



# PROJECT UNWIND

Luxury beachfront Apartments in Vassiliki

Tessera Development  
31100, Lefkas  
Greece

UNWIND  
VASILIKI BAY APARTMENTS



# UNWIND IN GREECE'S COASTAL HAVEN

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Disclaimer: The images are for inspiration only and may not represent the exact design or furniture.



PROJECT UNWIND

## LUXURY BEACHFRONT APARTMENTS IN VASSILIKI

Our latest property development is one of our most unique offerings to date. Located in a prime beachfront location, we are excited to offer 28 luxury apartments that we are sure you'll love. At Tessera Development, we believe in offering properties that truly fit the lifestyle of our clients. Whether you're someone who's always on the go or just enjoys the relaxed atmosphere of beachfront living, our latest offering is the perfect spot to call home.

*Don't miss out on this opportunity of a lifetime.*



## VASSILIKI BAY

# WHY WE CHOSE VASSILIKI BAY

Vassiliki Bay was the ideal choice for our Unwind project. With its stunning beach, charming village, and renowned watersports location, it offers everything our guests desire for a relaxing and exciting vacation. We are excited to share this incredible destination with our guests and can't wait for them to experience all that Vassiliki Bay has to offer.

### The Bay

Vassiliki is a picturesque village in southern Lefkada, featuring a breath-taking bay with views of Kefalonia and Ithaka. Accessible by road and sea, visitors can enjoy lovely beaches and a variety of activities. Come and experience the beauty of Vassiliki for yourself!

### The Village

Vassiliki is a charming village with rustic charm and picturesque views. As a former fisherman's port, it offers a unique atmosphere hard to find elsewhere. The village hosts great shops, making it perfect for a day trip or an extended stay.

### New Marina

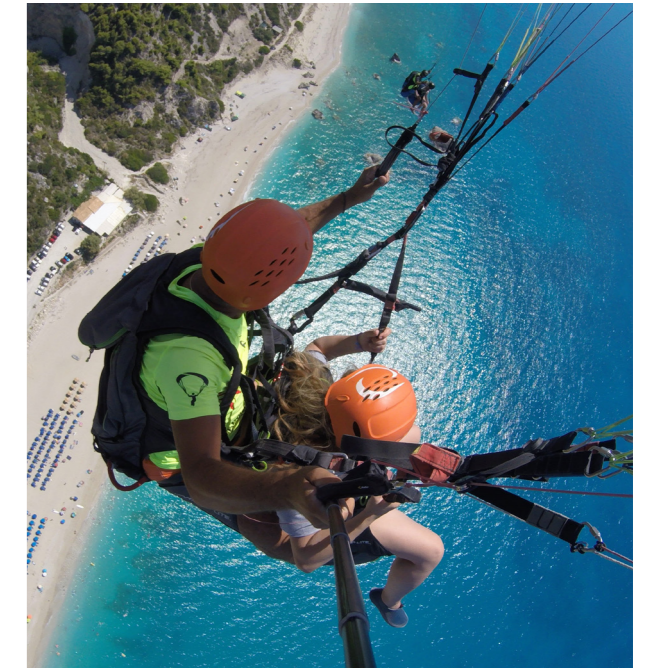
Exciting news for sea lovers! Vassiliki is set to become an even more appealing destination with a new marina. Featuring over 100 berths, new pontoons, bars, and restaurants, this addition will enhance your experience.

### Watersports

Vassiliki is world-famous for water-sports, especially windsurfing. The local wind, known as "Eric," starts blowing around 2 PM each day, creating perfect conditions that attract thousands of enthusiasts each season. Whether you're a beginner or an expert, Vassiliki is the ideal place for thrilling watersports.

### Bars and Restaurants

Discover a world of culinary delights in Vassiliki village. From traditional Greek cuisine to international flavors, there's something to satisfy every palate. Whether you're in the mood for a lively cocktail bar or a relaxing terrace, Vassiliki has it all. Come and explore the many bars and restaurants on offer.



