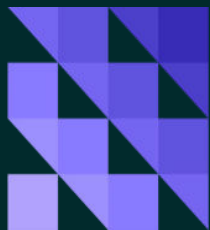


Intelligent Investment

2025 Chania Real Estate Investor Intentions Survey

ARENCOS RESEARCH
FEBRUARY 2025
SURVEY



RESEARCH
DATA ANALYSIS
INSIGHTS

ARENCOS

ARCHITECTURAL ENGINEERING CONSULTANCY SERVICES

Executive Summary

The ARENCOS Chania Real Estate Investor Intentions Survey 2025 was conducted between November 15, 2024, and January 20, 2025. A total of 98 investors participated, answering a range of questions about their preferred investment strategies and buying appetite for Chania's real estate market in 2025.

Respondents indicated considerably stronger purchasing and selling expectations than the year prior and are optimistic that the investment market will remain strong. However, downward pressure on pricing because of the new developments in the Prefecture of Chania and a degree of yield expansion is expected to continue in the immediate term. We estimate that by the third quarter of 2025, this should start to reverse.

Investors are particularly attracted to value-add and opportunistic strategies as they search for higher returns in the current interest rate environment. ARENCOS expects investment activity to increase in 2025, with most deal flow to occur in the last quarter of the year.

Editorial

In recent years, Chania's property market has demonstrated consistent growth, particularly in prime locations such as the Old Town and coastal areas. Prior to 2020, the city experienced a surge in demand, with property prices achieving an annual growth rate of 11.8% in the third quarter of 2019, surpassing previous boom periods.

The city's optimistic economic outlook further enhances its appeal to investors. Chania has quietly evolved into a haven for investors seeking not just the beauty of the Mediterranean, but also a robust return on investment. The real estate market here has been on a steady ascent, marked by a notable 14% increase in property prices throughout 2024.

This upward trajectory positions Chania as an attractive destination for those with a keen eye on the investment horizon. I hope to find this report useful. For a full breakdown of survey results and investment insights, visit [ARENCOS Official Website](#).

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Chania Real Estate Investor Intentions Survey 2025

Market Trends & Investment Insights

Published by: ARENCOS RESEARCH

Date: February 2025

Location: Chania, Crete

Key Takeaways

- Stronger Market Activity: Investors express optimism about market stability and recovery post-2024, with increased purchasing and selling expectations.
- Value-Add and Opportunistic Investments: These remain the preferred strategies, as investors seek higher returns amid evolving interest rates.
- Market Challenges: Downward pricing pressure, regulatory changes, and limited fairly-priced assets are obstacles.
- Sector Focus: Tourism-related properties, eco-friendly developments, and residential investments are in high demand.

Chania's Real Estate Market Trends

Growth and Demand Drivers

Chania's property market continues to exhibit steady growth, particularly in high-demand areas such as Old Town and the coastal zones. In 2024, property prices increased by 14%, signaling sustained investor interest.

Emerging Investment Strategies in 2025

- Residential Sector: Multifamily and build-to-rent developments remain the top investment choice.
- Tourism-Oriented Properties: Villas, boutique hotels, and serviced apartments continue to attract investor interest.

Investor Intentions for 2025

Projected Buying and Selling Activity

- 69% of investors expect their real estate allocation in Chania to either remain stable or increase.
- Value-add strategies (renovations, repositioning) are favored by 75% of small-scale investors.
- Larger institutional investors show a tendency to offload assets to optimize portfolios.
- Luxury Residential Prices: Increased by 26% since 2021, reflecting strong demand from international buyers.

Geographical Hotspots for Investment

- Chania Old Town & Venetian Harbor – High demand for historic properties.
- Platanias & Agia Marina – Tourism-related properties thriving.
- Kolymbari & Akrotiri – Growing interest in sustainable and biophilic developments.

Challenges Facing Real Estate Investment in Chania

- Regulatory Adjustments: Changes in Greece's Golden Visa Program may impact foreign investor demand.
- Tighter Lending Environment: Increased borrowing costs may slow deal flow.
- Mismatch in Price Expectations: Sellers may struggle to align with current market valuations.
- Sustainability Considerations: Investors increasingly prioritize energy-efficient, climate-resilient properties.

Capital Market Outlook for 2025

- Debt and Equity Mix: 47% of investors will maintain their financing approach from 2024.
- Reduced Use of Leverage: 35% plan to rely less on financing due to high-interest rates.
- Rising Interest Costs: A major challenge affecting new investments and refinancing options.

Sustainable Investment Strategies

- 84% of investors prioritize energy efficiency upgrades.
- 69% consider on-site renewable energy solutions, such as solar panels.
- EV charging infrastructure and climate risk assessments are becoming key considerations.
- 38% of investors are willing to pay a premium of 6%-10% for sustainability-certified properties.

Conclusion & Future Outlook

The Chania real estate market in 2025 is positioned for continued growth, driven by a combination of high tourism demand, sustainability trends, and strategic infrastructure investments. Despite challenges related to financing and price negotiations, investor confidence remains strong, with a particular focus on value-add, opportunistic, and eco-conscious investments.

