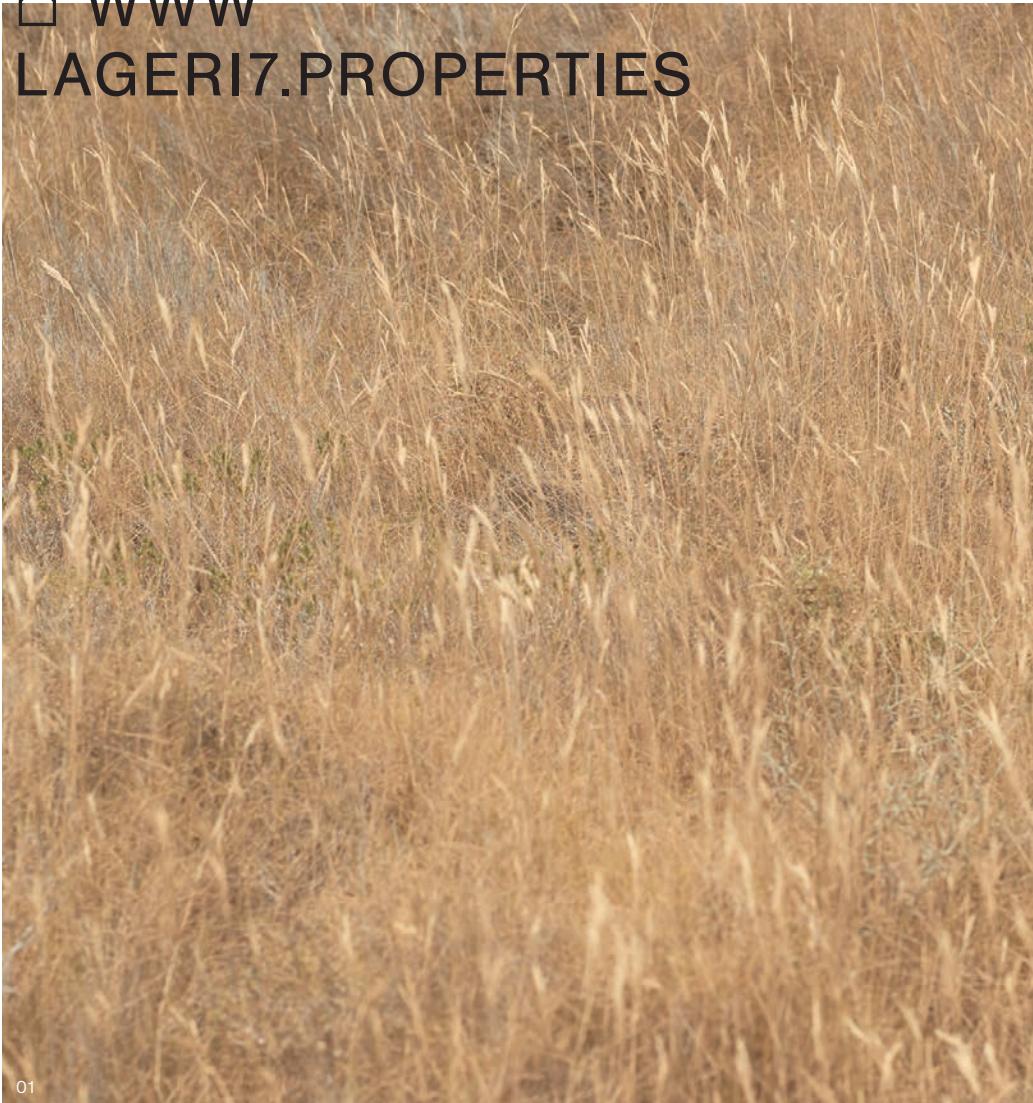


A
7

LÄGERI 7

BLACK LIGHT/WHITE STONE

△ WWW.LAGERI7.PROPERTIES



01



02

A MEDITERRANEAN PARADISE TO CALL YOUR OWN



WORDS 04

A MEDITERRANEAN PARADISE TO CALL YOUR OWN

MASTERPLAN 08

VILLA 705 10



DRAWINGS & VISUALIZATIONS

MAPS/FACTS 70

USEFULL TIPS ABOUT THE LAND

CONTACT 76



03



04

Imagine a serene lagoon with calm, turquoise waters, laced with golden beaches and low dunes crowned with fragrant shrubs. Beyond the dunes unfolds a landscape of ancient, rolling hills dotted with wind-sculpted trees and quaint whitewashed houses. A sincere, welcoming place dedicated to year-round slow living, a cornucopia of authentic experiences for all five senses, at the epicentre of one of the world's most picturesque archipelagos.

THIS PLACE EXISTS. AND IT'S CALLED LÂGERI.

[Click here to watch site video ↗](#)

IT'S NOT A PROPERTY. IT'S A DISCOVERY.



05

Nestled within the embrace of a sheltered bay on the northern coast of the Greek island of Paros, Lageri is a small Mediterranean paradise waiting to be explored. A designated nature conservation area, Lageri's natural beauties shall remain untouched by mass tourism for many years to come. Bordering with vineyards & olive groves, in a uniquely privileged plot within walking distance from breathtaking beaches of Santa Maria and Lageri, a group of exclusive properties are currently in the making, with the vision to create a holiday retreat like no other.

A place to indulge in Mediterranean seaside living in all its exuberance and generosity.



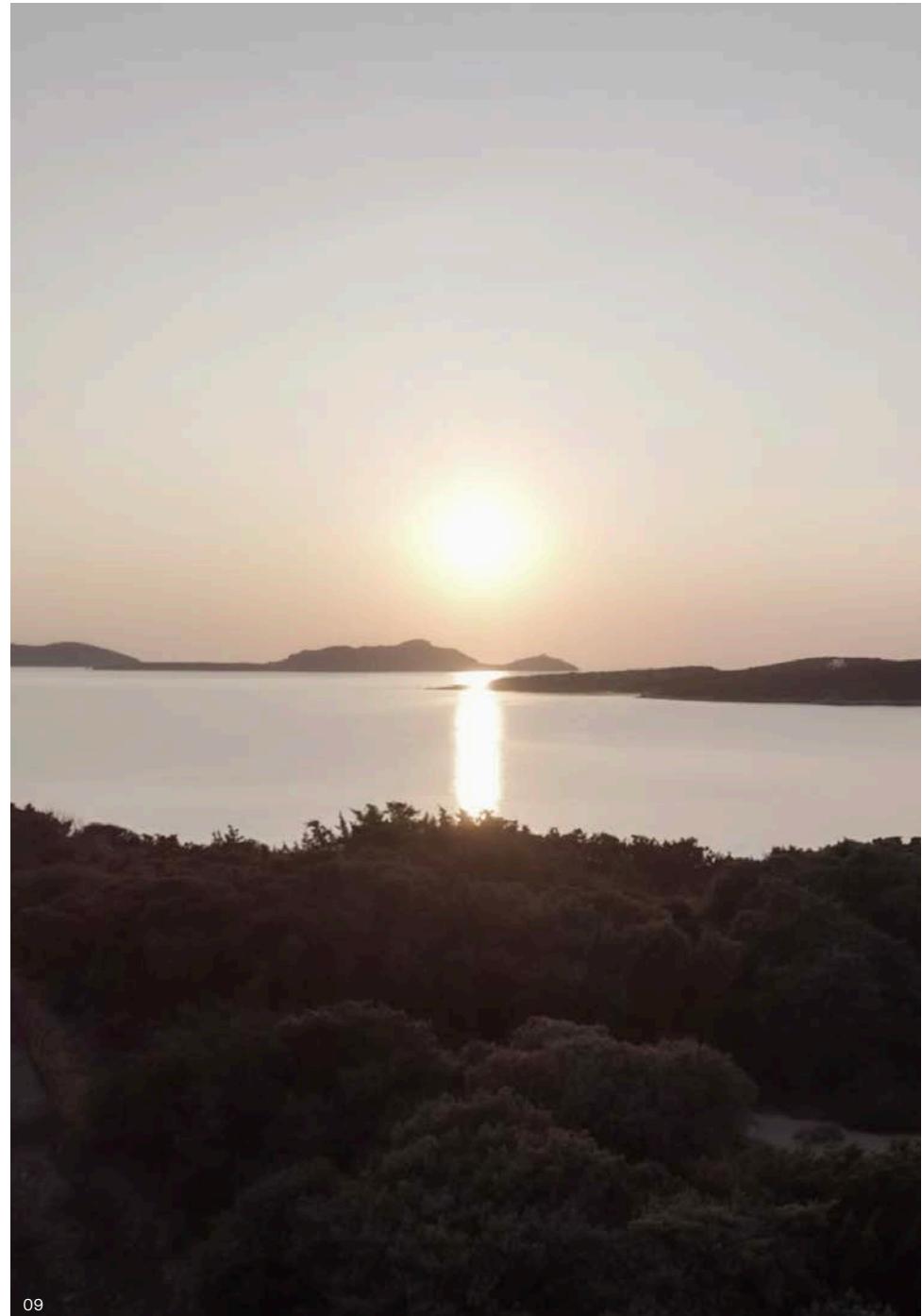
06



07

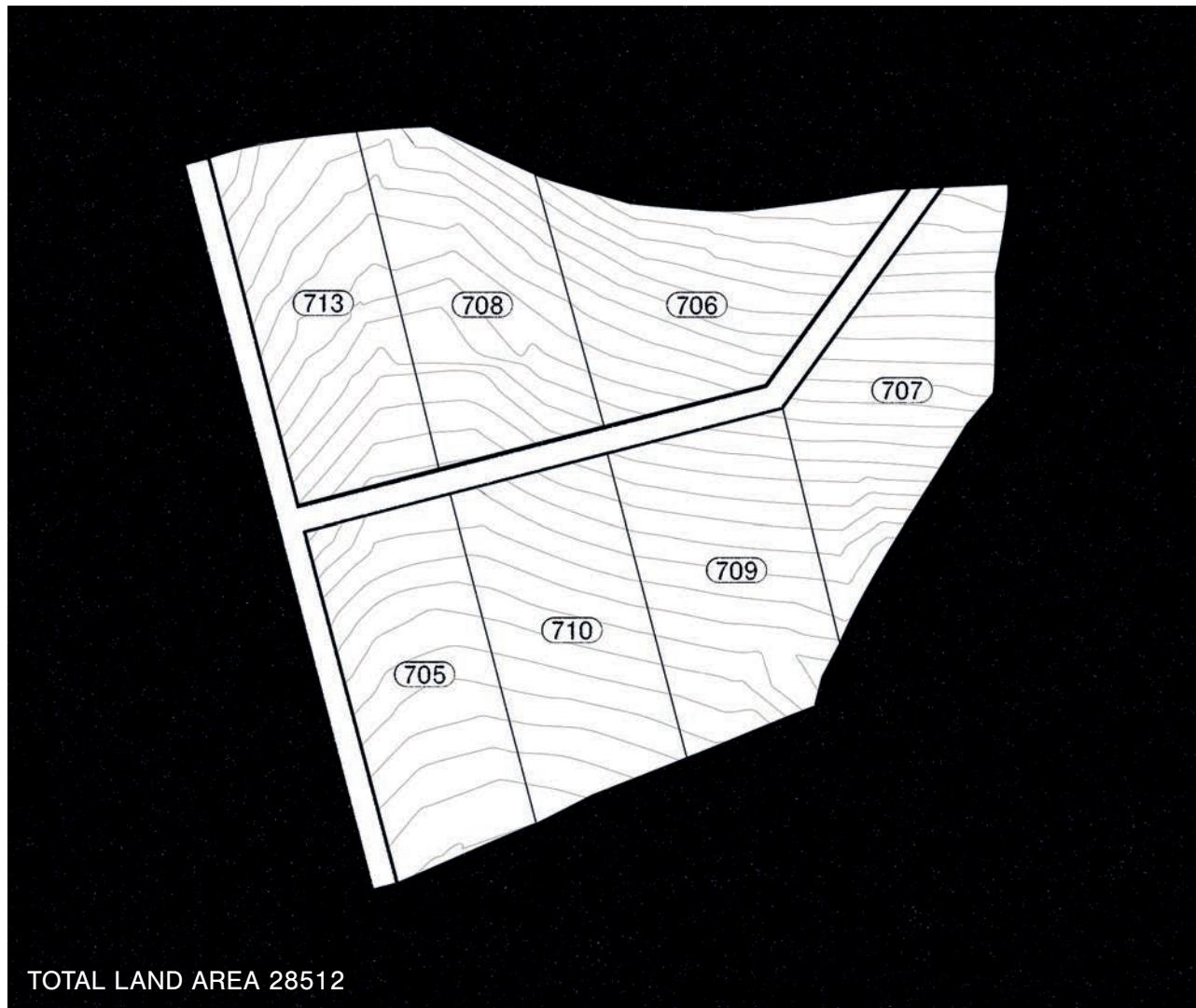
LÄGERI 7

CURATED ISLAND LIVING



Lägeri 7 is a carefully curated architectural project in Paros's most exclusive corner comprising seven spectacular, stand-alone holiday homes. A greek award-winning architecture practice was commissioned to create the architectural design, which is an amalgam of two worlds: on the one hand, the simplicity of Cycladic vernacular architecture and the land's natural beauty; and on the other, premium materials paired with enhanced amenities that satisfy the needs of a discerning contemporary lifestyle. A rare opportunity to acquire a Mediterranean property that is in every respect exceptional – if not priceless.

Lägeri 7 is available for sale either as seven individual properties, or in its entirety as a multi-residence estate.



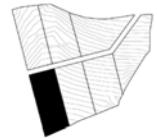
Lot	Site Area	Build Area
Villa 705	4062sqm	352sqm
Villa 706	4077 –	358 –
Villa 707	4030 –	359 –
Villa 708	4090 –	370 –
Villa 709	4100 –	348 –
Villa 710	4100 –	357 –
Villa 713	4053 –	356 –

MASTERPLAN



Click villa numbers to watch construction site video ↗

VILLA 705



Land: 4053 sqm
Total House: 356 sqm
Guest House: 41 sqm

3 Floors
4 Bedrooms
Up to 12 people

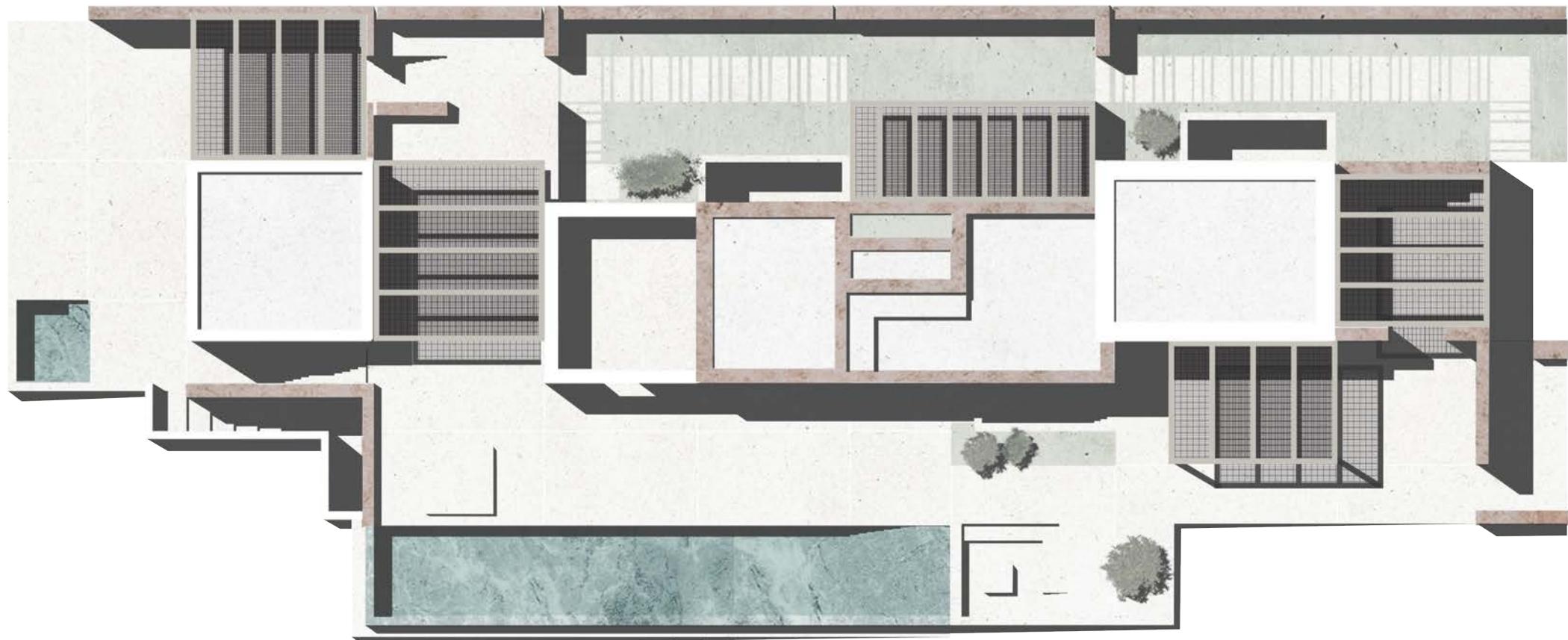
Amenities
En-suite bathrooms
Laundry
Fully equipped kitchen
TV Room
Guest WC
Staff Room
Terrace

