



RHODES
MARINA

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Designed by award winning world class International Architectural Firm Benoy, this luxurious marina not only delivers a premier docking experience but offers a coastal community of waterfront residences, a hotel and amenities that offers guests and residents a comprehensive seaside lifestyle.

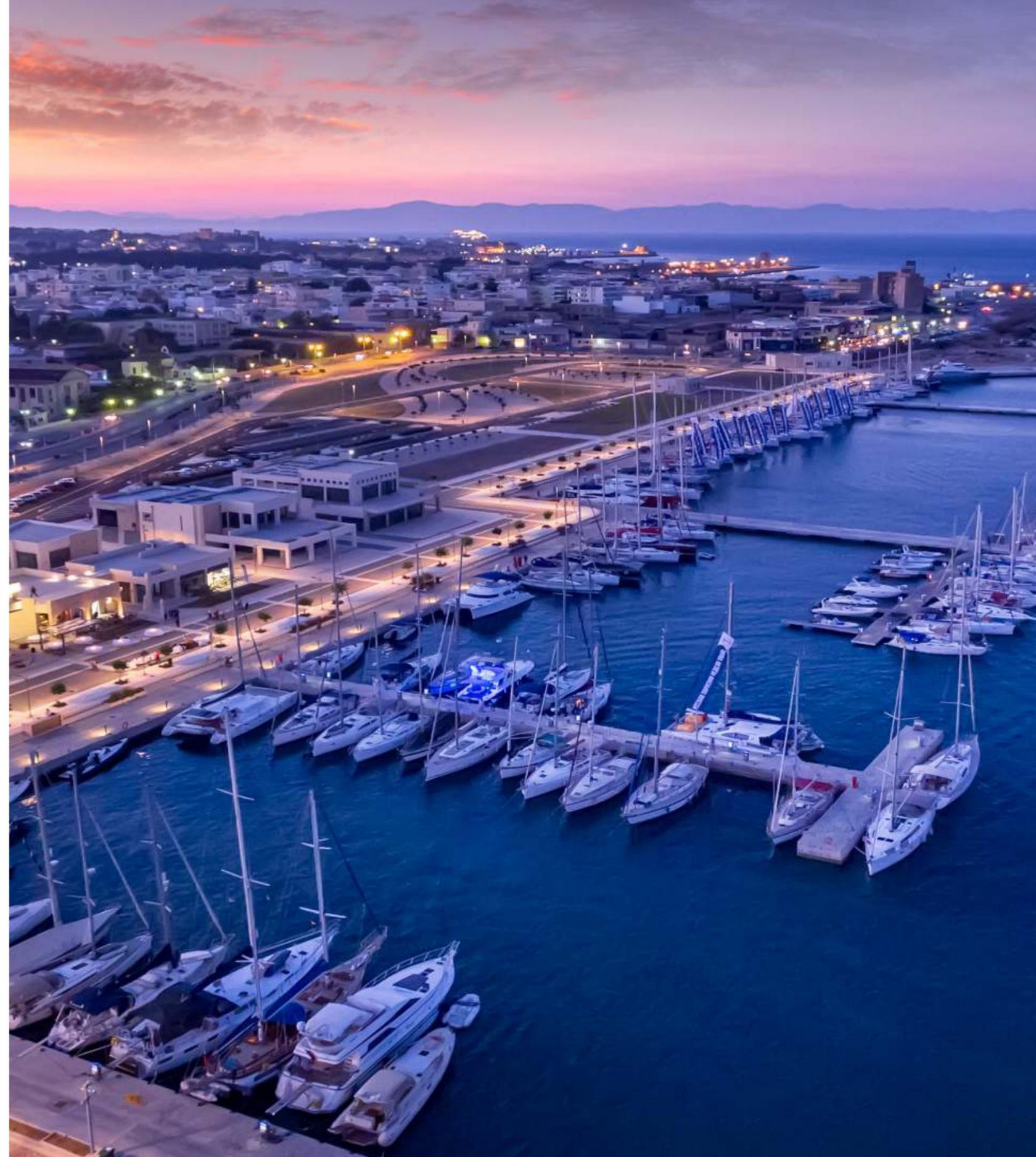


INTRODUCING THE MARINA

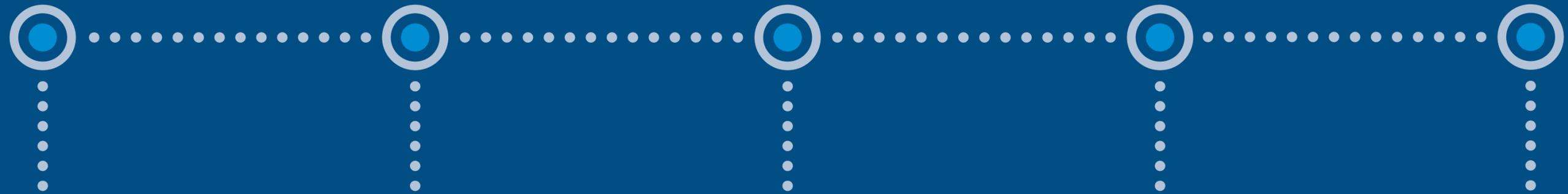
Designed by award winning world class International Architectural Firm Benoy, Rhodes Marina is one of the most prestigious, upmarket developments available in the Mediterranean. It is situated on the largest of the Dodecanese islands in Greece, known for its spectacular natural beauty that seamlessly integrates with a modern cosmopolitan lifestyle.

This ultra-luxurious seaside project offers superior yachting facilities, elegant retail outlets with fine dining and exhilarating leisure pursuits.

Private residences with coveted views of the crystal-clear sea and direct access to the hub of unique attractions makes it the destination of choice for boating enthusiasts, tourists, and residents.



OUR VISION



LUXURIOUS LIVING

Combine the best in waterfront living with unparalleled luxury.

EXCLUSIVE RESIDENCES

Creating an iconic waterside development that will be a top landmark project in Europe.

PRESTIGIOUS MARINA

Design an integrated marina where discerning yacht owners, residents and visitors can enjoy understated luxury.

COSMOPOLITAN LIFESTYLE

Provide incomparable boating, recreation, dining, and social experiences that exemplify the highest level of cosmopolitan living.

RHODES REDEFINED

Offering exclusive opportunities to enhance the reputation of the island as an exceptional location.

A destination of choice for boating enthusiasts, tourists, and residents with direct access to the hub of unique attractions.

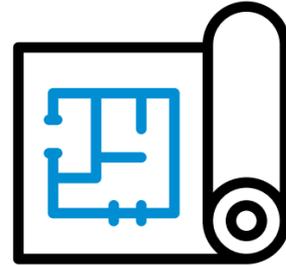


OVERVIEW



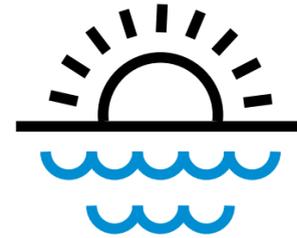
LANDMARK

One of the Landmark projects in the Greece



DEVELOPMENT

The Largest development in the Dodecanese



VIEWS

Panoramic views of the Aegean Sea and Marina



MARINA
512-742 Berths



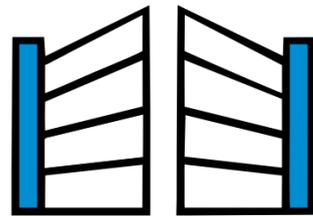
Residences
5 Towers
13 Maisonettes
22 Villas



Commercial, Retail
Shops and offices
Restaurants
Event Venues
Fitness and Spa Facilities

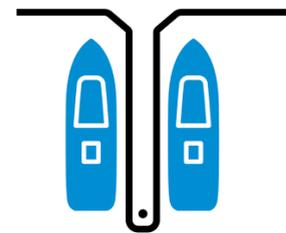


Parking
922 Total
Parking bays



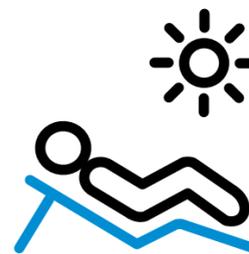
SECURITY

Secured and gated Community



MOORING

Marina Mooring



DESTINATION

Top tourist destination



Yacht Club
4 storey Yachting Club
40 Yacht Club Suites



Hotel
5-star
94 rooms

THE MASTERPLAN

- | | | |
|---|---|--|
| 1 TOWER 1 8 storey residences (9.070 m ²) | 7 RETAIL & OFFICES 2 storey (12.978 m ²) | 11 13 MAISONNETTES 2 storey (4.050 m ²) 20 cars |
| 2 TOWER 2 8 storey residences (9.005 m ²) | 8 F & B 2 storey (7.814 m ²) | 12 22 VILLAS (5.700 m ²) 22 cars |
| 3 TOWER 3 8 storey residences (9.987 m ²) | 9 HOTEL 4 storey (8.622 m ²) 100 car basement | 13 TOWER 4 4 storey residences (4.067 m ²) |
| 4 PARKING 750 cars (25.000m ²) | 10 YACHT CLUB 4 storey (7.812 m ²) lobby retail stores banquet hall, spa, suites food & beverage | 14 TOWER 5 4 storey residences (3.173 m ²) |
| 5 RETAIL Ground floor Marina stores (1.440 m ²) | 15 PARKING 80 cars (1.800 m ²) | |
| 6 EXISTING Existing buildings 2 storey (3.630 m ²) | MARINA MOORING Phase A: Berths 381-560, Length 12-70m Phase B: Berths 131-182, Length 12-100m Total : Berths 512 - 742, Length 12-100 m | |



FOR THOSE WHO LIKE TO
COMBINE ADVENTURE
WITH LUXURY.