Investor Intentions Survey Highlights

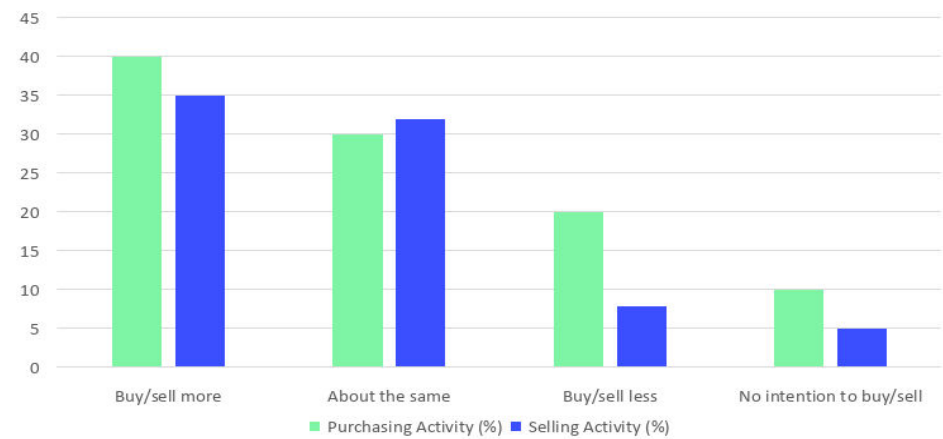
Seventy-five percent of investors plan to sustain or boost their activity.
% of respondents expecting buying/selling activity to change compared to 2024

Investment activity to increase in 2025

In a high-interest rate environment, opportunistic and value-add strategies remain top choices for investors. Opportunistic deals offer high-risk, high-reward potential, while value-add investments focus on improving underperforming assets for increased returns.

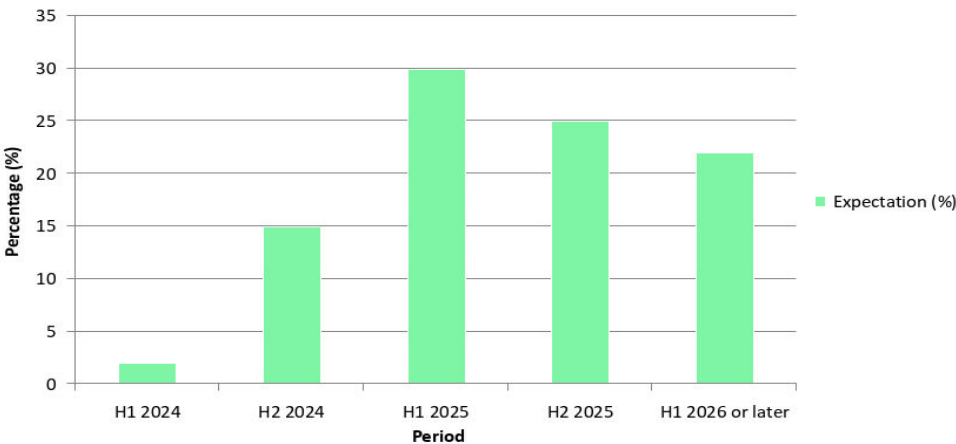
69% of investors expect their allocation to real estate assets in Chania to remain unchanged or increase in 2025

Investment Activity Changes

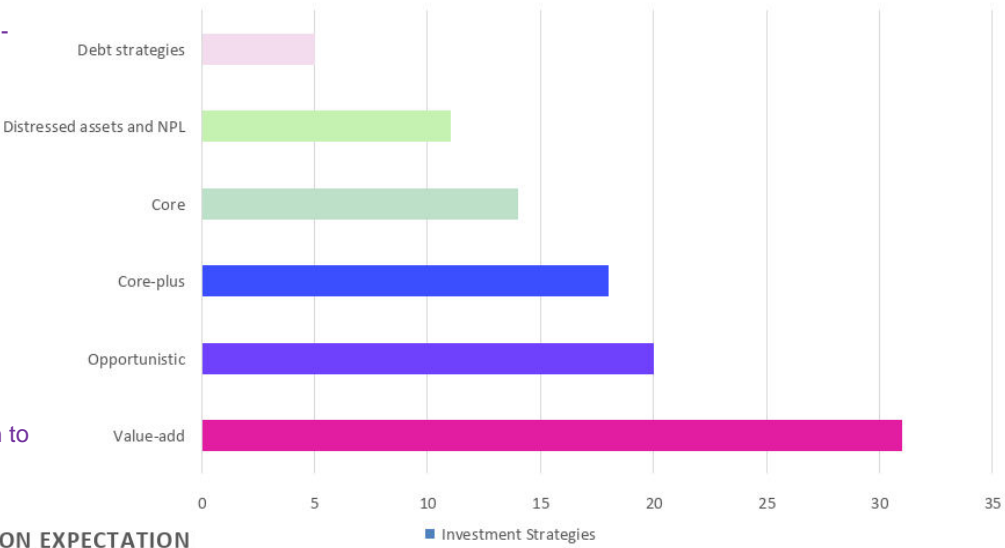


Respondents anticipate a full market recovery in the mid-term, expecting activity to return to pre-rate hike levels.

