



PERIGIALI • KAVALA • GREECE

DOLPHIN LUXURY COMPLEX

Where the sea is close, and calm living begins.

A distinctive life in Perigiali, 220 metres from the sea, with a rooftop garden and atrium.

DECEMBER 2027 GOLDEN VISA

Delivery Date

33 UNITS

European Residency

Total Residences

Perigiali Bay, Kavala — Greece



ABOUT THE PROJECT

Seafront Residences, Rooftop Garden Living

Dolphin Luxury Complex is a new residential landmark rising in Perigiali, Kavala's sought-after seaside district. Set just 220 metres from the sea, the project offers a calm, nature-led way of living in a compact setting.

The complex rises across four levels, three of which host 33 private residences, each with its own storage unit on the basement level. Apartments range from 47 to 102 square metres, mostly arranged as two-bedroom layouts.

At its heart lies a sculptural atrium framed by mature trees and served by two lifts. Above, a rooftop terrace of circular garden zones offers panoramic views over the sea and surrounding hills.

LOCATION HIGHLIGHTS

- Just 220 metres from the beach
- Close to Kavala's city centre and harbour
- A short distance from the historic old town
- Neighbouring Kavala Stadium and the coastal promenade
- A calm, nature-led neighbourhood setting



LOCATION

Coastal Living in Perigiali Bay

Set along the Kavala Prefecture coastline, Perigiali pairs a relaxed seaside atmosphere with easy access to the city's amenities. The complex sits just 220 metres from the beach, with the sea, the coastal promenade and the Kavala Stadium district all within walking distance.



AT A GLANCE

Distance to sea
220 metres

Region
Kavala Prefecture, Perigiali

Nearby
Kavala Stadium, coastal promenade

Delivery
December 2027

Investment
Golden Visa eligible

REGION

The Character of Kavala and Perigiali

PERIGIALI SEAFRONT

The coastal strip directly in front of the complex offers a waterfront promenade for seaside living at any hour of the day.

KAVALA PORT & MARINA

Kavala Port offers ferry connections to nearby islands such as Thasos, and the surrounding marina brings a lively coastal culture to the area.

KAVALA OLD TOWN

Known for its Byzantine-era castle and narrow lanes, the historic Panagia district reflects Kavala's cultural character just a short distance away.

TRANSPORT LINKS

The region connects via the Egnatia Motorway to the rest of Northern Greece and to Kavala International Airport.



ROOFTOP GARDEN & SHARED LIVING SPACES

A circular rooftop terrace opening onto Perigiali and the Bay of Kavala — a green, resident-only gathering space for everyday life.

SHARED SPACES

Garden-Led, Community-Focused Living

Shared spaces designed around landscaping, offering residents a calm rhythm that balances everyday life with nature.

OUTDOOR AMENITIES

- Circular rooftop garden and terrace
- Landscaped walking paths
- Shared seating and lounge areas
- Open play area for children
- Atrium framed by mature trees

