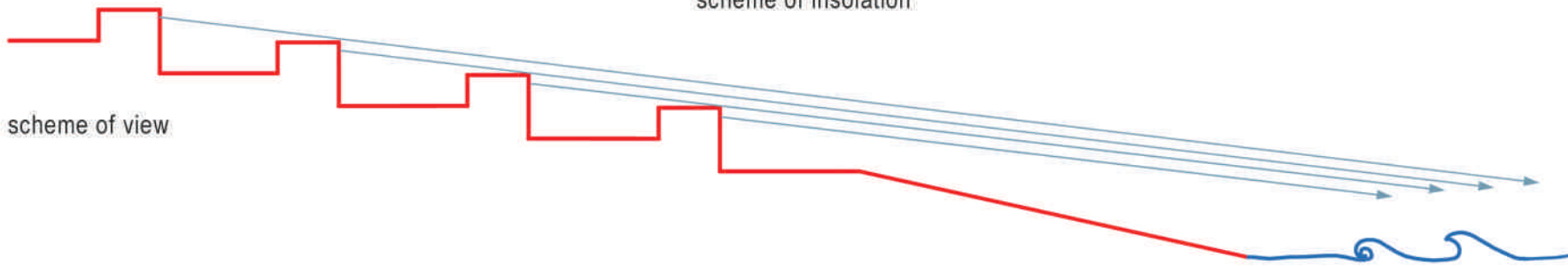
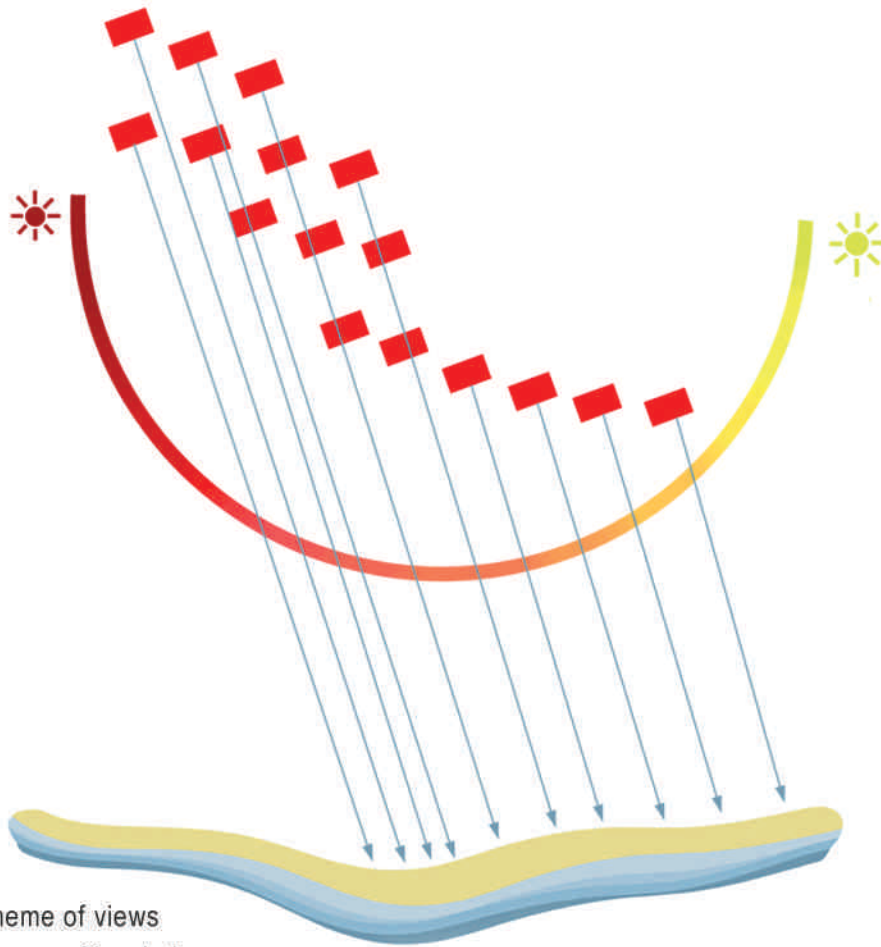
LAND REGISTER NUMBER: 3822 Gennadi, Rhodes
MUNICIPALITY: Gennadi
TOTAL AREA OF LAND: 5.580 m² (incl. 1.100 m² for internal roads)
PROPERTY MAY BE USE AS: Holiday and residential villas
PROPERTY TYPE: Property land 287 m²
 Building in 2 stories - total 120 m²
 Garden 170 m²
 Outdoor pool 12 m²
 Parking area 15 m²
 Patio area 30 m²