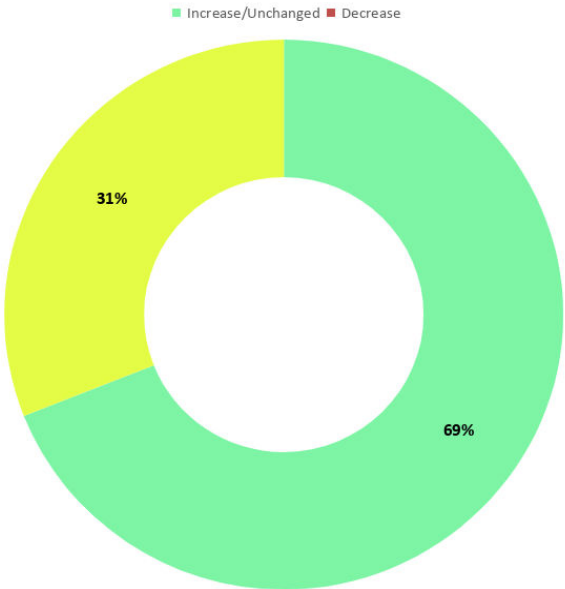
Market Recovery Expectations



Opportunistic and Value-Add Strategies

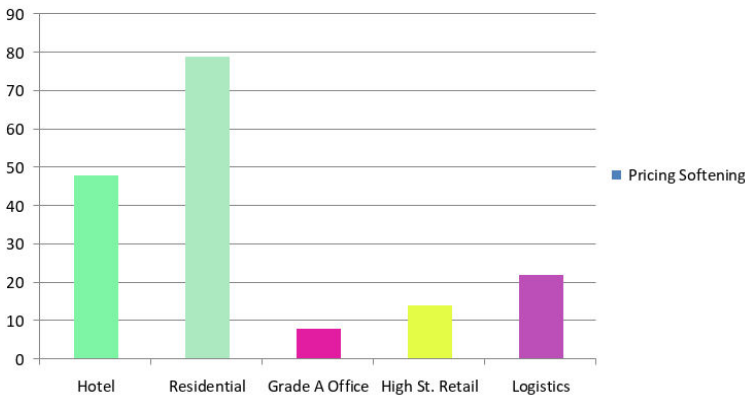


INVESTOR ALLOCATION EXPECTATION

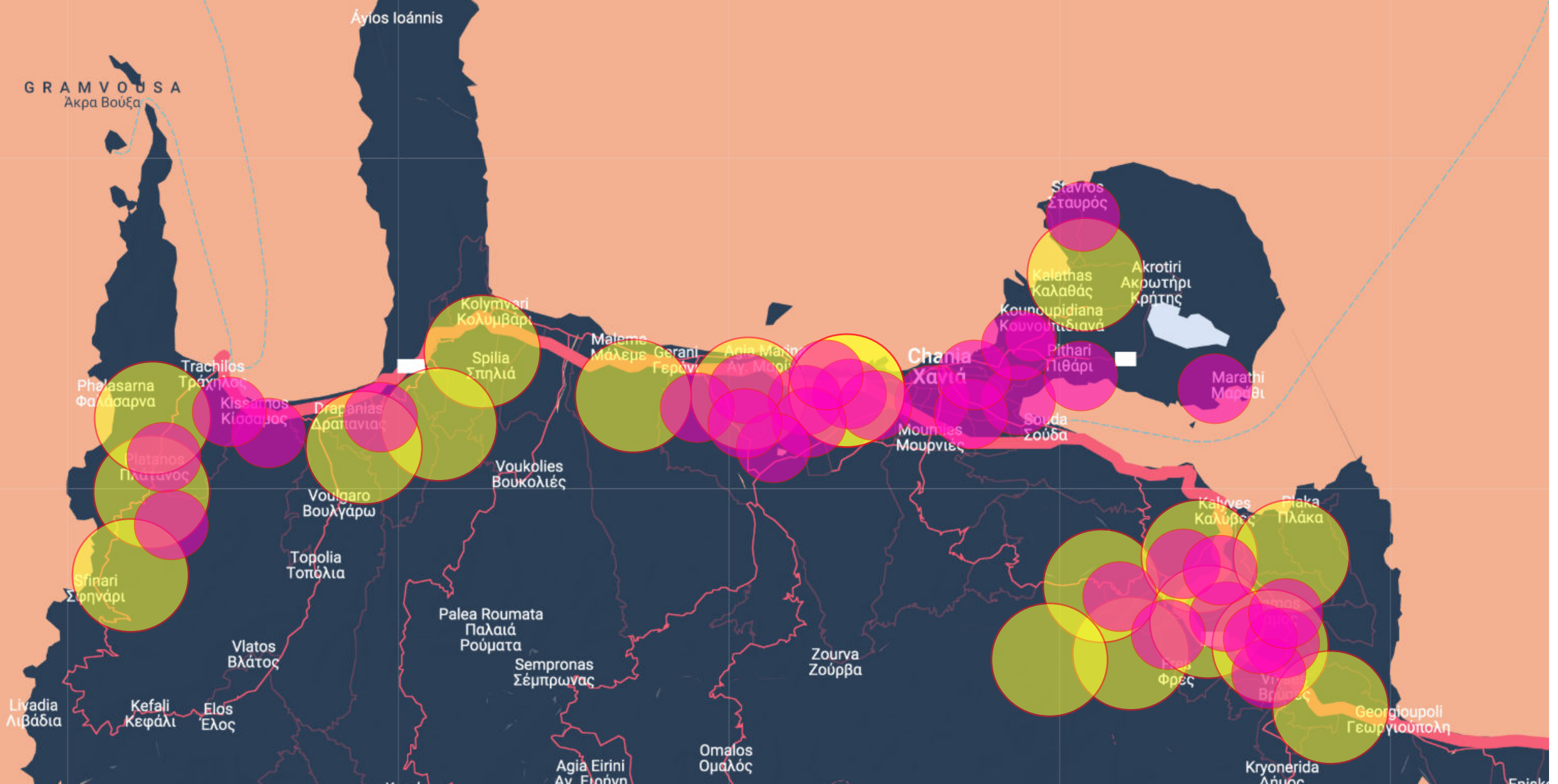


Prices are expected to decline in specific sectors.

Pricing Softening Across Sectors



Investors Interest for Residential and Commercial Projects - Top Areas



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Investment



Other key findings

01

Buying and selling expectations for 2025 are higher compared to 2024. Smaller-budget investors tend to display greater risk appetite, while high-budget investors are more inclined to offload assets to free up capital. Real estate allocations remain stable, and as risk-free rates decline, investor interest in property is expected to grow. However, the tightened lending environment, changes to the Greek Golden Visa program, and the limited availability of fairly priced properties continue to pose significant challenges for real estate investors.

