

# Xenia Igoumenitsa

Heritage, reimagined.



# XENIA

Built between the 1950s and 1970s to boost Greek tourism, designed by prominent architects who fused modernism with local character.

Located in top destinations across Greece, many now function as heritage hotels or cultural spaces.



# The vision

Redevelop into a landmark hospitality, residential, or mixed-use project.



# The asset



Source: [imagininggreece.com/artefacts/ioumenitsa-xenia-motel](https://imagininggreece.com/artefacts/ioumenitsa-xenia-motel)



# Location

## Igoumenitsa

A dynamic gateway city of Epirus, strategically positioned with direct connections to Italy and the wider Adriatic region.

### Strategic Port & Gateway to the West

Igoumenitsa hosts one of Greece's largest passenger ports, serving as a primary maritime link to the Ionian Islands and Italy.

### Western Terminus of the Egnatia Motorway

An entry point for goods and travelers from Europe which connects Epirus with Northern Greece and Turkey.

Xenia Igoumenitsa

XENIA



Aprox 1-hour drive  
from Aktion (Preveza)  
Airport (PVK)

Igoumenitsa

• Venetian  
Castle



• Port

• Egnatia Odos

# The asset

Prime seafront location with excellent accessibility and transport connections.

This unique positioning offers both natural beauty and urban connectivity, ideal for hospitality, wellness, or cultural uses.

—— Port of Igoumenitsa

Bike path

## XENIA Igoumenitsa

Originally a second-class motel with 36 rooms across six blocks, each with covered parking underneath.

Includes reception, restaurant, kitchen, bar, staff quarters, and a former gasoline station.

City Stadium

# The asset



A preserved modernist building of historical and architectural significance.

Architect:  
A. Konstantinidis.  
Built: 1959

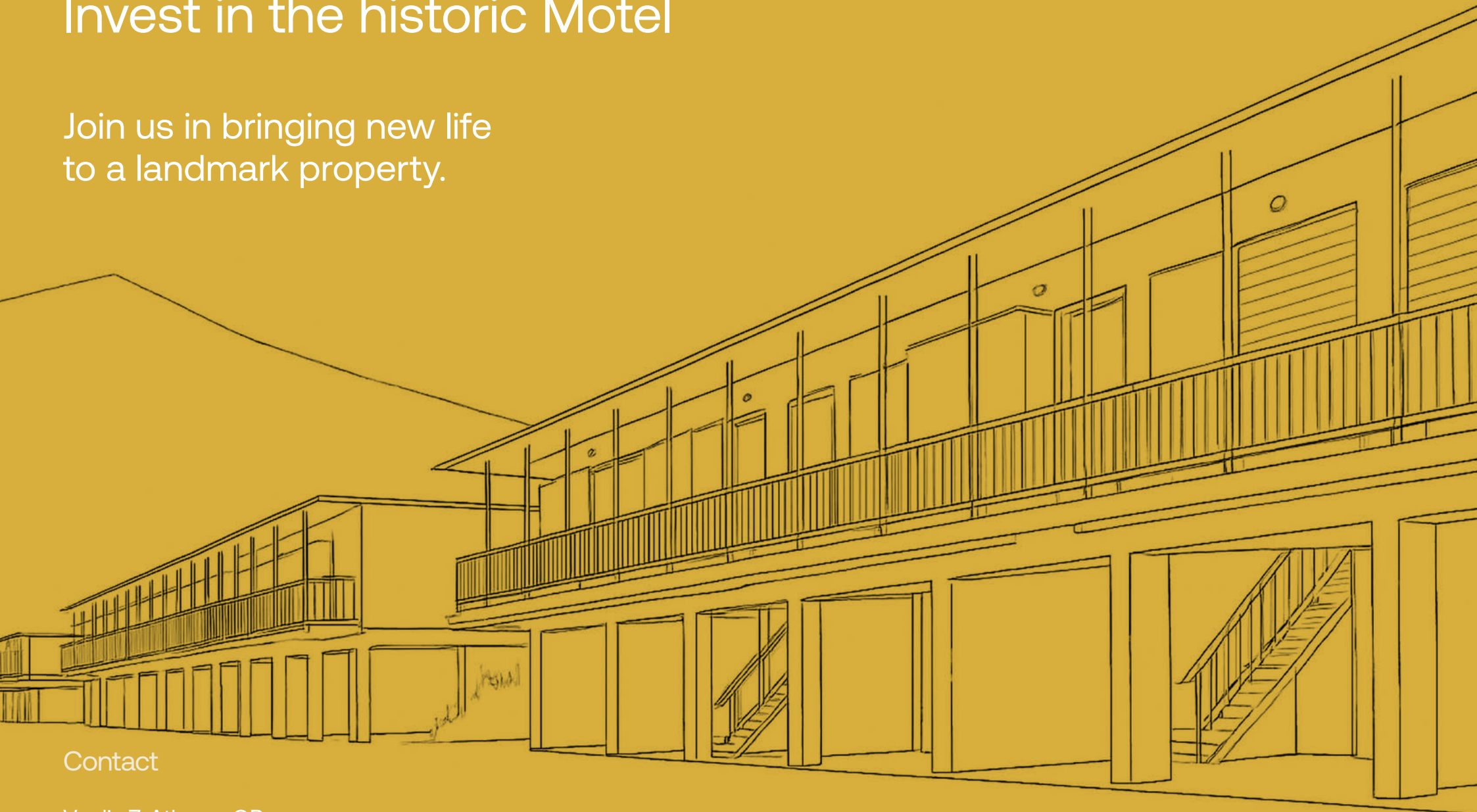
Plot of 28,600 sq.m.,  
with a built-up area of  
approx. 7,100 sq.m. and  
a building ratio of 1.68.

Available building coverage:  
approx. 12,000 sq.m. and total  
buildable area: approx. 40,900  
sq.m., with a maximum height of  
8.50 m. allowing up to 2 floors.

Possibility to preserve and  
convert the former edu-  
cational buildings for hotel  
expansion.

# Invest in the historic Motel

Join us in bringing new life  
to a landmark property.



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