TOTAL AMOUNT OF VILLAS:	16	PUBLIC ASSESSMENT:	Not separately assessed
PROPERTY ZONE:	Within urban plan	ELECTRICITY:	Δ.Ε.Η. "Public registry of Electricity"
Investment-Sales period:	72 months	WATER:	Public waterworks
Construction period:	19 months	HEAT/ COOLING:	Heat pump
Accommodation VAT:	5%	SEWER:	Percolation system
Construction VAT:	16%	ROAD: Public	Public

LEASE PRICE IN HIGH SEASON : 350 Euros per day per villa
LEASE PRICE IN MID SEASON : 300 Euros per day per villa
LEASE PRICE IN LOW SEASON : 250 Euros per day per villa

LEGEND

-   } designed buildings
-  } sea
-  }
-  } sea view
-   } insolation



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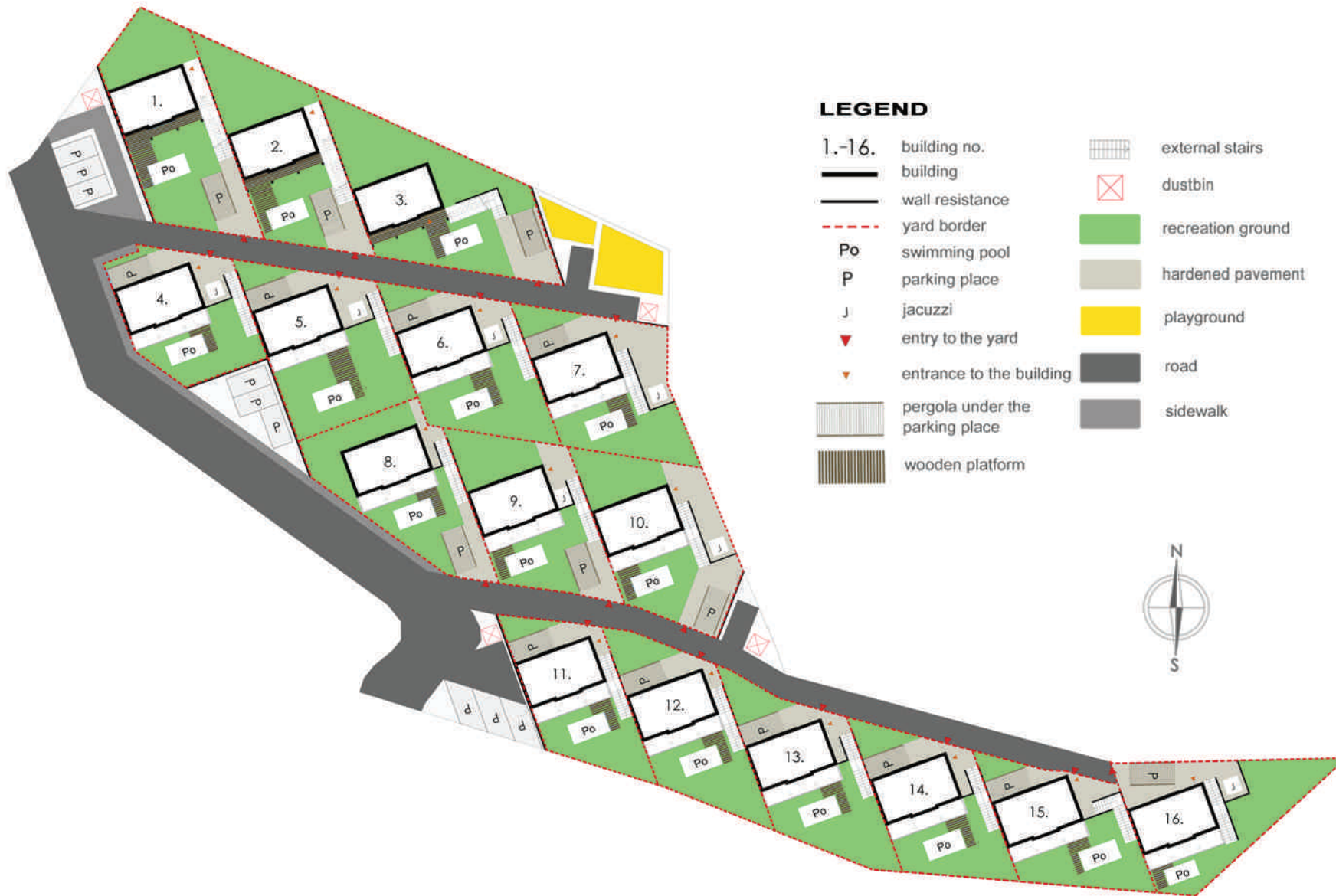
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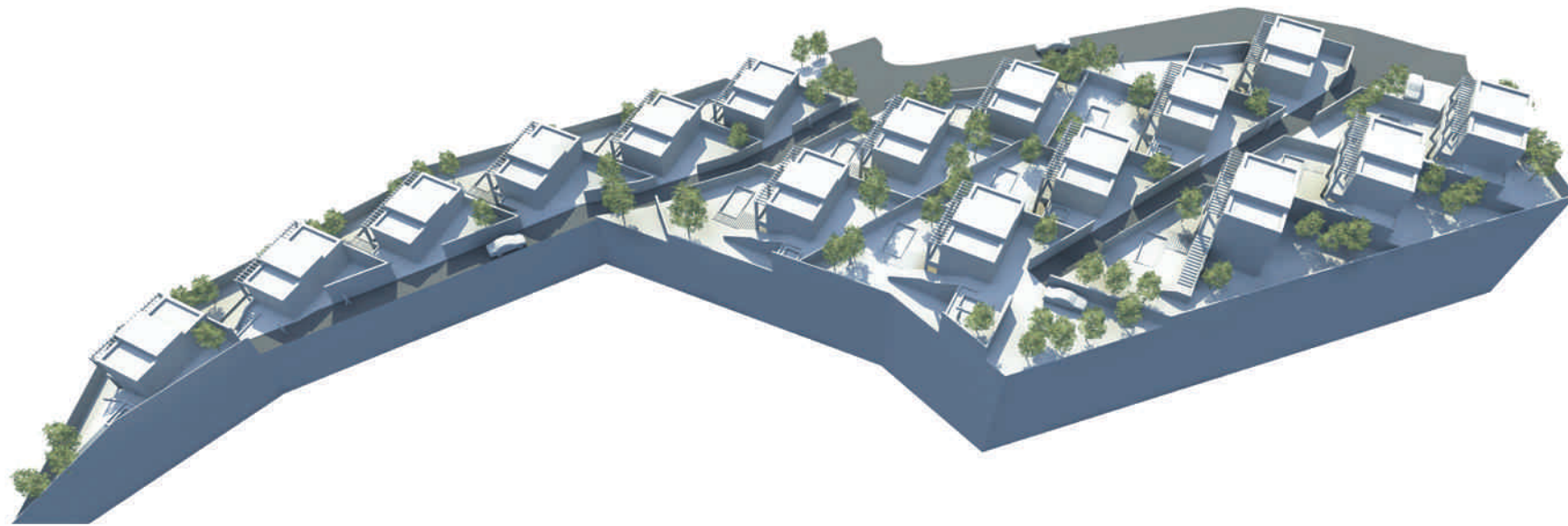
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GROUND FLOOR

No. Room	Surface	
	net	gross
1.1 Bedroom	10.38 m ²	
1.2 Bedroom	8.15 m ²	
1.3 Bedroom	15.60 m ²	
1.4 Hall	6.28 m ²	
1.5 Bathroom	3.57 m ²	
	43.98 m ²	60.93 m ²

Each of the buildings was divided into two zones, night and day. The ground floor is the night zone. From the main hall there are 3 comfortable bedrooms and a bathroom available. Each of the bedrooms has a separate exit to a large terrace where the pool is located.