02

Investors anticipate a resurgence in Chania's real estate market during the latter half of 2025, with expectations of activity returning to pre-inflation levels by year's end. While repricing is projected to persist in certain sectors, the extent is expected to be less pronounced than in 2024 and 2023. Notably, Chania has experienced significant growth, with residential property prices increasing by approximately 11.13% from January 2024 to January 2025.

03

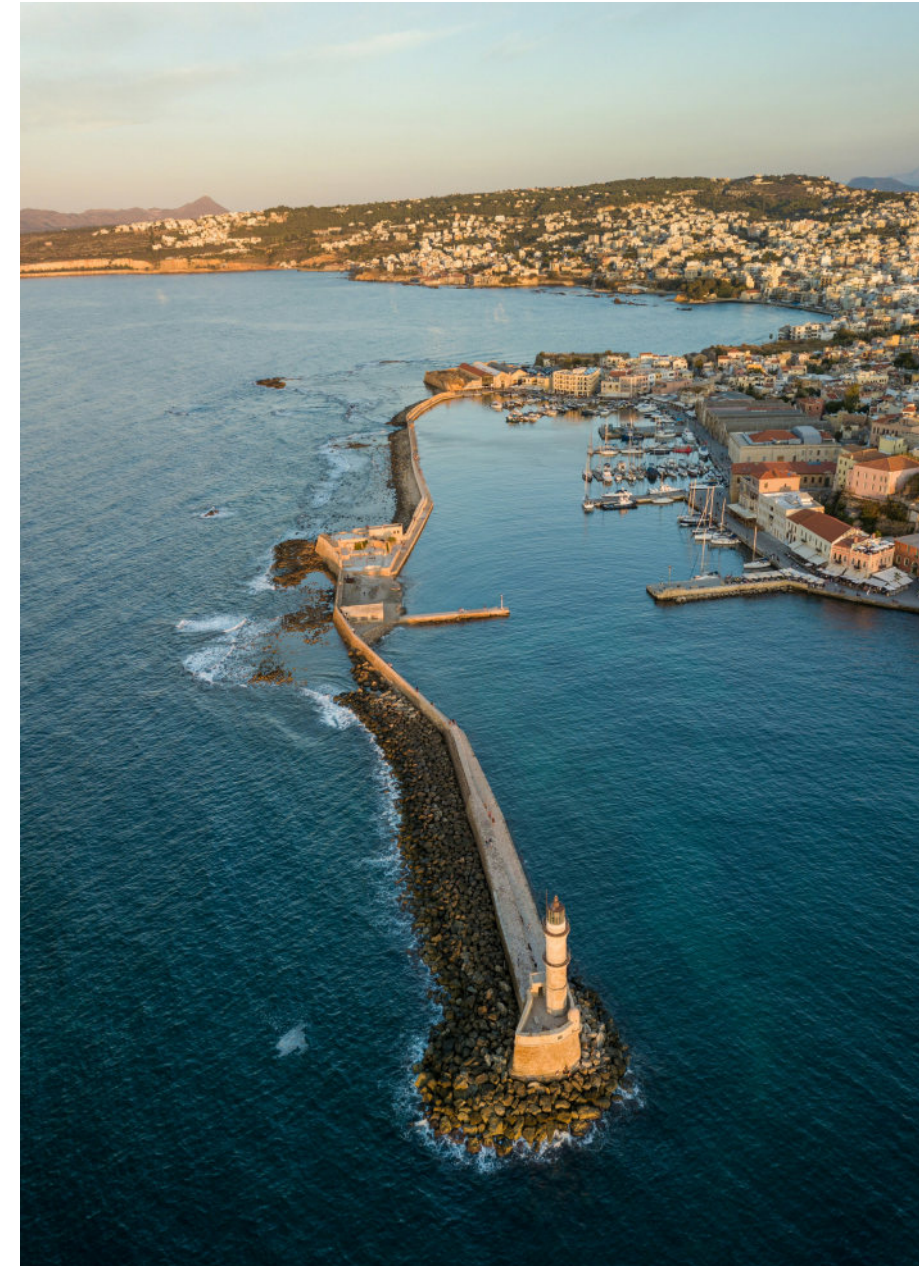
In 2025, the Greek real estate market is witnessing a shift in investor strategies, with value-add and opportunistic approaches dominating as investors seek higher yields. Once again, residential and tourism-related properties, such as hotels, villa complexes, and maisonettes, have surpassed offices as the most sought-after sectors for investment. In Crete, this trend is reflected in growing demand for eco-friendly properties, alongside increasing infrastructure investments that are enhancing the island's investment appeal.

04

In 2025, Chania's real estate market continues to be one of Greece's top performers, with luxury residential prices increasing by 26% compared to 2021, reflecting its growing appeal to affluent tourists and expatriates. Heraklion and Rethymnon have also emerged as highly sought-after markets, attracting significant investor interest. Athens and Thessaloniki maintain their resurgence, while cities in the Peloponnese and the Dodecanese remain attractive investment destinations. However, Santorini has been rocked by a series of earthquakes, leading to a surge in contract cancellations and a temporary decline in its real estate market.

05

While sustainability factors are facing some pressure in the current capital-constrained environment, many investors remain open to retrofitting existing assets to meet sustainability standards. Additionally, a number of investors are still willing to pay a premium for acquiring sustainability-compliant properties, recognizing their long-term value and alignment with growing demand for eco-friendly investments.



01

Investor Outlook

Shifting Investment Strategies in the Chania Real Estate Market: 2023 vs. 2024

In the Chania real estate market, fund-raising strategies are shifting notably from 2023 to 2024, reflecting broader investment trends. Opportunistic strategies have gained traction, increasing from 32% to 36%, signaling investor confidence in high-risk, high-reward projects, possibly due to Chania's growing appeal as a tourism and investment hub.