Mechanical Appliances
Air Condition
Heated Floors
Double Water System
Solar Panels
EV Charger

Outdoor Area
Private Parking
BBQ
Outdoor Dining Area
Outdoor shower
Infinity Swimming Pools
Firepit
Shaded spaces
Sea view



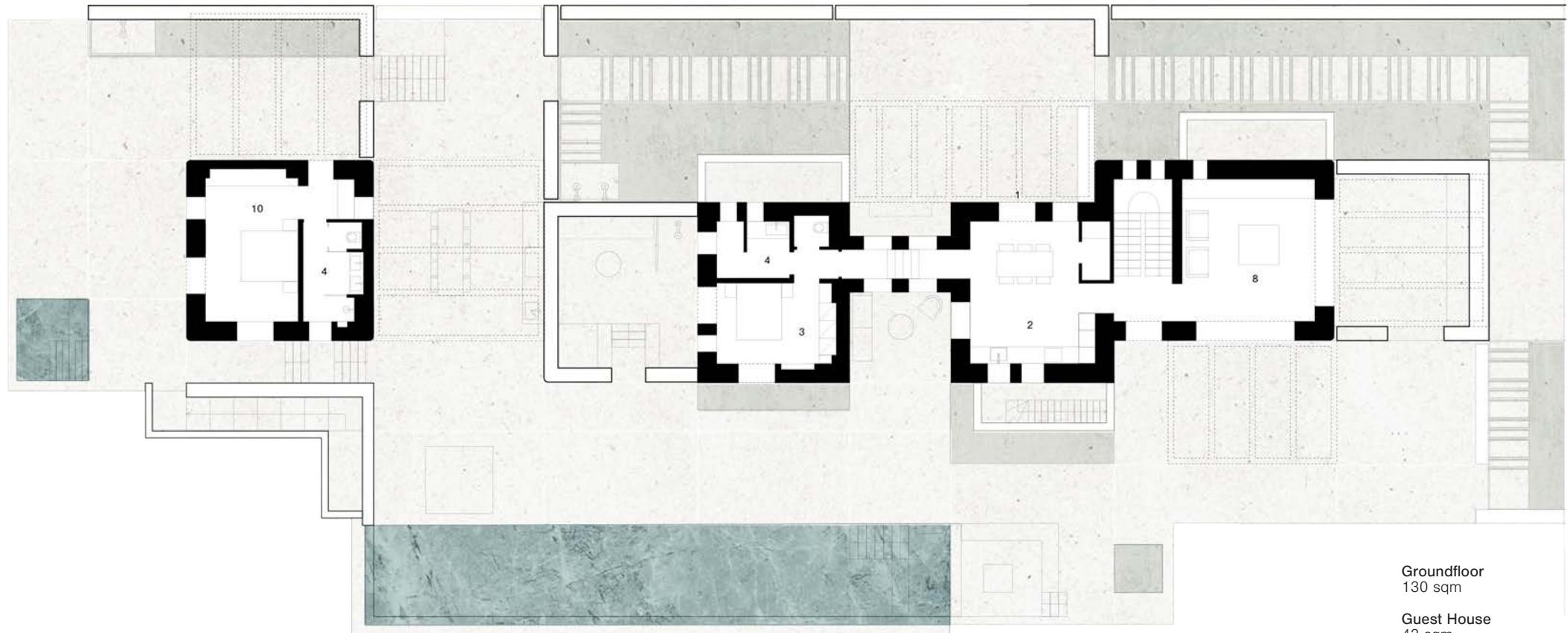
VILLA 705^{TOP VIEW}



N

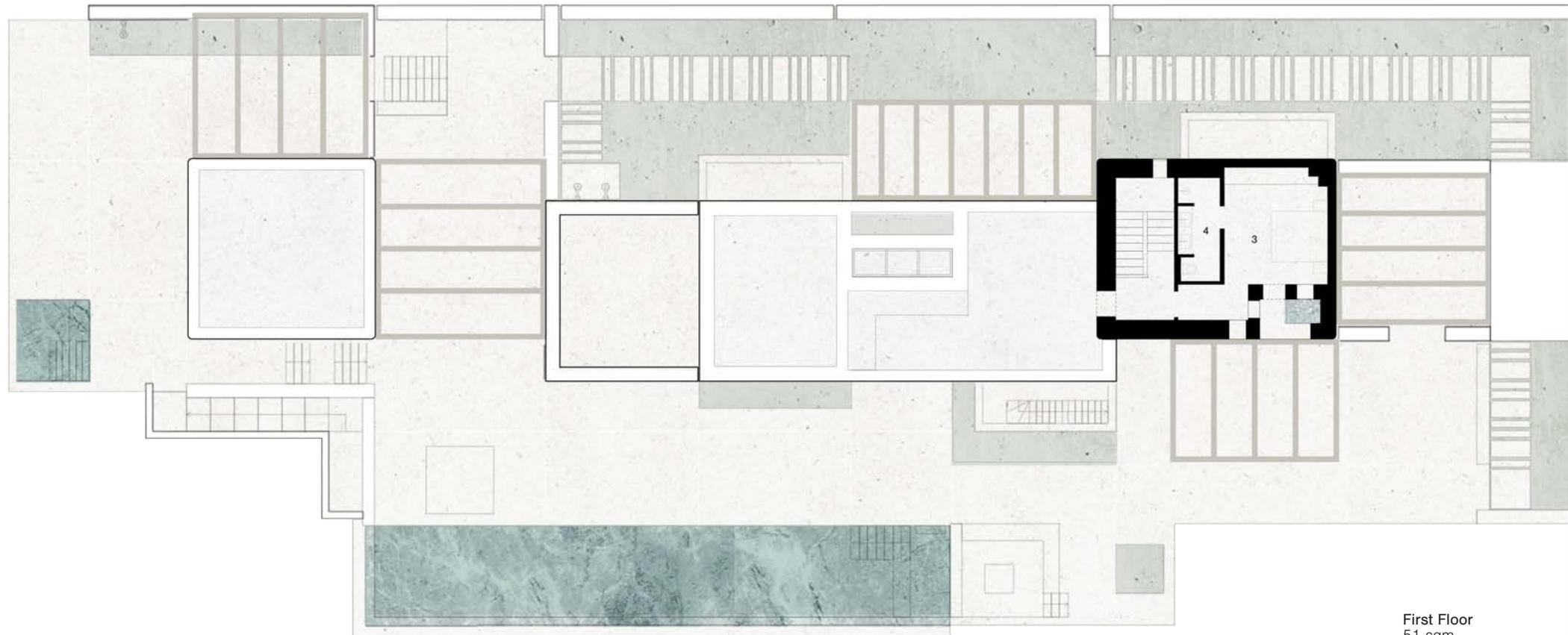
0 1 3 6m

VILLA 705 GROUNDFLOOR



0 1 3 6m

VILLA 705 FIRST FLOOR

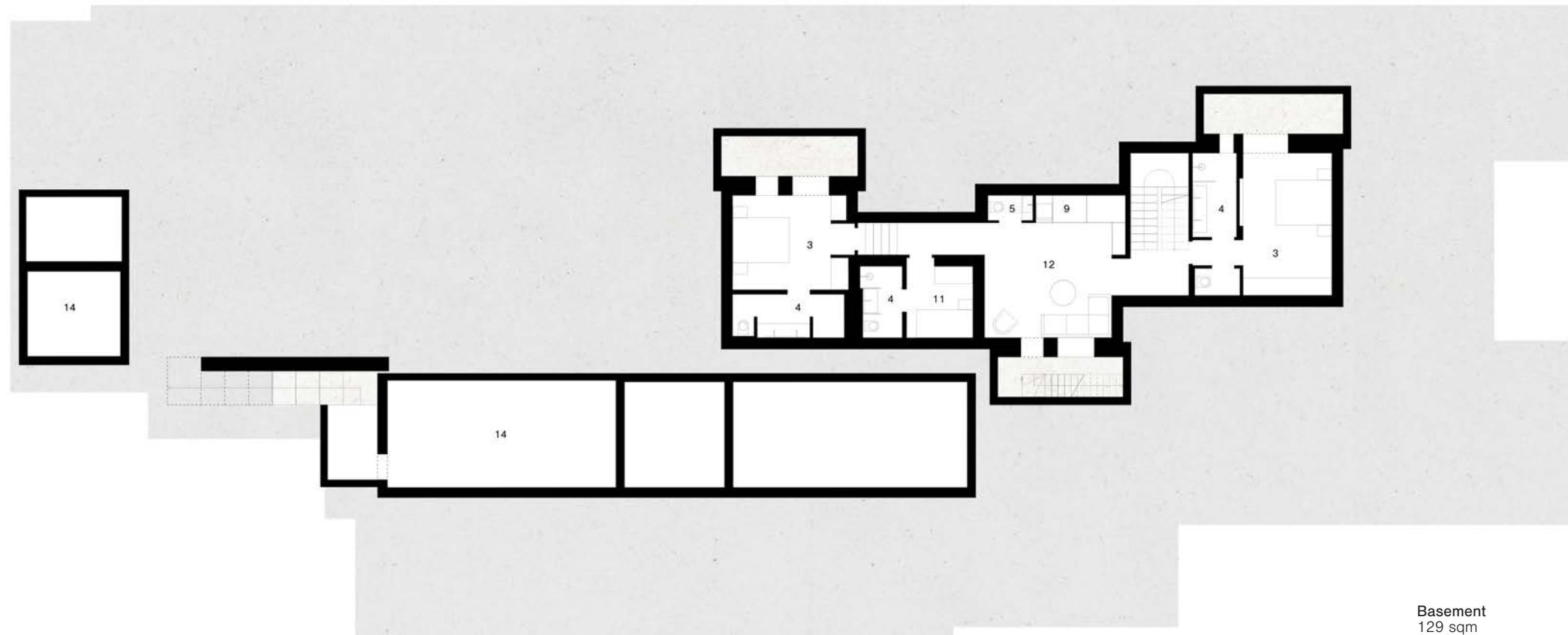


0 1 3 6m

- 1 Entrance
- 2 Kitchen
- 3 Bedroom
- 4 Bathroom
- 5 WC
- 6 Walk-in closet
- 7 Dining
- 8 Living room
- 9 Laundry
- 10 Guest room
- 11 Staff Room
- 12 TV Room
- 13 Storage
- 14 Engineering facilities

VILLA 705 BASEMENT

14



N

0 1 3 6m

Basement
129 sqm

- 1 Entrance
- 2 Kitchen
- 3 Bedroom
- 4 Bathroom
- 5 WC
- 6 Walk-in closet
- 7 Dining
- 8 Living room
- 9 Laundry
- 10 Guest room
- 11 Staff Room
- 12 TV Room
- 13 Storage
- 14 Engineering facilities



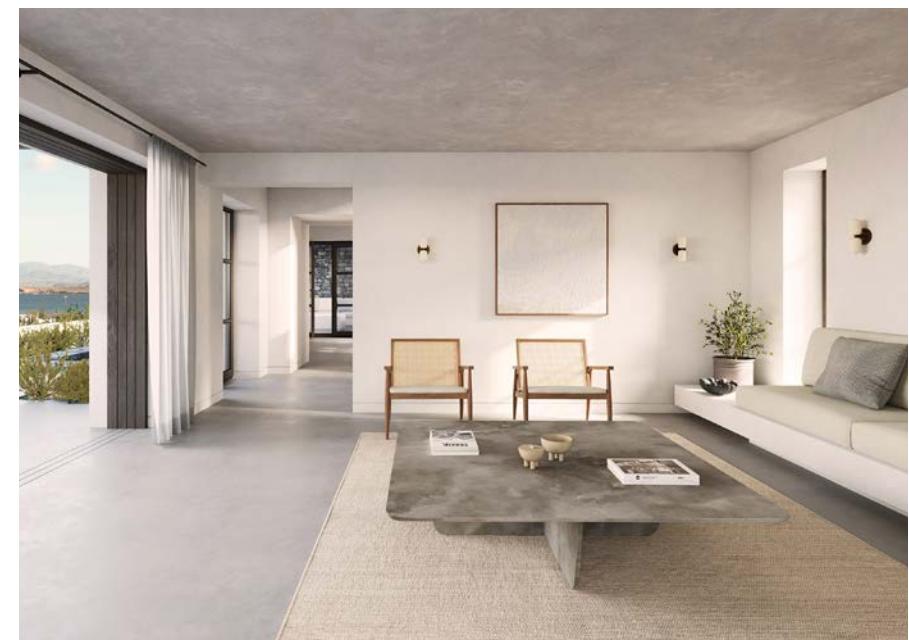
VILLA 705/EXTERIOR VIEWS



DINING ROOM



LIVING ROOM

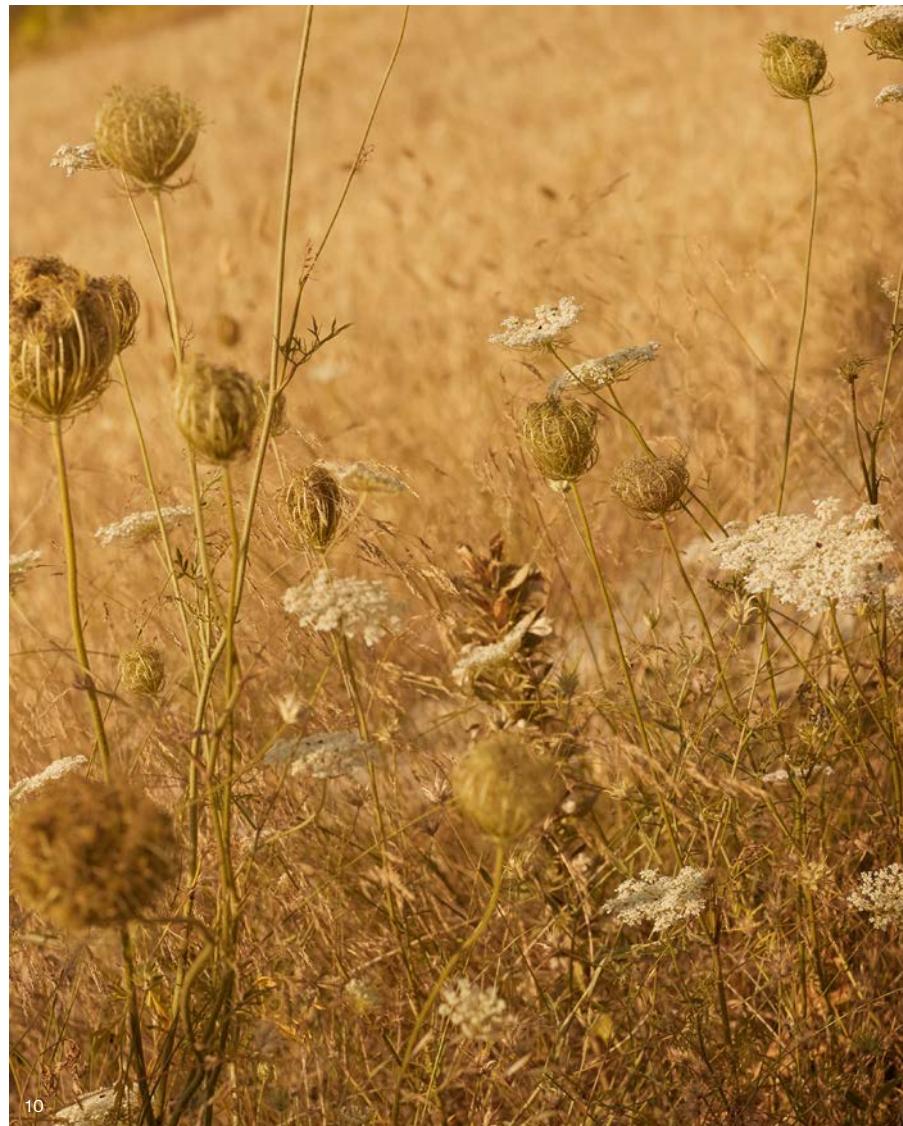


BEDROOM

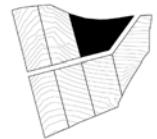


BATHROOM





VILLA 706



Land: 4053 sqm
Total House: 356 sqm
Guest House: 41 sqm

3 Floors
4 Bedrooms
Up to 12 people

Amenities
En-suite bathrooms
Laundry
Fully equipped kitchen
TV Room
Guest WC
Staff Room
Terrace

Mechanical Appliances
Air Condition
Heated Floors
Double Water System
Solar Panels
EV Charger

Outdoor Area
Private Parking
BBQ
Outdoor Dining Area
Outdoor shower
Infinity Swimming Pools
Firepit
Shaded spaces
Sea view