APARTMENTS

WHERE  
COMFORT  
MEETS COASTAL  
BEAUTY

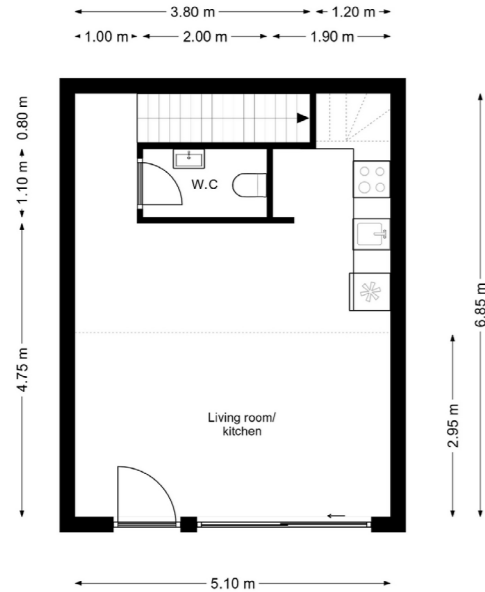
Project Unwind is a residential gem located on the beach, offering the epitome of comfortable and stylish living. Choose from our beautifully designed apartments, fully furnished to meet your needs. We offer a variety of layouts in sizes ranging from 67 m<sup>2</sup> to 188 m<sup>2</sup>, guaranteed to satisfy even the most discerning tastes. Every unit features a spectacular sea view, while private balconies and terraces provide the perfect outdoor space for relaxing and entertaining.



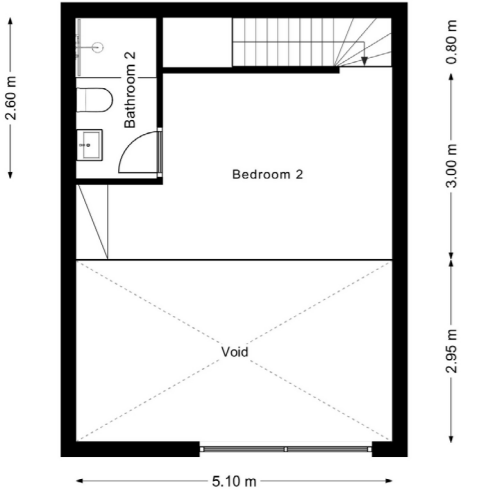
- AVAILABLE SIZES:**
- » 1 bedroom - 2 bathrooms (67 m<sup>2</sup>)
  - » 1 bedroom - 2 bathrooms (69 m<sup>2</sup>)
  - » 2 bedrooms - 2 bathrooms (95 m<sup>2</sup>)
  - » 2 bedrooms - 2 bathrooms (96 m<sup>2</sup>)
  - » 3 bedrooms - 2 bathrooms (148 m<sup>2</sup>)
  - » 3/4 bedrooms - 3 bathrooms (188 m<sup>2</sup>)

*\*All sizes are excluding balconies/external areas.*

Ground floor



First floor



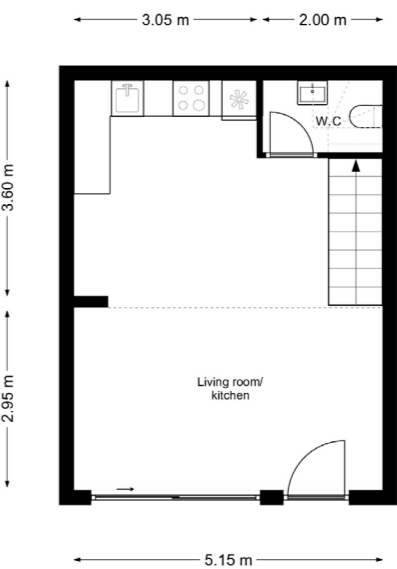
**Apartment 67 m<sup>2</sup>**  
» 1 bedroom - 2 bathrooms