Conversely, value-add strategies saw a slight decline from 24% to 22%, indicating a tempered interest in renovating or repositioning existing properties. Development-focused strategies also dipped from 19% to 15%, suggesting caution in new constructions, while asset-class specific investments rose from 9% to 12%, pointing to targeted opportunities in niche sectors.

Interestingly, special situations, previously non-existent in 2023, accounted for 8% in 2024, hinting at emerging opportunities in distressed or unconventional assets. Meanwhile, core investments dropped significantly from 16% to 7%, reflecting a shift away from low-risk, stabilized properties, as investors seek higher returns in Chania's dynamic market.

Figure 1: Fund-raising strategies for new real estate-focused funds



Source: Chania Real Estate Investor Intentions Survey, January 2025

More than 75% of investors anticipate that purchasing and selling activity will either grow or stay steady in 2025

Purchasing and selling activity expectations in the Chania real estate market are significantly higher compared to the previous year. A majority of investors anticipate that activity will either remain stable or increase throughout 2024, a trend expected to continue into 2025. Notably, selling expectations have reached their second-highest level since market tracking was relaunched in 2021. This indicates that property owners and firms may bring more assets to market, encouraged by stabilized pricing levels and the need to generate capital amid tight financial conditions. As a result, liquidity in Chania's real estate sector is expected to improve compared to 2023.

Smaller investors, including local developers and private buyers, are projected to be the most aggressive in expanding their portfolios. Nearly half of these investors anticipate increasing purchasing activity in 2024, compared to only 40% of larger institutional investors. On the selling side, the trend is reversed—larger investors and property funds are expected to offload more assets, while only a portion of smaller investors are planning to do the same.

This reflects different investment strategies; smaller investors in Chania often focus on value-add opportunities, such as property renovations and short-term rental markets, whereas institutional investors typically follow more conservative, long-term financial strategies.

Figure 2: Purchasing Activity Expectations



Source: Chania Real Estate Investor Intentions Survey, January 2025

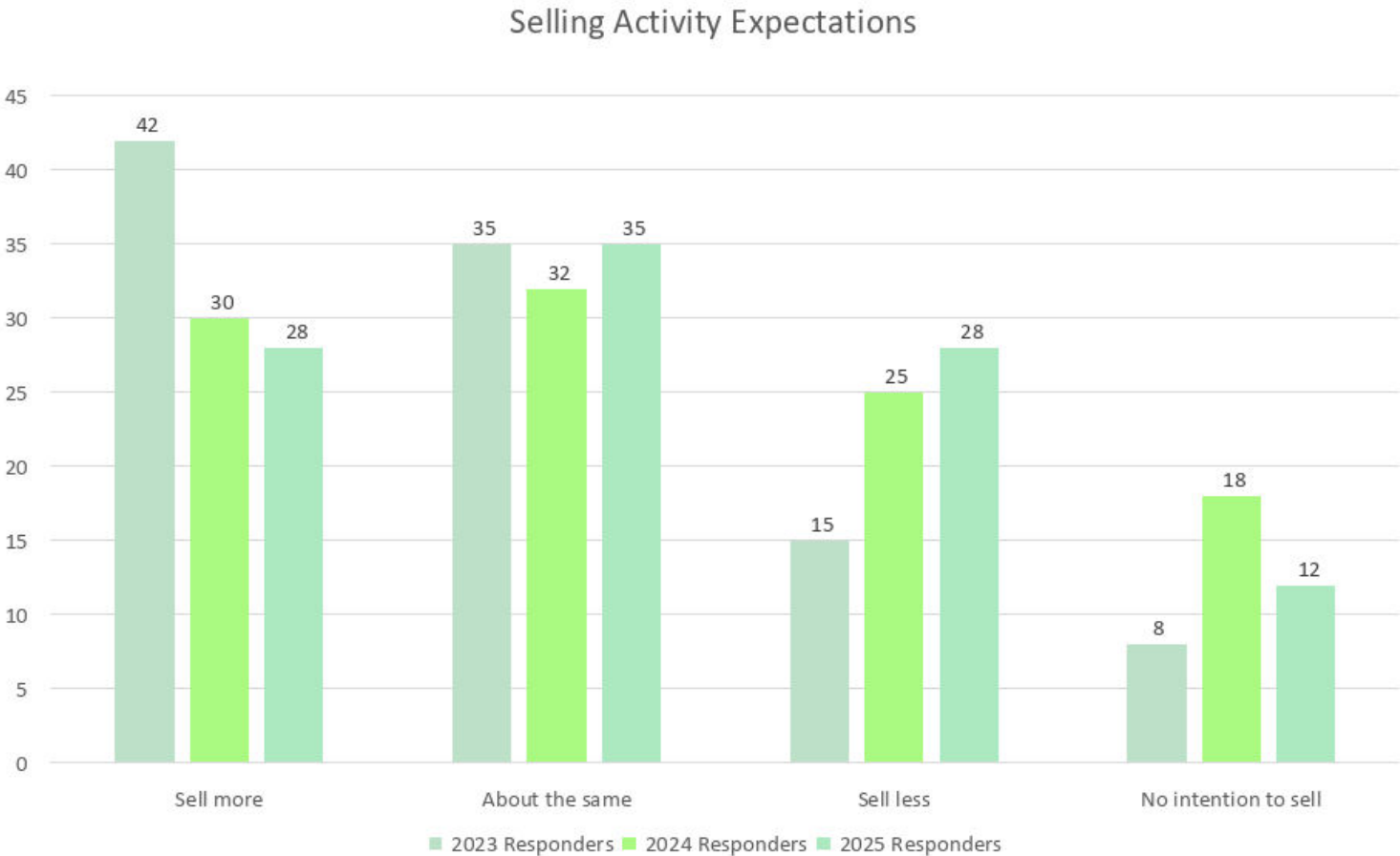
Chania real estate market outlook: Declining sales activity signals investor confidence

Selling activity expectations in the Chania real estate market show a gradual decline in the number of investors planning to sell more properties, dropping from 42% in 2023 to 30% in 2024 and a further decrease to 28% projected for 2025. This suggests a shift towards a more cautious approach, likely influenced by market stabilization and evolving investment strategies.

