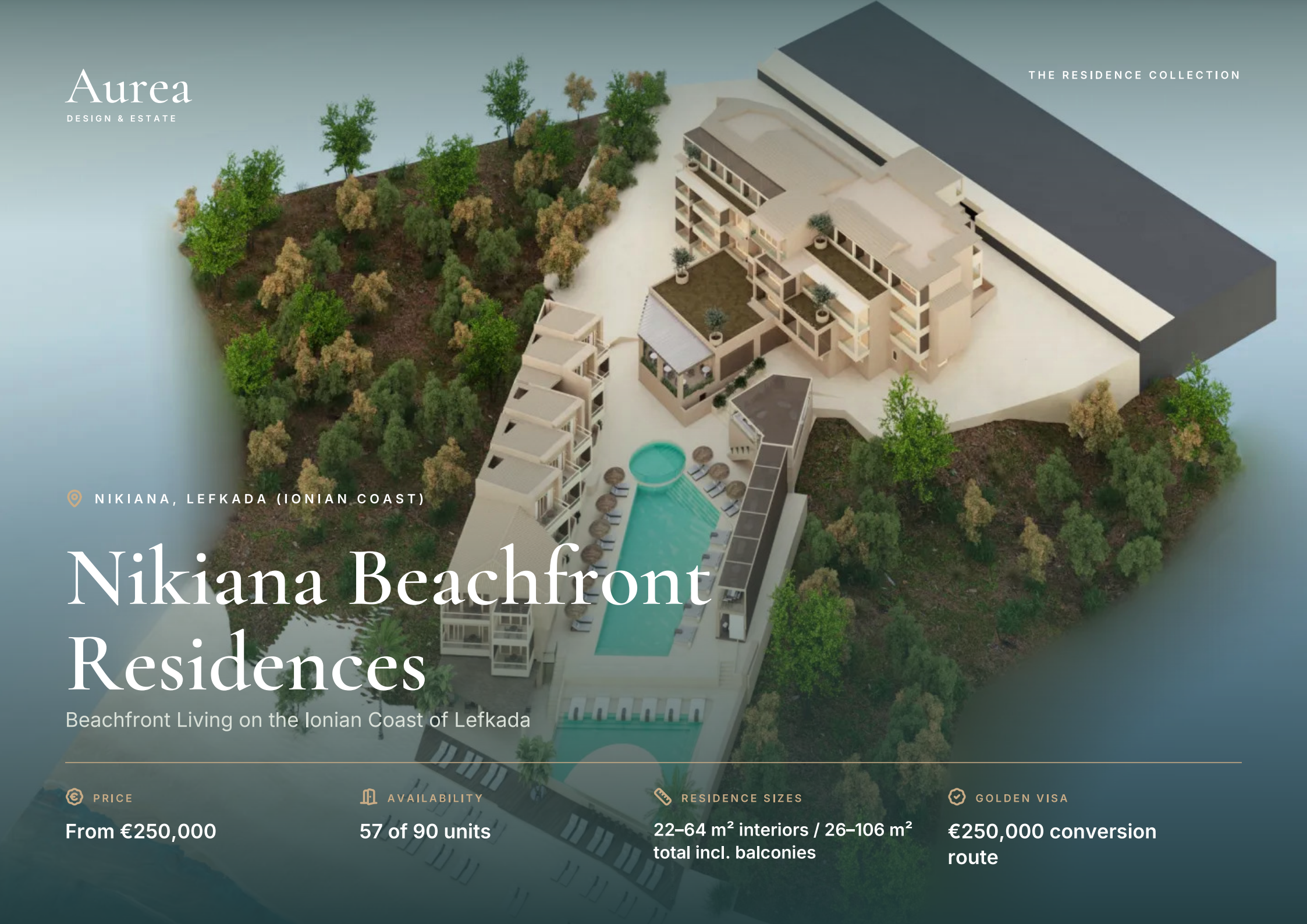
Aurea
DESIGN & ESTATE

THE RESIDENCE COLLECTION



NIKIANA, LEFKADA (IONIAN COAST)

Nikiana Beachfront Residences

Beachfront Living on the Ionian Coast of Lefkada

PRICE	AVAILABILITY	RESIDENCE SIZES	GOLDEN VISA
From €250,000	57 of 90 units	22–64 m² interiors / 26–106 m² total incl. balconies	€250,000 conversion route

AUREA DESIGN & ESTATE

Where Architecture Becomes Permanence

We design, develop, and deliver residences across time.