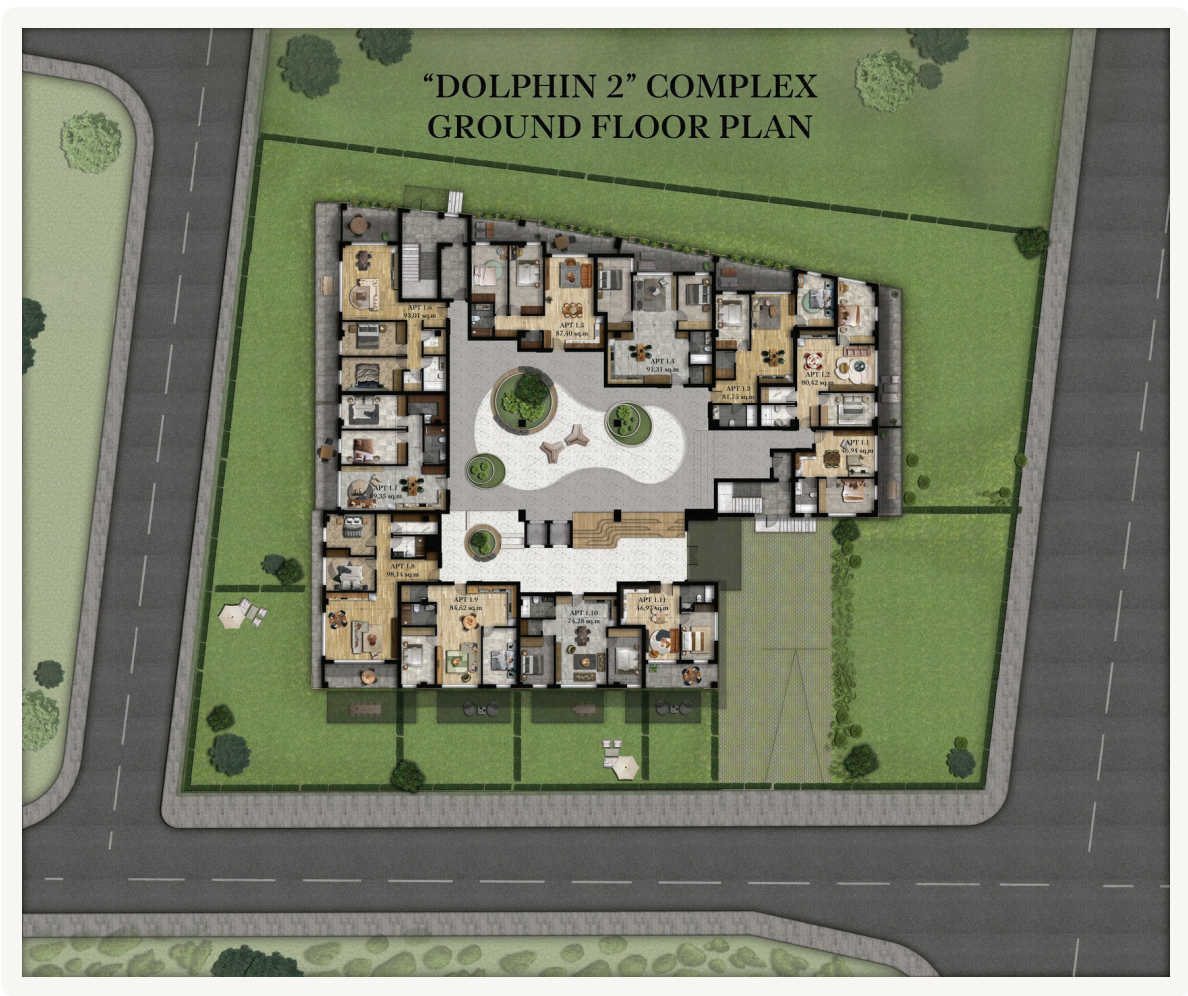
INDOOR AMENITIES

- Central atrium served by two lifts
- Secure, gated entrance areas
- Private basement storage for every unit
- Ground-floor units with private garden terraces
- Light-filled, open common corridors

Rooftop Garden & Atrium · Perigiali, Kavala — Greece

UNIT TYPES

Ground Floor Layout & Unit Sizes



UNIT	SIZE	STATUS
Unit 1.1	46.94 m ²	Not Available
Unit 1.2	82.15 m²	AVAILABLE
Unit 1.3	81.75 m ²	Not Available
Unit 1.4	91.31 m ²	Not Available
Unit 1.5	87.40 m ²	Not Available
Unit 1.6	93.01 m ²	Not Available
Unit 1.7	89.35 m ²	Not Available
Unit 1.8	101.94 m²	AVAILABLE
Unit 1.9	84.62 m ²	Not Available
Unit 1.10	74.28 m ²	Not Available
Unit 1.11	46.97 m ²	Not Available

INVESTMENT HIGHLIGHTS

Why Dolphin Luxury Complex

At the heart of Perigiali, moments from the sea, Dolphin Luxury Complex offers a balanced investment opportunity through its rooftop garden lifestyle, atrium living and strong Golden Visa eligibility.

- At the heart of Perigiali, just 220 metres from the sea
- Close to Kavala's city centre and historic harbour
- Distinctive shared spaces with a rooftop garden and atrium
- Golden Visa eligible investment value
- Only 2 of 33 residences remain available complex-wide
- Delivery scheduled for December 2027

DOLPHIN LUXURY COMPLEX · PERIGIALI, KAVALA · GOLDEN VISA



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