



Settlement "Choras Nero"
Development of 6 Stone Houses
Naoussa (Imathia), Greece

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Welcome to the Heroic City of Naoussa

Naoussa is a city worth seeing and is particularly associated with the ancient history of the Macedonian Empire. Many excavations have been carried out in the area, which brought to light the most famous findings of this era, including the ruins of the philosophical school of Aristotle.

At a distance of 2 km from the settlement is the grove of Agios Nikolaos with hundreds of plane trees on the river Arapitsa and the city park of Naoussa, which are an impressive attraction for every tourist.

In general, the city of Naoussa can be called a living museum due to its traditional architecture. Every year during Halloween there is a traditional custom called "Boules and Janissaries", a parade with traditional costumes, which today has also become a tourist attraction without losing its special character.

Naoussa is a favourite travel destination for wine lovers. The local wineries are always worth a visit to try the famous Xinomavro grape wines and the Traditional Food of Naoussa.

In the city of Veria, visitors can visit the archaeological museum, the Byzantine museum and many Byzantine churches such as Agios Vlasios, Agios Kirikos and Megalos Pavlos. Also of interest is the Sarafoglou mansion, which houses the Folklore Museum of Veria.

To the southeast of Veria, in Vergina, the archaeological site of Aigai, a world famous UNESCO World Heritage, and the Museum of the Tomb of King Philip, father of Alexander the Great, can be visited all year long.

All visitors interested in winter sports activities will have the opportunity to do so at the winter sports centres within 20 km, the two ski resorts at an altitude of 1400-2000 meters: Seli and 3-5 Pigadia. The city of Naoussa can serve as a four-season tourism spot.



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10 Reasons to visit the Heroic City of Naoussa

1. Try **Xinomavro wine**, which is produced only here in various wineries, such as Dalamaras, Melitzani, Kyr Gianni, Vaeni and many more.
2. Visit to the **traditional neighbourhoods** and their preserved buildings: Alonia, Agia Paraskevi, Pouliana, and Batania.
3. Tour on the banks of the river that crosses the city, **Arapitsa**. With the main stop of the place of **Stoubanos sacrifice**.
4. It is worth the walk on the **balcony of the city in the municipal park**, where you can enjoy coffee, wine and drinks in the many cafes and bars that exist there.
5. Take a tour of the beautiful **grove of Agios Nikolaos** with its crystal clear waters and age-old plane trees.
6. Visit the **Folklore Museum** of the city and study the local men's and women's traditional costumes.
7. It is also worth visiting the traditional stone building of the group "**Janitsaroi and Boules of Naoussa**" to admire the unique costumes, and to learn the history of this unique event that exists in Greece.
8. Try the **local cuisine**, the pork with quince, Sarmades, pork with leek and with celery, and wild boar. Just stop at the taverns of the city and the villages, especially in the beautiful village of Arkochori in the tavern Charama.
9. Visit the **Mountain Vermio** at the base of the Ski Centre 3-5 Pigadia at 1450 meters, a winter destination for skiers but also a destination of four seasons.
10. There are many accommodations for **impeccable hospitality** in various areas inside and outside the city, such as Agios Nikolaos, Choras Nero, Militsa, Arkochori, Koutsoufliani and others.



5 Settlement "Choras Nero"

Beautifully integrated in the nature, at the foot of Mount Vermio at an altitude of 550 meters, 10 minutes west of Naoussa lies the settlement "Choras Nero". A total of 18 houses, divided into three sections by 6 houses made of solid stone, wood and large glass windows, have been lovingly integrated into the fantastic terrain. The houses were built in 2006.

The top 6 houses are for sale. These are right on the edge of the forest, the view is completely unobstructed, and they are some of the highest located houses in the whole area. The houses are located on a plot of 4000 square meters. Overall, they have a large car park, and their own source of excellent water supply directly from Vermio Mountain. The houses offer incomparable views of the Central Macedonian Plain, which stretches from Naoussa to Thessaloniki and the sea. Especially at night, the view with the hundreds of thousands of lights is simply magnificent. To the north, there is a view of the mountains of Vermio, which are over 2000 meters high.

The wonderful flora and fauna, ideal for nature lovers, offers everything your heart desires. From different species of birds to bears, wolves, wild boars, rabbits, foxes, owls, roe deer and wild horses, there is also a huge variety of rare plants. Lindens and large, wild chestnuts grow 20 meters above the houses in the forest, which can be cooked over an open fire in the fall.