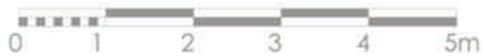


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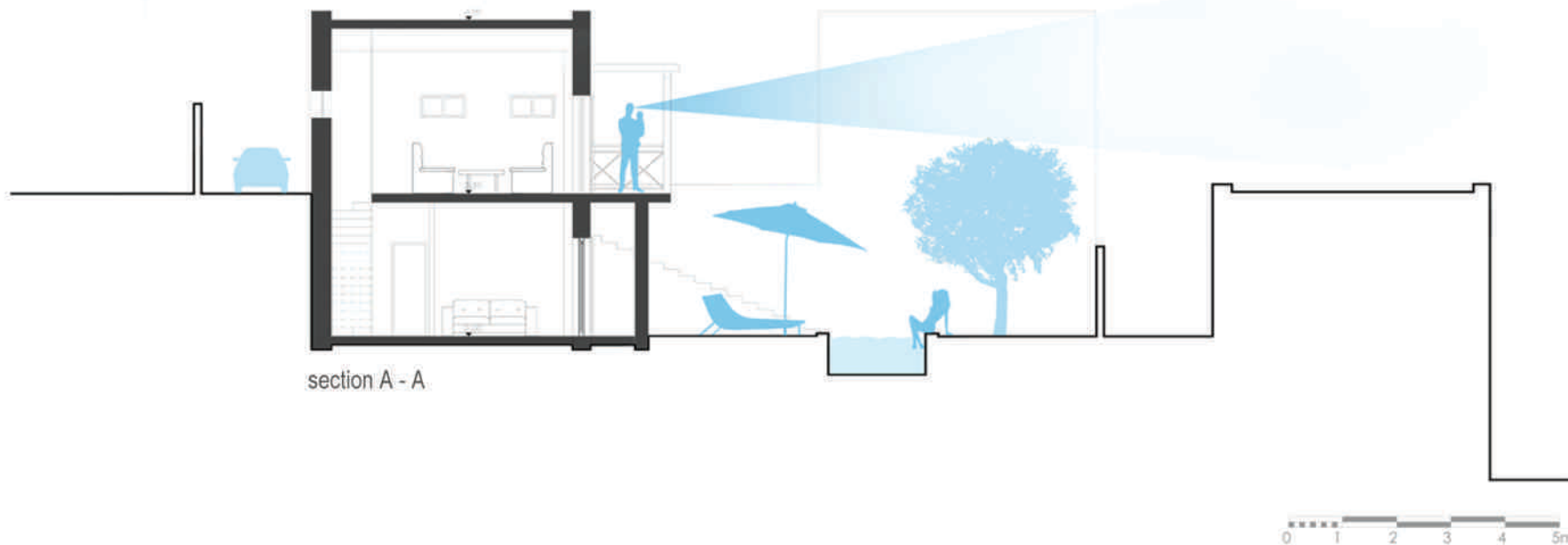
FIRST FLOOR

No. Room	Surface	
	net	gross
2.1 Living room	43.86 m ²	
2.2 WC	1.53 m ²	
	45.39 m ²	60.93 m ²

The day zone is created by the representative open space living room, a dining room and a kitchen. You can also enjoy the wide balcony on this level. Near the main entrance of the villa, there is an external Jacuzzi located, from which you can admire the views.



