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# KEA Valley Private Homes

Exclusive Real Estate Investment &  
High-End Sanctuary in Kea, Greece



# The Vision – A Sanctuary for Visionaries

## 📌 Concept

Blending private luxury ("Sanctuary") with an exclusive business network ("Community").

## 📍 Location

Sunset Side of the island of Kea – An unspoiled Cycladic gem, just 30 minutes from Athens.

## 🎯 Objective

Establishing a Mediterranean lifestyle combined with an offsite strategy for businesses.

## ✅ Proof of Concept

5.5 years of Kea Valley® Private Members Club – 2500 strong;



# Topographical Map of the Plot

## ✘ Plot Size

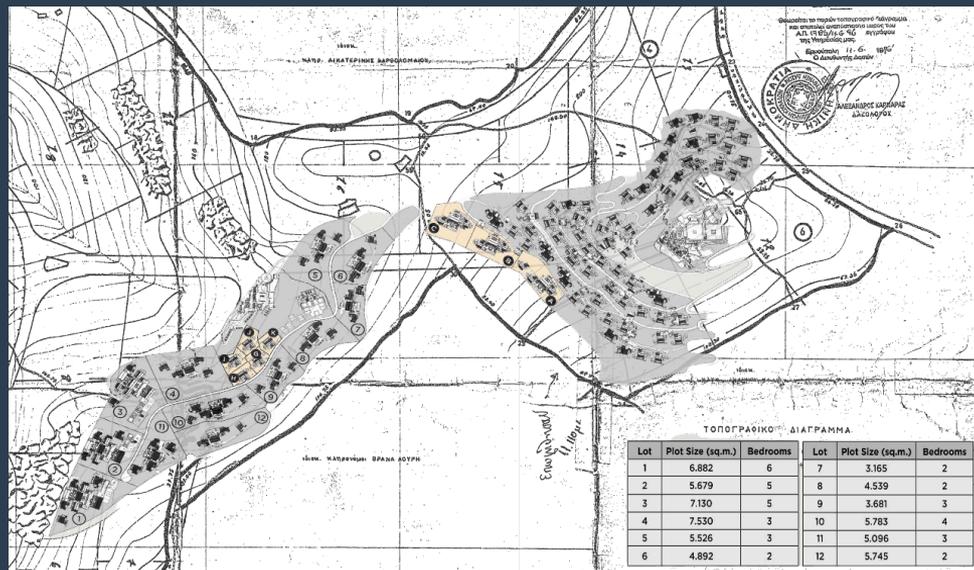
238,000 sq m of strategically valuable land for the development of Kea Valley Private Homes

## 📍 Connectivity

13 minutes by Helicopter and 25 by private boat

## ★ Neighbourhood

5 minutes from The One & Only Kea (TOOK) resort – the new standard for luxury in Greece.



## Untouched Nature Meets Crystal-Clear Waters



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*"I had never seen such a beautiful sunset in my life. The sun's rays lit up the sea, bringing the waves to life."*

# The Flywheel & Strategic Location



## The Flywheel Concept

One of the large Greek Banks has committed **€10 million** which will be closed within 90 days



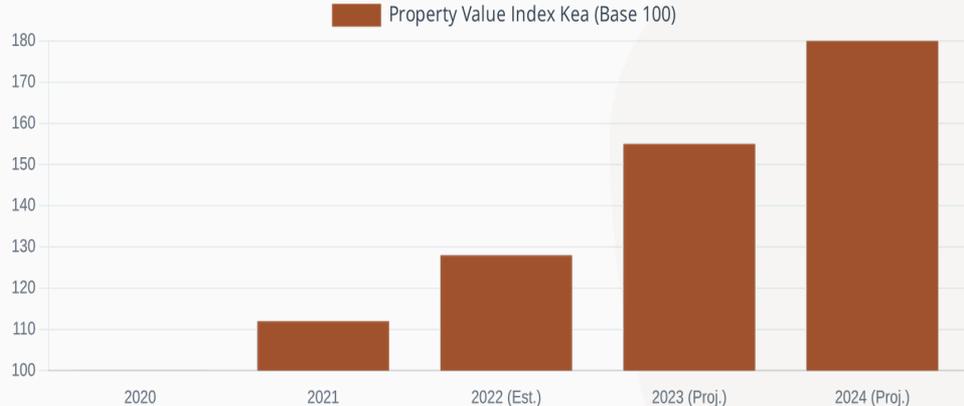
## Villa Carpe Diem Has Appreciated 3X in 5.5 Years

Kea Offers an Immediate Uplift in Value by Acquiring Land & Development with the Community, Access to Mainland & Int'l Airport



## Accessibility

Co-Founder Christos Doulkeridis has Transportation in his Blood; he brings 15 years of expertise, network, and strong commercial ability to build a High-End Multi-Layer Transportation Business



# Modern Design Inspired by the Greek Renaissance

## Design Philosophy

Harmony between modern architecture and traditional Greek elements. Use of local materials for timeless elegance.

## Exclusive Features

Spacious outdoor areas, infinity pools, and seamless smart home integration for discerning digital nomads.

## Hybrid Usage

Optimised for both private recreation and professional business retreats or strategic offsites.



# Investment Highlights & Shareholder Benefits



## Buy Your Own Villa

Founding Shareholders have a Right to buy their own villa for **€1.8 million** within the first 5 years



## Ownership Club

Exclusive use of the villas twice annually (high and low seasons) and priority access for business events at reduced rates.



## Golden Visa

Direct assistance in obtaining the Greek **Golden Visa** through specialised partner law firms for all founding shareholders.



## Kea Valley® Private Members Club Services

As a Kea Valley Private Member, One has Access to Yachts, SeaPlanes/WaterTaxis and Helicopters for Excursions, VIP Transportation, Inter-Island Expeditions

Kea Integrated Transportation Services (KITS) is designing a Beach Service on the West Side of Kea (7 Stops)

# Financial Structure & Timeline

## Investment Structure

**Volume:** 100 Founding Shareholder positions at €250,000 each (Total: €25 million).

**Participation:** Founders hold 25% of shares (Class B Shares) with full economic rights, or €1 million = 1% of the equity

**Purpose:** Execution of Business Plan: Acquisitions and Development

## Reporting & Transparency

**Auditors:** TBD

**Reports:** Quarterly publication of financial statements within 15 days of each quarter-end.

## 2026 Timeline

**27<sup>th</sup> of February**

### Expression of Interest

Final deadline for submitting interest.

**6<sup>th</sup> of March**

### Deposit (Refundable)

10% deposit (€25,000) to secure the position.

**April**

### Closing

Formal completion of the transaction

**Immediate**

### Usage

Booking availability of villas for Summer Season 2026

# Become Part of KEA Valley Private Homes

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## Next Steps

Request the full term sheet and secure one of the 20 founder positions.

*"Live a Life That You Don't Want to Take a Holiday From."*