At the same time, the percentage of investors expecting to maintain their selling activity remains relatively steady, fluctuating between 32% in 2024 and 35% in 2025. However, a notable trend is the increase in those planning to sell less, rising from 15% in 2023 to 25% in 2024, and reaching 28% in 2025. This indicates growing confidence in long-term property value retention or a preference for rental income over immediate sales.

Additionally, the percentage of investors with no intention to sell has nearly doubled from 8% in 2023 to 18% in 2024, before slightly decreasing to 12% in 2025. This further reinforces the expectation that Chania’s real estate market may experience lower turnover in the coming years, with investors holding onto their assets amid favorable market conditions.

Figure 3: Selling activity expectations



Source: Chania Real Estate Investor Intentions Survey, January 2025

Greatest challenges for investors in 2025: Mismatch in expectations.

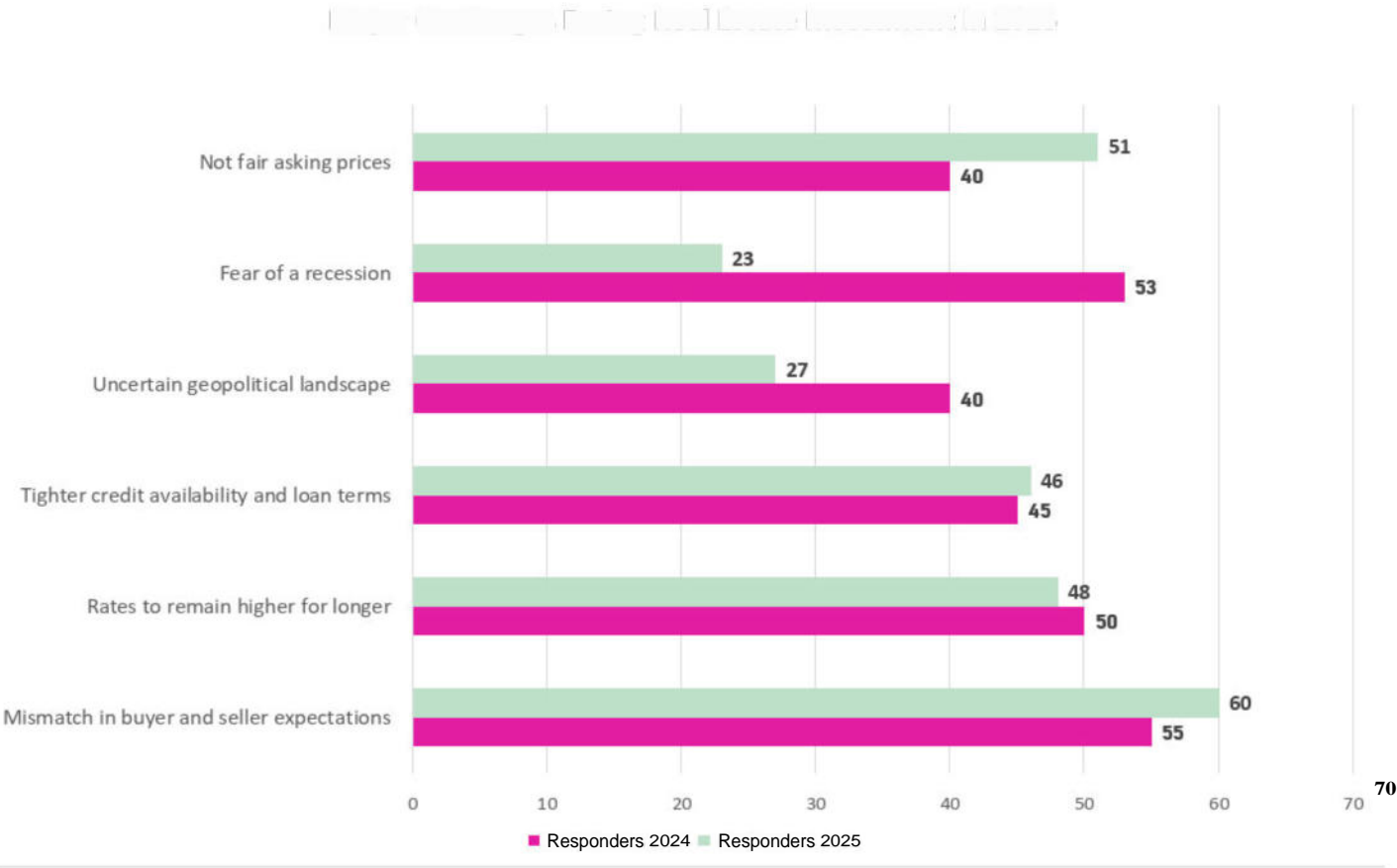
The Chania real estate market in 2025 is expected to face significant challenges, much like the broader European investment landscape. One of the primary concerns for investors remains the mismatch between buyer and seller expectations. As property prices continue to fluctuate, many sellers may struggle to align their pricing with current market realities, leading to prolonged negotiations and fewer transactions. This issue is particularly relevant in Chania, where international buyers play a significant role in the market, often bringing different pricing perspectives compared to local sellers.

Another key challenge is the persistently high interest rates, which are expected to remain elevated for an extended period. This directly impacts loan accessibility, making it more difficult for both local and international investors to secure favorable financing terms. Tighter credit availability and stringent loan conditions could slow down real estate transactions in Chania, affecting both residential and commercial property investments. As a result, potential buyers may shift their focus toward alternative financing options or delay their investment plans until conditions improve.