LOCATION

Rhodes is located in the south-east Aegean and is the largest island in the Dodecanese, the 4th largest island in Greece and the 9th largest in the Mediterranean Sea and a popular destination for sun-seekers and beach lovers. Greece is also one of the most prominent sailing hubs and yachting destinations in the Mediterranean. Located at the crossroads of two major sea routes of the Mediterranean and Aegean Sea, it is the meeting point of three continents.

A sizeable international airport offers direct flights to major European cities, making it one of the most strategic locations in the region. With over three hundred days of sunshine a year and moderate temperatures throughout the seasons, there is never a bad time to enjoy the relaxed Greek way of life it offers. The community is diverse with a multicultural heritage that dates back 14 centuries. Warm, friendly islanders, welcome visitors, and residents from all over the world. Rhodes Island offers an idyllic mix of striking natural beauty, excellent facilities, and unspoiled tradition.

With an uninterrupted line of golden beaches and lush green valleys at the foot of the imposing Mt. Ataviros - Rhodes is filled with magical landscapes that will rejuvenate your body and soul.



1. Aquarium
2. Elli Beach
3. Casino
4. Mandraki
5. Archaeological Museum
6. Commercial Port
7. Medieval Town
8. Rhodes Marina *
9. Acropolis/Monte Smith
10. Ancient Stadium

LOCATION



Flight Time from Major Cities

| | | | | | |
|------------|--------|--------------|---------|----------|--------|
| Amsterdam | 3h 48m | Dubai | 4h 18m | Mumbai | 7h 7m |
| Athens | 55m | Hanoi | 11h 20m | Oslo | 4h 21m |
| Beijing | 11h 5m | Hong Kong | 12h 17m | Paris | 3h 45m |
| Beirut | 1h 5m | Johannesburg | 10h 25m | Riyadh | 3h 16m |
| Berlin | 3h 10m | Kyiv | 2h 21m | Rome | 2h 14m |
| Brussels | 3h 30m | Larnaca | 47m | Tel Aviv | 1h 11m |
| Cairo | 1h 9m | London | 4h 12m | Vienna | 2h 24m |
| Copenhagen | 3h 40m | Moscow | 3h 45m | Zurich | 3h 1m |



Nautical Miles

| | |
|--------------------|------------|
| Limassol (Cyprus) | 257.97 nmi |
| Agia Napa Cyprus | 294.61 nmi |
| Beirut (Lebanon) | 294.61 nmi |
| Alexandria (Egypt) | 325.70 nmi |
| Tel Aviv (Israel) | 417.94 nmi |



Nautical Miles

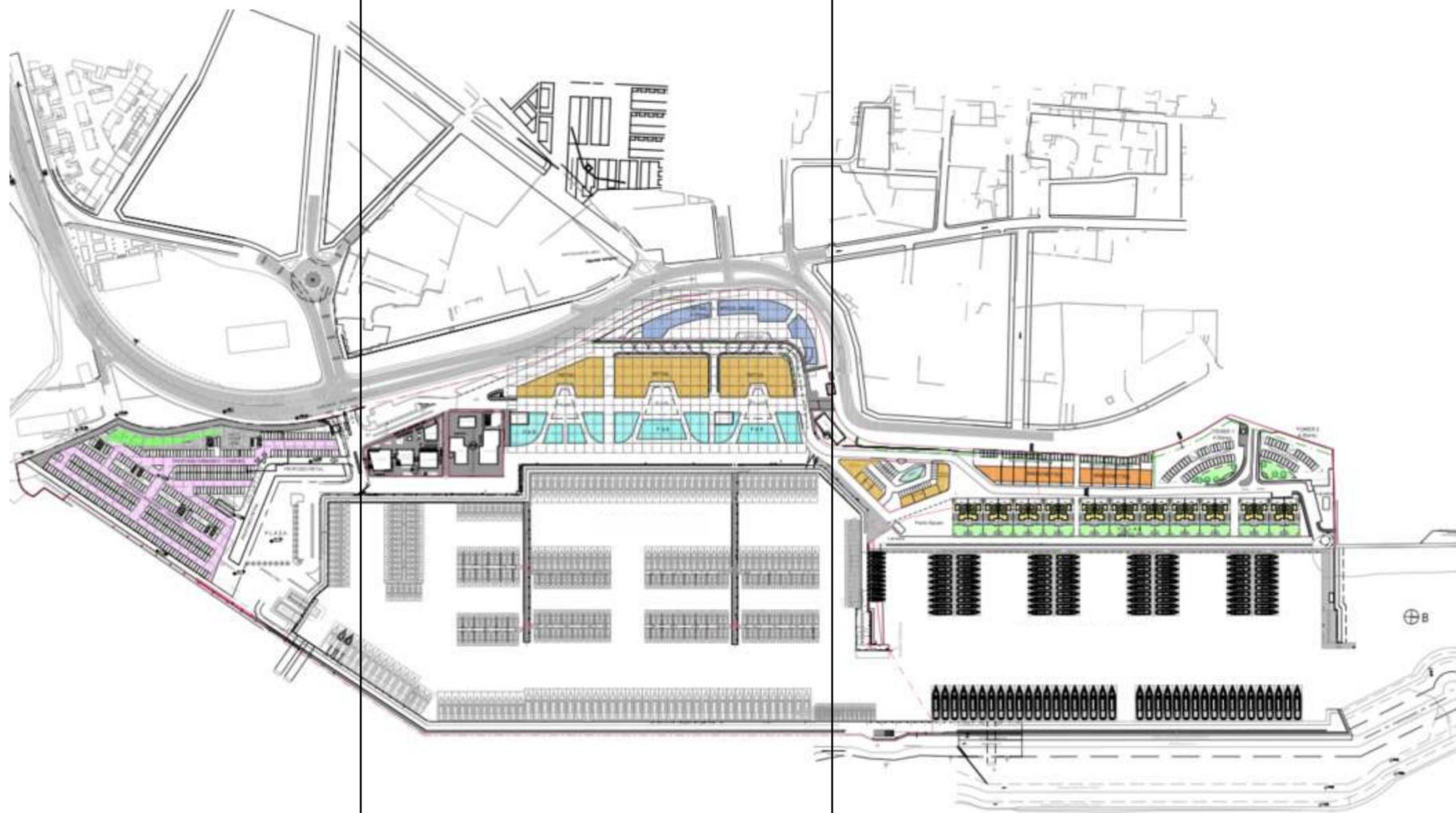
| | |
|------------------------|------------|
| Simi (Greece) | 21.36 nmi |
| Lindos, Rhodes | 22.26 nmi |
| Chalki (Greece) | 32.59 nmi |
| Bodrum (Turkey) | 52.33 nmi |
| Kos (Greece) | 52.81 nmi |
| Kastellorizo (Greece) | 68.18 nmi |
| Agios Nikolaos (Crete) | 143.53 nmi |
| Mykonos (Greece) | 151.56 nmi |
| Lavrion (Greece) | 213.81 nmi |



Rhodes

- ⦿ The island is one of the most popular destinations in Greece in terms of international arrivals, maintaining a genuine medieval character and a cosmopolitan atmosphere
- ⦿ Rhodes has one of the mildest climates in the world, with more than 300 sunny days per year
- ⦿ A top tourist destination & strategic geographical location
- ⦿ Lovely sunny Mediterranean climate
- ⦿ Cosmopolitan lifestyle
- ⦿ High quality living
- ⦿ Low crime rate
- ⦿ 34 Blue flag beaches
- ⦿ The renowned Medieval Castle declared a UNESCO World Heritage Site
- ⦿ A member of European Union
- ⦿ Stable political environment
- ⦿ Modern sophisticated banking and legal system
- ⦿ Business opportunities with high ROI
- ⦿ Favourable tax regime
- ⦿ International Airport with direct flights to European & Middle East cities
- ⦿ Excellent public and private healthcare system
- ⦿ Excellent education with a National University & two private Colleges

THE MARINA



SECTOR 1
Marina Mooring
Residence, Retail

SECTOR 2
Commercial,
Retail

SECTOR 3
Residences, Yacht Club,
Hotel

| | PHASE A | PHASE B | TOTAL |
|--------|---------|---------|---------|
| BERTHS | 381-560 | 131-182 | 512-742 |
| LENGTH | 12-70m | 12-100m | 12-100m |



MARINA MOORING THE DOCKING EXPERIENCE

Impeccable standards for a curated lifestyle

The world-class, mixed use Rhodes Marina offers a safe and fully functional base for short-term and extended stays. It is the perfect starting point for travel in the Aegean and Mediterranean Sea and is ideally located near to the main commercial port with regular ferry itineraries. The International Airport that serves millions of visitors from all around the world is also just twenty minutes away.