At a distance of about three kilometres is there the first chapel of the Holy Trinity; at 4 km Agios Taxiarchis, and then with a path you will find Profitis Ilias, where you will see the Macedonian Plain from an altitude of 900 meters. And at the end in the next 2.5 kilometres you will find the last chapel, which is called the Epiphany of the Lord. Also from the settlement at about 300 meters, you will meet the path E4, which reaches the ski centre 3-5 Pigadia. The European long-distance hiking trail E4 is part of the European hiking trail network and is intended to connect the most south-westerly point of the European continent (Cape St. Vincent in Portugal) in a large arc through western central Europe with the island of Cyprus in the south-east.



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General Overview



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Geographical situation



The municipality of Naoussa is located at the western end of the Central Macedonian Plain, which is formed by the rivers Arapitsa, Aliakmona, Loudia, Axio and Galliko.

Parts of the municipality are located in the northern areas of Vermio Mountain, which rises west of the small town, representing the western boundary of the Central Macedonian Plain. Other parts of the community are in the lowlands themselves or within the transition from the Vermio Mountain to the lowlands.

From the "Choras Nero" settlement, the nearby town of Naoussa in the East is reachable in 4 minutes and offers everything you need in everyday life. For larger tasks you can be in Veria in 20 minutes or in Thessaloniki in one hour.

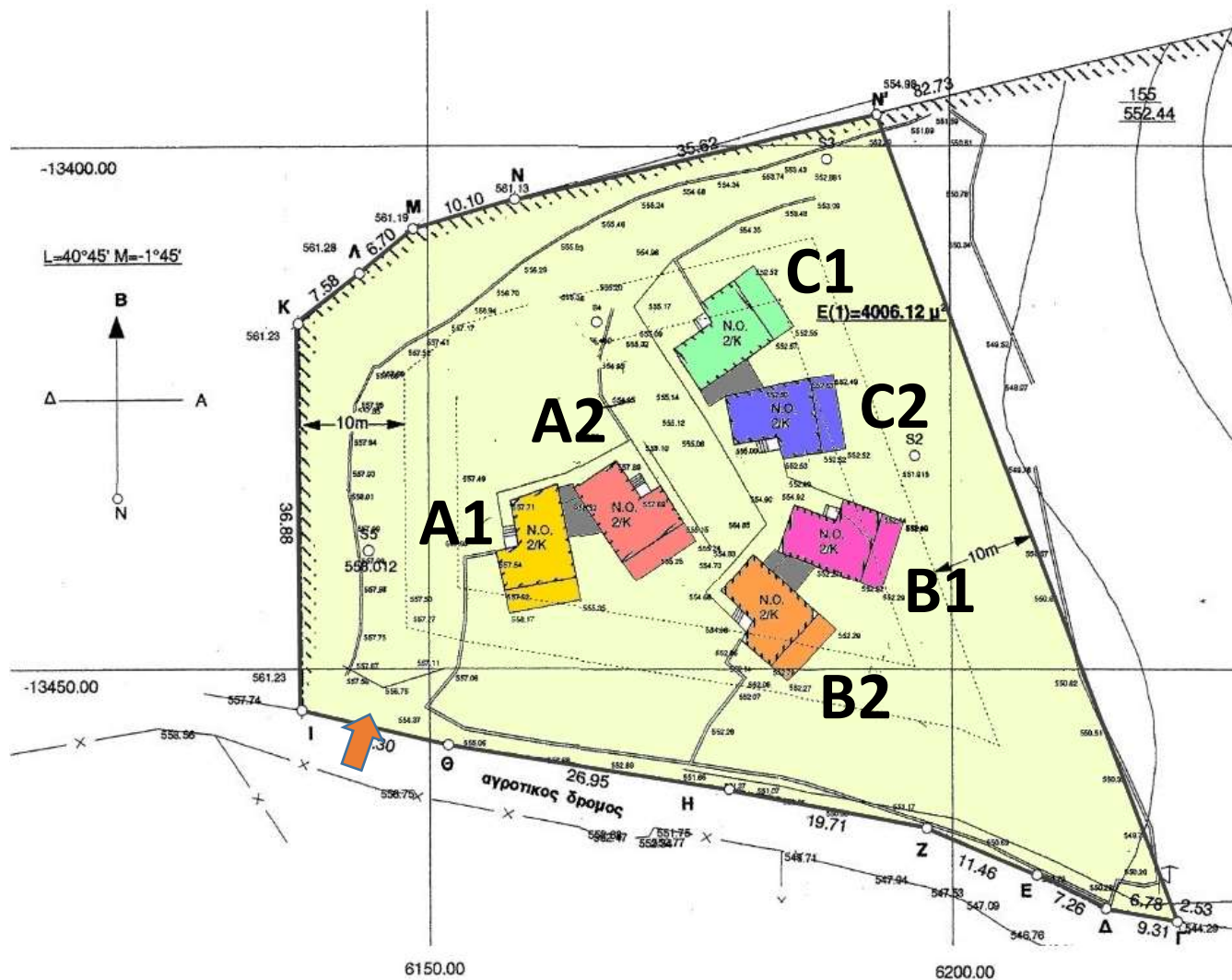
It takes only 45 minutes to reach the sea, where you can sunbathe on the beautiful sandy beaches of Pieria and enjoy the crystal clear sea.