Aurea Design & Estate is a boutique architecture, interior design, and property advisory firm based in Athens. We combine European design sensibility with deep knowledge of the Greek real estate market.

Aurea stands at the meeting point of architecture, interiors, and lived experience. We are a design-led development studio, part creative practice, part advisory, shaping residential projects across Greece for individuals and families who value precision, beauty, and a life rooted in place.

ARCHITECTURE INTERIOR DESIGN PROPERTY ADVISORY ATHENS, GREECE

We Build What Already Belongs Here.

Architecture & Design

Spatial design, material specification, construction oversight, and interior styling, concept to keys in hand.

Golden Visa

Property selection, legal coordination, and permit processing for EU residency through investment.

Acquisition Advisory

Sourcing, negotiation, contract coordination, and closing support for international buyers.

Lifestyle & Concierge

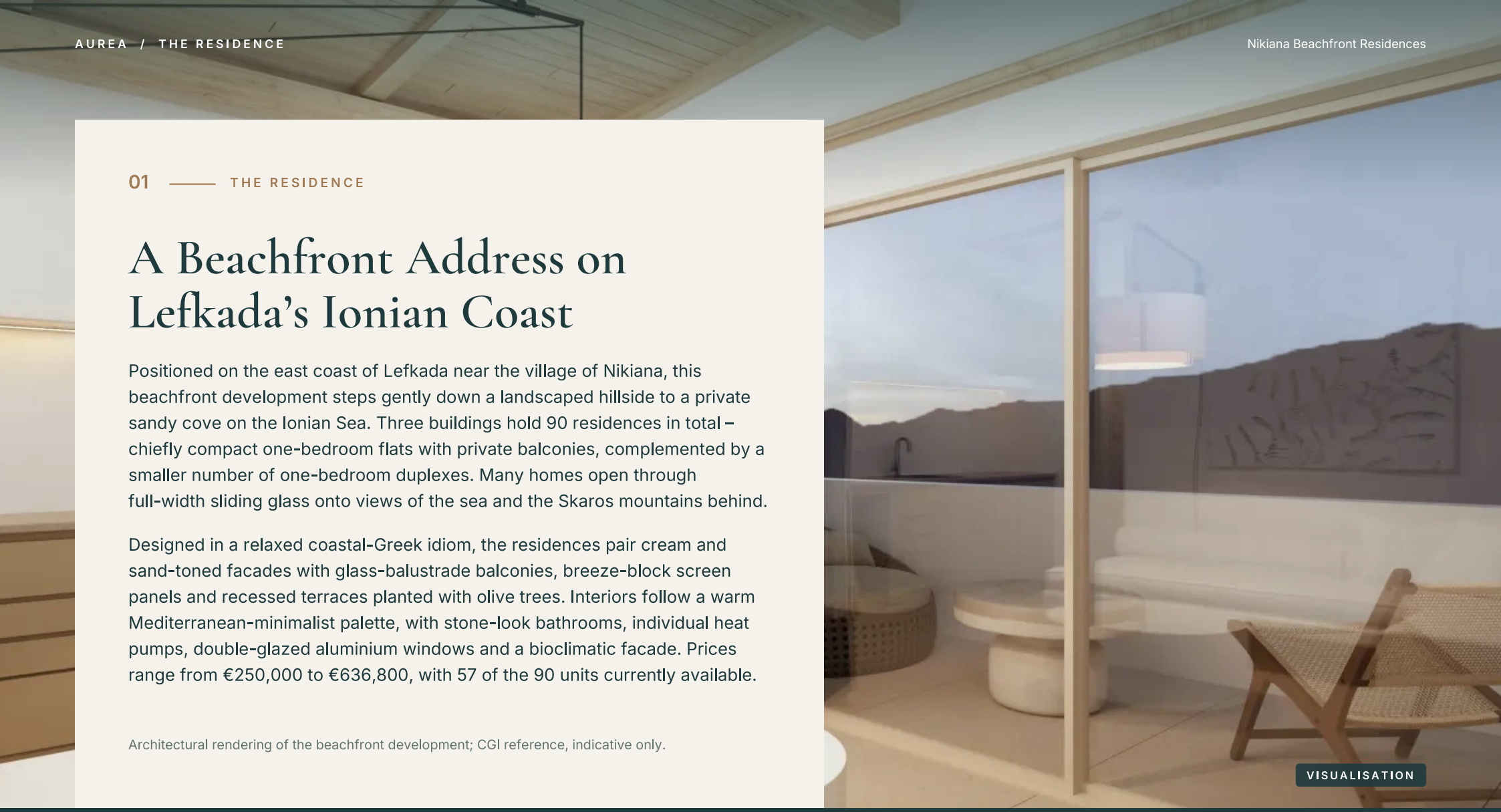
Family travel, wellness retreats, relocation support, and day-to-day living, curated for those making Greece home.