Geopolitical uncertainty remains a concern, though its impact has lessened compared to previous years. Investors in Chania are becoming more resilient to external economic shocks, but global instability can still influence demand, particularly from European buyers. At the same time, the fear of a recession has significantly decreased, which may encourage more investors to proceed with planned purchases. This shift in sentiment suggests that while challenges persist, the Chania real estate market may still present attractive opportunities for those willing to navigate the evolving financial landscape.

Finally, a growing issue in the market is the perception of unfair asking prices. Many buyers feel that properties are overpriced relative to their value, leading to increased scrutiny of listings. In Chania, where demand for vacation homes and investment properties remains high, ensuring price transparency and fair valuation will be essential for maintaining market momentum. For sellers, adjusting pricing strategies to reflect market trends could be the key to facilitating smoother transactions and sustaining long-term investment confidence.

Figure 4: Major Challenges Facing Real Estate Investments in Chania, Crete



Source: Chania Real Estate Investor Intentions Survey, January 2025

02

Capital Market Outlook

Further repricing across certain property types will occur although to a much lesser extent than in 2024

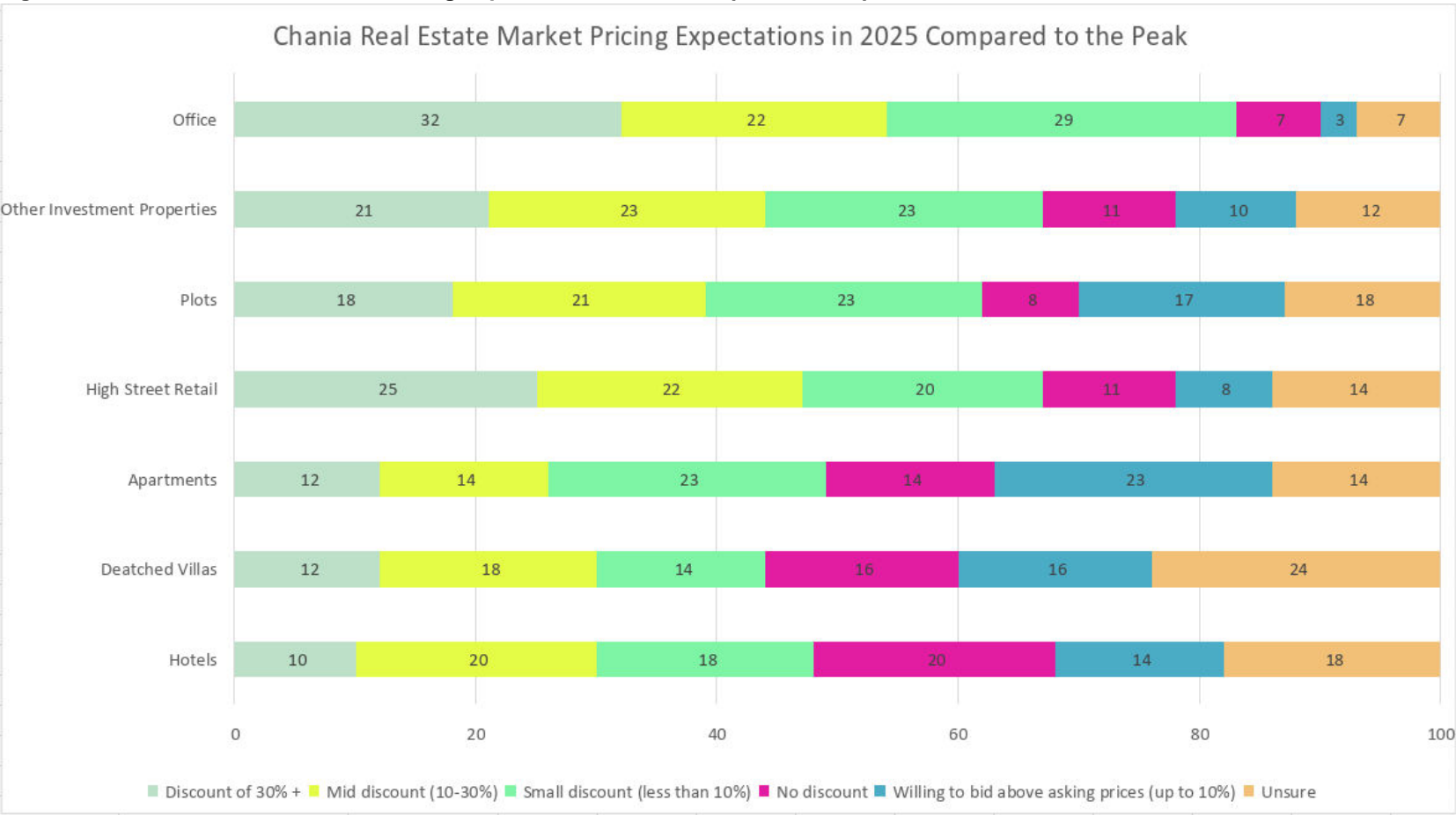
The graph illustrates the pricing expectations for the Chania real estate market in 2025 compared to previous peak levels. Office spaces show the highest proportion of anticipated significant discounts, with 32% expecting a price reduction of over 30%, and another 22% expecting mid-level discounts between 10-30%. Similar trends are observed in Other Investment Properties and Plots, where over 40% anticipate discounts of 10% or more.

High Street Retail and Apartments show relatively optimistic pricing expectations, with 20-23% of respondents expecting only minor price reductions (less than 10%), while 8-23% are even willing to bid above asking prices, signaling confidence in these sectors.