8 Land Registry

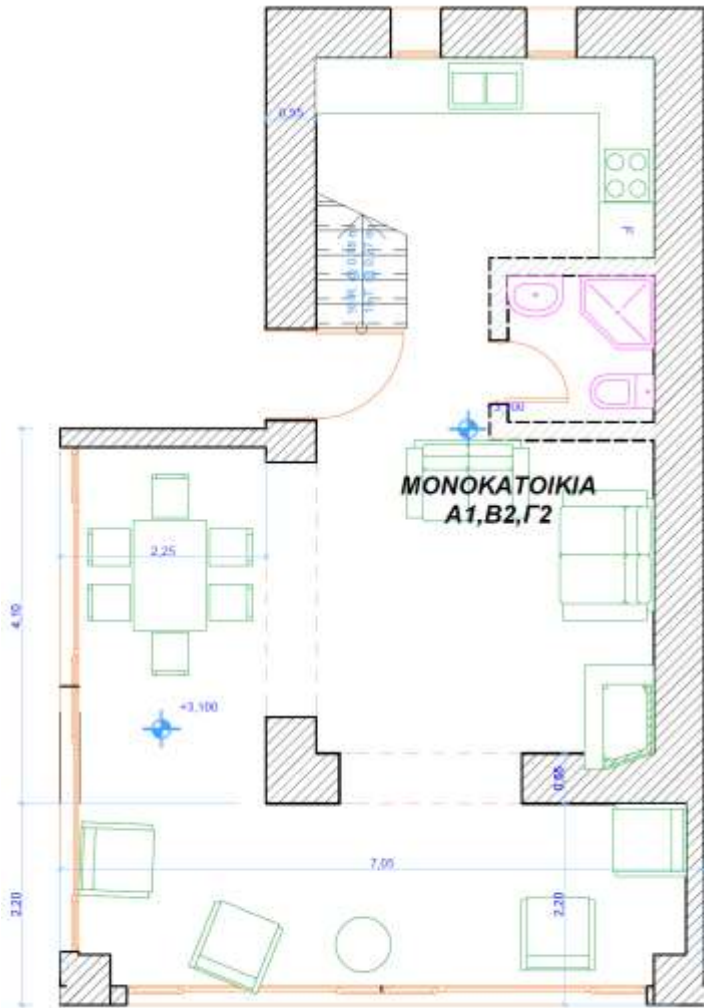
On the plot with license No. 68/2005 with 4006.12 m², a total of 6 houses in three couples were built within a rich surrounding area. The entrance (automatic garage door) to the parking lot is with the orange arrow.

There is a forest to the north of the property where no other construction is allowed. The access to the property is asphalted and cemented as well as illuminated, so that a non-problematic access is possible even in winter.