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DESCRIPTION OF THE CONSTRUCTION

FRAME – SKELETON OF THE BUILDING

The statics of the building are calculated according to the European construction laws (codes), precisely according to Euro codes 2, 3, 4 and 8. The foundations are constructed with reinforced concrete, the columns and the beams are constructed with structural steel and the slabs are constructed with reinforced concrete.

FACADES – EXTERNAL WALLS

The external walls are constructed with the system of Sto – Therm Classic. The worldwide known company which guarantees that the specific system will be efficient as long as the construction is on. Furthermore the above mentioned system has the ability to let the building "breathe" and without letting the humidity penetrate the construction. Moreover it is the best material on the market that obeys all the energy consumption laws for the buildings.

FLOOR

The tiles are constructed with Italian granite underneath which, thermal insulating materials are placed.

OPENINGS – WINDOW

All the openings (windows – patio doors) are constructed with PVC and double glass.

LOW ENERGY CONSUMPTION OF THE BUILDING

With the above mentioned materials we are making sure that the energy consumption of the building is the lowest that anyone can get in Rhodes Islands and at the same time the residents of each building will not consume much energy in order to cool or heat the building. According to the energy consumption laws for the area of Rhodes the specific buildings have 3 times lower energy consumption from the maximum allowed and 4 times lower energy consumption from the average buildings in Rhodes.

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SPORT ACTIVITIES

Rhodes has a wide variety of sports and other activities to offer, that can keep you busy while on holidays. You can find almost everything from bowling and horse riding, to extreme games like paintball war games and bungee jumping. If you don't just want to lie on the beach, tan all day long and you want some action too, here's a list of offered things you can do!!!

WATER SPORTS AND FUN

Plenty around whole island. Lots of fun things; water boats, paragliding and do much more you can also be found in Gennadi beach.

WINDSURFING

One of the most popular wind surfing places in Prassonisi, the most southern tip of the island located only 15 km far from Gennadi and visited by many fans of the sport from around the world.

BUNGEE JUMPING

In Faliraki, Rhodes, you will find the "New World Bungee" and Aquarius Euro-Bungee. Both with qualified operators and excellent safety record.

CATAMARAN SAILING

Catamaran sailing is available in Faliraki, Rhodes and Ixia beach. Faliraki is better for starters because it is not so windy but Rhodes and Ixia will suit the experts just fine.

GOLF

A full size of golf course can be found at Afandou town, 17 km from Rhodes town on the coast of the island. Good facilities and if you don't have the necessary gear, you can rent it right on the course.

HORSE RIDING

The local club is located near Rhodes town and it is open 09.30-13.30 and 16.00-20.00. For more info ask your tour operator.

SCUBA DIVING

There are two companies doing scuba diving. Both depart from Mandraki Harbor and they both give lesson in Kalithea Spa area.

SQUASH

Squash courts are also available in hotels and there are also some clubs that you can go and play for a while for a smile fee.

TENNIS

There are plenty of tennis courts and can be found at most hotels and resorts. Many of them free of charge. For more information ask your tour company rep when in Rhodes or go to the hotels page and look for the ones with tennis courts.



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SIGHTSEEING GUIDE FOR RHODES

Rhodes, the island of Knights, has a rich history and has developed with the passage of the years, important culture. Rhodes was the capital of medieval aristocracy and today there are a lot of impressive historical and modern monuments that you should visit.

OLD CITY

The old City of Rhodes is the biggest medieval city in Europe. It is considered to be one of the most important monuments of world's cultural heritage. Rhodes knights road is a very picturesque city, with narrow streets and buildings of traditional architecture. Make a walk around and you can admire medieval castle, gates, towers, squares, churches and bridges. Of course, you should not omit to visit the Castle of Knights, Old Clock and Acropolis in which you will see a lot of monuments such as the Zeus and Athena or Temple of Apollo.

ANCIENT LINDOS

Lindos is another city of Rhodes and is located 31 miles south-east of the capital. Lindos is the jewel of Rhodes and perhaps the most picturesque city of the island. There are mansions and narrow streets. Lindos Acropolis is almost so much famous, as much as the Acropolis in Athens. You can admire the ancient temple and the towers.