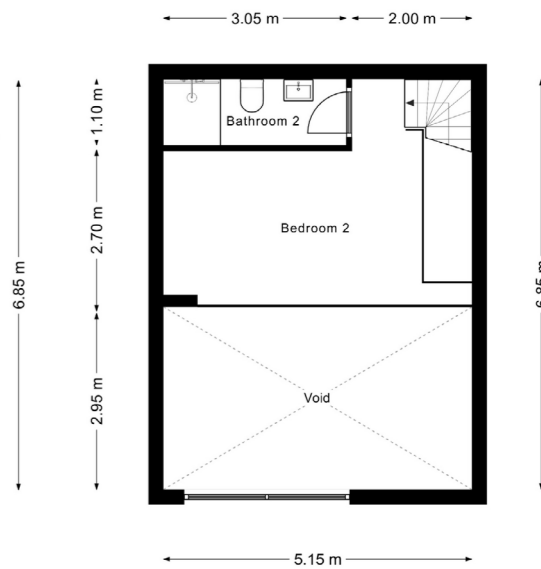
**Apartment 69 m<sup>2</sup>**  
» 1 bedroom - 2 bathrooms

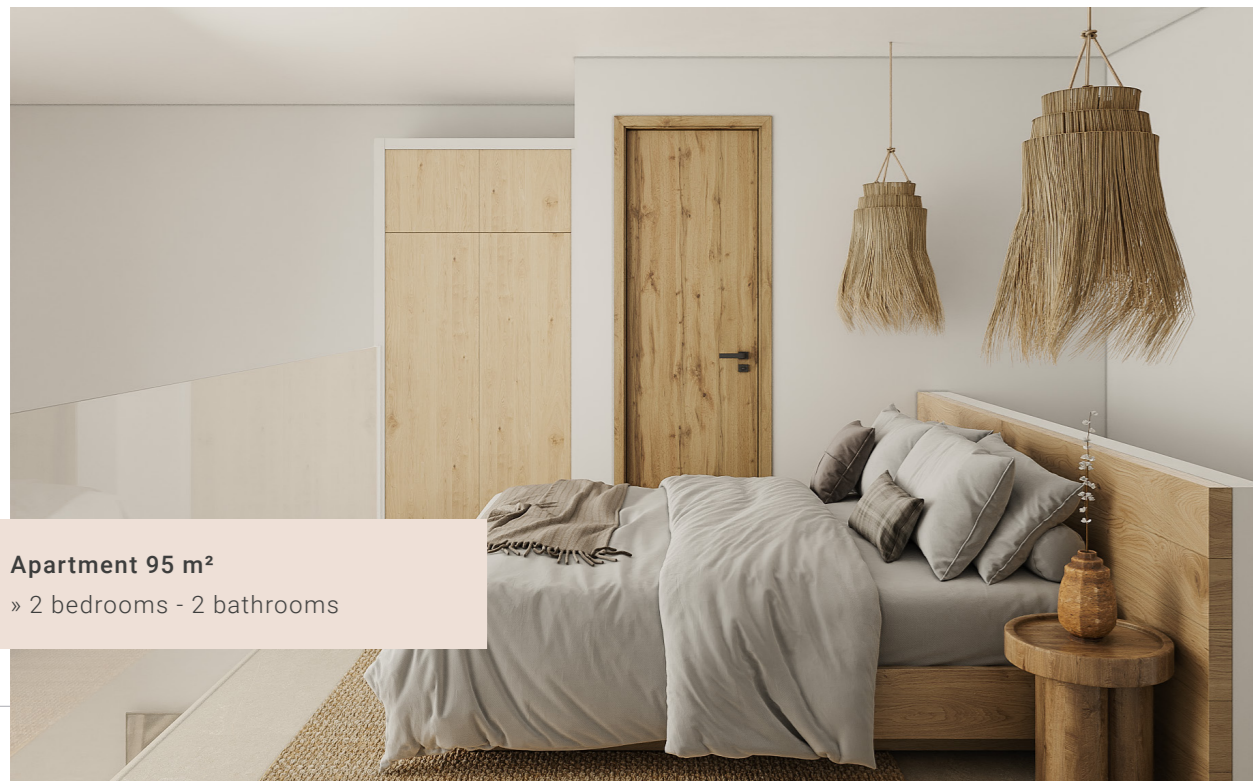
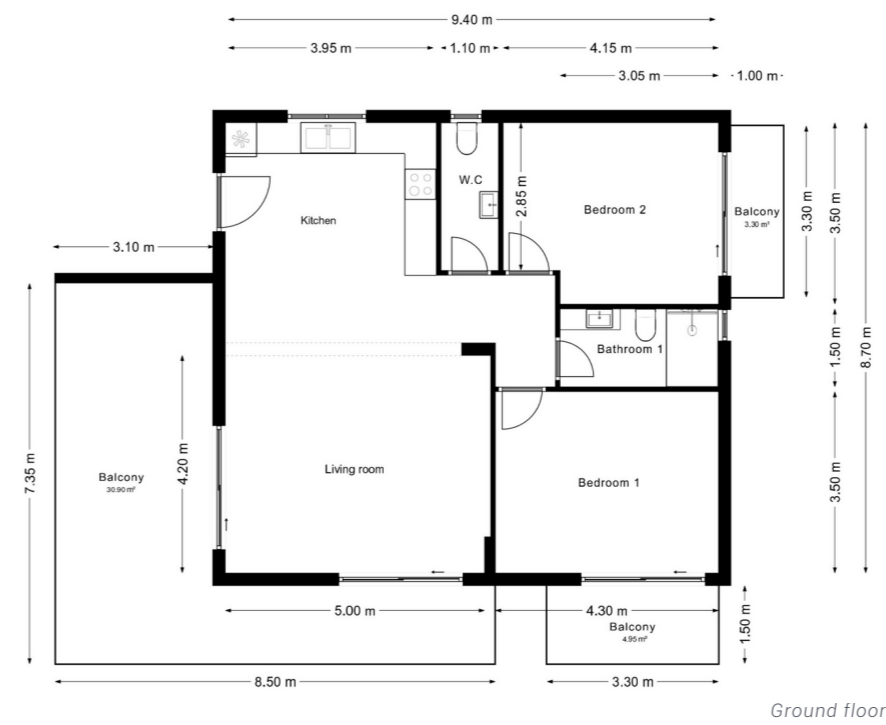


