WELCOME TO FILIA RESORT

There is still a place on earth where friendship is cherished. Where people are thriving when they get together. A place where togetherness is celebrated and privacy is respected. A place where we come as strangers. But live as friends.

IN GREEK FILIA MEANS FRIENDSHIP. THE BEST SHELTER A MAN CAN ASK FOR.
Since the ancient times the words Filia (friendship) and Filos (friend) were two of the most respected attributes among people.

It was an honor to be the friend of a king, of the gods, of the braves. Out of the word Filia comes one of the pillars of Greek civilization.

The friend of the visitors. The sacred relationship between the host and the traveler, the visitor, the stranger.

The famous Greek Hospitality is a story that routes back in the very essence of the ancient Greek philosophy.

Filia + Xenos = Filoxenía
The ancient Principle of Filoxenia lives in Crete. A traveler feels it every time he meets a local. He tastes it in all traditional dishes Cretan people prepare to welcome him. He experiences it in the welcoming villages, the inviting sea, the smiling faces, the local grapas.

The Origins

In Ancient Greece the visitor was protected by the Gods. The one who would neglect, mistreat or did not pay respect to the visitor- traveler was punished by Faith.

In CRETE FILOXENIA IS STILL A REASON TO BE.
The Heritage

Since the age of Homer, Filoxenia was a value shared by the virtuous, respected by the Gods and appreciated by Faith.

The principle of Filoxenia was handed intact from generation to generation, traveled all the way from Ancient Greece, to the Byzantine Times, the Ottoman Occupation till the Modern Greek state and marked the way Greek people welcome the strangers.
The Place

Combining the perfect balance between spell-binding surroundings, high-end quality services and unpretentious privacy, Filia Resort provides a haven of peace and tranquility in a unique beachfront setting in Sitia. A piece of paradise in Eastern Crete, designed to bedazzle the senses.

A TRULY AUTHENTIC MEDITERRANEAN HAVEN
FILIA RESORT

FILIA RESIDENCES
750 Residences (65 & 80 sq.m)

FILIA COMMUNAL SPACES
Shopping Entertainment Sports Facilities Restaurants

FILIA 5* HILTON HOTEL
270 Suites & Villas
Filia Hilton Resort is a unique beachfront resort in Sitia, situated in an ideal setting, that combines the perfect balance between ancient land and contemporary styles.

This retreat’s cozy and peaceful property forms a large land parcel of 86,000 sqm located in Sitia, at the eastern part of the island of Crete.

The resort consists of a 5* Hilton Hotel and 4 types of luxurious Residences and Villas, surrounded by olive trees and fabulous gardens, ranging from 65 to 80 sqm.

The complex provides state of the art facilities such as spas, restaurants, gyms, private marina, indoor and outdoor swimming pools and offers luxury living at its finest.

**THE PROJECT**

**TRULY AUTHENTIC MEDITERRANEAN ATMOSPHERE**

**500 sqm** of golden beach
**750** private residences
**270** 5* Hilton rooms and suites
**35** retail stores
**12** restaurants
**2** beach clubs
THE DWELLINGS

FILIA RESORT

MASTERPLAN

9
Filia Resort is a unique beachfront resort in Sitia, consisting 4 types of luxurious Residences, surrounded by olive trees and fabulous gardens. The complex provides state of the art facilities, spas, restaurants, gym, indoor and outdoor swimming pools and many more.

**FILÍA RESIDENCES**

**A residence for lifetime experiences in Greece**

Filia Resort is a unique beachfront resort in Sitia, consisting 4 types of luxurious Residences, surrounded by olive trees and fabulous gardens. The complex provides state of the art facilities, spas, restaurants, gym, indoor and outdoor swimming pools and many more.

**LUXURIOUS APARTMENTS WITH SEA VIEW**
**TYPE OF RESIDENCES**

**Aeolus Residence**
65 sqm first floor

- 1 master ensuite bedroom
- 1 living room
- 1 kitchen
- 1 wc
- pool
- terrace 4pax
- mediterranean foliage

**Estia Residence**
65 sqm ground floor

- 1 master ensuite bedroom
- 1 living room
- 1 kitchen
- 1 wc
- pool
- terrace 4pax
- mediterranean foliage
The Residences

**Gaia Residence**
80 sqm ground floor

- 1 master bedroom
- 1 bedroom
- 1 living room
- 1 kitchen
- 1 wc
- private pool
- terrace 6pax
- mediterranean foliage

**Atlas Residence**
80 sqm first floor

- 1 master bedroom
- 1 bedroom
- 1 living room
- 1 kitchen
- 1 wc
- private pool
- terrace 6pax
- mediterranean foliage
TYPE A
65 sqm

TYPE B
80 sqm

FILIA RESORT
An opportunity to invest and get your EU Visa

Filia Resort is a unique beachfront resort in Sitia, consisting of a 5* Hilton Hotel and 4 types of luxurious Residences, surrounded by olive trees and fabulous gardens. The complex provides state of the art facilities, spas, restaurants, gym, indoor and outdoor swimming pools and many more.