Designed by master-planners and principal engineers to heighten the berthing experience this marina excels in high quality service, superior facilities, and a distinctive infrastructure. Everything has been carefully designed to ensure a secure berthing experience performed in the utmost safety, comfort, and convenience.

Most marinas in the Mediterranean rely on the infrastructure of the nearby city or town, but Rhodes Marina has been designed to offer a seamless transition between land and sea by offering land base services and facilities as you disembark.



Safe and fully functional base for short-term and extended stays



The perfect starting point for travel in the Aegean and Mediterranean Sea



Ideally located near to the main commercial port



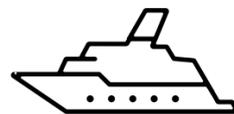
Designed by master-planners and principal engineers



High quality service, superior facilities, and a distinctive infrastructure



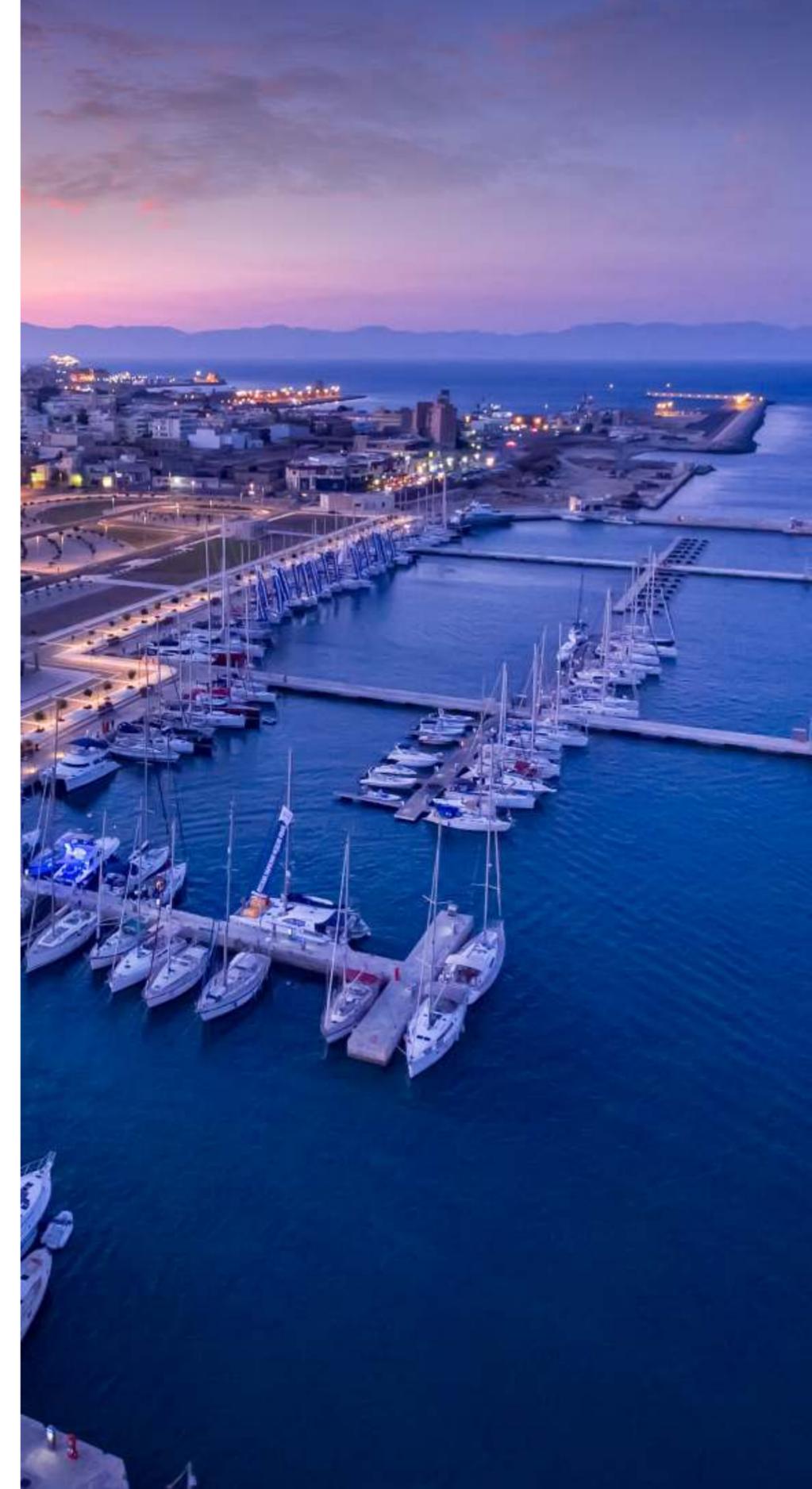
Docking executed with specialised staff and advanced instruments



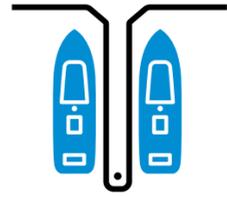
Safe and secure berthing experience



International Airport just twenty minutes away.



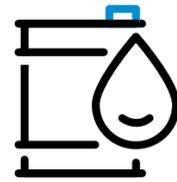
OVERVIEW | THE MARINA



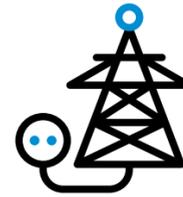
**BERTH MOORING
& ASSISTANCE**



**CREW
FACILITY**



**REFUELING
STATION**



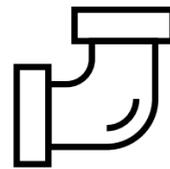
**POWER AND
WATER SUPPLY**



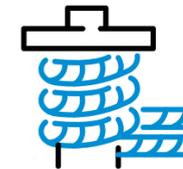
**HI-TECH SMART
MARINA**

VIP

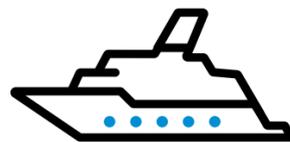
**VIP
SERVICES**



**WASTE
CONTROL**



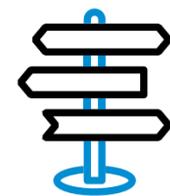
**24 HOURS
BERTHING
ASSISTANCE**



**YACHT
CLUB**



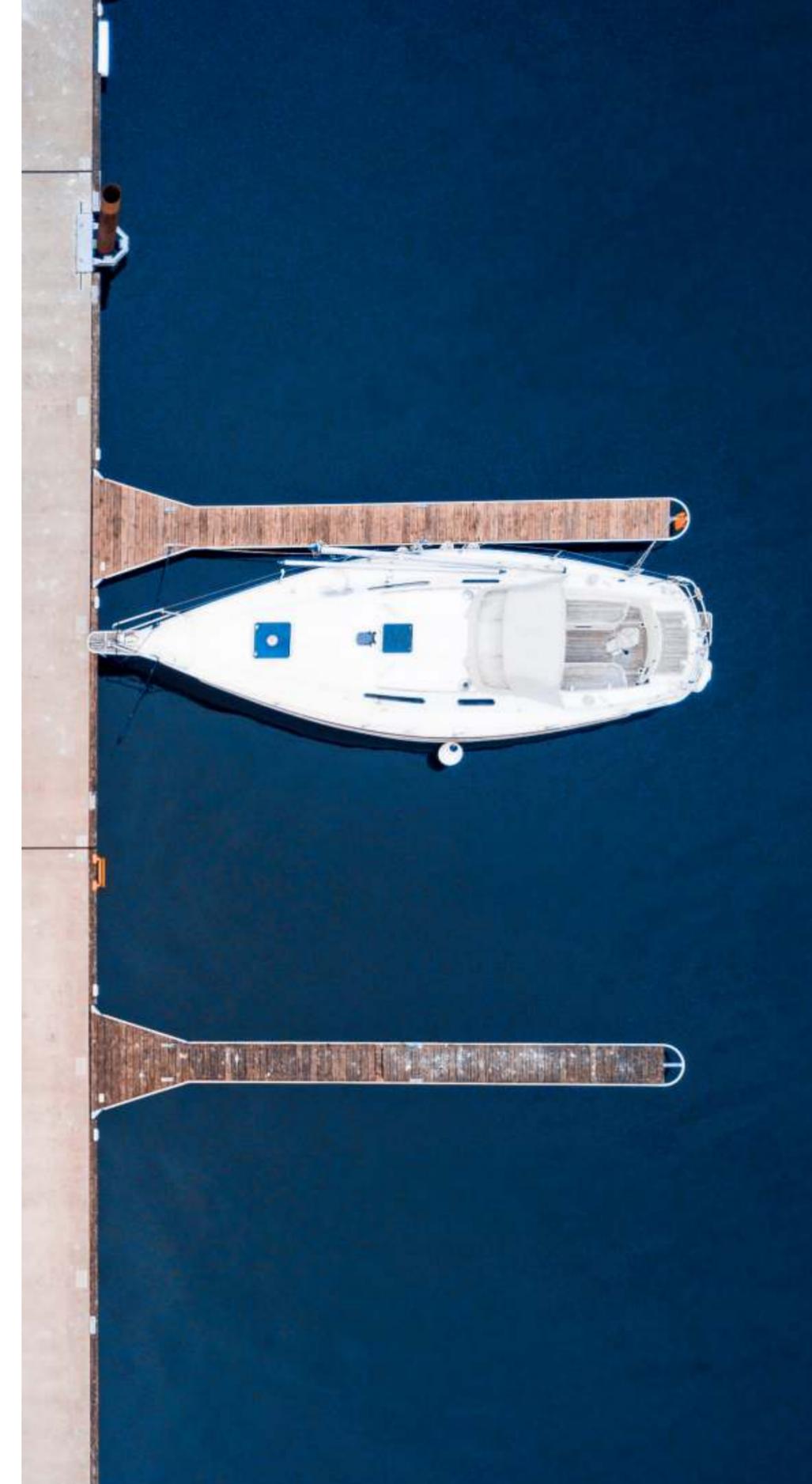
**24/7 SECURITY
CONTROLLED ACCESS
& CAMERA
SURVEILLANCE**



**TRANSPORT
MEANS**



**EMERGENCIES /
SUPPORT SERVICES**



SUSTAINABILITY

Committed to harnessing and protecting the natural beauty of our marina surroundings, for the enjoyment of all.