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Floor Plans – Ground Floor



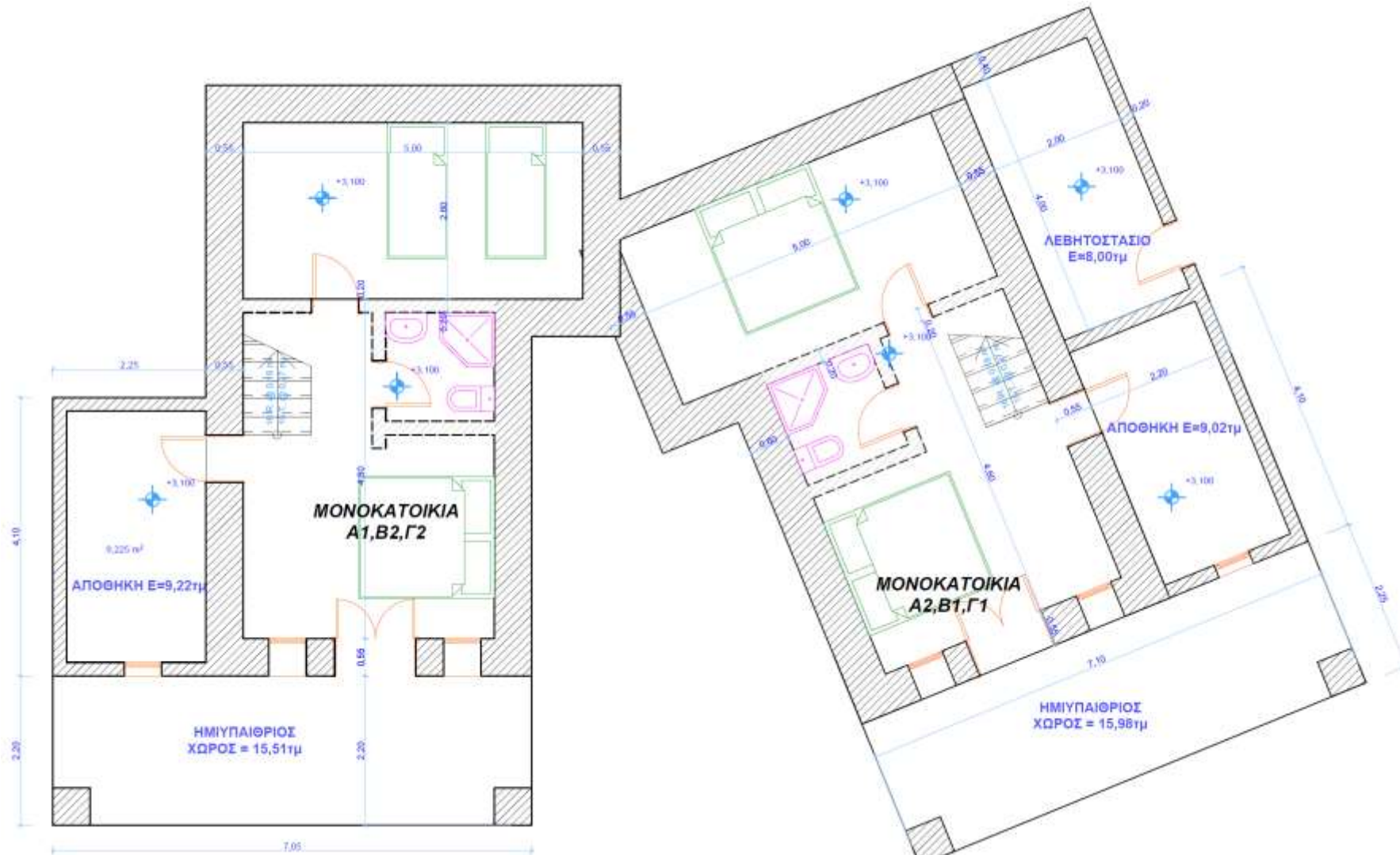
Houses A1, B2, C2



Houses A2, B1, C1

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Floor Plans - Basement



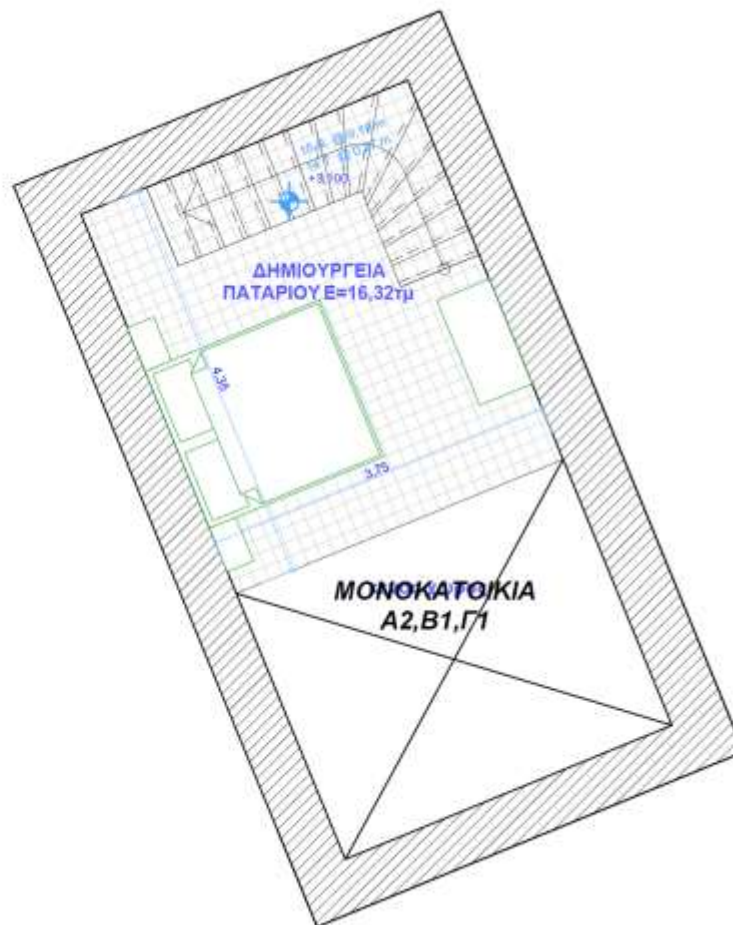
Houses A1, B2, C2

Houses A2, B1, C1

11 Floor Plans - Loft



Houses A1, B2, C2



Houses A2, B1, C1

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Exterior view



13 Gardens



14 Views



15 House A1

House A1 has an area of 137m² on a plot of about 600m². It is made of solid stone: in winter it stores heat, in summer it is pleasantly cool.

Basement: There are two bedrooms, a bathroom with shower and toilet and a storage room that includes a modern washing machine. Below the stairs is another, small storage space (cellar).

Ground floor: A wooden staircase leads to the open ground floor. A large, open living and dining room with a large kitchen and energy fireplace in a room about 6 meters high conveys an incomparable atmosphere. The kitchen has a modern oven, a glass ceramic stove with



hood, a large sink with Swiss accessories, and a large fridge and various built-in cupboards. To the right of the kitchen is the second, fully equipped bathroom with shower, toilet, and sink with Swiss accessories. The main entrance with security door leads to the upper exterior with a round table and chairs for 6 people, including a corresponding umbrella. Next to it is the parking lot, so you can easily carry your purchases home.

Upper floor: A wooden staircase leads to the upper floor, which is designed as a gallery. Here is room for a third bedroom. The upper floor is open to the front, but can also be closed if necessary. Air conditioning is also located here.