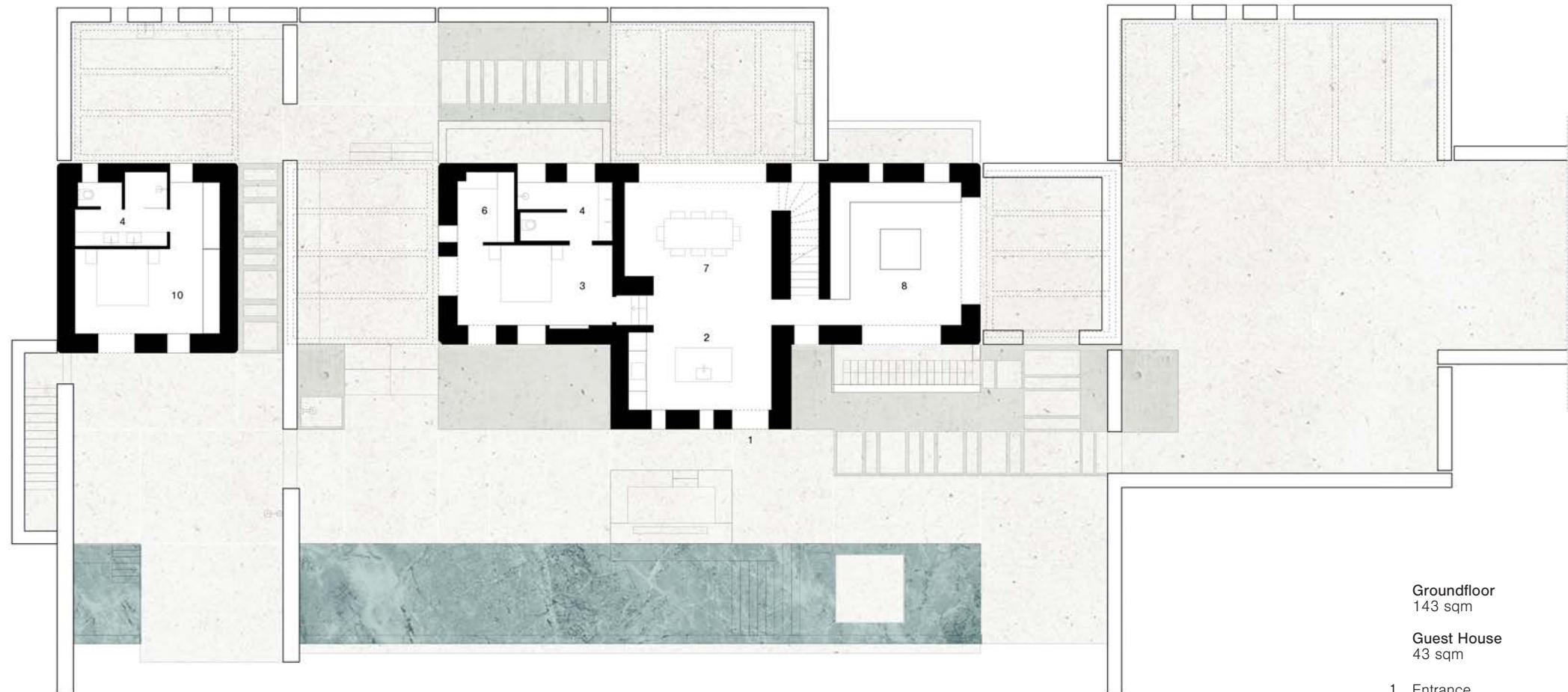
VILLA 706 TOP VIEW

20



0 1 3 6m

VILLA 706 GROUNDFLOOR

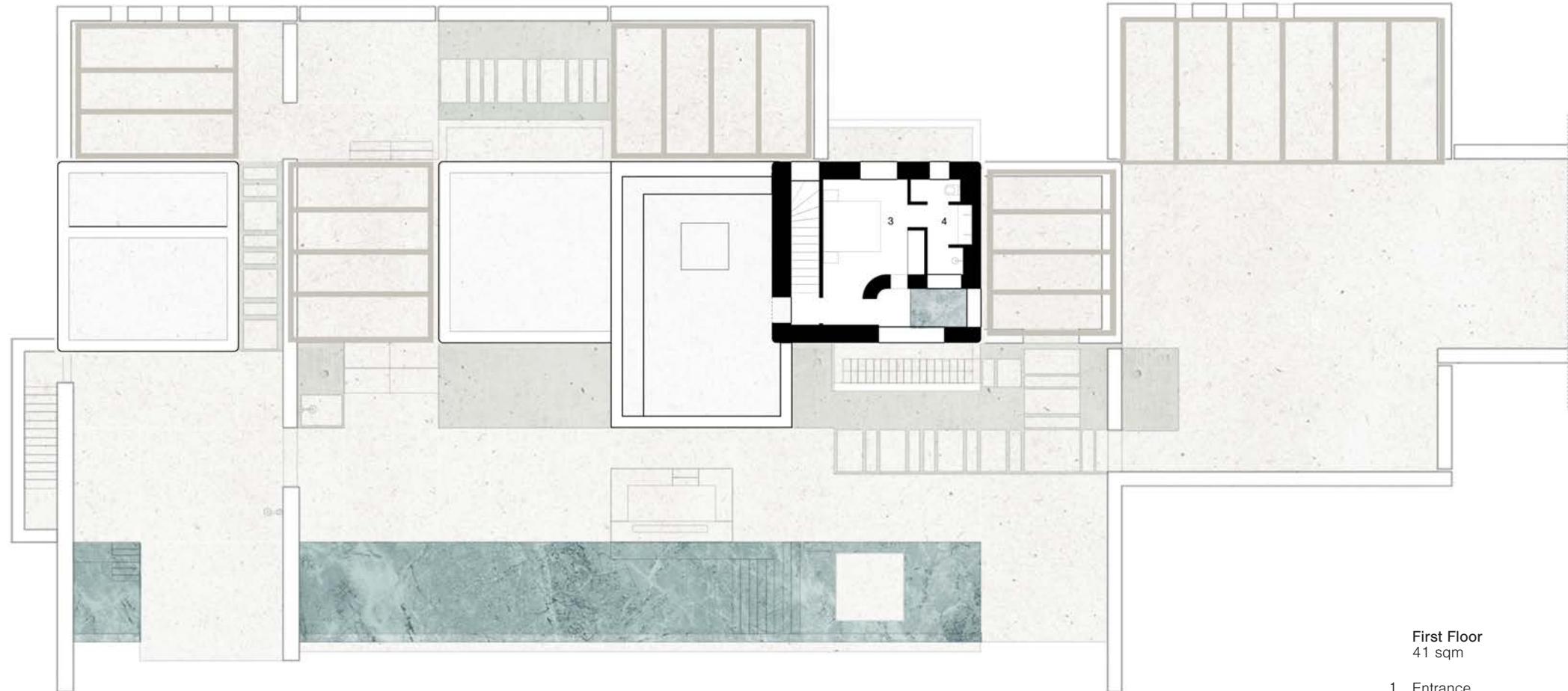


Groundfloor
143 sqm

Guest House
43 sqm

- 1 Entrance
- 2 Kitchen
- 3 Bedroom
- 4 Bathroom
- 5 WC
- 6 Walk-in closet
- 7 Dining
- 8 Living room
- 9 Laundry
- 10 Guest room
- 11 Staff Room
- 12 TV Room
- 13 Storage
- 14 Engineering facilities

VILLA 706 FIRST FLOOR



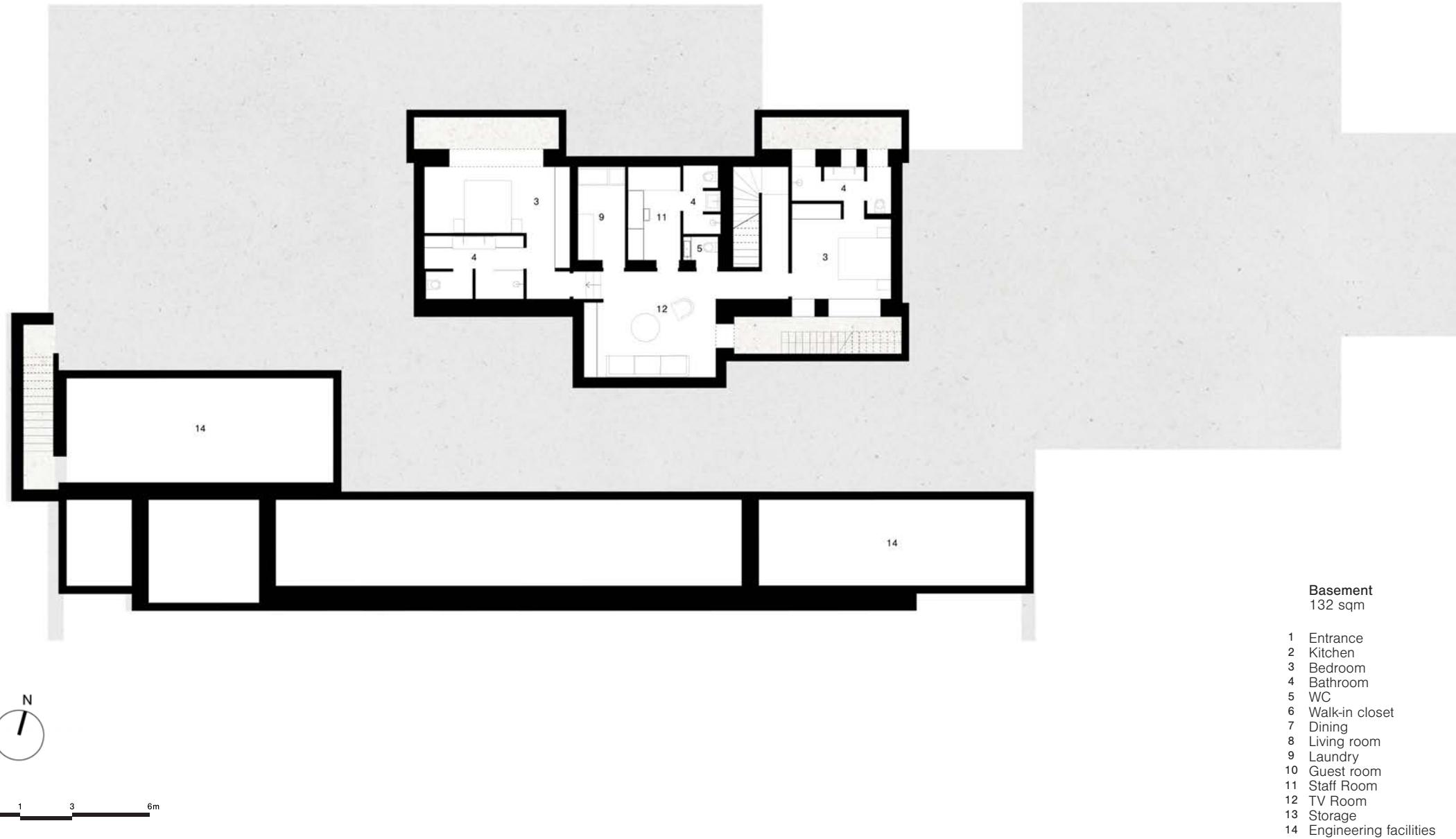
First Floor
41 sqm

- 1 Entrance
- 2 Kitchen
- 3 Bedroom
- 4 Bathroom
- 5 WC
- 6 Walk-in closet
- 7 Dining
- 8 Living room
- 9 Laundry
- 10 Guest room
- 11 Staff Room
- 12 TV Room
- 13 Storage
- 14 Engineering facilities



0 1 3 6m

VILLA 706 BASEMENT





VILLA 706/EXTERIOR VIEWS



DINING ROOM

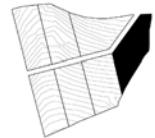


LIVING ROOM





VILLA 707



Land: 4053 sqm
Total House: 356 sqm
Guest House: 41 sqm

3 Floors
4 Bedrooms
Up to 12 people

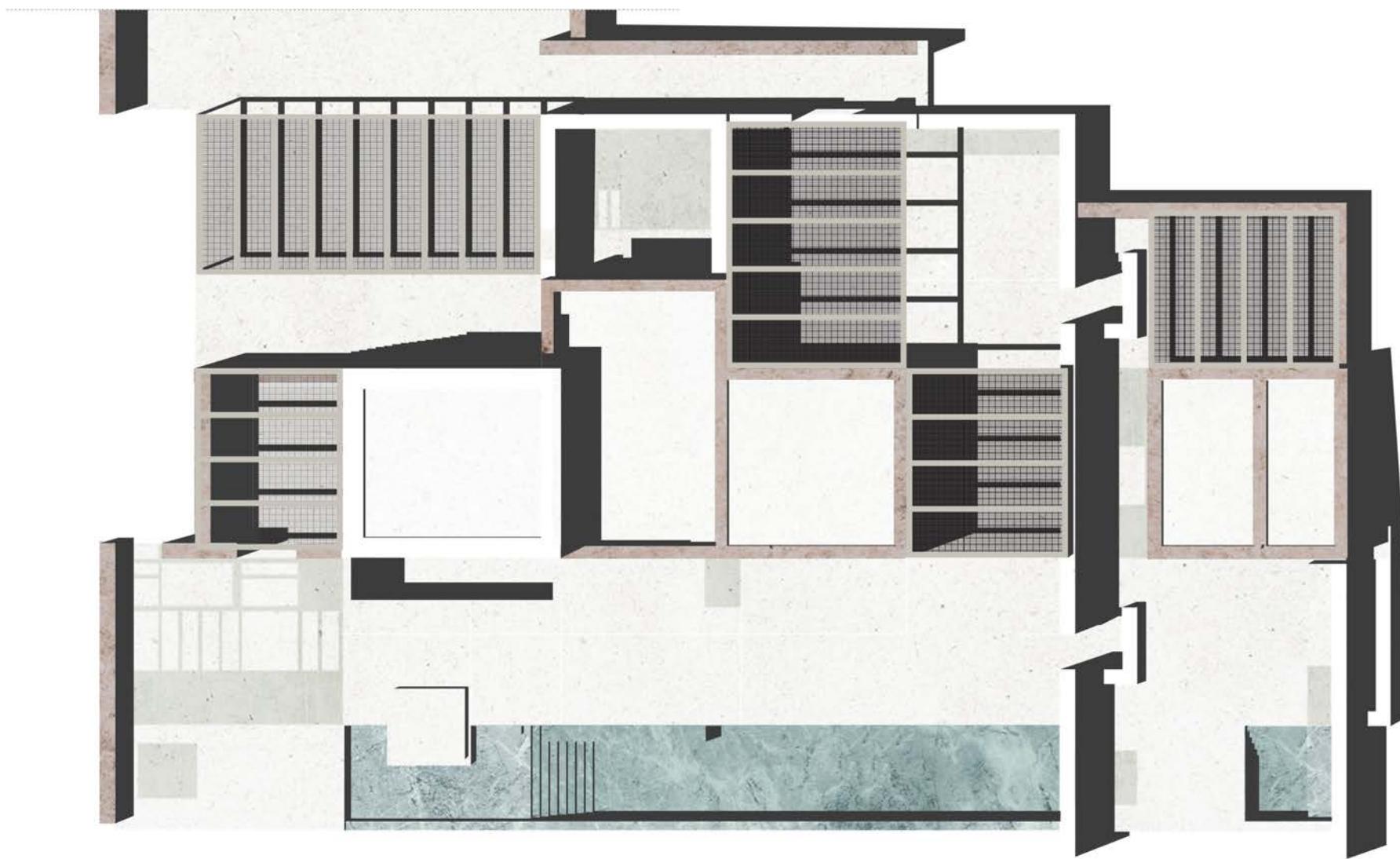
Amenities
En-suite bathrooms
Laundry
Fully equipped kitchen
TV Room
Guest WC
Staff Room
Terrace

Mechanical Appliances
Air Condition
Heated Floors
Double Water System
Solar Panels
EV Charger

Outdoor Area
Private Parking
BBQ
Outdoor Dining Area
Outdoor shower
Infinity Swimming Pools
Firepit
Shaded spaces
Sea view

