



# AMMOS

DLAKOFTI, KYTHERA





AMMOS

Find your  
own paradise  
in beautiful  
Kythera



One of life's greatest pleasures is discovering places special to you: places that bring extra joy and richness every day you spend there and call you back time after time.

In the coastal village of Diakofti the Kent Developments team is bringing to life a collection of exceptional Apartments. Lifting the level of accommodation options and bringing Kythera to the fore.

Designed in sympathy with the island landscape and traditional Greek architecture, these holiday homes will perfectly balance the best of past and present, the environment and the principles of sustainability.





## Unparalleled quality of finishes and fittings

Bringing a new style of island living to Kythera naturally includes the highest quality appointments inside and out. The interiors highlight classic style in harmony with cool modernity. Quality finishes, to Australian design standards, are featured everywhere.

Well considered floor plans in various sizes from  
34m<sup>2</sup> - 145m<sup>2</sup> internally

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Balconies positioned to showcase the magnificent water view

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Built in internal seating where possible, finished in  
smooth render island style: the perfect spot to relax  
with a good book

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Tiled floors throughout

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Fully air conditioned, for those hot summer days after  
the beach

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ADSL internet throughout keeps you in touch with the world

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## Island sanctuary, serene luxury

This exclusive enclave is just 70 metres from the pristine beach. Architecture and design pay homage to the ever-present sense of history, while placing it luxuriously ahead of the rest.

There will be a choice of 12 apartments, flexibly designed to suit every need and taste – from studio apartments to 1, 2 or 3 bedroom apartments. Every aspect of design and construction is considered and taken care of, meaning none of the difficulties or complications of building yourself.

The apartments will also be ultra-secure, so you can simply lock up and leave.



# Things to see and do in and around Diakofti



## Restaurants & Cafes

In this captivating village, on an island known for its beautiful beaches and leisurely pace of life, fabulous food is also a memorable pleasure to be enjoyed every day. Ingredients are fresh and locally sourced, and Kytherian wines are a perfect complement to the flavours of traditional and contemporary Greek cuisine – everything from the day's freshly caught fish to calamari, octopus and lamb, and classic stuffed vegetables.

Relax on a sun lounge under a beach umbrella with an aromatic coffee or a cocktail in hand, enjoy a tasty snack or settle in for a memorable meal. During peak season, be sure to make a reservation at your favourite place so you get the table with the best view.



## Beautiful Beaches

**Diakofti Beach** is loved for its calm turquoise water and fine white sand, perfect for families with children who love swimming and snorkelling. Amenities include sun lounges and umbrellas, and easy access to the cafés and restaurants.

**Paleopoli Beach**, 7km from Diakofti, is one of the longest beaches. With its beautiful clear waters and mix of sand and pebbles, it's less crowded and ideal for sunbathing, swimming and beachcombing.

**Avlemonas Beach** is known for its natural beauty, with exceptionally clear turquoise waters ideal for underwater exploring. The beach is surrounded by rocky formations and cliffs, small coves and inlets.

**Kaladi Beach** is enclosed by dramatic cliffs and your reward for walking down a steep path is the serenity and stunning views.

**Kombonada**, 18km from Diakofti, is a location famed for the beauty of its natural pebble-lined beach.



## The Traditions of Kythera

**Philoxenia** (hospitality). The people of Kythera are known for their warm hospitality; locals take pride in sharing their culture and traditions – a blend of religious, cultural and everyday practices that reflect the island's rich history.

**Kythera Cultural Festival** is held during the summer months, with concerts, theatre performances, art exhibitions, workshops and traditional dance shows.

**The Wine Festival** is organised in the village of Mitata, celebrating the island's tradition of wine-making. It usually takes place in August.

**Traditional Music and Dance Kythera** has a strong tradition of folk music, often featuring the violin, lute and bouzouki. Traditional dances, such as the syrtos and the kalamatianos, are commonly performed at festivals and celebrations.



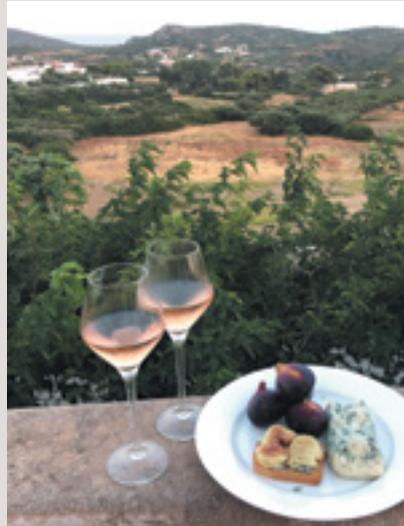
## Lakes, Caves & Springs

Kythera's stunning landscapes include lakes, green pools, caves and springs. Exploring these natural attractions provides a rare opportunity to experience its pristine beauty and tranquillity.