Ground floor

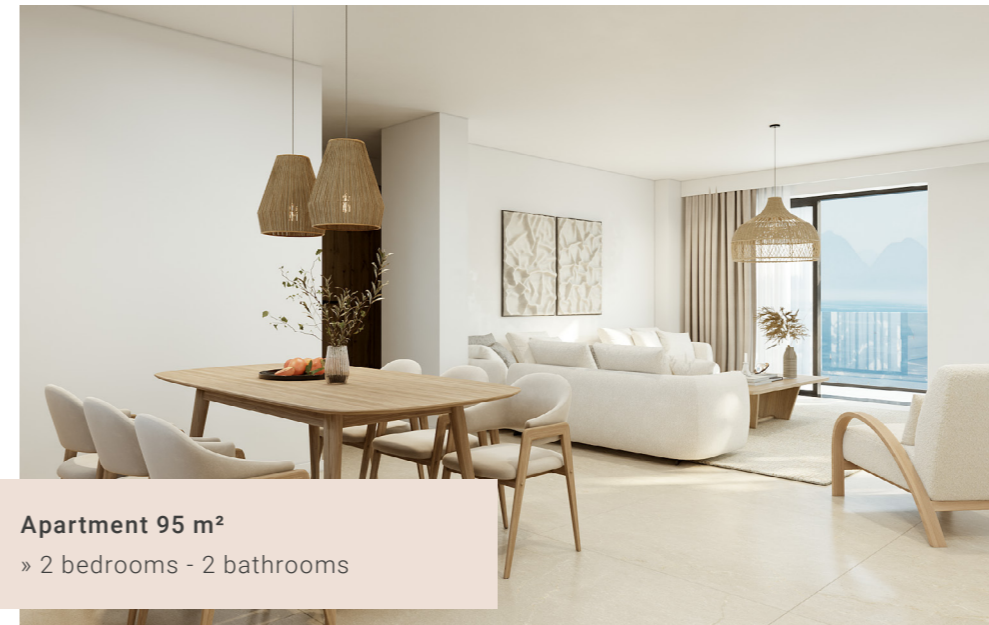
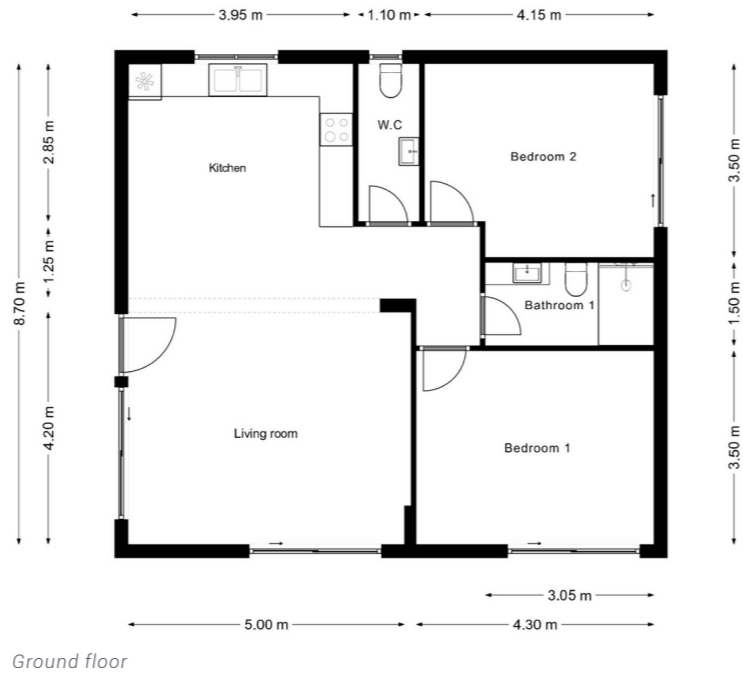