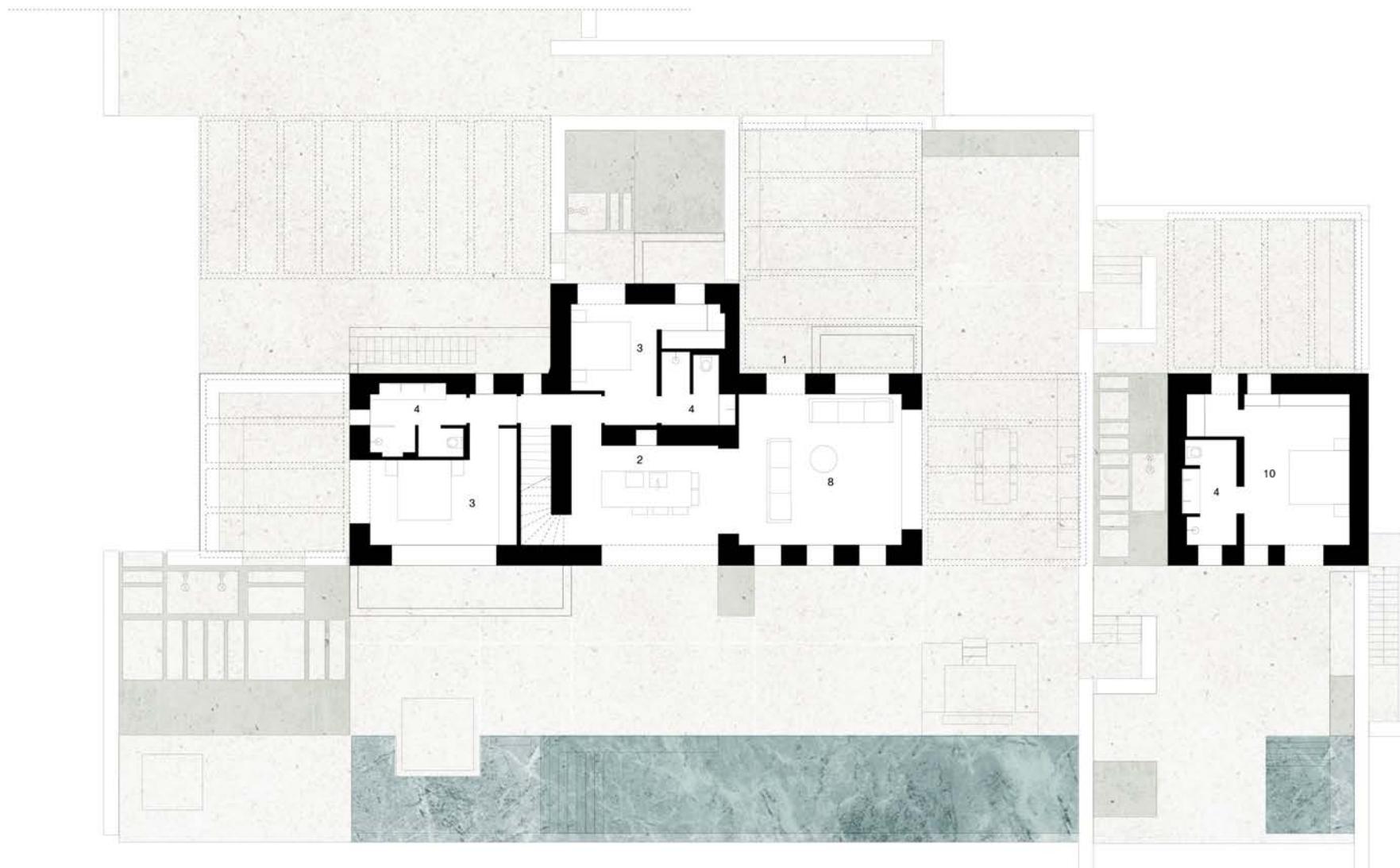


VILLA 707 TOP VIEW



0 1 3 6m

VILLA 707 GROUNDFLOOR



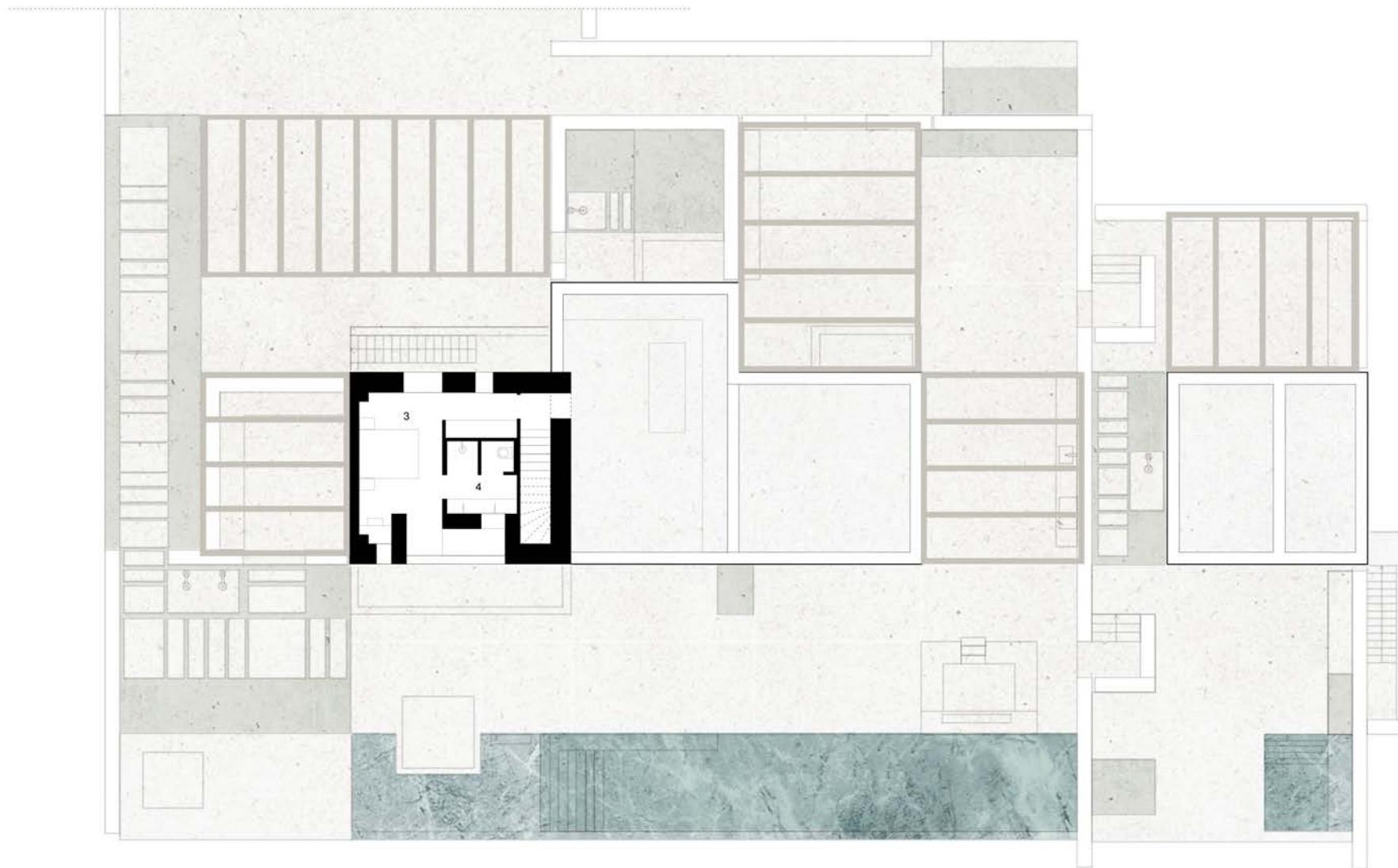
0 1 3 6m

Groundfloor
142 sqm

Guest House
43 sqm

- 1 Entrance
- 2 Kitchen
- 3 Bedroom
- 4 Bathroom
- 5 WC
- 6 Walk-in closet
- 7 Dining
- 8 Living room
- 9 Laundry
- 10 Guest room
- 11 Staff Room
- 12 TV Room
- 13 Storage
- 14 Engineering facilities

VILLA 707 FIRST FLOOR



0 1 3 6m

First Floor
44 sqm

- 1 Entrance
- 2 Kitchen
- 3 Bedroom
- 4 Bathroom
- 5 WC
- 6 Walk-in closet
- 7 Dining
- 8 Living room
- 9 Laundry
- 10 Guest room
- 11 Staff Room
- 12 TV Room
- 13 Storage
- 14 Engineering facilities

VILLA 707 BASEMENT



Basement
132 sqm

- 1 Entrance
- 2 Kitchen
- 3 Bedroom
- 4 Bathroom
- 5 WC
- 6 Walk-in closet
- 7 Dining
- 8 Living room
- 9 Laundry
- 10 Guest room
- 11 Staff Room
- 12 TV Room
- 13 Storage
- 14 Engineering facilities



0 1 3 6m



VILLA 707/EXTERIOR VIEWS



DINING ROOM



LIVING ROOM



BEDROOM



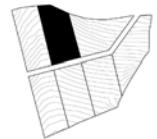
BATHROOM





12

VILLA 708



Land: 4053 sqm
Total House: 356 sqm
Guest House: 41 sqm

3 Floors
4 Bedrooms
Up to 12 people

Amenities
En-suite bathrooms
Laundry
Fully equipped kitchen
TV Room
Guest WC
Staff Room
Terrace

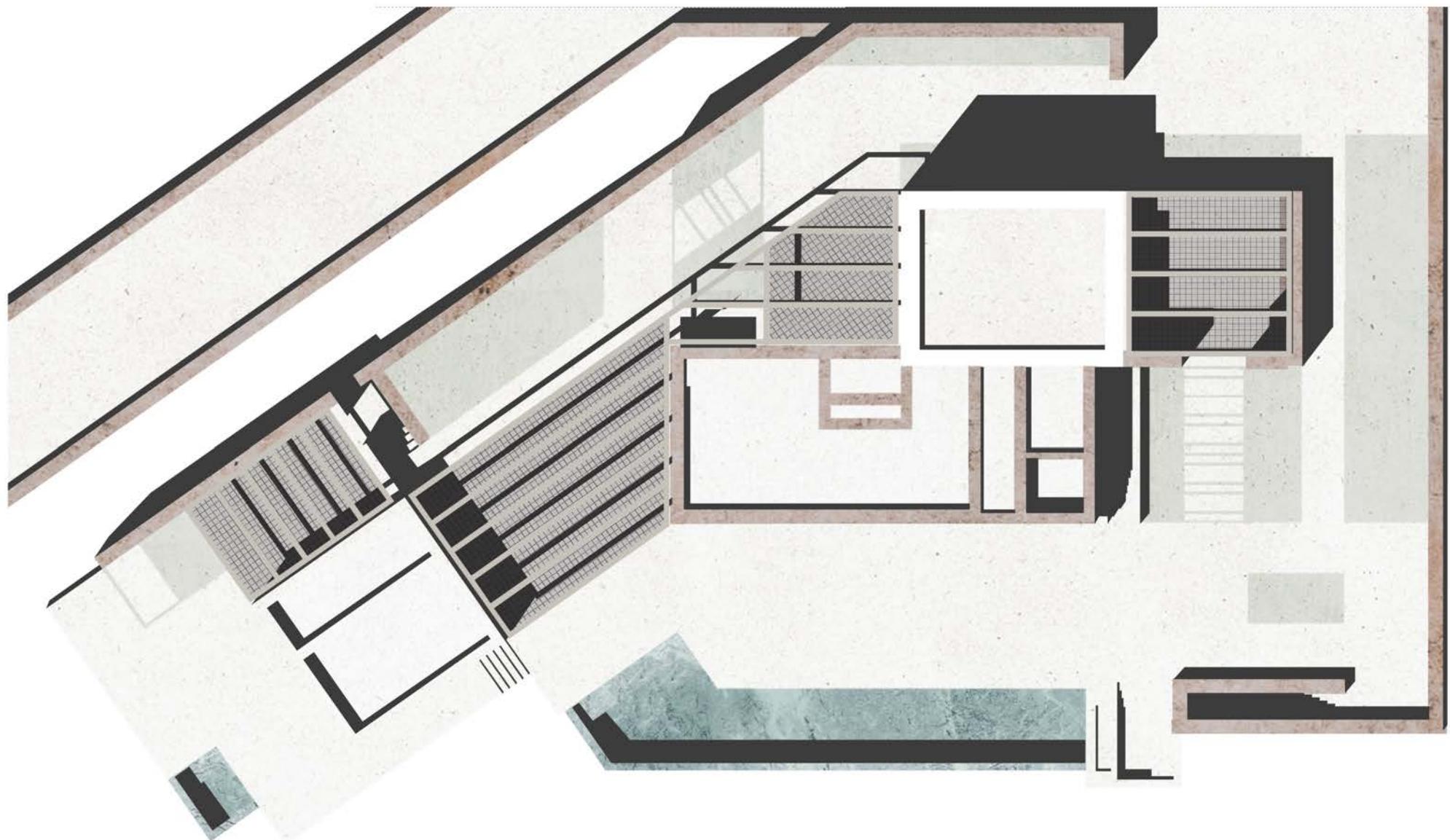
Mechanical Appliances
Air Condition
Heated Floors
Double Water System
Solar Panels
EV Charger

Outdoor Area
Private Parking
BBQ
Outdoor Dining Area
Outdoor shower
Infinity Swimming Pools
Firepit
Shaded spaces
Sea view



VILLA 708 ^{TOP VIEW}

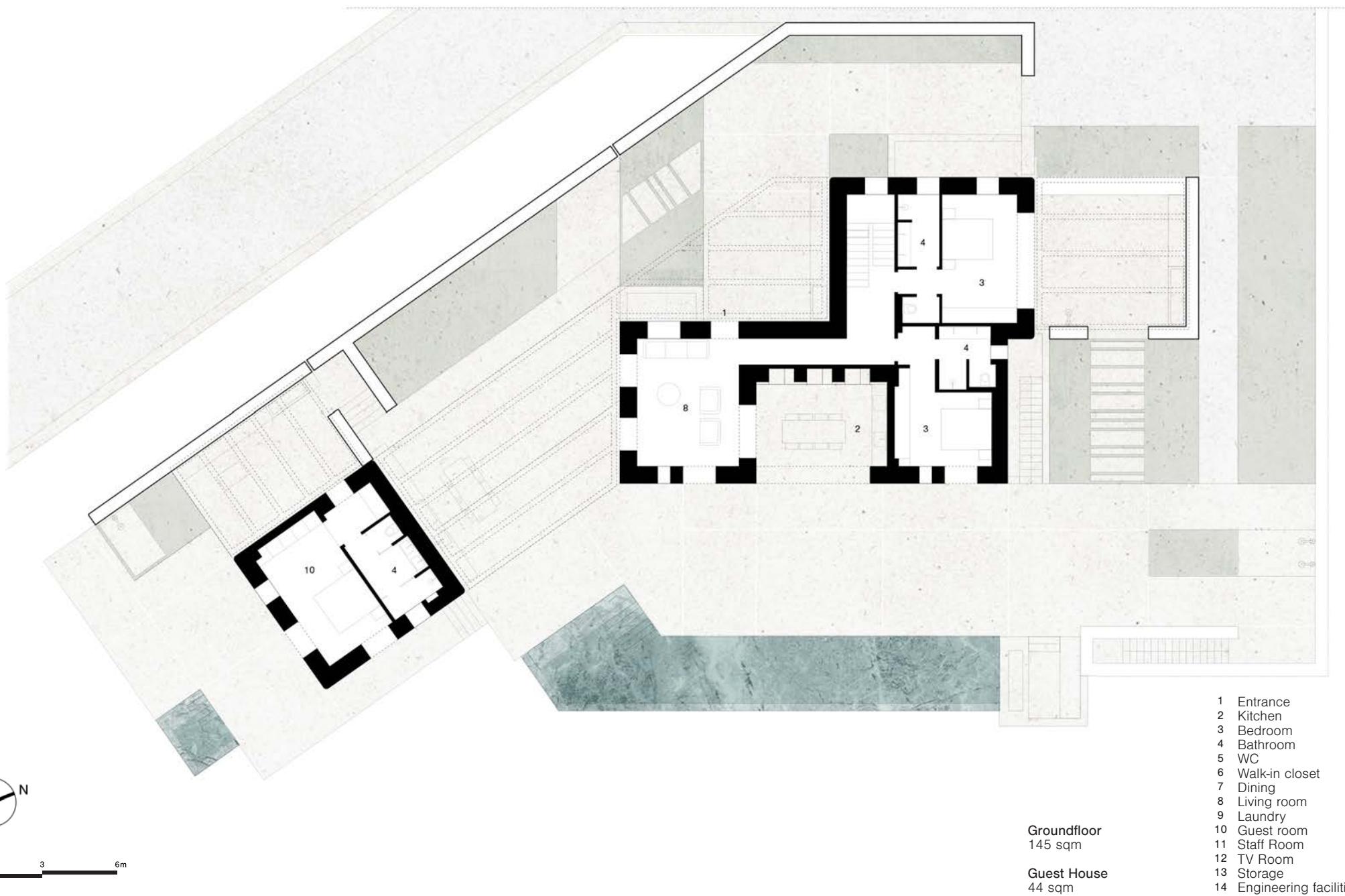
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0 1 3 6m