The emerald waters of **The Green Lake** near Limnionas are a drawcard for nature lovers entranced by its picturesque, untouched setting amid rugged cliffs.

The **Cave of Agia Sophia** is one of the most famous on Kythera, thanks to its impressive stalactites and stalagmites. It's also the site of a small chapel dedicated to Saint Sophia. Guided tours provide insights into the cave's history and geology.

**Amir Ali Springs**, near the village of Karavas, are part of an evocative setting with gently running water, small bridges and old water mills.



## Tours & Hikes

With such a diverse landscape and rich history, Kythera offers many tours and hikes to delight its visitors.

**Cultural and Historical Tours** typically include visits to important sites such as the Venetian Castle in Chora, the Archaeological Museum of Kythera and traditional villages.

**Boat Tours** around the island's coastline often include stops at secluded beaches, sea caves and small islets.

**Wine and Olive Oil Tours** are also very popular, often including tastings.

**Hikes** can take you through scenic villages, along lush river valleys and past impressive waterfalls. Other hikes lead to an ancient Byzantine city; or provide panoramic views of the sea; lead you on a journey through history to impressive ruins and memorable landscapes.



## Historical Sites

Myths and historical magic abound on Kythera, starting with the **Venetian Castle of Hora** in the south with its panoramic views of the Myrtoan, the Cretan and the Ionian seas. Building began in the 13th century, with most happening in 1503. Inside is a large watertank with domes and arches, stately two-storey houses, the command post which today houses the Historical Archive of Kythera and the church of Panagia Myrtidiotissa.

Other notable sites include the **Minoan Peak Sanctuary**, the fortress of **Avlemonas Castle**, the monastery of **Panagia Myrtidiotissa** which is the spiritual centre of Kythera and the 12th century castle town of **Paleochora** in the north-west, built by Monemvasites – surrounded by a deep and steep canyon making it a natural fortress.

# The Project Delivery Team

## DEVELOPER

Bringing the right people together is the key to success for developer Anthony Conomos. Born in Brisbane, the son of Andreas (Asfalios) and Gloria Megalocomos from Kalamos, he has wide-ranging experience in property development and an established record in design, delivery and marketing high-profile projects.

With the carefully selected team on the Kythera project, he provides a wealth of experience in prominent projects, including some of Brisbane's most acclaimed residential and mixed use developments in inner-suburban Kangaroo Point – notably the off-the-plan success story M Apartments, The Marc, Rawlston, Connston and Riparia.

Amanda Talbot is an integral part of the team. The wife of late mining magnate Ken Talbot, her hands-on expertise and finesse are critical to the design and quality finishes of the project. Amanda has worked in partnership with Anthony over the last 12 years.

## BUILDER

Another key partner is builder George Fatseas who was born in Sydney and now lives in Greece. A civil engineer, he holds a Master's Degree in Soil Mechanics and Foundation Engineering. George has run his own consultancy since 1998 with offices in Athens and Kythera. He has built over 100 homes on Kythera for clients from all over the world, giving him extensive knowledge of the local market, the building process and the legislation involved.

## ARCHITECT

Panos Mavrommatis is the architect, born in Piraeus and also of Kytherian origin. He is a graduate of the National Technical University of Athens in Architectural Engineering. During his 30 year career he has been involved in numerous projects including houses, shops, hotels and industrial buildings. Much of his time is spent dealing with public authorities in Athens, giving him a vast knowledge of relevant legislation.

## INTERIOR DESIGNER

Bringing her eye for beauty and design to the project is award-winning designer Mary Durack. She has undertaken commissions in Paris, Lake Como, Shanghai and Sri Lanka and now creates the inspiring interiors for this milestone project. Her Brisbane based practice showcases work alive with inspiration and expertise, colour, comfort, texture, vivacity and spirit. Working with the design team, Mary has been able to maximise the spatial comfort of the Apartments without losing the unique Kytherian charm.







DEVELOPED BY



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