01 —— THE RESIDENCE

A Beachfront Address on Lefkada's Ionian Coast

Positioned on the east coast of Lefkada near the village of Nikiana, this beachfront development steps gently down a landscaped hillside to a private sandy cove on the Ionian Sea. Three buildings hold 90 residences in total – chiefly compact one-bedroom flats with private balconies, complemented by a smaller number of one-bedroom duplexes. Many homes open through full-width sliding glass onto views of the sea and the Skaros mountains behind.

Designed in a relaxed coastal-Greek idiom, the residences pair cream and sand-toned facades with glass-balustrade balconies, breeze-block screen panels and recessed terraces planted with olive trees. Interiors follow a warm Mediterranean-minimalist palette, with stone-look bathrooms, individual heat pumps, double-glazed aluminium windows and a bioclimatic facade. Prices range from €250,000 to €636,800, with 57 of the 90 units currently available.



Architectural rendering of the beachfront development; CGI reference, indicative only.

TOTAL RESIDENCES	AVAILABLE	BUILDINGS	DIRECT BEACH ACCESS
90	57	3	Beachfront

02 — SPECIFICATION

Residence Specification

LOCATION	Nikiana, East Coast of Lefkada, Ionian Islands
PROJECT TYPE	Beachfront residential collection (3 buildings)
PRICE	€250,000 – €636,800
PRICE PER M²	Approx. €6,800 – €8,600 per total m²
AVAILABILITY	57 of 90 units
RESIDENCE SIZES	22–64 m² interiors / 26–106 m² total
OUTDOOR SPACE	Private balcony or terrace on every residence; upper-level homes with larger terraces and sea views
COMPLETION	Phased delivery; residences available now
DELIVERY	Sea-view flats and duplexes
PARKING	Planned on-site parking and storage
AFTER-SALES	Aurea buyer support available
GOLDEN VISA	€250,000 conversion-route positioning



SIGNATURE AMENITY	Direct private beach access with main and infinity pools, poolside bar and sea-view dining terrace
BEST SUITED TO	Investors seeking a beachfront Ionian-island home with Golden Visa eligibility from €250,000
TOTAL RESIDENCES	90



03 — AMENITIES

Beachfront Resort-Grade Living

Direct Beach Access

The terraced site fronts a private sandy cove on the Ionian Sea, with a sun-lounger deck on the sand and direct access to the water.

Pools & Poolside Lounge

A main pool, a secondary terrace pool and round plunge pools, with in-water daybeds, shaded cabanas, thatched-parasol lounging and a poolside bar.

Dining Terrace & Grounds

An open-air restaurant and lounge terrace overlooking the sea, set among landscaped grounds of mature olive trees, palms and native planting.

Sea-View Residences

Compact one-bedroom flats and duplexes with private sea- and mountain-view balconies, kitchenettes, stone-look bathrooms and individual heat pumps.

04 — GALLERY



Pool deck rendering; CGI reference, indicative only.



Sea-view balcony rendering; CGI reference, indicative only.



Bathroom finish rendering; CGI reference, indicative only.

05 —— LOCATION

On the Ionian Coast, Minutes from Nikiana

The development sits within walking distance of Nikiana, a resort and fishing village at the foot of the Skaros mountains, just 9 km from Lefkada town. A pretty curve of white-shingle beach marks the village entrance, with Ligia and Passa beaches roughly five minutes away and Nidri Beach about ten. Lefkada is the only Greek island reachable by car, ship and air – Preveza airport is around 20 minutes away – making it unusually accessible year-round.



The Nikiana coastline on the east coast of Lefkada.



Ionian Sea coastline near Nikiana village.

LOCATION, CONTINUED

Around the Residence

Nikiana Beach	Adjacent
Restaurant	3 min walk
Diving centre	3 min walk
Coffee shop / beach bar / bakery	7 min walk
Pharmacy	10 min walk
Nikiana Marina	12 min walk
Ligia Beach	5 min by car
Nidri Beach	10 min by car
Nidri marina / bays	15 min by car
Lefkada town	9 km
Preveza Airport	20 min by car

Bars compare like with like, each on its own scale: walking time 0 to 12 min; driving time 0 to 20 min



Nikiana village beach on the Ionian Sea.