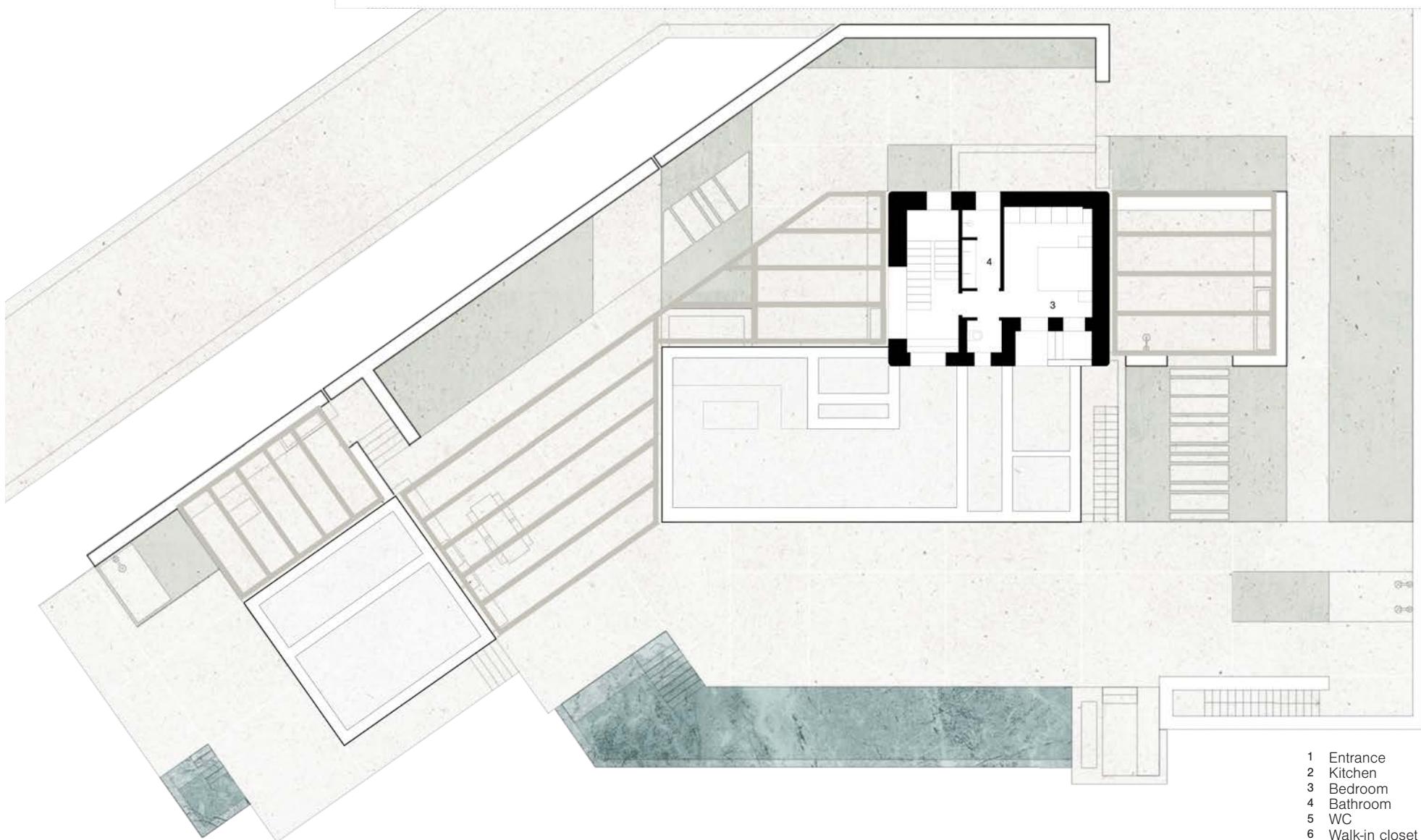
VILLA 708 GROUNDFLOOR

38



VILLA 708 FIRST FLOOR

39

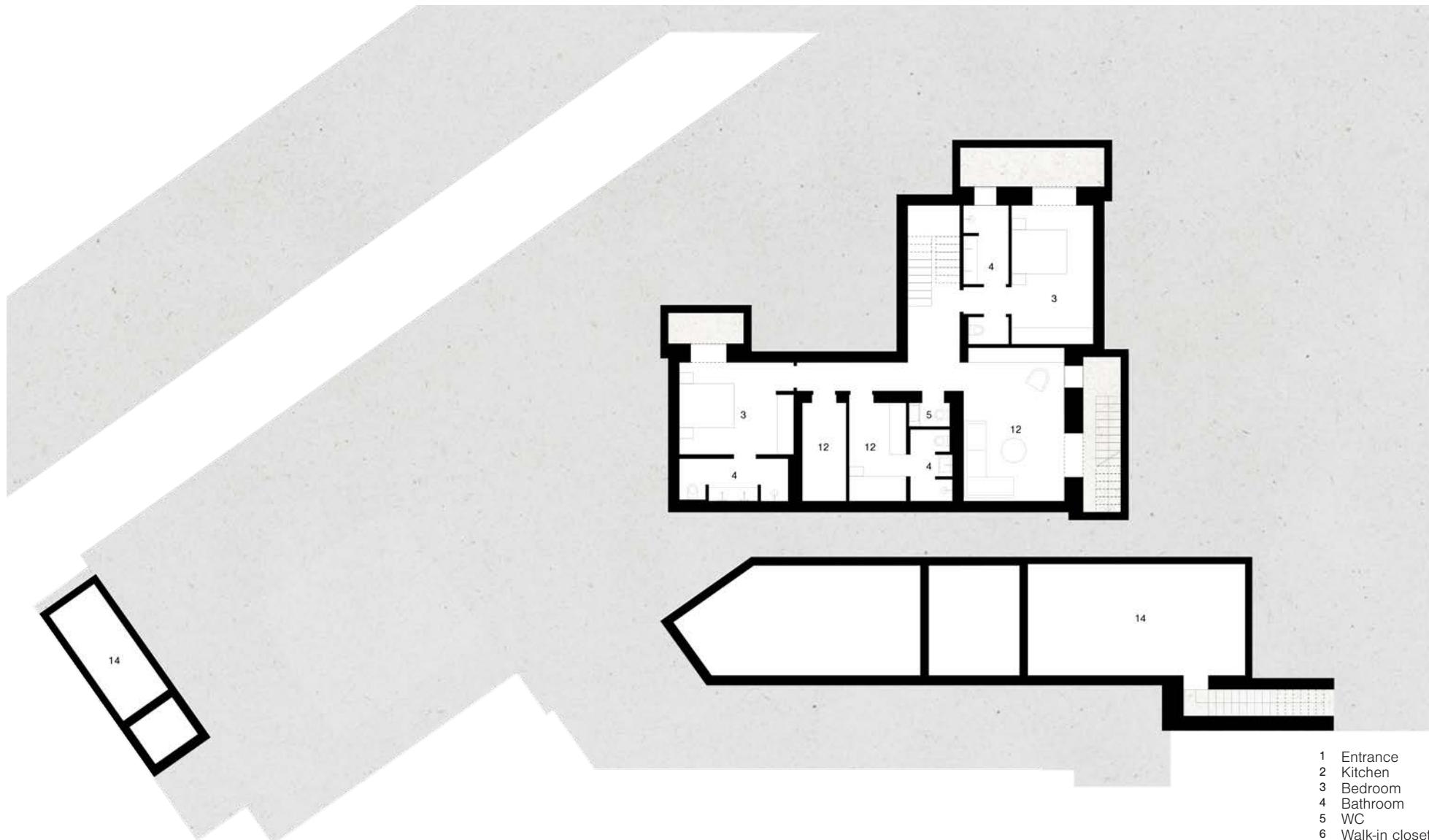


0 1 3 6m

First Floor
48 sqm

- 1 Entrance
- 2 Kitchen
- 3 Bedroom
- 4 Bathroom
- 5 WC
- 6 Walk-in closet
- 7 Dining
- 8 Living room
- 9 Laundry
- 10 Guest room
- 11 Staff Room
- 12 TV Room
- 13 Storage
- 14 Engineering facilities

VILLA 708 BASEMENT



0 1 3 6m

Basement
134 sqm

- 1 Entrance
- 2 Kitchen
- 3 Bedroom
- 4 Bathroom
- 5 WC
- 6 Walk-in closet
- 7 Dining
- 8 Living room
- 9 Laundry
- 10 Guest room
- 11 Staff Room
- 12 TV Room
- 13 Storage
- 14 Engineering facilities



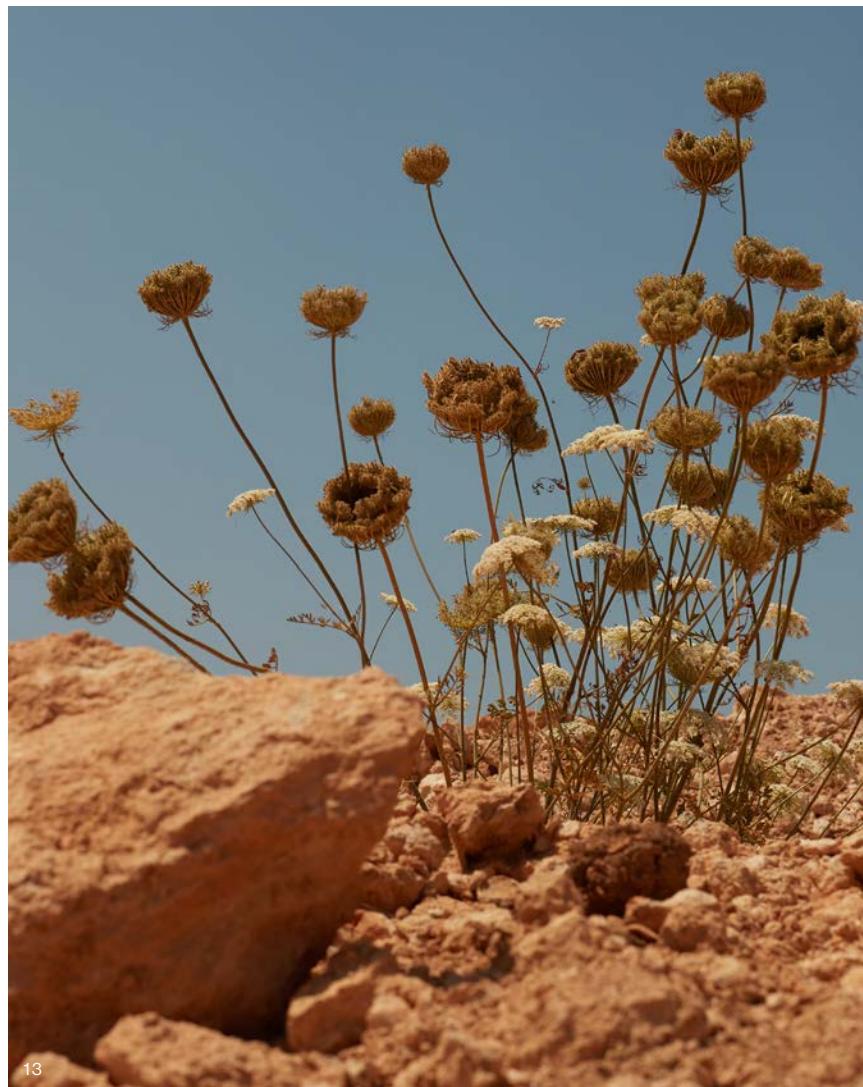
VILLA 708/EXTERIOR VIEWS



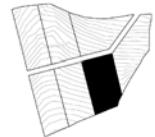


LIVING ROOM





VILLA 709



Land: 4053 sqm
Total House: 356 sqm
Guest House: 41 sqm

3 Floors
4 Bedrooms
Up to 12 people

Amenities
En-suite bathrooms
Laundry
Fully equipped kitchen
TV Room
Guest WC
Staff Room
Terrace

Mechanical Appliances
Air Condition
Heated Floors
Double Water System
Solar Panels
EV Charger

Outdoor Area
Private Parking
BBQ
Outdoor Dining Area
Outdoor shower
Infinity Swimming Pools
Firepit
Shaded spaces
Sea view