A Residence permits for Greece

Greece is one of the European countries offering a golden Visa programme through real estate investment.

For a minimum investment of only 250,000 € you now have the chance to be connected with the most beautiful country of Europe, Greece and the most attractive free pass to 26 Schengen countries in Europe.

Key Facts

- Full family residency. Children up to 21.
- Flexible. No requirement to reside.
- EU Schengen visa travel.
- Citizenship requires residency.
- Unique natural environment.
- Safety.
- Wonderful sea and beaches, breathtaking views.
- Healthy cuisine.
- Moreover, the nowadays existing lower prices in Greek properties are rather temporary. Recent economic studies have figured out that this will not last much longer.
- The buyers at the time depositing the full price of the apartment / house will get full ownership of the land and the Golden Visa / Residency card.
Filia Hilton 5* Hotel provides a high-end hideaway for travelers seeking for a paradise on earth. A private paradise surrounded by the sea, by fabulous gardens and olive groves and fitted with all comforts and conveniences of the modern era. Relax in the glorious surroundings of your bedroom and make use of all luxurious amenities provided, open your window to let the sea breeze in and step outside to your private balcony to marvel the awe-inspiring views to the sea and sky.

CREATE EVER-LASTING HOLIDAY MEMORIES
Featuring 270 luxury rooms, cabanas and bungalows, Filia Hilton Hotel invites guests to experience luxury living in neighborhood-like surroundings whether on holiday, business trips or romantic getaways. Esteemed guests are invited to surrender to all pleasures of luxury living, unwind in the invigorating waters of the indoor and outdoor pools, rejuvenate their body and soul at the hotel’s soothing spa areas, keep their work out regime at the fully equipped gym and attend international conventions at the convention center. The hotel also features a hair salon to boost up your style as well as a number of restaurants for all tastes and preferences.

- 270 rooms (Standard room / V.I.P. room / Cabanas / Bungalows)
- Restaurant
- Spa
- Convention center
- Gym
- Hair salon
- Indoor swimming pool
- Outdoor swimming pool
Filia Village in Crete is much more than a complex of residential facilities in a pristine, seaside location of Sitia. It is a dream, a vision designed to nurture the heart, the body and mind. A shelter for the soul improving one’s state of health and wellness. A holiday refugee amidst the serenity of nature equipped with high end facilities, entertainment venues, health centers and restaurants, private rentals and holiday homes designed to fit your life and inspire.
Whether seeking for a private holiday destination to escape the frenzy of everyday life or your own holiday home away from home, Filia Village will sure provide you with memories to cherish for life. Family fun on the beach, romantic moments by candlelight, gourmet dining proposals, relaxing massage treatments and private rendezvous under the starry sky at your own luxury rental or privately owned apartment, choices are endless.

- Endless beach
- High end facilities
- Entertainment & leisure
- Health & wellbeing
- Restaurants & bars
- Private rentals
- Holiday retreat
Profin

Profin Group of Companies operates in London Real Estate Development and Investment Market since 1987. Investment strategy of the group is the exclusive residential and commercial developments, suitable to elite requirements, in prime London areas such as Mayfair, Knightsbridge, Belgravia, St. John's Wood, Maida Vale.

The company has completed successfully investments of over GBP 1bn worth. Management team has deep knowledge of London market and can identify opportunities with significant upside potential while at the same time mitigating risks by adapting to market changes and demands. Many of company’s developments are considered as landmarks of the London market when executed. As a result group’s projects have many satisfied high net worth repeated clients.

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**THE ARCHITECTS**

**A.S.P.A.**

A.S.P.A. s.a. is a dynamic design and consultancy company founded in 1990 by Dr. Spyros Tsagkaratos and a team of professionals with expertise in designing and planning, both urban and architectural.

A.S.P.A specializes in the preparation and development of studies on regional & urban, environmental, architectural and development planning. During its more than 30 years working experience, in Greece and abroad, the company’s engineers, planners, designers and other associates have acquired extensive experience and know how in, researching, studying, planning, designing and implementing regional, urban, environmental and architectural developments Land-planning, Regulation studies, Urban and Town planning, Building works, Special architectural studies and Landscapes from preliminary design to completion providing all necessary assistance in technical-economic support, project management, monitoring and construction.  