On land and water, from design to operations, Rhodes Marina are committed to preserving the harbour and local environment. Exercising deep respect for the marine ecosystem and natural beauty of the sea, they recognize the importance of sustainability and environmental responsibility.

Rhodes Marina is passionate about raising awareness of environmental policies and introducing conscious practices for the responsible use of the sea. These steps ensure a prolonged and positive impact on the environment as well as maintaining sustainable tourism. Rhodes Marina developed policies and direct-action projects that include but are not limited to:

- ⦿ Electricity production through renewable sources such as photovoltaic systems etc.
- ⦿ To collect carbon dioxide for reuse
- ⦿ To only use electric vehicles in the Marina
- ⦿ To build a pipeline-based seawater renewal system
- ⦿ To manage waste and bilge water from vessels
- ⦿ To collect and recycle rubbish
- ⦿ To collect and recycle sails
- ⦿ To operate an Action Plan for addressing any environmental contamination
- ⦿ To protect the Marina from the residues of paints used for vessels.

Technology

Optimising the use of new technology was part of the vision designing the Rhodes Marina.

Integrated technical solutions to manage the marinas resources and facilities have been introduced to heighten the overall berthing experience. Fibre optic internet and cable connection to satellite and terrestrial TV is on hand. Direct IP connection is available at the berth terminals for immediate and secure data connections using both wire and wireless data networks that provide high-speed internet feeds.

Guests can utilize the marina's specialized mobile application for personalized communication and access all the information they need from their smartphone, tablet, or laptop.

Discerning boat owners prefer a secure environment that preserves the visual pleasure of the waterfront with unobtrusive security. Rhodes Marina ensures real time, 24x7 supervisory control that is discreet but vigilant. There are robust systems in place for emergencies, Hi-tech physical surveillance systems such as thermal imaging and underwater cameras are in use along with, alarms, CCTV and fire detection. Access is controlled and consistently monitored. Owners are able to check on their vessel in real time with the VIP CCTV system.

A well-run marina sets the tone for the overall boating adventure. Rhodes Marina ensures your docking experience is efficient and safe by providing a well-maintained, superbly managed environment with iconic facilities.





THE RESIDENCES

Elevated and refined luxury.

8 Storey

Tower 1, Tower 2, Tower 3
Seafront residences

4 Storey

Tower 4 and 5
Luxury apartments



THE VILLAS

Luxury living set within the magic and beauty of the Rhodes Marina.

Beach front location

22 Exclusive villas
13 Maisonettes



COMMERCIAL

A modern urban epicentre.

Commercial & Retail

Bars
Restaurants
Boutique Stores
Offices
Parking



THE YACHT CLUB

Exclusive membership in a stunning destination.

4 storey Yachting Club

Yachting Club Luxury
Suites



THE HOTEL

Maritime Chic in quintessential luxury.

5 Star

Luxury rooms

EXCLUSIVE LUXURY REDEFINED.



THE RESIDENCES

Elevated and refined luxury.

OVERVIEW

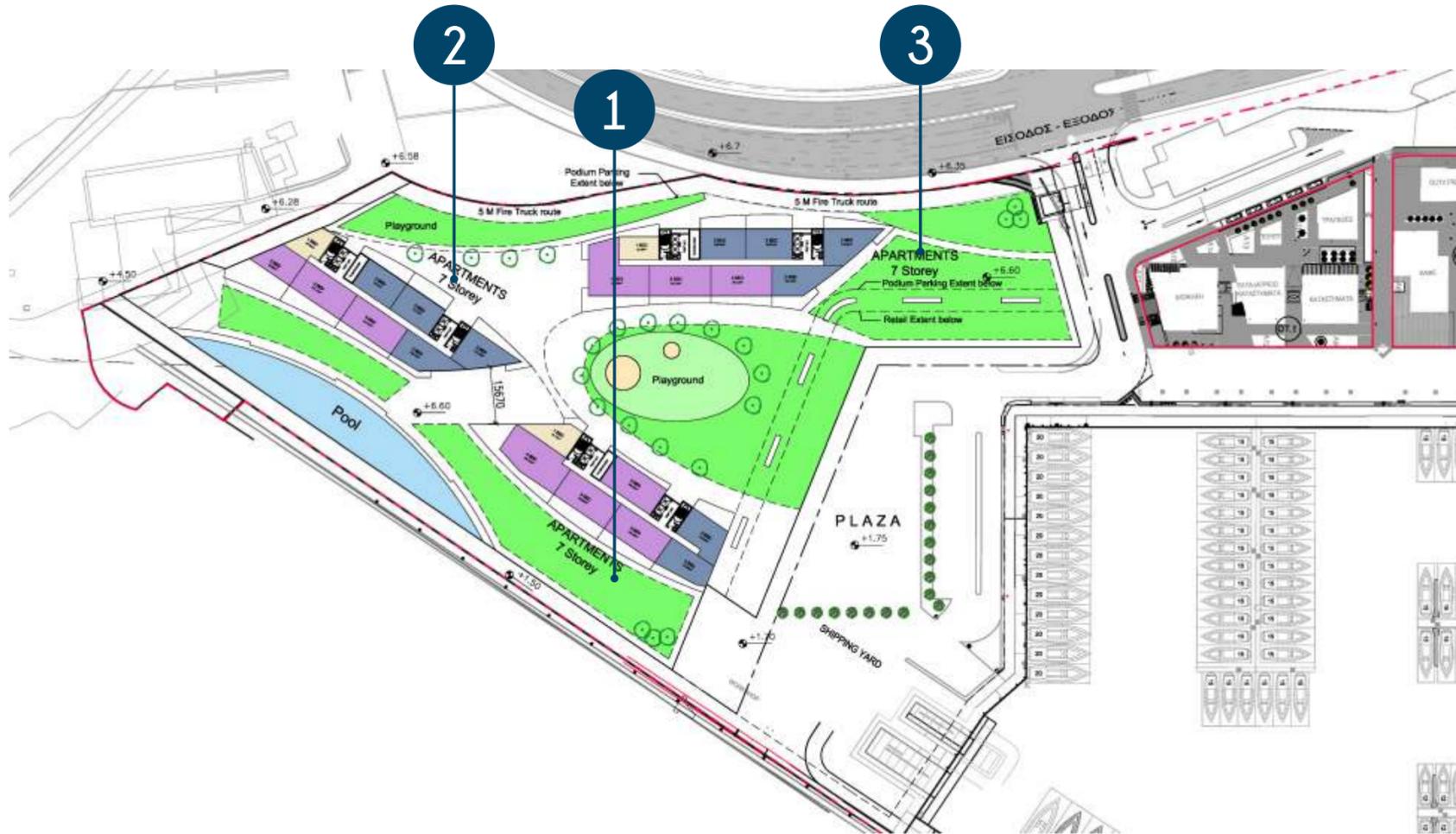
Designed by world class award winning International Architectural Firm Benoy, with a vision to engage, exhilarate and inspire – the residences embody design ingenuity. Combining social and environmental responsibility with aesthetic ambition, this development depicts the highest standards of green building and safety. Capturing inspiring oceanic views, the residences bring the panoramic waterfront to life with indoor spaces maximized with understated luxurious finishes.

Enjoyment of the idyllic harbour lifestyle is enhanced with walk out access to amenity docks that lead to an infinity edge pool that embraces the sea.

A destination for escapism where tranquillity and convenience come together as one.