First floor

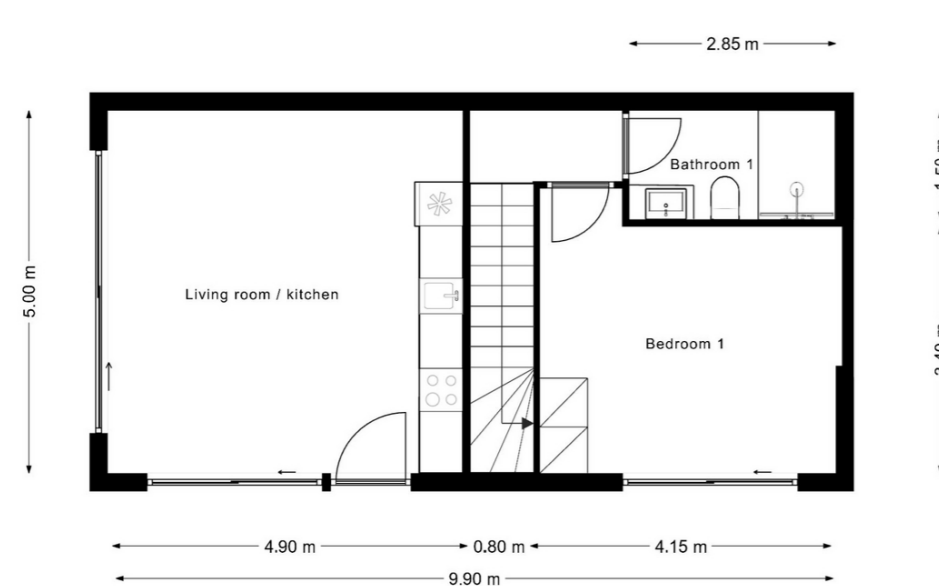




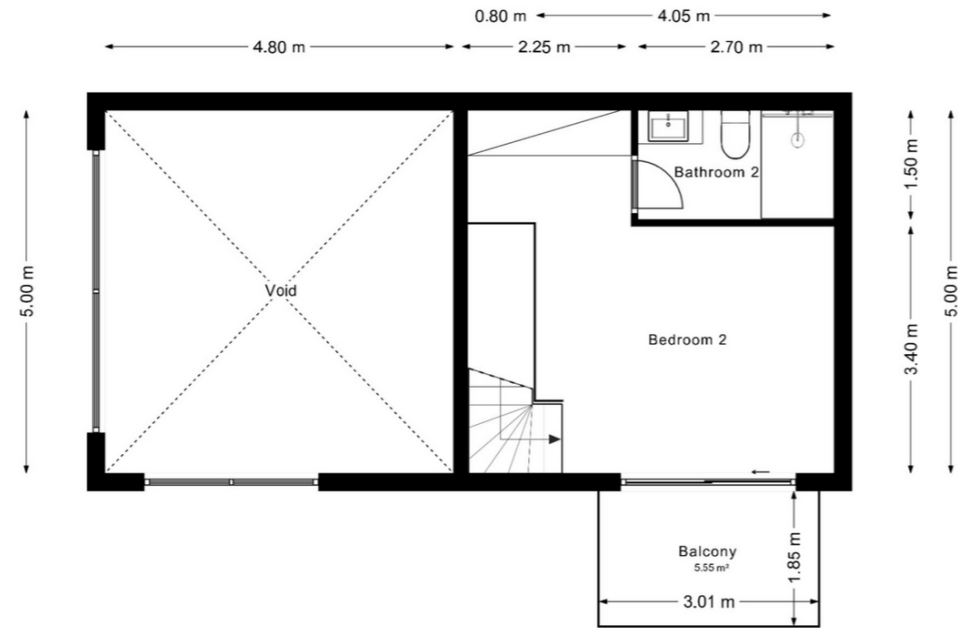
**Apartment 95 m<sup>2</sup>**  
» 2 bedrooms - 2 bathrooms



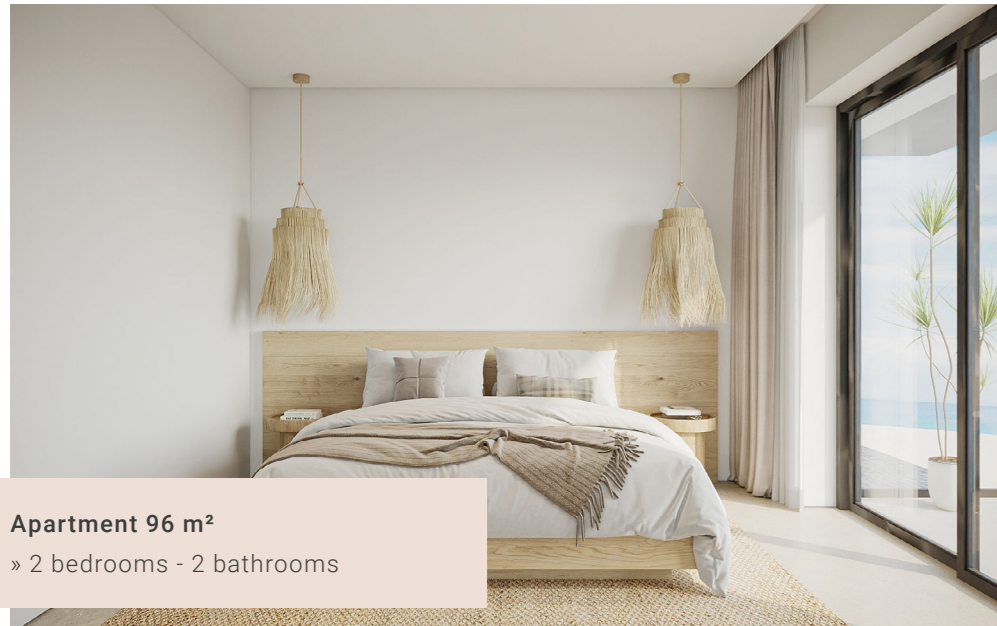
**Apartment 95 m<sup>2</sup>**  
» 2 bedrooms - 2 bathrooms