[www.aspadesign.gr](http://www.aspadesign.gr)

**THE PROPERTY MANAGERS**

**Savills**

Owners of the residential properties will benefit from the property management services provided by one of the largest and most reputable companies in the real estate market such as Savills (www.savills.gr). Savills through its wide network with more than 700 offices all over the world will offer attractive rental options to the owners so they can have an income and utilize return to their investment during the period they are not using the properties.

[www.savills.gr](http://www.savills.gr)

**THE LAW OFFICE**

**VAP**

VAP Law Offices has extensive experience in advising on the acquisition, construction, zoning, development, financing and disposal of real estate in the retail, hospitality, industrial and commercial sectors. With a track record of acting on behalf of many of the major real estate funds, banks, developers and construction companies active in the Greek market, we are in an ideal position to assist clients in this highly regulated sector.

[www.vaplaw.eu](http://www.vaplaw.eu)
From Athens to Crete

Athens, Greece is 223 miles from Sitia. Crete has three airports: from west to east, Haniá, Iráklio (Heraklion) and Sitía. Both Iráklio and Haniá are linked to Athens by 4 to 7 flights daily. There are 4 weekly flights from Athens, Greece to Sitia during winter period and daily flights during summer period. Olympic Air has the most nonstop flights between Athens, Greece and Sitia. The average flying time for a direct flight from Athens, Greece to Sitia is 55 minutes. Right now, 3 airlines operate out of Sitia Airport. Sitia Airport offers nonstop flights to 4 cities. Every week, at least 10 domestic flights depart from Sitia Airport. Moreover there are several charter flights to European countries during the summer period.

Island Hoping

For many, Crete also constitutes the point of departure for their vacation on other Greek islands. Here are the most famous itineraries for Crete island hopping.

HERAKLION TO MYKONOS, SANTORINI & RHODES
HERAKLION & SITIA TO KARPATHOS
CHANIA TO KYTHIRA

Sitia refers both to the port town in Lasithi

The town is also served by the Sitia Public Airport.

Local county road Sitia-Palaiokastro is also serving the area, as well as local bus lines from Sitia town. European route E75, which ends in Vardo, starts in Sitia.
Sights
The property is located in a massive touristic destination of Greece, whilst the greater location’s landscape features touristic facilities, monuments and residences.

Culture
Sitia revives the traditional and welcomes the contemporary in each small detail of its everyday life. It blends the hidden magic of the myth with the vividness of the villagers in cafes and tavernas. A small walk through the cobblestone streets guides you to an old Venetian Fort and a short hike can make you stumble upon the ruined remains of some Roman fish tanks. To get to know the past, you can visit many archaeological sites, but the present always awaits you in small rakadika, serving kalitsounakia, xerotigana and, of course, raki.

Climate
CLIMATIC ZONE: Mediterranean & North African
ATMOSPHERE: humid, depending on the proximity to the sea, while winter is fairly mild.
TEMPERATURE: 8-22 C during winter time
23-35 C and sunny during summer time
Minoan Palaces and Venetian fortresses, Renaissance mansions and Ottoman bathhouses, Byzantine churches and Orthodox monasteries. Crete is the birthplace of the first civilization in Europe, situated at the crossroads of three continents and conquered through the ages from so many different invaders. A place where every stone has a story to tell and every site is a part of the myth.

Culture
Hospitable people and traditional customs, local music and regional dances, friendly chats in kafeneia and never-ending feasts in tavernas. Greece’s biggest island blends such an amazing tradition and culture through its music, art, food and crafts, which makes its people so unique and the island so attractive for visitors from all over the world.

Nature
The Europe’s longest gorge, the cave where Zeus was born, the largest natural palm forest in the continent. Either you take a walk on a sandy beach, or you go for a hike on a sharp rugged mountain, you will feel like in heaven. From tranquil villages to imposing canyons and from amazing wildlife to unique herbs, the way this scenery unfolds in front of a visitor is what makes it so worthwhile and memorable.
A place where ancient monuments meet the flawless landscape. Traditional taverns host modern locals. Narrow cobbled sidewalks reveal the most significant landmarks. Eastern aromas cohabit in perfect harmony with western metropolitan sounds. Monumental meets detail. Tradition unites with contemporary. Secrets reveal the well-known. Aromas attune sounds.

Experience all these attractive diversities and meet the people behind them who love sharing the best of their country.
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