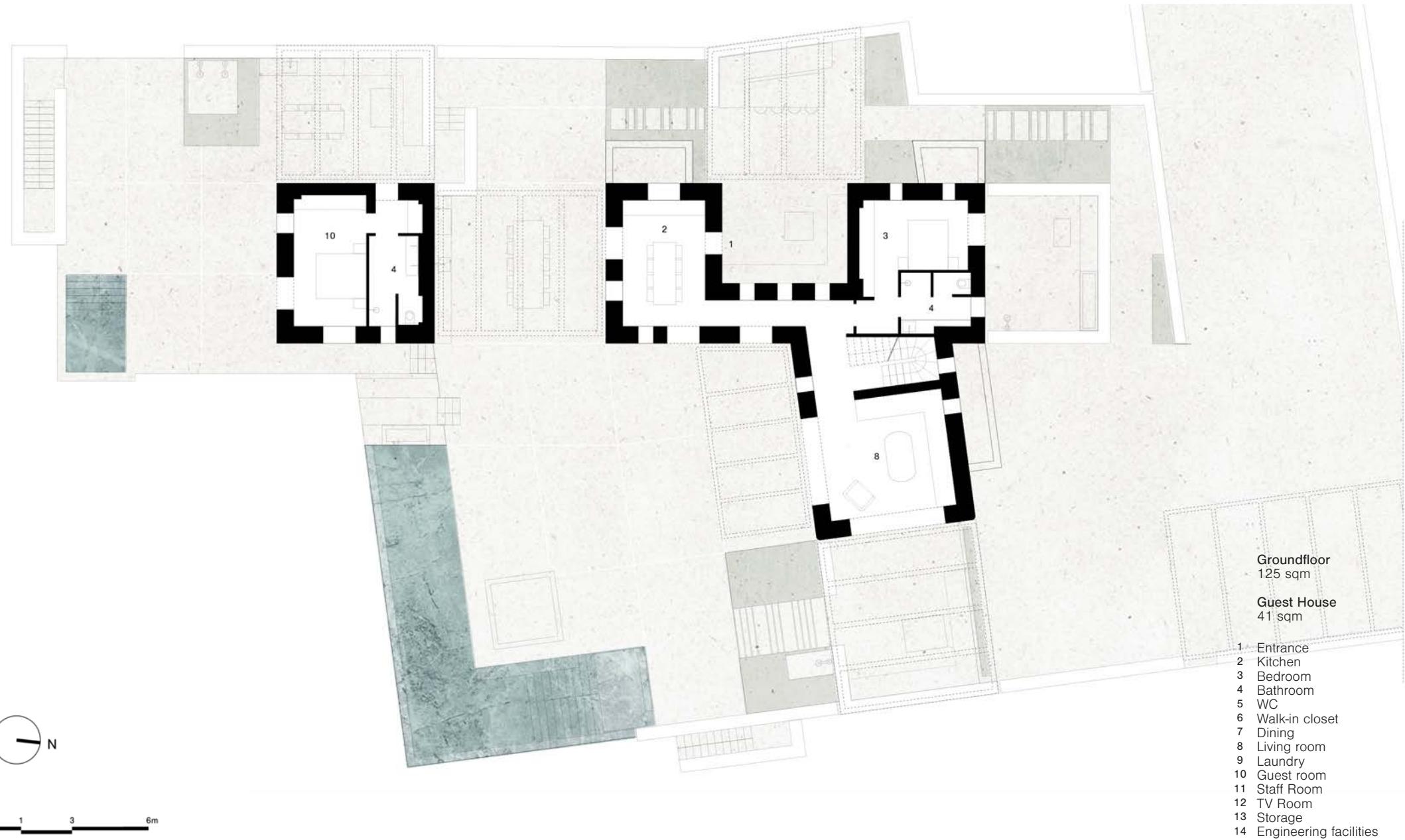


VILLA 709 TOP VIEW

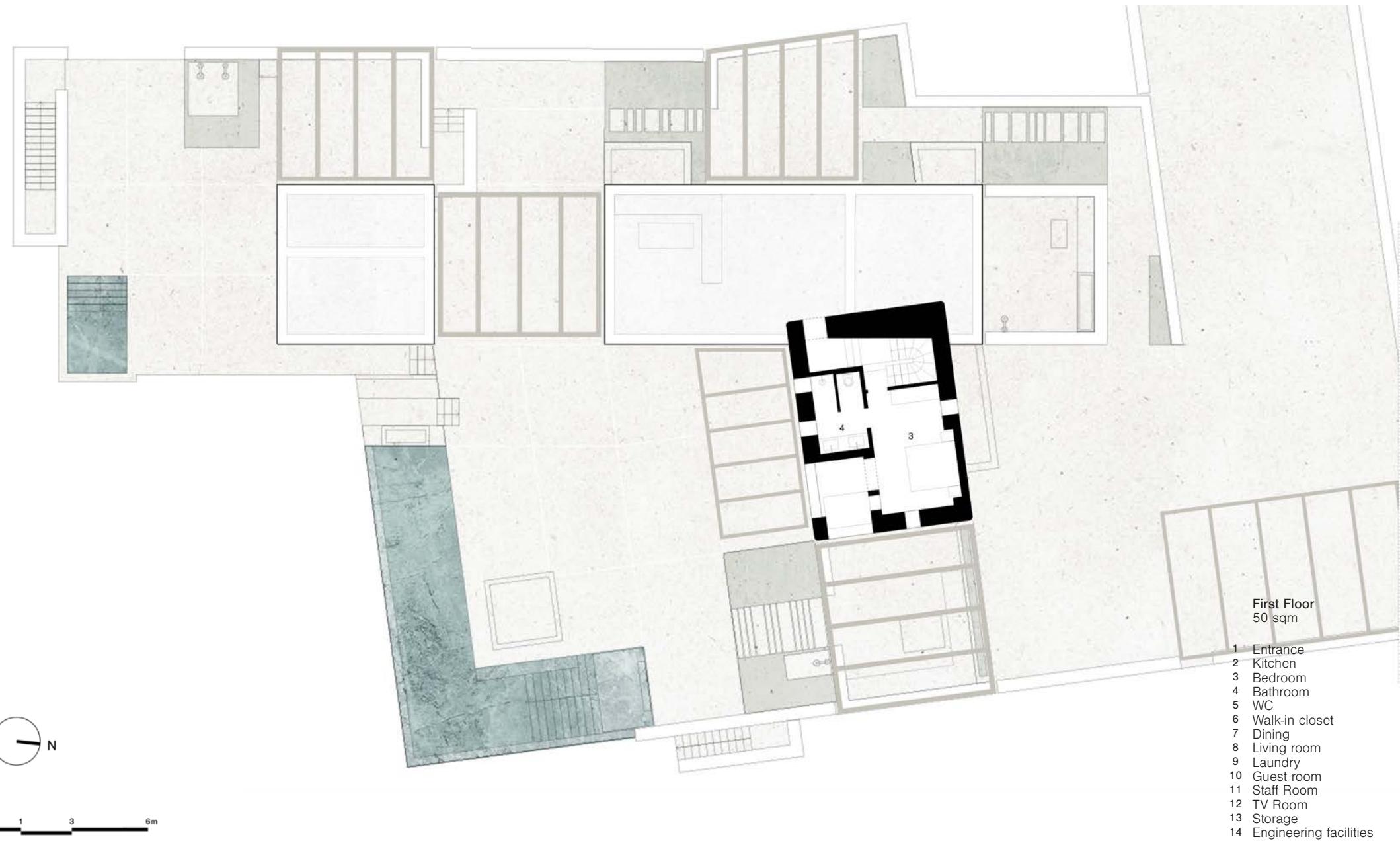
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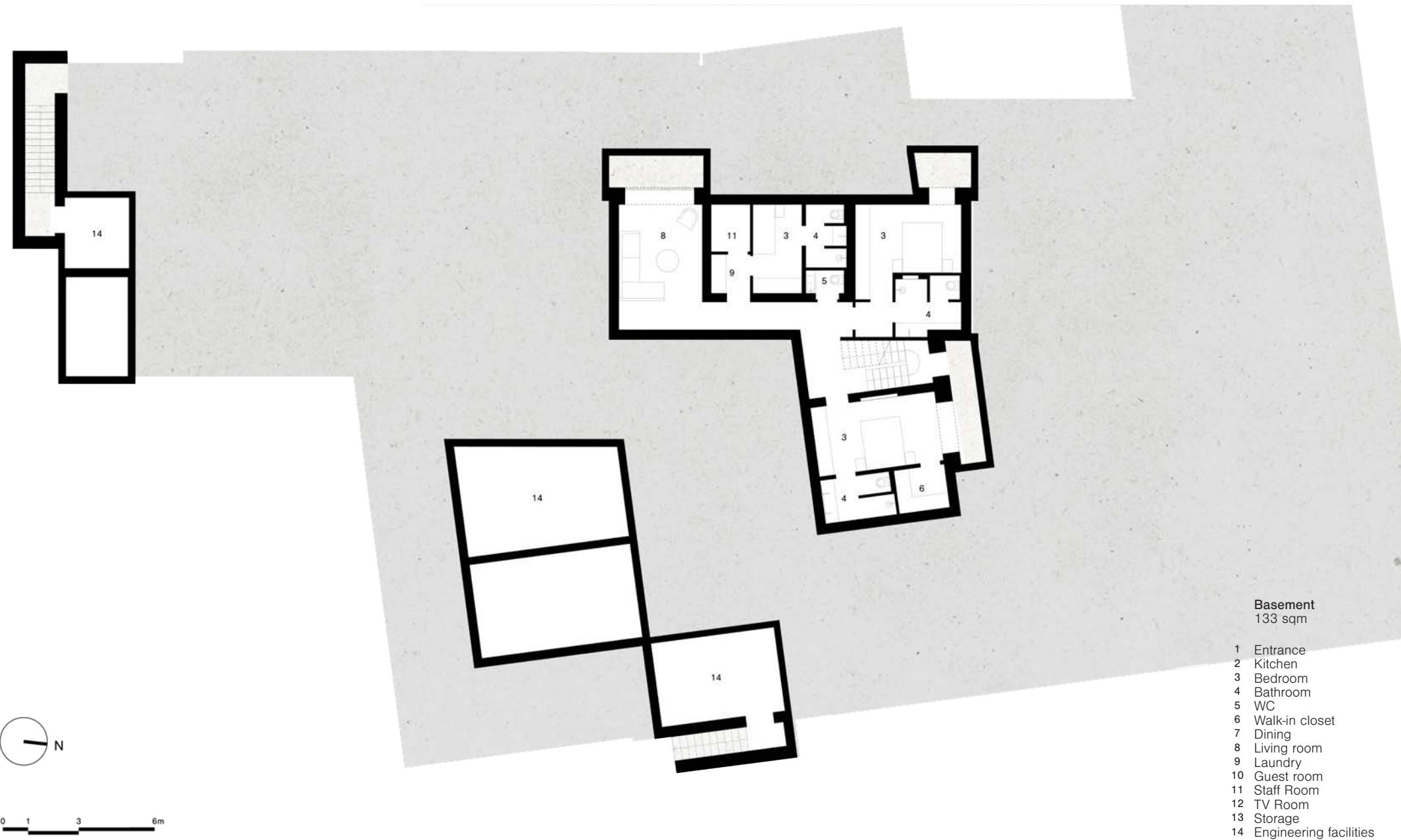
VILLA 709 GROUNDFLOOR



VILLA 709 FIRST FLOOR



VILLA 709 BASEMENT





VILLA 709/EXTERIOR VIEWS





LIVING ROOM



BEDROOM



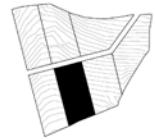
BATHROOM





14

VILLA 710



Land: 4053 sqm
Total House: 356 sqm
Guest House: 41 sqm

3 Floors
4 Bedrooms
Up to 12 people

Amenities

En-suite bathrooms
Laundry
Fully equipped kitchen
TV Room
Guest WC
Staff Room
Terrace

Mechanical Appliances

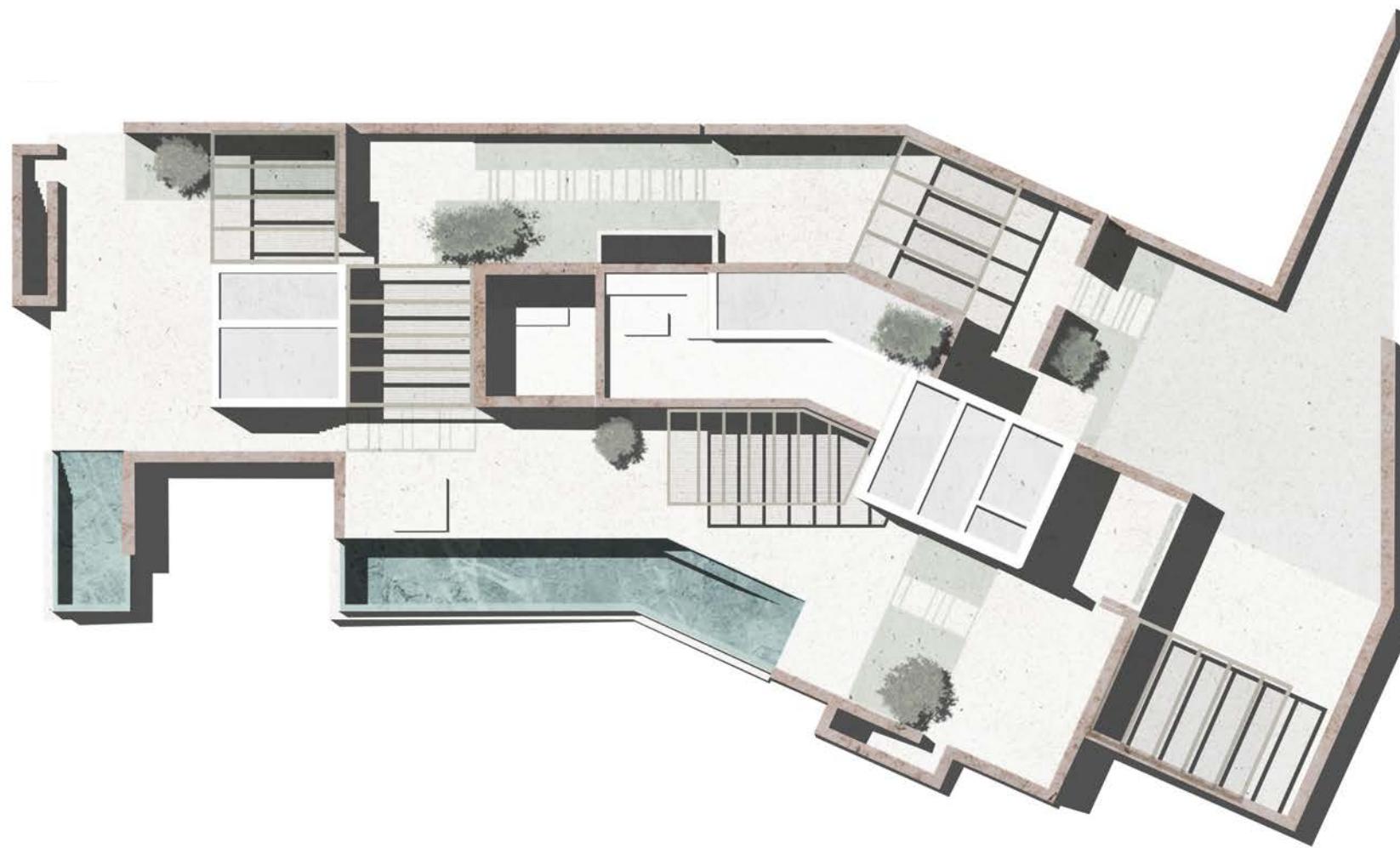
Air Condition
Heated Floors
Double Water System
Solar Panels
EV Charger

Outdoor Area

Private Parking
BBQ
Outdoor Dining Area
Outdoor shower
Infinity Swimming Pools
Firepit
Shaded spaces
Sea view

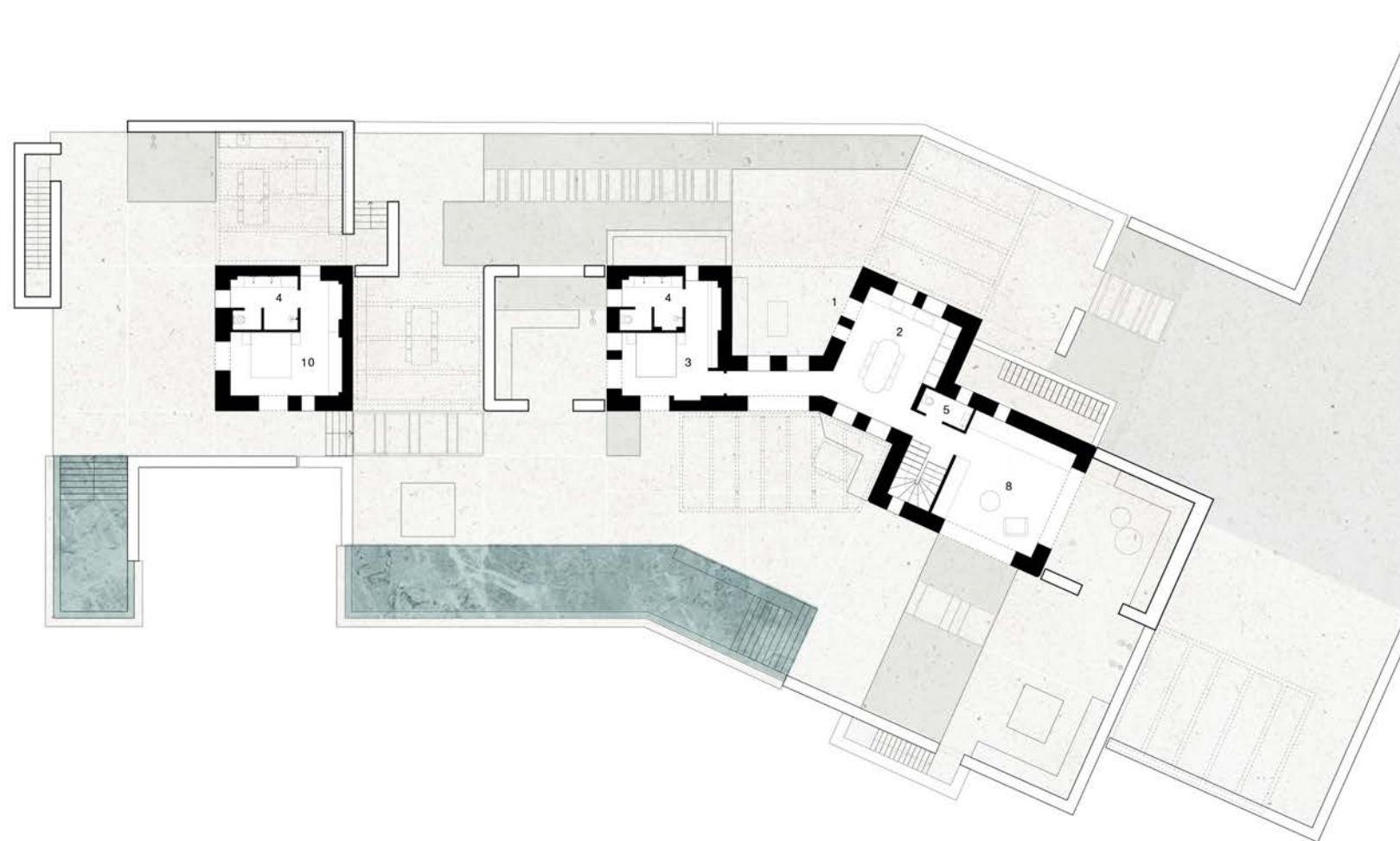


VILLA 710 TOP VIEW



0 1 3 6m

VILLA 710 GROUNDFLOOR

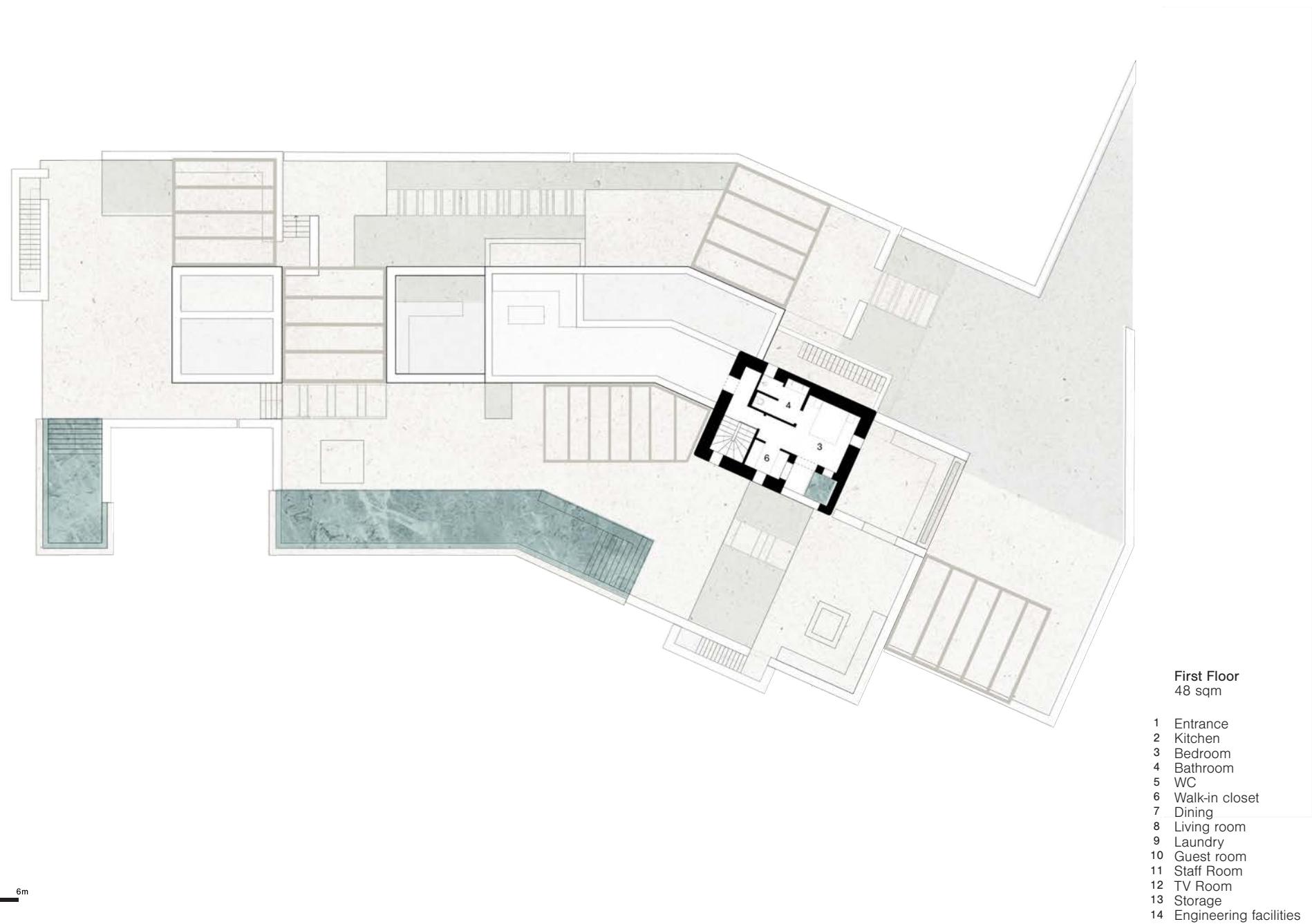


- 1 Entrance
- 2 Kitchen
- 3 Bedroom
- 4 Bathroom
- 5 WC
- 6 Walk-in closet
- 7 Dining
- 8 Living room
- 9 Laundry
- 10 Guest room
- 11 Staff Room
- 12 TV Room
- 13 Storage
- 14 Engineering facilities