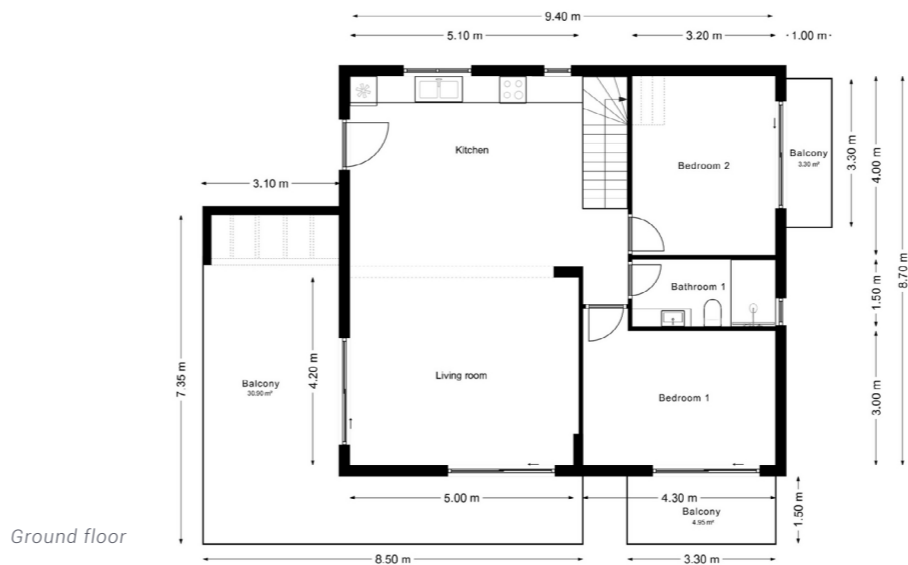
Ground floor



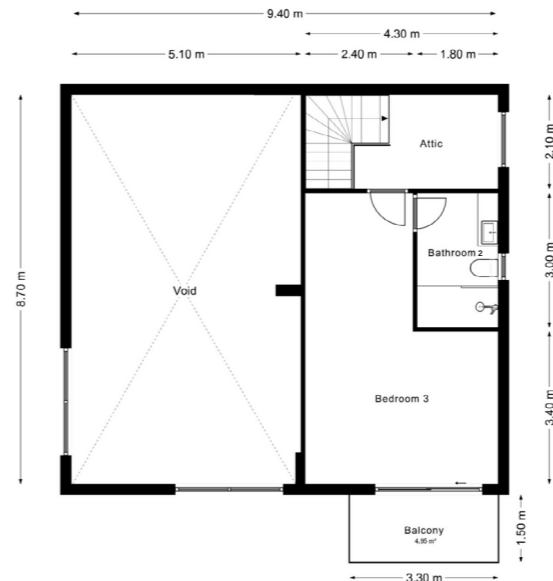
First floor



**Apartment 96 m²**  
» 2 bedrooms - 2 bathrooms



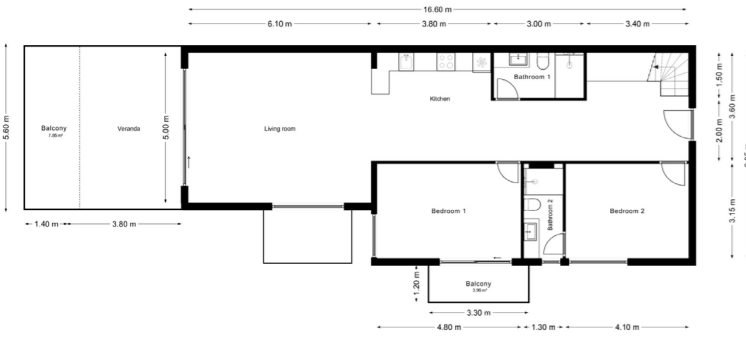
Ground floor



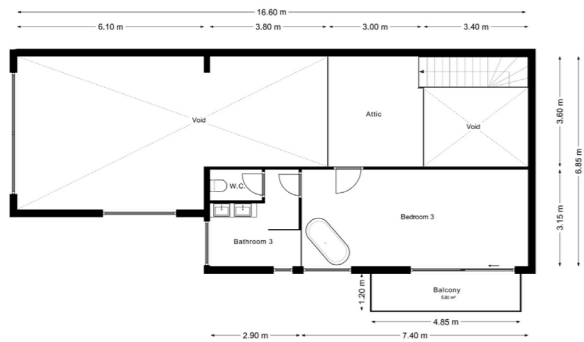
First floor

**Apartment 148 m²**  
» 3 bedrooms - 2 bathrooms





Ground floor



First floor

**Apartment 188 m²**  
» 3/4 bedrooms - 3 bathrooms



# DISCOVER LEFKADA: A CAPTIVATING IONIAN GEM

**Accessibility**

Lefkada stands out among Greek islands due to its easy accessibility, connected to the mainland by a bridge. You can reach the island by car, without the need for planes or ferries:

- » **By Car:**
  - » 30 minutes from Aktion National Airport (PVK)
  - » 3 hours from Athens
  - » 4 hours from Thessaloniki
  - » 1.5 hours from Igoumenitsa and Patra
- » **By Boat:**
  - » Accessible from Kefalonia and Ithaca to the port of Nidri
  - » Close to Igoumenitsa, which connects with six ports in Italy and five in Greece
- » **By Plane:**
  - » Aktion National Airport, just 30 minutes away, connects to over 15 countries with more than 600,000 passengers during peak periods

**Sports and Activities**

Lefkada is a paradise for sports enthusiasts, offering a plethora of activities:

- » **Water Sports:** World-class windsurfing in Ponti, kite surfing, water skiing, parasailing, and scuba diving.
- » **Land Activities:** Hiking, running, cycling, horseback riding, and paragliding with stunning views, especially in the mountainous regions.
- » **Festivals:** Summer events include windsurfing and kite surfing races, regattas, the Green Marathon, Virginia Run, and Lefkada MTB Open Race.

**Natural and Cultural Attractions**

Lefkada’s charm extends beyond its beaches:

- » **Mountains:** Explore traditional villages like Karya, Sfakiotes, and Egklouvi. Hike through Mellisa Canyon and Skarous Forest.
- » **Historical Sites:** Visit the archaeological sites in Athani, Nidri, and the Castle of Agia Mavra, among others.