APARTMENT LEVEL PLAN



Transforming the skyline, three seven-story buildings feature:

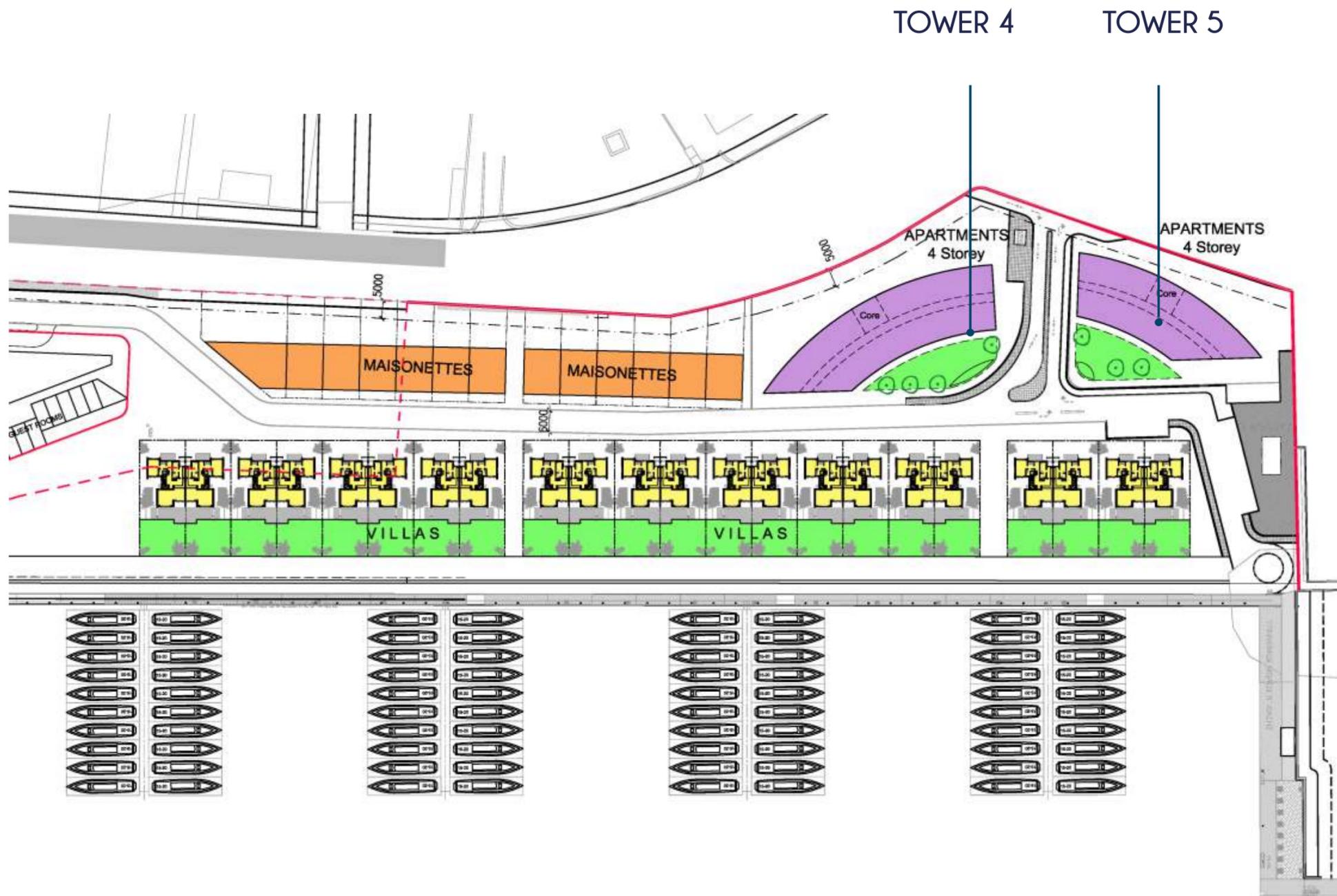
- One-to-four-bedroom apartments on the upper floors with residences ranging from 50sqm -250sqm in size.
- Retail space for 9-16 exclusive marine stores on the ground floor.
- Two levels of underground parking featuring approximately 700 cars.
- All offer coveted views, premium finishes and upgraded amenities, these apartments are the ultimate expression of refined luxury.

B1 LEVEL PARKING



B2 LEVEL PARKING





The Residences at a glance

- ⊙ Designed by world class architects
- ⊙ Highest standards of green building and safety
- ⊙ Inspiring oceanic views
- ⊙ Luxurious finishes
- ⊙ Walk out access to amenity docks
- ⊙ Infinity edge pool



TOWER 1 AND 2
POOL AND SEA VIEW

THE VILLAS

Luxury living set within the magic and beauty of the Rhodes Marina.

OVERVIEW

Occupying an enviable beach front location are 22 exclusive villas and 13 charming maisonettes. Private by design they epitomize the essence of marina living, surrounded by luscious natural vegetation and the bright turquoise of the Aegean Sea.

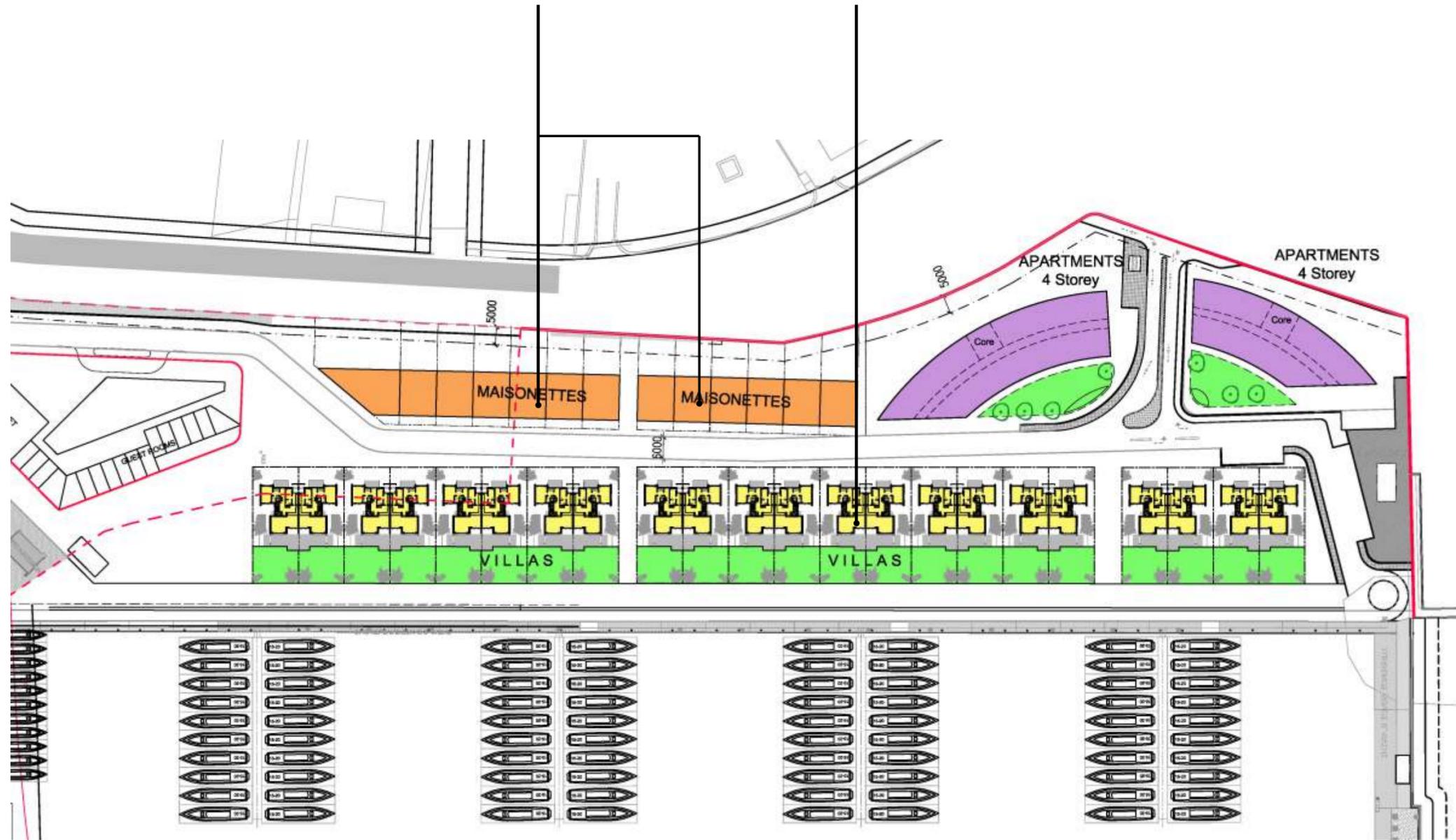
Each residence offers a modern living environment just steps away from the marina with full access to resort amenities. Designed with spacious floor plans and deluxe interiors, these gracious and generously proportioned homes epitomize both comfort and luxury.

Modern architecture blends organically with the natural beauty of the environment to create living areas that satisfy the highest expectations of seaside living.



MAISONETTES

THE VILLAS



The Villas and Maisonettes at a glance

- ⊙ Modern living environment just steps away from the marina
- ⊙ Full access to resort amenities
- ⊙ Modern architecture
- ⊙ Luxurious seaside living

| PROPERTY TYPE | SECTOR | TOWER | UNITS | AREA (sqm) |
|------------------------|--------|-------|-------|------------|
| SEAFRONT VILLAS | | | | |
| 3 Bedroom | 3 | - | 22 | 191 |
| MAISONETTES | | | | |
| 2 Bedroom | 3 | - | 12 | 160 |
| 3 Bedroom | 3 | - | 1 | 190 |

COMMERCIAL

A modern urban epicentre

OVERVIEW

Part of Rhodes Island's iconic marina will feature commercial offices situated in the heart of this bustling community. Beautiful workspaces designed to foster a working environment that inspires creativity by nurturing employees' circadian rhythms.