ANCIENT IALYSSOS

The Acropolis in Ialysos is another eminent historical monument and is located on the north part of the island. There are ruins from the Achaic, Byzantine and knight's period. The Dorian temple of Athena, the church of Knights and the medieval monastery, are some of the most worth-visiting monuments.

VALLEY OF BUTTERFLIES

The Valley of the Butterflies is located 15 kilometers south-west of the capital. The environment is very beautiful, because it is surrounded by hills, with a lot of trees and streams. Hundreds of colorful butterflies select places such as this, in order to lay their eggs. The valley is full of butterflies during the summer periods, from June to September, which is also the peak tourist period. This fact is disturbing because tourists many times make trouble and the butterflies are bothered. For this reason, try to not cause a lot of noise. It is a very beautiful location for relax and there is restaurant in order to enjoy dinner in a shady place during the hot days of the summer. Finally, there is a shop that sells products that have a relation with butterflies

SEVEN SPRINGS

The Seven Springs are located in a distance of 19 miles south-east of the capital. The location is splendid, with a lot of pines and plane trees and for this reason, the temperature is lower. There is a lake that constituted by 7 springs and you can see geese, ducks and peacocks.



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PROJECT PARTNERS



www.caissa-group.com

Gribskov Gruppen ApS alias Caissa Group is a Danish registered company which was founded in 2005 with the purpose to enter mainly the Danish real estate market as a dynamic and serious property developer with focus on project- and concept development. Caissa Group is or affiliated company performing the exact same business as Gribskov Gruppen ApS, however Caissa Group is performing our business outside the Danish borders.

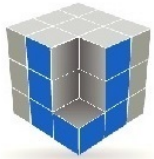
With just 10 years of age, we have already proven ourselves to be a creative and innovative team operating on the market for real estate. We are constantly challenging our way of thinking in regards to create new concepts within property development whether the final project is for private or public use.

With our great team of constructors, engineers, architects and operators we are able to design, build, operate and manage several kind of facilities as well as just deliver a "turn-key" project.

For the time being Caissa-Group has very great succes in creating project concepts on a consultancy base for local authorities and private costumers. Usually the public projects are based on PPP or PFI. The public projects can be anything from schools to leisure facilities, healthcare centres, city halls etc.

For the private sector we advise and perform consultancy regarding urban development/city planning, housing projects, spa- and wellness centres, hotels, holiday homes, corporate buildings, shopping-centres, refurbishing of existing buildings and much more.

Due to our wide range of know-how, experience and creativity , Caissa-Group is much more than just a property development company , consultancy has become one of the strongest assets in the company.



VOLONAKIS
GROUP

www.volonakisgroup.com

Volonakis Group is a full-service real estate development company specializing in the design, construction, lease and leaseback process. It is through this process (commonly called "design-build leaseback" projects) that we are able to achieve optimum results for our clients. Our expertise in this process has been perfected through the years for a wide array of government and private end users.

Utilizing our in-house professionals for site acquisition, architecture and planning, financing, construction and property management, we are able to exceed client expectations while delivering each project on time and within budget. We have successfully completed many square meters in design-build leaseback projects.

Volonakis Group assists with site selection, entitlement, annexations, existing building evaluations, project pro-formas creation, selecting contract delivery methods, implementing a selection process for designers, contractors, and consultants, creating master project development schedules, establishing cost and accounting procedures, managing design evaluation, managing on-site construction activities, project closeout and more.

Prior to Volonakis Group, several of our staff worked as builders; they bring first-hand knowledge of what it takes to plan, manage and construct projects. This has proven invaluable to our clients as the services we provide are founded on industry knowledge and expertise.

The Volonakis Group employ a growing staff executives, architects, engineers, construction managers, developers, contractors and support staff.

With a combined 50 years of service at the company, this highly effective group of individuals embodies the essence of what Volonakis Group represents: Experience, along with a code of principles, as well as an outstanding work ethic, all lead to an excellent and rewarding development experience.

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