Ionian island views from the Lefkada coast.

06 — NEIGHBOURHOOD

Nikiana & the Ionian Coast

Around the village you will find tavernas, a bakery, beach bars, a pharmacy and a renowned diving centre close at hand, while a marina and the celebrated bays around Nidri open up the Ionian for sailing and island-hopping to Skorpios, Meganisi and beyond. The famed white-sand beaches of the west coast, including Egremni, Kathisma and Porto Katsiki, are within an easy drive.

WHY GREECE?

Your Permanent Home in Europe

Greece’s Golden Visa programme grants non-EU nationals a five-year renewable residence permit through qualifying property investment.

Five-year renewable permit

A residence permit granted through qualifying property investment, renewable every five years.

Your family included

The main applicant, their spouse or partner, and dependent children under 21. Parents of the investor may also qualify under certain conditions.

No minimum stay

There is no minimum stay requirement. You simply need to retain ownership of the qualifying property.

Travel across Schengen

Visa-free short stays across the Schengen Area.

A path to citizenship

If you wish to apply for citizenship, a 7-year residency requirement applies.

This residence

€250,000 · Commercial-to-residential conversion route

Greece Gives Every Project Its First Language.

Light moves differently here. Stone carries memory. Wind, salt, shadow, and elevation shape each decision with quiet authority.

Greece isn’t just a place to invest. It’s a place to live, to gather, to slow down.

07 — GOLDEN VISA

INVESTMENT THRESHOLD

€250,000

ROUTE

Commercial-to-residential conversion route

RESIDENCE PRICING

From €250,000

Aurea
DESIGN & ESTATE

Golden Visa Positioning

The development is positioned for the €250,000 conversion route of the Greek Golden Visa programme, subject to unit classification and legal review.

Aurea can advise on which available units qualify and guide you through the process; eligibility remains subject to legal review and programme rules.

- Residences from €250,000
- Residency for the whole family · Schengen access

AVAILABILITY

57 of 90 units

RESIDENCE SIZES

22–64 m² interiors / 26–106 m² total incl. balconies

COMPLETION

Phased delivery; residences available now

LOCATION

Nikiana, Lefkada (Ionian Coast)

THE AUREA APPROACH

From Conversation to Keys in Hand.

Before we draw, we listen to the site. We return at different hours, different weather, different light. We record what the land already offers before we propose a single line.

Most agencies sell you a property. We design your investment. Our dual expertise in architecture and property advisory means every acquisition is evaluated for both financial performance and design potential.

01
Listening
How you live, what you value

02
Design
Architecture and interiors as a single gesture

03
Investment & Structure
Modelling and acquisition

04
Residency
Golden Visa and regulatory

05
Delivery
Construction to furnishing

06
Handover
Ready for your first morning

Start With a Conversation.

How do you want to feel when you wake up here?

08 — IMPORTANT INFORMATION

Important Information

Investment Disclaimer

The information presented on this page is for informational purposes only and does not constitute investment, legal, or tax advice. Property values, rental yields, and Golden Visa eligibility are subject to market conditions, regulatory changes, and individual circumstances. Past performance and projected returns are illustrative estimates and not guarantees of future results. Prospective investors should seek independent professional advice before making any investment decisions. Aurea Design & Estate is not a licensed investment advisor or financial institution.

Rental Information

Golden Visa properties may be rented on the long-term market. Law 5100/2024 introduced restrictions on short-term rentals for Golden Visa properties. Consult a legal professional for current regulations.

Short-Term Rental Restriction

Under Greek Law 5100/2024, properties acquired under the Golden Visa programme are prohibited from being used for short-term rental (e.g., Airbnb). Violation may result in administrative fines of up to €50,000 and revocation of the residence permit.

THIS EDITION

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VISUALISATIONS

Images carrying the Visualisation tag are computer-generated and indicative.

VISUALISATION

Aurea
DESIGN & ESTATE



THE RESIDENCE

Nikiana Beachfront Residences

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Nikiana, Lefkada (Ionian Coast)

PRICE

From €250,000

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57 of 90 units

RESIDENCE SIZES

22–64 m² interiors / 26–106 m² total incl. balconies

09 — CONTACT

Continue the Conversation

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