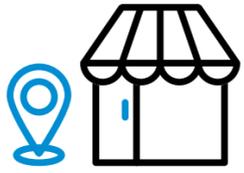
Location is critical to performance and profitability - these commercial spaces are situated in a prime site that offers high traction. Ease of access and proximity to the marina facilities make it the perfect location for businesses to thrive.

The first-floor offices sit above the retail stores that are a draw card to locals and tourists alike who enjoy a unique consumer experience. The dynamic marina shopping area with a pedestrian friendly layout offers a varied selection of stores blending both conventional and modern shopping.

The Rhodes Marina offers retailers exposure to a high-income clientele in a vacation atmosphere that is unmatched.



OVERVIEW | COMMERCIAL



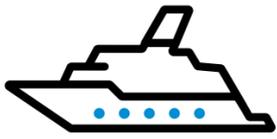
**RETAIL
BOUTIQUES**



**WATERFRONT
DINING**



**NIGHTLIFE
EXPERIENCES**



**YACHT
CLUB**



HOTEL



**EVENT
HUB**



PHARMACY



SUPERMARKET



BANKING



**FITNESS, SPA
WELLNESS CENTRE**



OFFICES



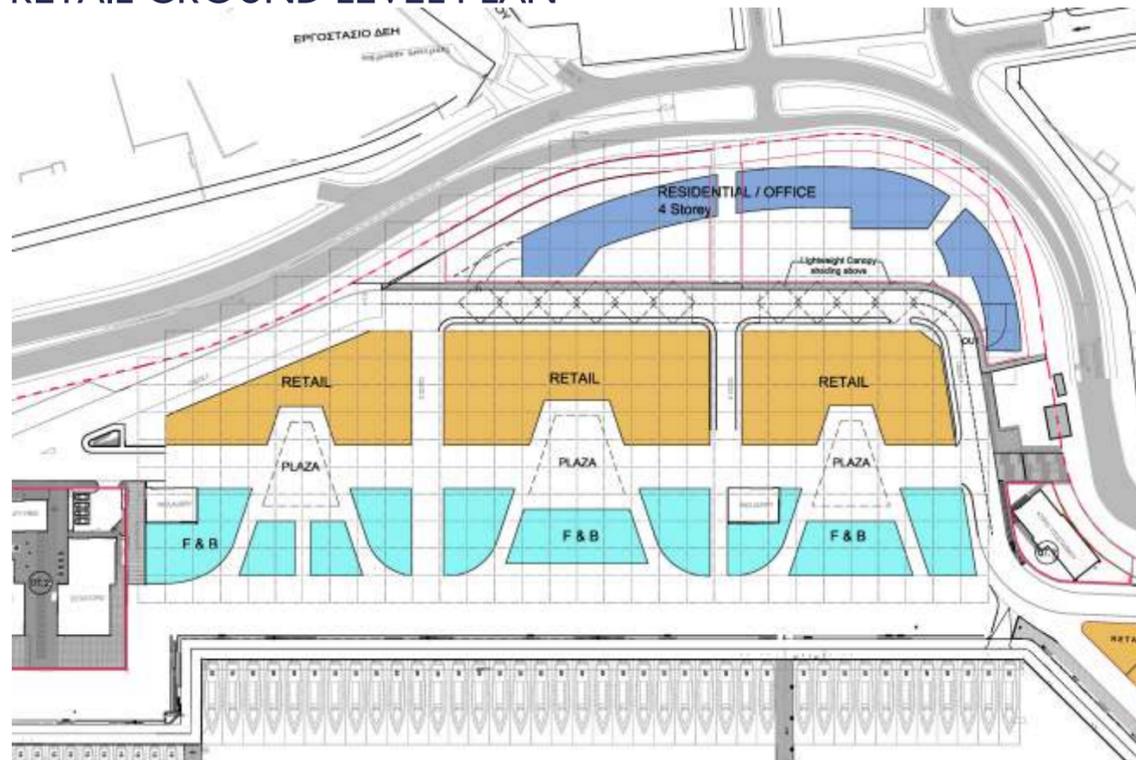
PARKING



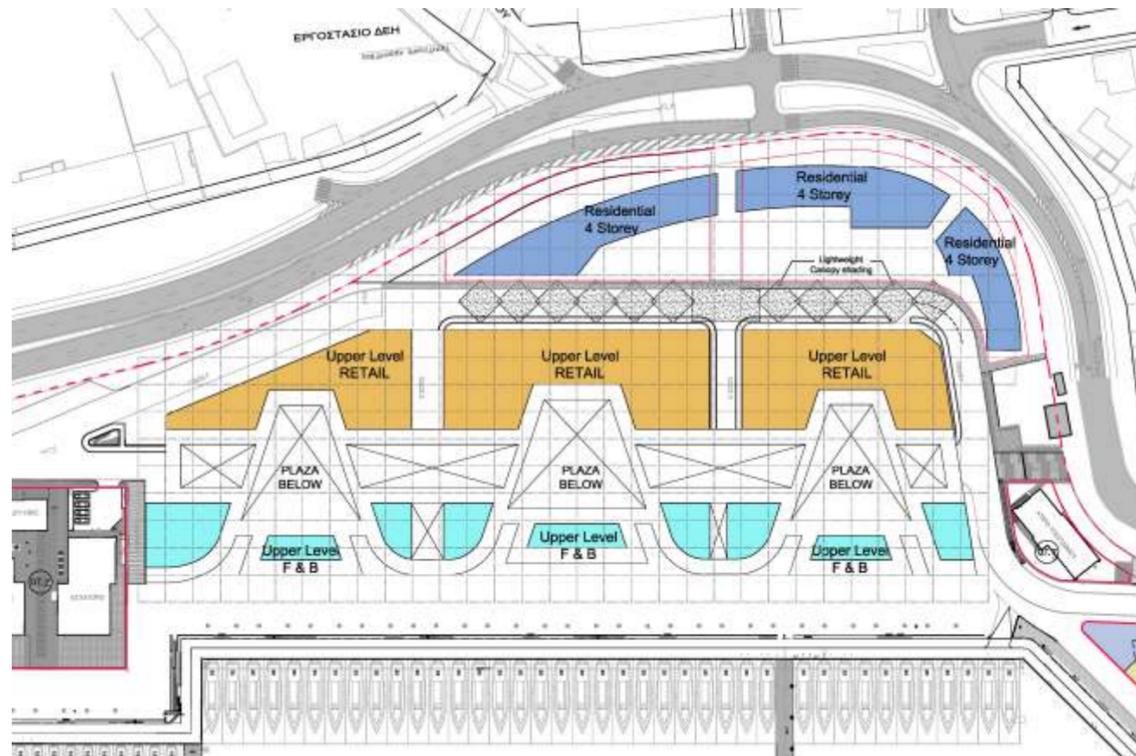


COMMERCIAL

RETAIL GROUND LEVEL PLAN



RETAIL FIRST LEVEL PLAN



Commercial at a glance

- Situated in a prime position that offers high traction
- Ease of access and proximity to the marina facilities
- First-floor offices and event/conference venue facilities sit above the retail stores
- Marina shopping area, restaurants & cafes boast a pedestrian friendly layout



THE YACHT CLUB

Exclusive membership in a stunning destination

OVERVIEW

The four storey Yachting club in the marina will have the proud distinction of being one of the most upscale locations in the world, matching the grandeur of its vessels. Continually striving to give its respected members an unparalleled experience in every facet of the club, Rhodes Marina will embody the true spirit of excellence in this state-of-the-art facility.