Garden: From the basement you enter the beautiful garden with a large BBQ. A metal staircase also leads to the garden from the ground floor. There is also a spacious, covered seating area with a solid wooden table for 10 people. The garden is watered completely automatically.

The house is for sale fully furnished and equipped, ready to enter. The equipment includes:

- Bedroom: 2 double beds, twin beds, bedside tables, chests of drawers, clothes rack, flat screen TV, full lighting, treadmill.
- Living room: double sofa, two single sofas, coffee table, coffee table, two armchairs, flat screen TV, full lighting.
- Dining room: table made of solid wood (on request, 6 chairs, full lighting.
- Kitchen: fully equipped with cutlery, glasses, crockery, electrical appliances, Nespresso coffee machine, large refrigerator, various kitchen materials.
- Bathrooms: Fully equipped, furniture, shower, hairdryer, lighting.
- Storage: washing machine, ironing board, storage boxes, barbecue utensils, garden tools.
- Garden: barbecue, solid wood table and benches, 2-seater bench, two single seats, 6 metal chairs, stone table, umbrella, automatic irrigation system.
- Other: air conditioning, internet, WLAN, alarm system, surveillance cameras with infrared sensors, lawn mower, 2-3 parking spaces.

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House A1: Living room, dining room



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House A1: Bedrooms



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House A1: Bathrooms, storage



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House A1: Garden, barbecue



20 House B1

House B1 has an area of approximately 136.7m² on a plot of 400m². It is made of solid stone, in winter it stores heat, in summer it is pleasantly cool.