- » **Museums:** Discover Lefkada’s history at the Archaeological Museum and numerous folklore museums.
- » **Cultural Heritage:** Home to famous poets like Aggelos Sikelianos and Lefkadios Hern. Celebrate culture through festivals like the Folklore Festival and the Festival of Arts.

**Cuisine and Local Treats**

Experience Lefkada’s traditional cuisine with local specialties such as:

- » Madolato, salami, traditional oil pie, and Egglouvi lentils
- Drinks like Lefkadian soumada, rozoli, and a variety of local wines
- » **Festivals:** Summer events include windsurfing and kite surfing races, regattas, the Green Marathon, Virginia Run, and Lefkada MTB Open Race.

**Surrounding Islands and Marina**

Explore the surrounding Lefkada Islands, including the famous Skorpios, once owned by Aristotle Onassis. The island also features one of the most modern marinas in the Mediterranean, with facilities for 620 yachts and dry docking for 278 boats, offering top-notch services year-round.

**Golden Visa Program**

The Greek government offers an attractive Golden Visa program for third-country citizens wishing to invest in real estate. By purchasing property valued at over €800,000, investors and their families can obtain a residence permit, granting them the right to live and travel freely within the Schengen Zone. This program is particularly appealing due to Greece’s favorable stance towards foreign investors, making it easier for them to secure property and enjoy the numerous benefits of residing in Greece. For more information, visit the official Golden Visa Guide.

**Investment Opportunity**

Lefkada is an ideal place to invest, offering:

- » Safety and easy accessibility
- » World-renowned beaches
- » Rich history and culture
- » Beautiful landscapes
- » Sports-friendly environment
- » Traditional cuisine
- » Excellent public infrastructure
- » The attractive Golden Visa program

LEFKADA:  
*An Ionian island  
where nature's  
beauty meets  
timeless charm.*





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