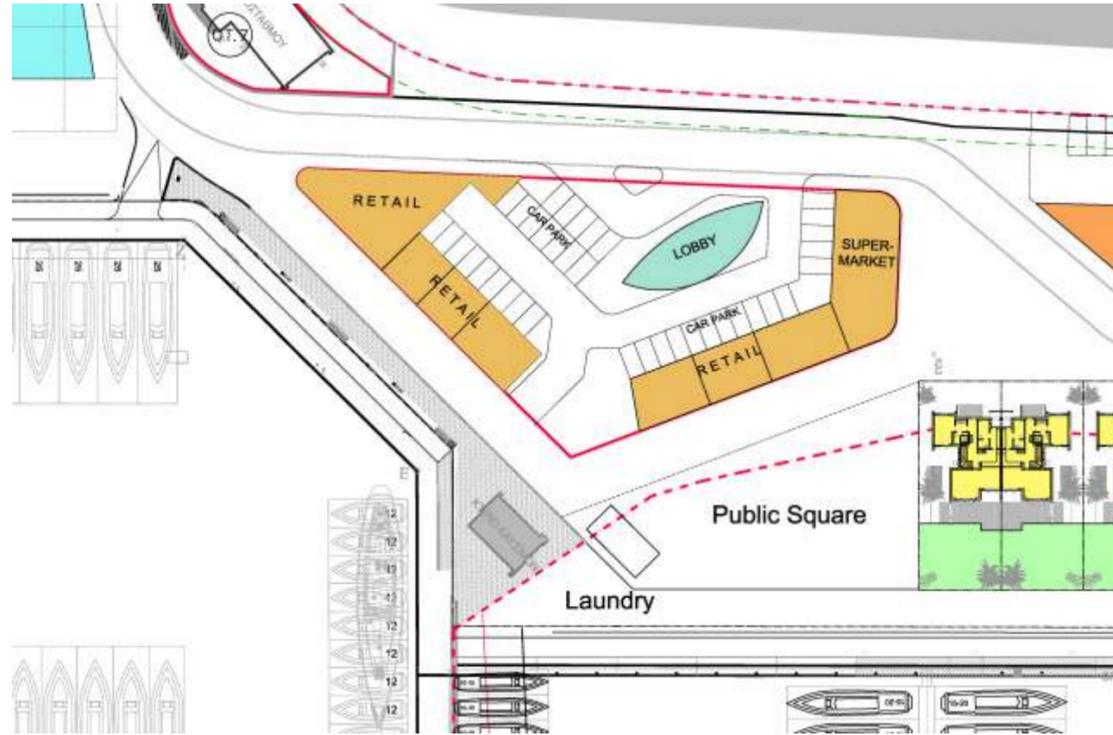
Established in a naturally beautiful setting – the club will welcome its visitors to a paradisiacal environment offering an endless list of activities. Members of the Yachting Club luxury suites and guests will have the opportunity to indulge in the excellent amenities.

From gourmet dining in the finest restaurants to the cosy bars and coffee shops - their award-winning formula of service excellence will be ever present. The cosmopolitan club will offer boutique retail outlets for discerning shoppers and wellness facilities that provide a variety of relaxation and beauty treatments.

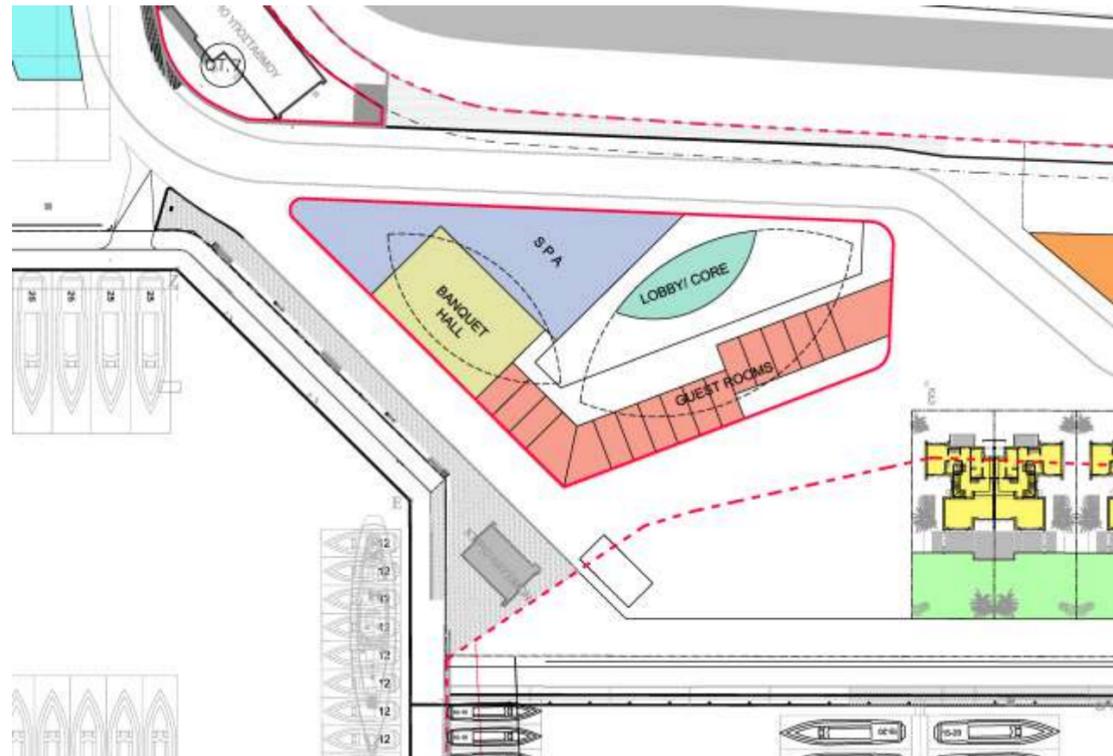
Upscale conference facilities that can host premium networking events and gatherings are also available.



THE YACHT CLUB GROUND LEVEL PLAN

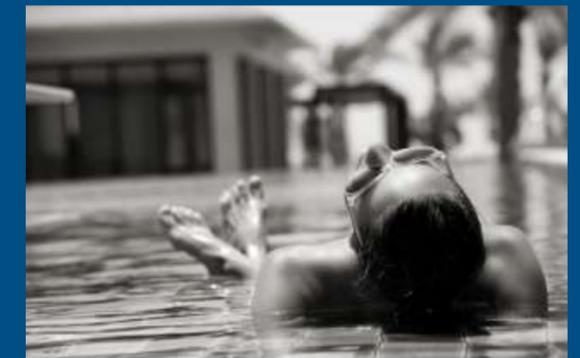


THE YACHT CLUB 1ST AND 2ND LEVELS



The Yacht Club at a glance

- Gourmet dining
- Cosy bars & coffee shops
- Boutique retail outlets
- Spa and wellness centre
- Conference facilities
- Event venues



THE YACHT CLUB

LUXURY THAT FOCUSES ON
COMFORT, AESTHETICS AND EXCLUSIVITY.



HOTEL

Maritime Chic in quintessential luxury.

OVERVIEW

There's nothing like securing your boat at a world-class marina and spending a restful night in a hotel that will offer a seductive Mediterranean aesthetic with timeless elegance.

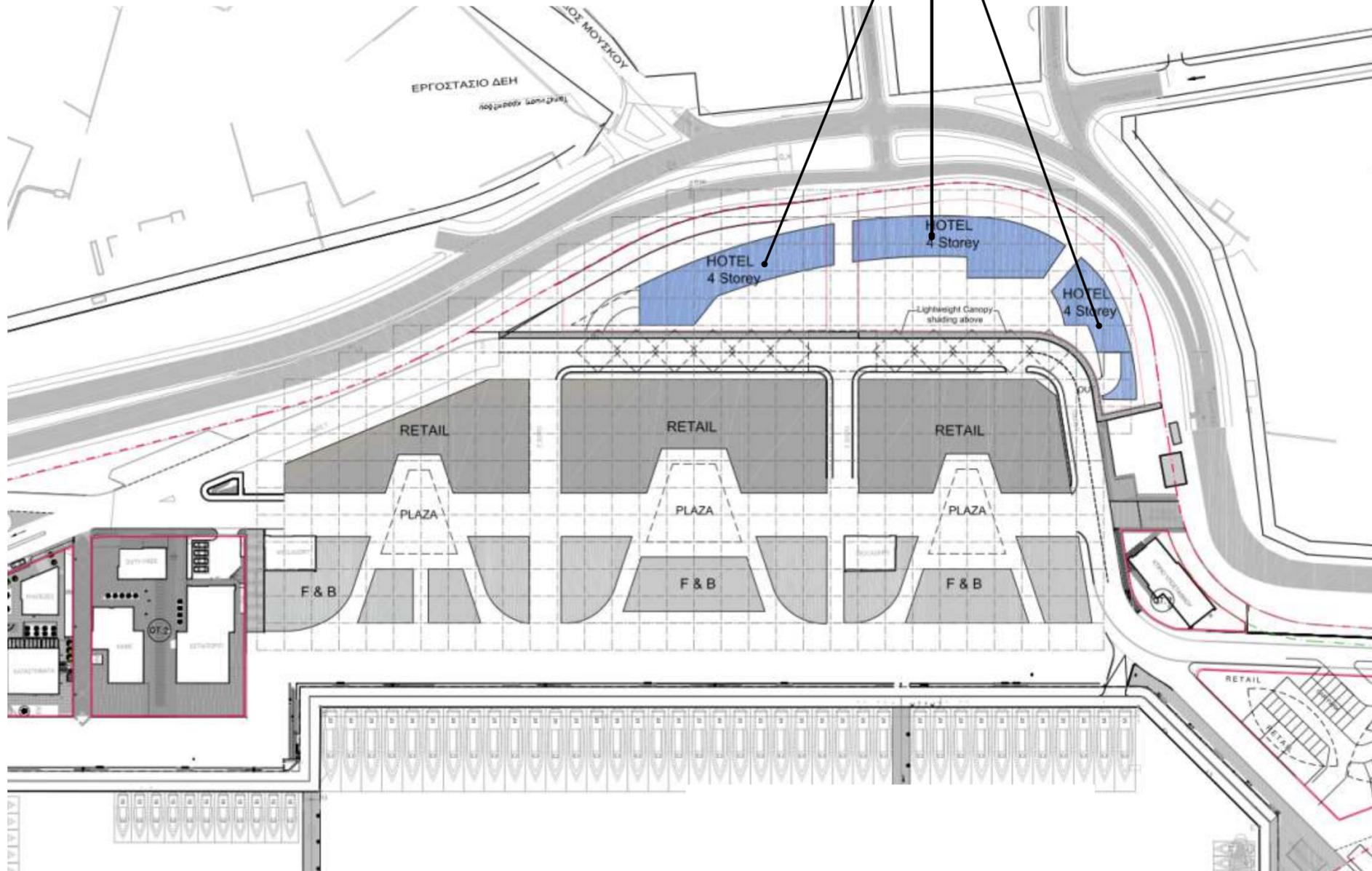
Blending modern flair with classic style the hotel will offer spacious, elegant rooms and spectacular suites that invite visitors to experience the tranquillity of the sea in opulent comfort.