Basement: There are two bedrooms, a bathroom with shower and toilet and a storage room that includes a washing machine. There is another, small storage room under the stairs (cellar).

Ground floor: A wooden staircase leads to the open ground floor. A large, open living-dining room with kitchen and energy fireplace in a room about 6 meters high in a room over 6 meters high conveys an incomparable atmosphere. The kitchen has a modern oven, ceramic hob with hood, large sink, large refrigerator and various built-in cupboards. To the right of the kitchen is the second, fully equipped toilet which can be equipped with a shower. The main entrance with security door leads to the exterior seating area with an oval table and chairs for 6 people. At 10 about meters is the parking lot, so you can easily carry your purchases home.



Upper floor: A wooden staircase leads to the upper floor, which is designed as a gallery. Here is room for a third bedroom. The upper floor is open to the front, but can also be closed if necessary. Air conditioning is also located here.

Garden: From the basement you enter the beautiful garden. A spacious, covered seating area offers space for 10-12 people. The garden is watered completely automatically.

The house is for sale fully furnished and equipped, ready to enter. The equipment includes, among others:

- Bedroom: 2 double beds, twin beds, bedside tables, chest of drawers, clothes rack, small TV, full lighting.
- Living room: double sofa, two single sofas, coffee table, coffee table, two armchairs, flat screen TV, full lighting.
- Dining room: table made of solid wood, 8 chairs, full lighting.
- Kitchen: fully equipped with cutlery, glasses, crockery, electrical appliances, coffee maker, two refrigerators, and various kitchen materials.
- Bathroom: Fully equipped, furniture, shower, hairdryer, lighting.
- Storage: washing machine, ironing board, storage boxes, garden tools.
- Garden: 12 chairs, two tables made of solid wood, automatic irrigation system.
- Other: Air conditioning, Internet, WLAN, alarm system, surveillance cameras with infrared sensors, 2-3 parking spaces.

21 House B1: Living room, dining room



22 House B1: Bedrooms



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House B1: Bathrooms, storage



24 House B1: Garden



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Houses A2, B2, C1, C2

The houses A2, B2, C1 and C2 have an area of about 137m². The plot sizes are between 400-700m². Like houses A1 and C1, they are all made of solid stone, which stores heat in winter and is pleasantly cool in summer. From the lounge you can enjoy a fantastic view to Thessaloniki and the sea, and to the western side on the Vermio Mountain.

Basement: There are two bedrooms, a bathroom and a storage room.

Ground floor: A wooden staircase leads to the open ground floor. A large, open living and dining room with kitchen and energy fireplace in a room about 6 meters high conveys an incomparable atmosphere. The kitchen is equipped with a hood, a large sink and various built-in cabinets. To the right of the kitchen is the WC, which can be easily equipped for bathing or showering. The main entrance with security door lead to the front garden and parking lot, so you can easily carry your purchases home.

Upper floor: A wooden staircase leads to the open upper floor. Here is room for a third bedroom. The upper floor is open to the front, but can also be closed if necessary.

Garden: From the basement you enter the beautiful, nicely planted garden. A spacious, covered living area offers space for 10-12 people. The garden is watered completely automatically.

All homes have internet access, individual oil heating and their own individual boiler.

Houses A2, B2, C1 and C2 are not furnished. However, there is some lighting installed.



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Houses A2, B2, C1, C2



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Houses A2, B2, C1, C2



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Houses A2, B2, C1, C2



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Infrastructure & supply



All houses are equipped with their own oil heating and boiler. The houses are connected to the building's water supply and are independent of the public water supply network. It is supplied with spring water from the Vermio Mountain, which is pumped from a depth of about 235 meters.

The houses have internet, intercom and a main entrance with automatic remote control to access the parking lot. The gardens are watered automatically. The whole settlement is fenced and illuminated with automatic day / night lights on the doors, on the balconies, in the parking lot and elsewhere. The parking lot has space for 2-3 cars per house.

The present property can be changed from houses to a Hotel or Pension. For example, each house can be cut in half to make it 12 apartments, so there can be both a house for 10 people, or two apartments for 6 and 4 people each. The houses are "Corona Proof" - you will not have any people near you.