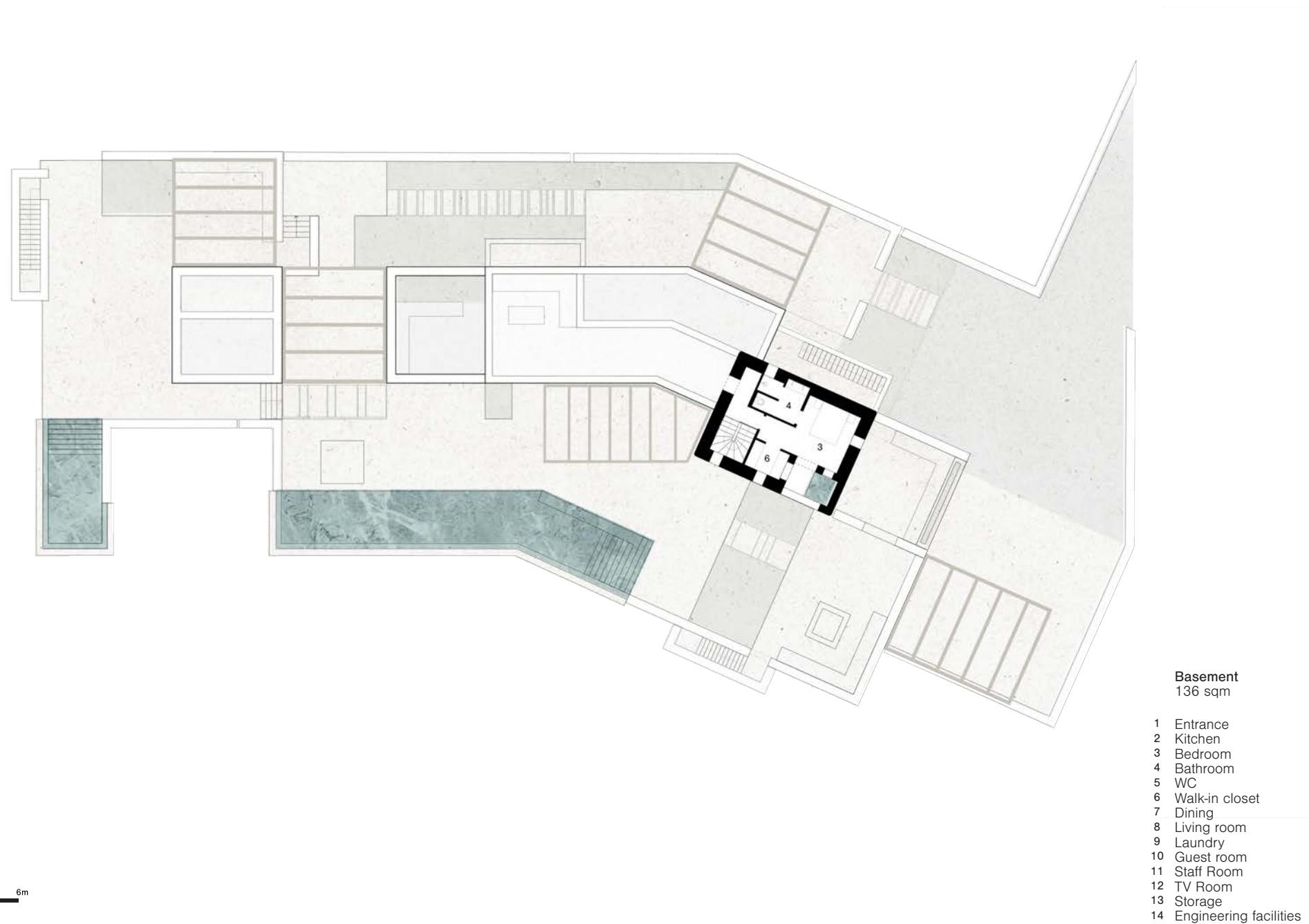


0 1 3 6m

VILLA 710 FIRST FLOOR



VILLA 710 BASEMENT





VILLA 710/EXTERIOR VIEWS





LIVING ROOM AND PATIO



BEDROOM

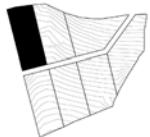


BATHROOM





VILLA 713



Land: 4053 sqm
Total House: 356 sqm
Guest House: 41 sqm

3 Floors
4 Bedrooms
Up to 12 people

Amenities

En-suite bathrooms
Laundry
Fully equipped kitchen
TV Room
Guest WC
Staff Room
Terrace

Mechanical Appliances

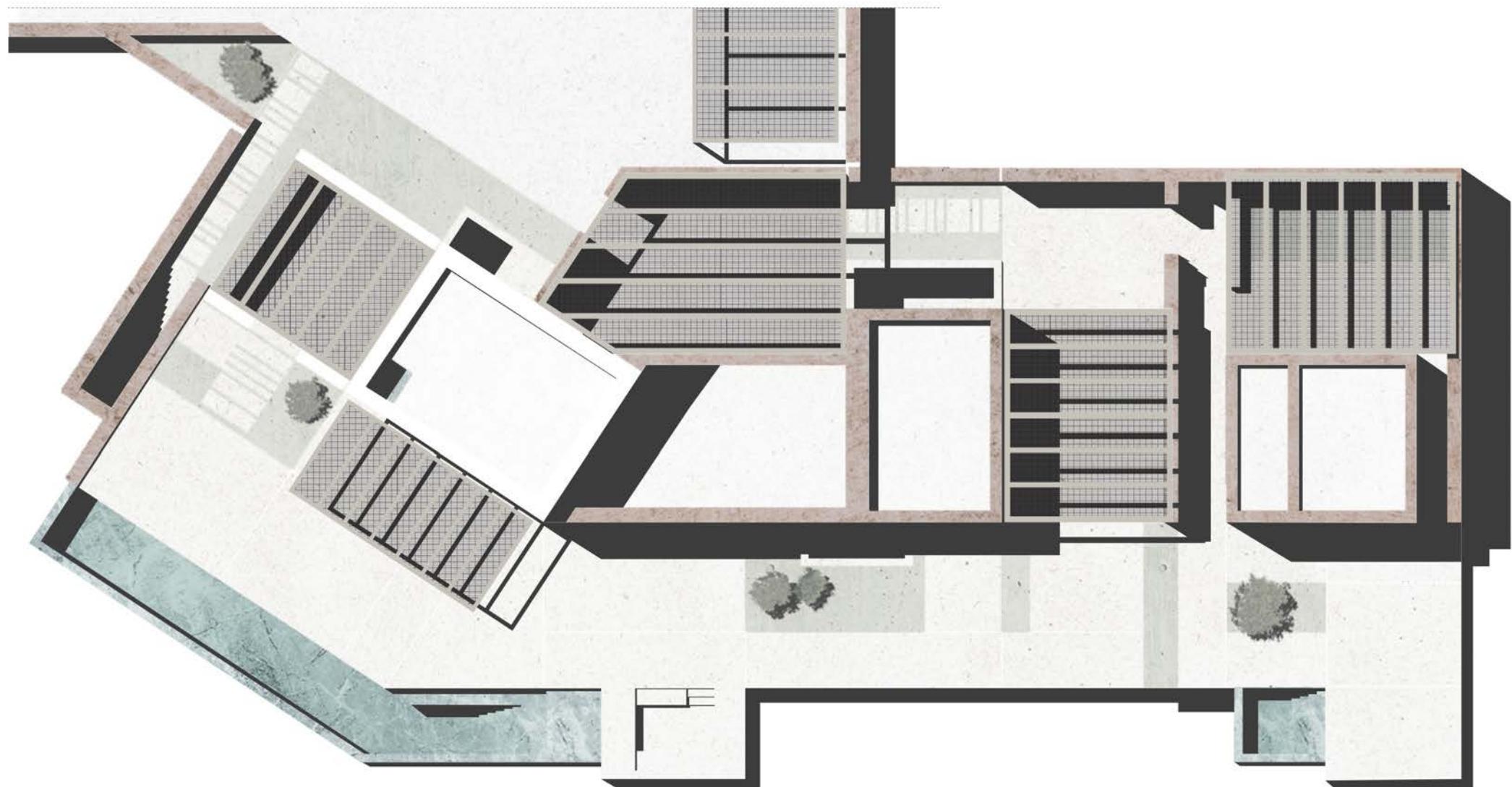
Air Condition
Heated Floors
Double Water System
Solar Panels
EV Charger

Outdoor Area

Private Parking
BBQ
Outdoor Dining Area
Outdoor shower
Infinity Swimming Pools
Firepit
Shaded spaces
Sea view



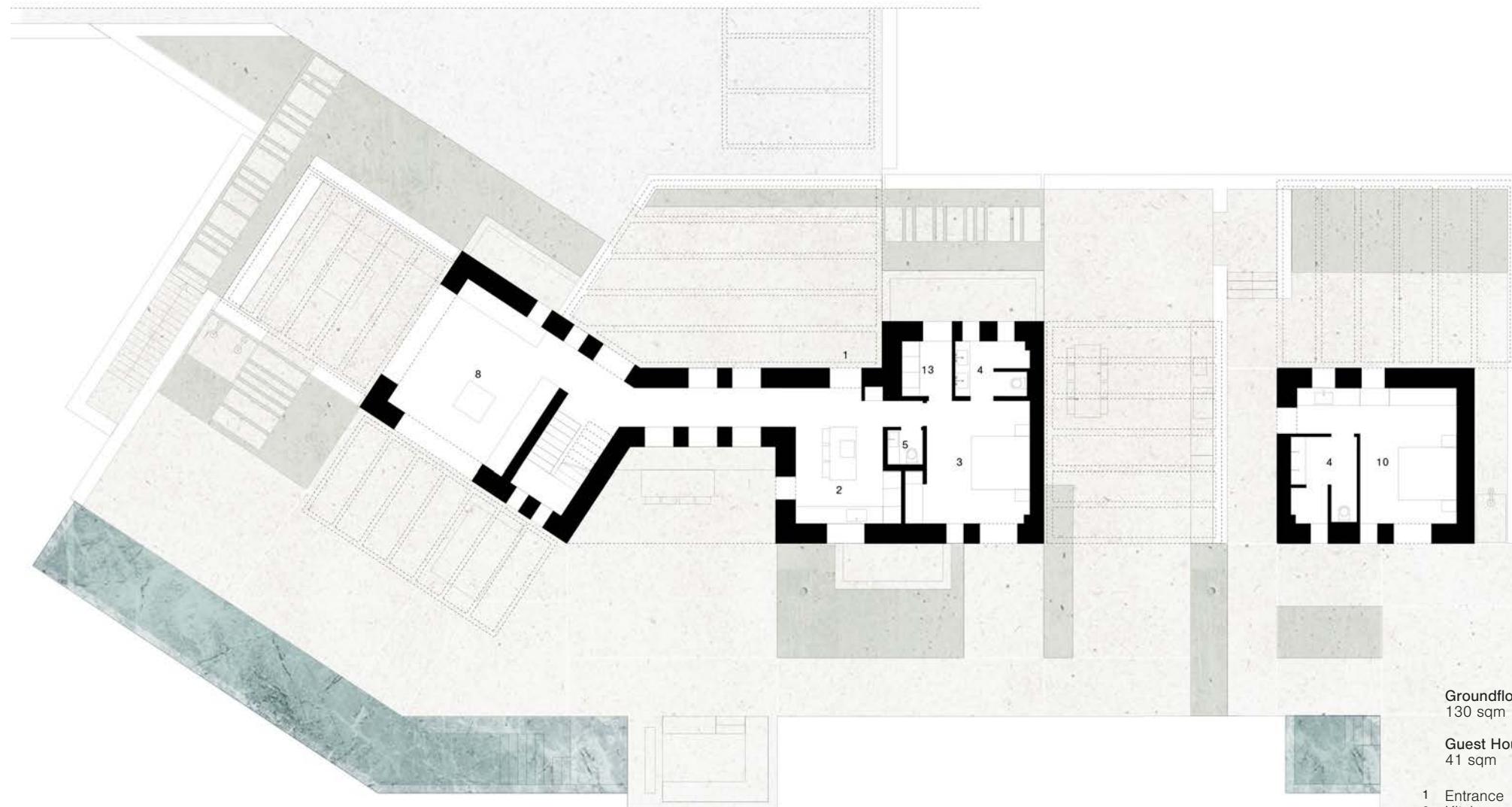
VILLA 713 TOP VIEW



N

0 1 3 6m

VILLA 713 GROUNDFLOOR



Groundfloor
130 sqm

Guest House
41 sqm

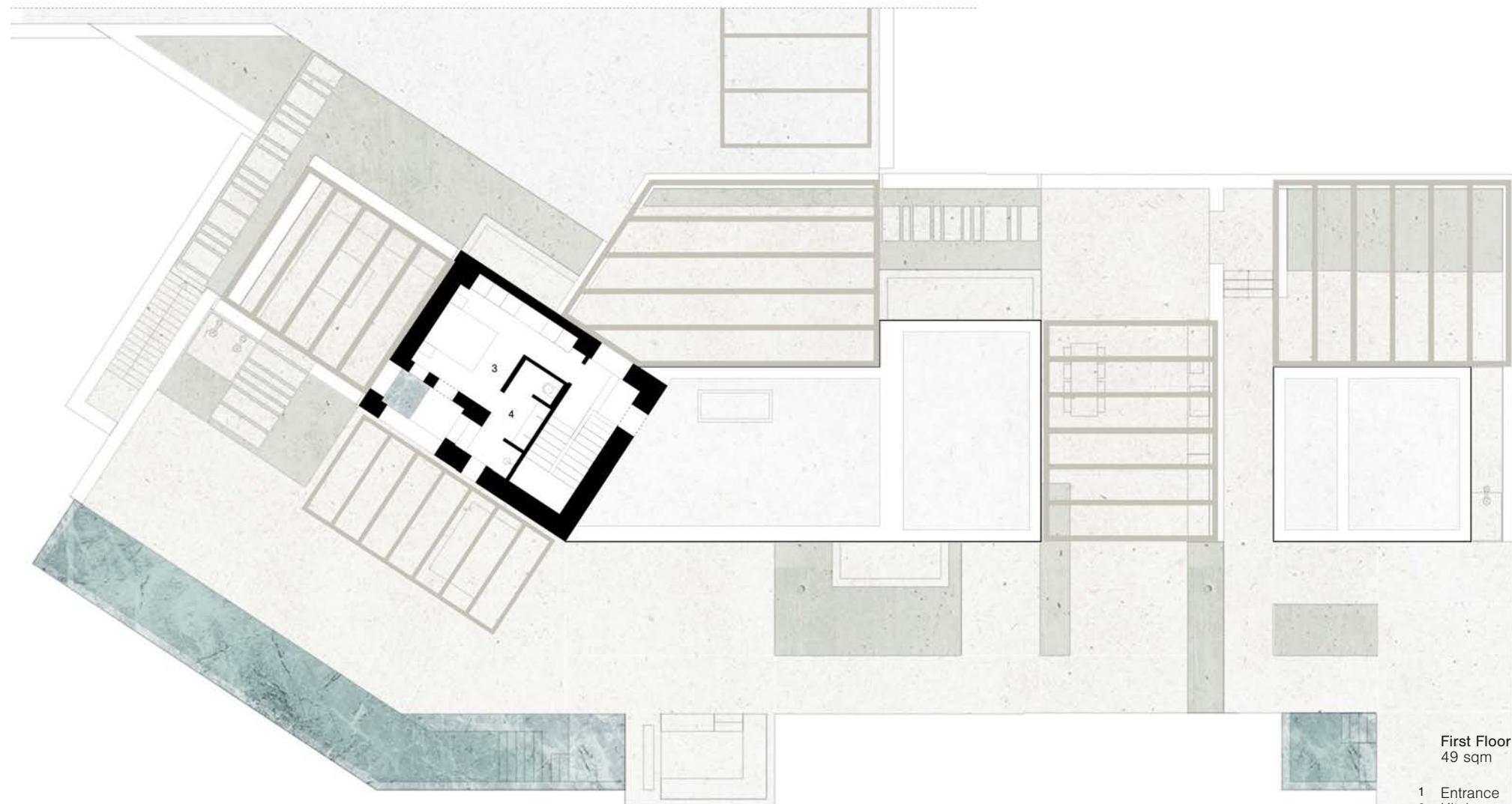
- 1 Entrance
- 2 Kitchen
- 3 Bedroom
- 4 Bathroom
- 5 WC
- 6 Walk-in closet
- 7 Dining
- 8 Living room
- 9 Laundry
- 10 Guest room
- 11 Staff Room
- 12 TV Room
- 13 Storage
- 14 Engineering facilities