All the sumptuous amenities expected of a world class hotel will be available, with an array of charming spots to dine and unwind. A sensuous Spa and wellness centre will offer treatments for relaxation, exercise, or pure enjoyment.

Beautiful banqueting facilities will make the hotel a perfect venue for impressive events and glamorous gatherings, presented with world-class service and warm Greek charm.



THE HOTEL



Hotel at a glance

- World class 5 star hotel
- Luxury elegant rooms
- Spacious suites
- Spa and wellness centre
- Banqueting facilities





CAPTURE THE ESSENCE OF THE SEA
IN A LUXURIOUS PARADISE.

INVESTMENT OPPORTUNITY

An unsinkable Investment.

Marina developments are synonymous with mega revenues. The super-yacht industry boasts record international sales and there is a high demand for berths in top Mediterranean locations. Owners in prime waterfront settings, specifically in marinas, enjoy a continual income stream from both property sales and rentals.

There is a growing demand from Yacht owners looking to invest in a combination of property and berthing; as well as buyers seeking a waterfront community lifestyle. Currently there is a constrained supply of high-end projects that are landmarked like the Rhodes Marina. With demand outstripping supply at the top end of the market, marina investors hold enviable pricing power.

The real estate they occupy is always going to be a prime location which automatically minimizes the risk of their investment.

Clustered around a stunning yacht basin, this development has perfected the balance of driving foreign investment whilst protecting the natural environment. Recognised as one of the most exclusive regions in Greece with its Mediterranean flair, perfect climate, and varied landscape it is a magnet for international investors who recognise that marinas are not only a place to park boats but a preferred lifestyle.



INVESTMENT OPPORTUNITY

All property investments are eligible for the Greek Golden Visa Programme which is one of the most beneficial residence-by-investment programs in Europe. Allowing unconditional stay in Greece and travel in the 26 Schengen countries it offers several unmatched privileges to its applicants. This sought-after benefit along with the popular location and relative scarcity of this kind of high-end opportunity - makes the Rhodes Marina a compelling business investment.

This rapidly growing niche sector sees a variety of investment motivations from the desire to own a family-friendly home, high-end berthing for a yacht, and the prospect of profitable returns generated by rental income. The cosmopolitan appeal of the island is a key factor and growing demand from tourists means rental yields remain steady and attractive. In addition, mixed use marinas offer many other income streams that are diversified and reliable.

High Revenues

The super-yacht industry boasts record international sales and there is a high demand for berths in Mediterranean locations

Growing demand

There is a growing demand from Yacht owners looking to invest in a combination of property and berthing

Golden Visa

All property investments are eligible for the Greek Golden



VISA ELIGIBILITY AND BENEFITS

The Golden Visa Program

The Greek Golden visa program is by far one of the best residence-by-investment programmes in Europe. This safe European country offers a high quality of life and several privileges to its applicants.

All the properties at the Rhodes Marina offer eligibility - there is no restriction to the type of investment and both commercial, and residential units qualify. Holders of a residence permit in Greece can enjoy unrestricted visa-free travel throughout the Schengen Area as Greece is a full member of the EU.

Who Qualifies

The main applicant and his/her family. (Spouse, children under the age of 21 as well as parents and parents in law).

Eligibility

All the properties at the Rhodes Marina offer eligibility; commercial, and residential units qualify

Travel

Unrestricted visa-free travel throughout the Schengen Area as Greece is a full member of the EU.

Health Care

Residence permit holders gain immediate access to the modern healthcare

Education

Residence permit holders also gain access to public education systems.

Residency

Permit holders are not obliged to reside or spend any specified period of time in Greece.

Process Duration

The application can be processed within 30-60 days.

Residency lasts for a period of five years and is easily renewed if the investment is maintained.

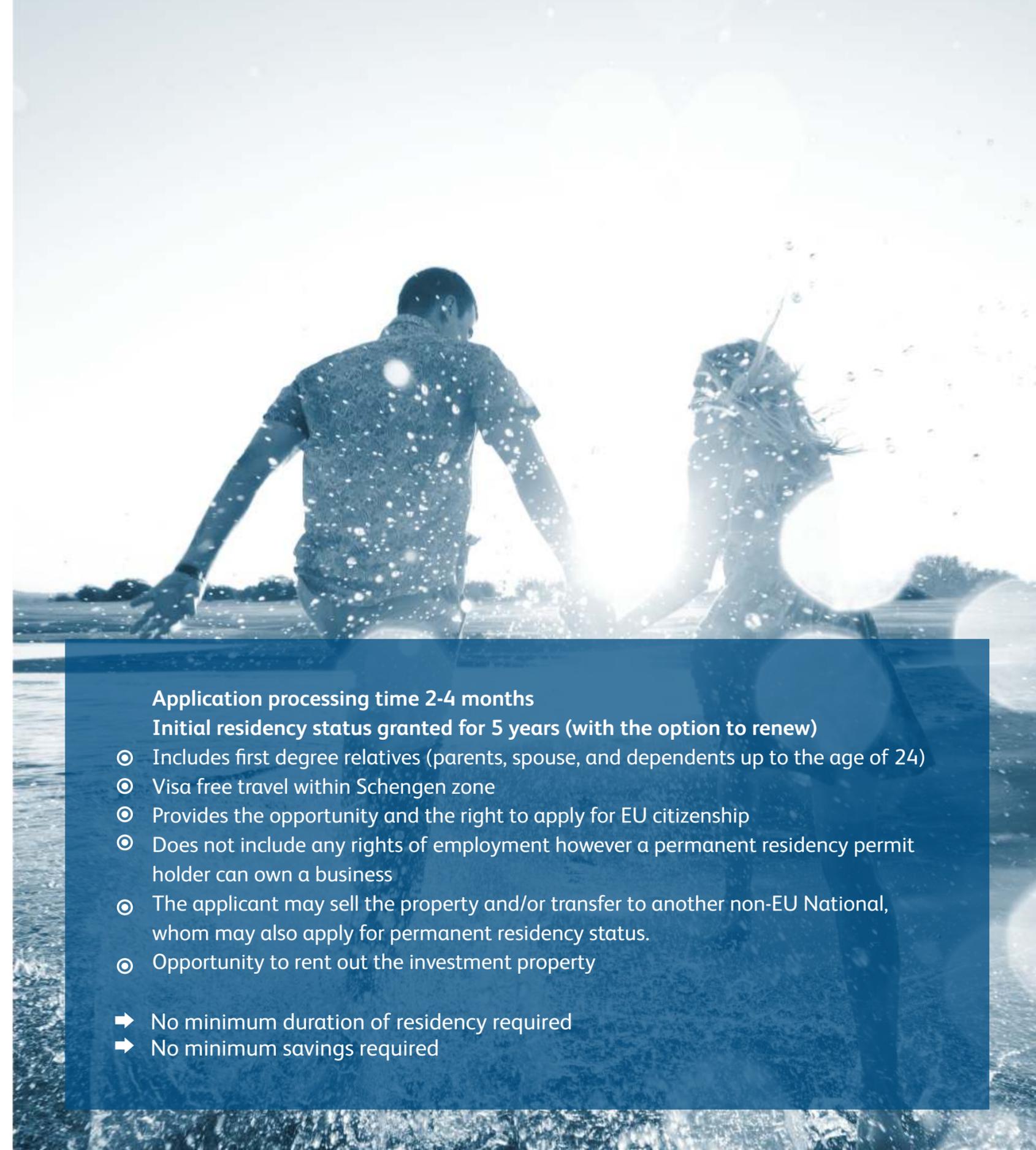
Citizenship

After seven years of legal residence in Greece, Golden Visa holders are eligible to apply for the acquisition of Greek citizenship.

Application processing time 2-4 months

Initial residency status granted for 5 years (with the option to renew)

- ⊙ Includes first degree relatives (parents, spouse, and dependents up to the age of 24)
- ⊙ Visa free travel within Schengen zone
- ⊙ Provides the opportunity and the right to apply for EU citizenship
- ⊙ Does not include any rights of employment however a permanent residency permit holder can own a business
- ⊙ The applicant may sell the property and/or transfer to another non-EU National, whom may also apply for permanent residency status.
- ⊙ Opportunity to rent out the investment property
- ➔ No minimum duration of residency required
- ➔ No minimum savings required





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