N

0 1 3 6m

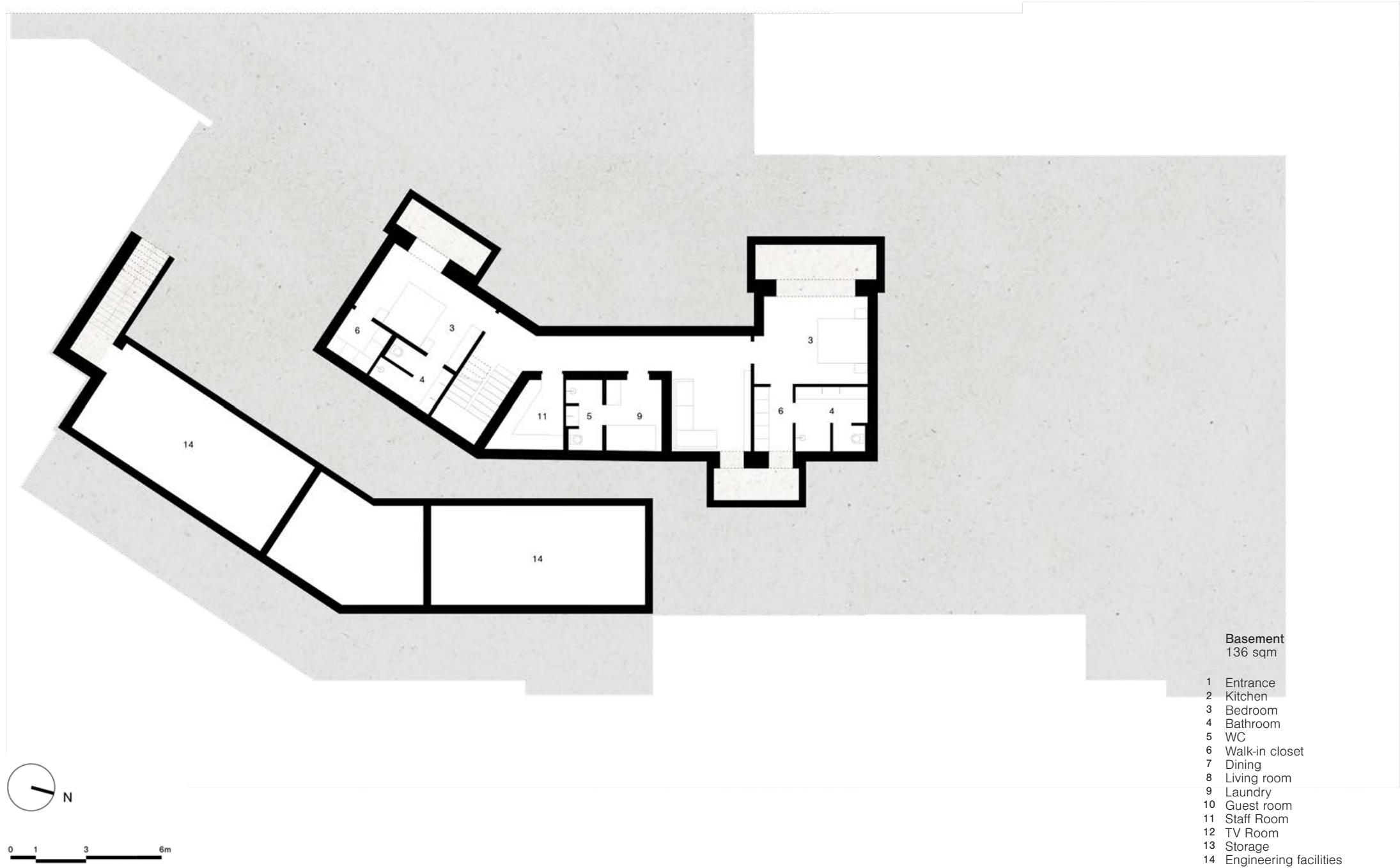
VILLA 713 FIRST FLOOR



First Floor
49 sqm

- 1 Entrance
- 2 Kitchen
- 3 Bedroom
- 4 Bathroom
- 5 WC
- 6 Walk-in closet
- 7 Dining
- 8 Living room
- 9 Laundry
- 10 Guest room
- 11 Staff Room
- 12 TV Room
- 13 Storage
- 14 Engineering facilities

VILLA 713 BASEMENT





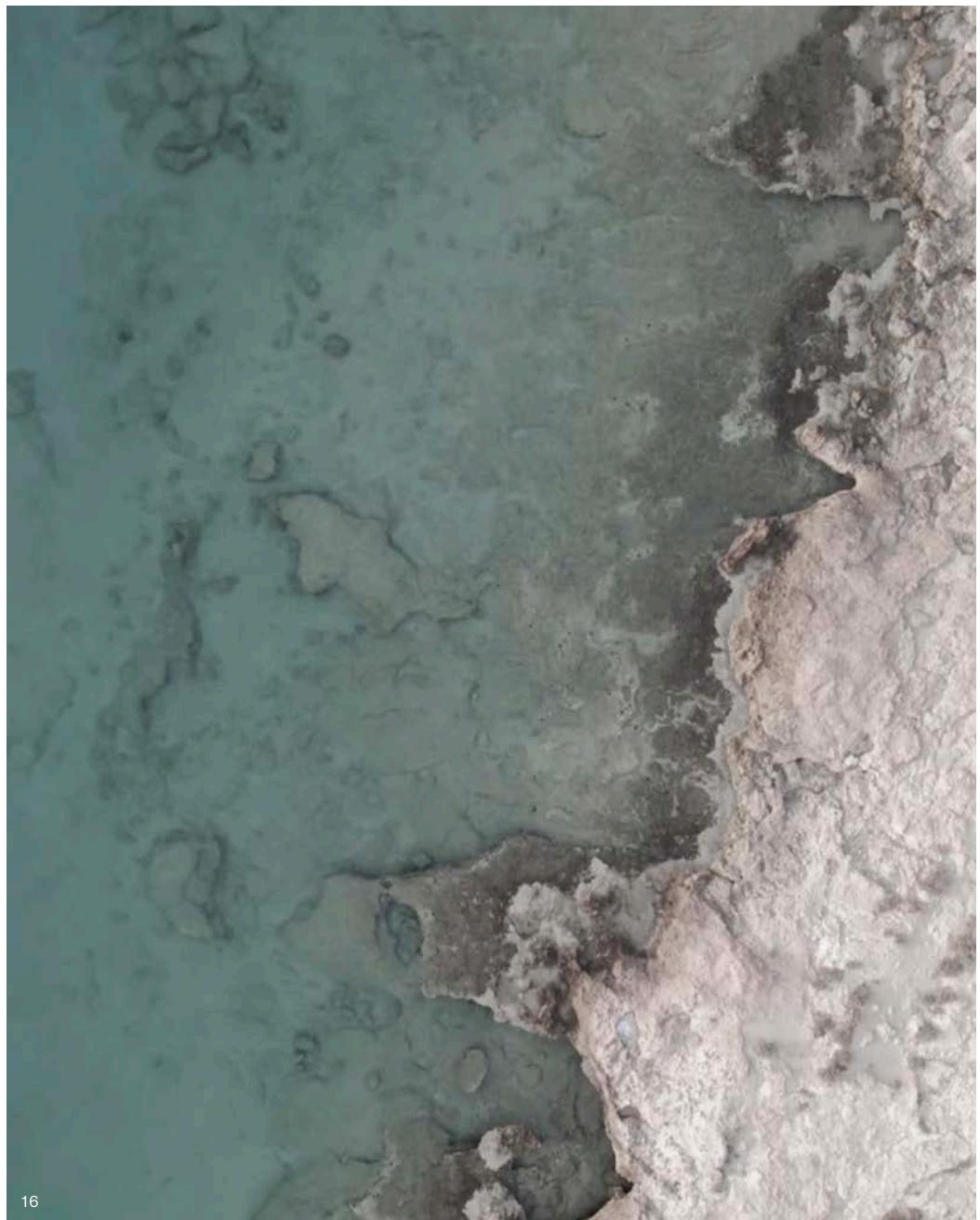
VILLA 713/EXTERIOR VIEWS





LIVING ROOM





16



17

GREECE



70

When it comes to investing in a Mediterranean holiday property, Greece is an ideal country to focus your search on. Conveniently situated near the centre of the region, on the crossroads between Europe, Asia, and Africa, it provides easy access to every other destination around the Mediterranean, from Bodrum to Capri and beyond.

As a property owner in Greece you will be enjoying the many privileges the country has to offer, including its relaxed Mediterranean lifestyle, its more than 250 days of sunshine annually, its unparalleled cultural treasures and natural beauties, its sophisticated hospitality, its thousands of islands, and what many consider to be the apotheosis of Mediterranean cuisine.

Greece is a member of the European Union and the Eurozone, a status concomitant of all the benefits (political stability, westernised society, internal unified market, customs union, single currency, freedom of movement etc.) enjoyed by the union's 27 member countries. This sets Greece clearly apart from other Mediterranean countries that are popular holiday destinations but are not members of the EU.

Through the Greek Golden Visa programme, non-EU citizens have the opportunity to acquire a residence permit in Greece if they meet certain investment criteria.

Please refer to enterprisegreece.gov.gr for more information.

PAROS

FROM PIRAEUS—PORT
3–5hrs (boat)

FROM ATHENS
40' (flight)

FROM THESSALONIKI
50' (flight)



Paros is one of the largest islands in the Cyclades, the famed archipelago just southeast of Athens consisting of 220 islands. The glorious sea landscapes and sunsets of the Cyclades, together with their millennia-old history, pristine beaches, and exciting food culture, are some of the reasons why these islands are among the most-visited destinations in Europe.

LOCATION

Paros's central location in the Cyclades makes for an ideal base to explore some of Greece's most popular destinations. Mykonos is a mere 20 nautical miles away, while Santorini, one of the world's most-visited islands, is 40 nautical miles to the south. Right next to Paros lies the tiny island of Antiparos, a well-kept secret amongst Greece's dedicated holiday-makers. Countless other islands, each with its own unique beauties, are scattered all around Paros.

ACCESS

Paros is exceptionally well-connected via sea and air not only with nearby islands, but also with Athens and Thessaloniki. The local airport is set to become international by 2025, allowing even better connectivity with countries outside the Schengen Area, such as Israel. Most of the Cyclades are easily accessible from Paros by RIB or yacht, and the island is also home to two marinas and many other smaller anchorages that can accommodate private vessels. The Aegean coast of Turkey, mainland Greece, and the island of Crete lie within 1 hour by helicopter.

NATURE

Paros boasts a unique combination of coastal and mountainous landscapes, where visitors can enjoy a variety of activities outdoors. From swimming and kitesurfing on the beaches, to hiking ancient shepherd's paths and exploring the island's numerous mountain villages and monasteries by car, Paros is an all-season destination that never ceases to amaze and delight.



CULTURE AND LEISURE

Paros has a remarkable history that stretches thousands of years back, with episodes featuring gods, kings, pirates, crusaders, Venetian dukes, Ottoman admirals, and many others. Since antiquity, the island has been famous for its white marble, which is of exceptional brilliance and has been used to create some of the world's most famous Greek sculptures, such as the Venus di Milo and the Nike of Samothrace. Paros is a history buff's paradise, dotted with important landmarks such as the Ekatontapiliani Byzantine church, venetian castles, and excavated archaeological sites. Paros has also become a popular athleisure destination, since some of its beaches offer the ideal conditions for world-class kitesurfing.

FOOD

It's hard not to fall in love with Greek cuisine, and Paros is one of the places where you can savour it at its very best. Fresh, local produce, fish from the Greek seas, local meats, wild herbs and plants, and wine are all brought together to create unique dining experiences that change with the seasons. Exploring local vineyards and farms can also offer opportunities to taste authentic products at the source.

LÄGERI



Lageri is situated on a peninsula on the northeast tip of Paros, embedded in a unique landscape of pristine beaches and tiny islands. It's situated within a sheltered bay with lagoon-like waters that offers some of the most spectacular sunsets in the Mediterranean.

It's a location of immense natural beauty, as well as an important habitat for migratory birds and endemic plants.

The lively town and fishing harbour of Naoussa is just a few minutes to the west and the popular beach of Santa Maria is a stone's throw to the east. The main town of Parikia, one of Greece's most picturesque island towns, is also a short drive away. In Lageri one can also find Siparos, which is considered to be the best restaurant in Paros.



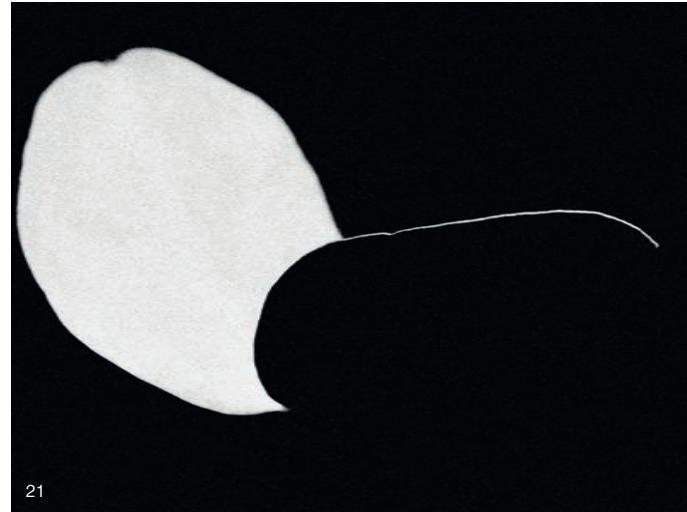


LÄGERI BEACH
10' (walking distance)

SANTA MARIA BEACH
8' (walking distance)

SIPAROS RESTAURANT
16' (walking distance)

BLACK LIGHT / WHITE STONE



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Beneath the island, within the bowels of the earth, one can still hear the voices of Ancient Parian stonesmiths digging for marble. Parian marble is unique in the sense that it was extracted not in conventional open-air quarries, but in mines tunnelled deep inside the mountain, under the light of oil lamps. Looking at the abandoned mines today, one realises that indeed, to find the things that are most bright, one has to dig in the darkest places.

Ancient Paros was an extremely wealthy island thanks to its marble, as well as its sought-after stonesmiths and sculptors. Parian marble is a translucent stone of exceptional whiteness. It is whiter even than Pentelic marble, the stone used to build the Parthenon in Athens. We can imagine the ancient port city of Paros as the world's whitest city, its buildings made of a stone so white, they shone ethereal and eternal like the sun itself. The whitewashed town today still reflects the blinding glare of that past.

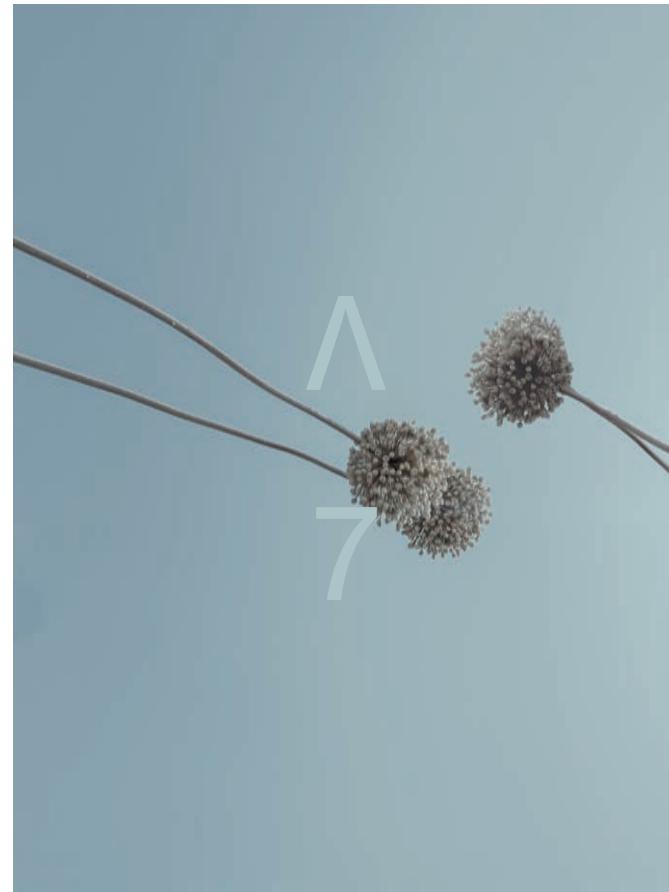
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Photography	Artifacts	Texts	Architecture	Design
Cover, 01, 02, 04, 05, 06, 07, 10, 11, 12, 13, 14, 18, 20 TRAIANOS PAKOUFIAKIS 03, 08, 09, 10, 11, 15, 16, 17, 19, 21, back cover ROLEPLAY	P. 02 Glass ornament Helladic, Mycenaean ca. 1370–1200 BCE P. 03 Fragmentary marble inscription Greek ca. 425–424 BCE P. 05 Terracotta lamp Greek 5th century BCE P. 67 Column Greek 5th century BCE P. 70 Marble female figure Cycladic 4500–4000 BCE	KYRIAKOS SPIROU	Interior design, construction design, art direction AUDO	ROLEPLAY
			Construction SONOMA HELLAS IKE	
			MEP Study TONY VATSELAS	
			Exterior renders STUDIO KATRAKIS	
			Interior renders 500s STUDIO	
			Architectural drawings formatting ROLEPLAY	



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