Interestingly, Detached Villas and Hotels reflect mixed sentiments. While 30% of participants foresee discounts above 10%, a notable proportion (16-24%) remains unsure about future pricing, suggesting uncertainty in these specific markets.

Overall, the Chania real estate market presents a diverse outlook, with commercial properties facing more downward pressure compared to residential sectors, where some buyers are prepared to meet or exceed asking prices.

Figure 5: Chania Real Estate Market Pricing Expectations in 2025 compared to the peak



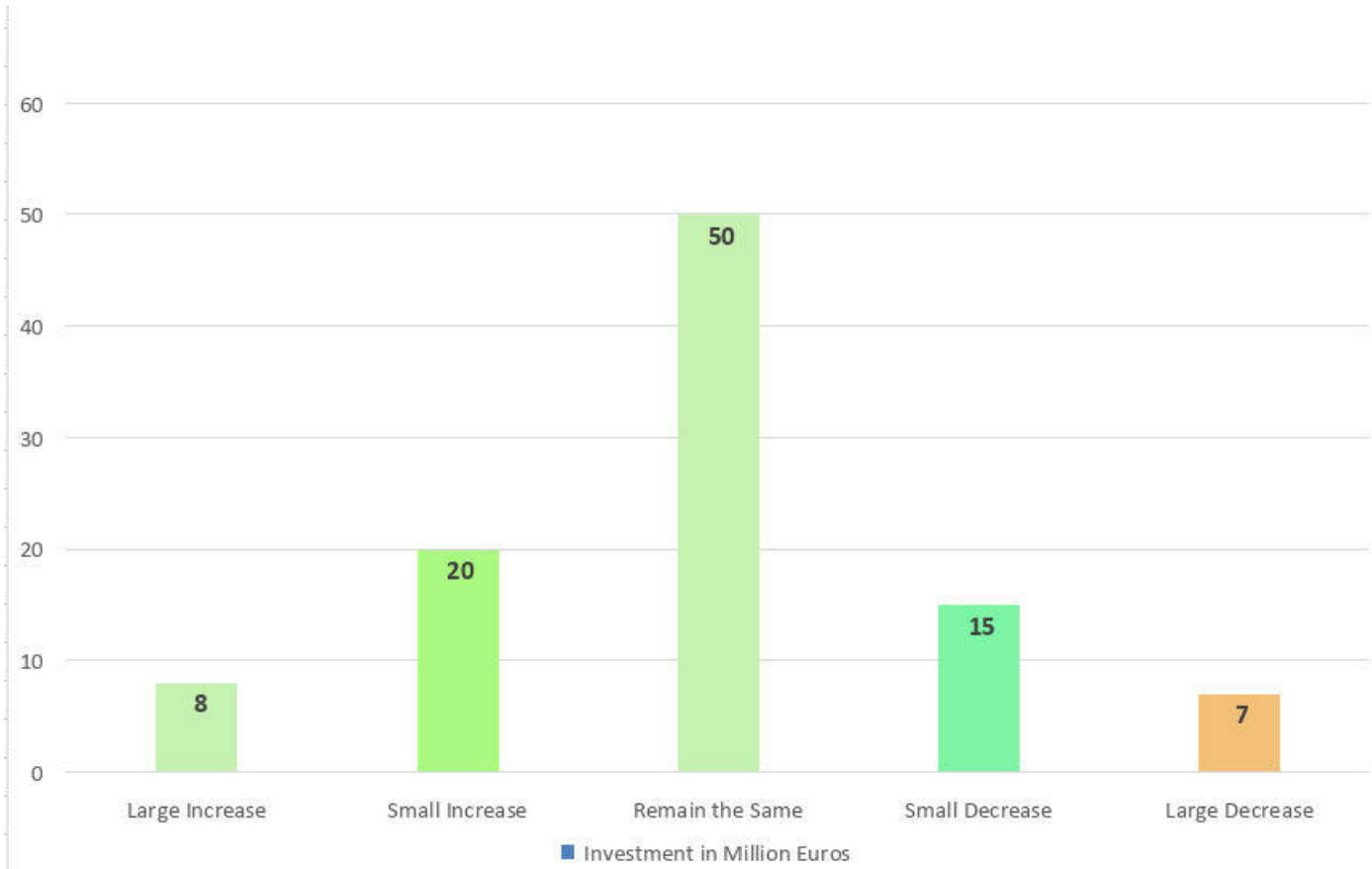
Source: Chania Real Estate Investor Intentions Survey, January 2025

The majority of investors expect allocations to real estate to either remain the same or increase in 2025

Investor sentiment toward Chania’s real estate market remains strong, with a majority of investors expecting allocations to either remain stable or increase in the coming period. According to recent data, 70% of investors anticipate maintaining or increasing their investments, highlighting sustained confidence in the region’s real estate potential.

This trend reflects the resilience of Chania’s property market, driven by strong tourism demand, strategic infrastructure developments, and a growing interest in sustainable investments. As interest rate adjustments and economic factors stabilize, investors continue to view Chania as a promising location for high-yield and long-term real estate opportunities.

Figure 6: Chania Real Estate Market Expectations in 2025



Source: Chania Real Estate Investor Intentions Survey, January 2025

Real estate allocations likely to stay consistent with previous years, despite ongoing challenges from the tight lending market

The chart illustrates anticipated changes in the use of debt for real estate investments. The data is broken down into four key categories, reflecting different approaches to debt management compared to the previous year according to the answers of the responders.

Similar Mix of Debt and Equity as Last Year (47%)

Almost half of respondents (47%) expect to maintain a consistent balance of debt and equity, showing stability in their financial strategy.

Reduction in the Use of Leverage (35%)

A significant proportion (35%) plans to reduce their reliance on debt, likely indicating a cautious approach in response to market conditions or interest rate concerns.

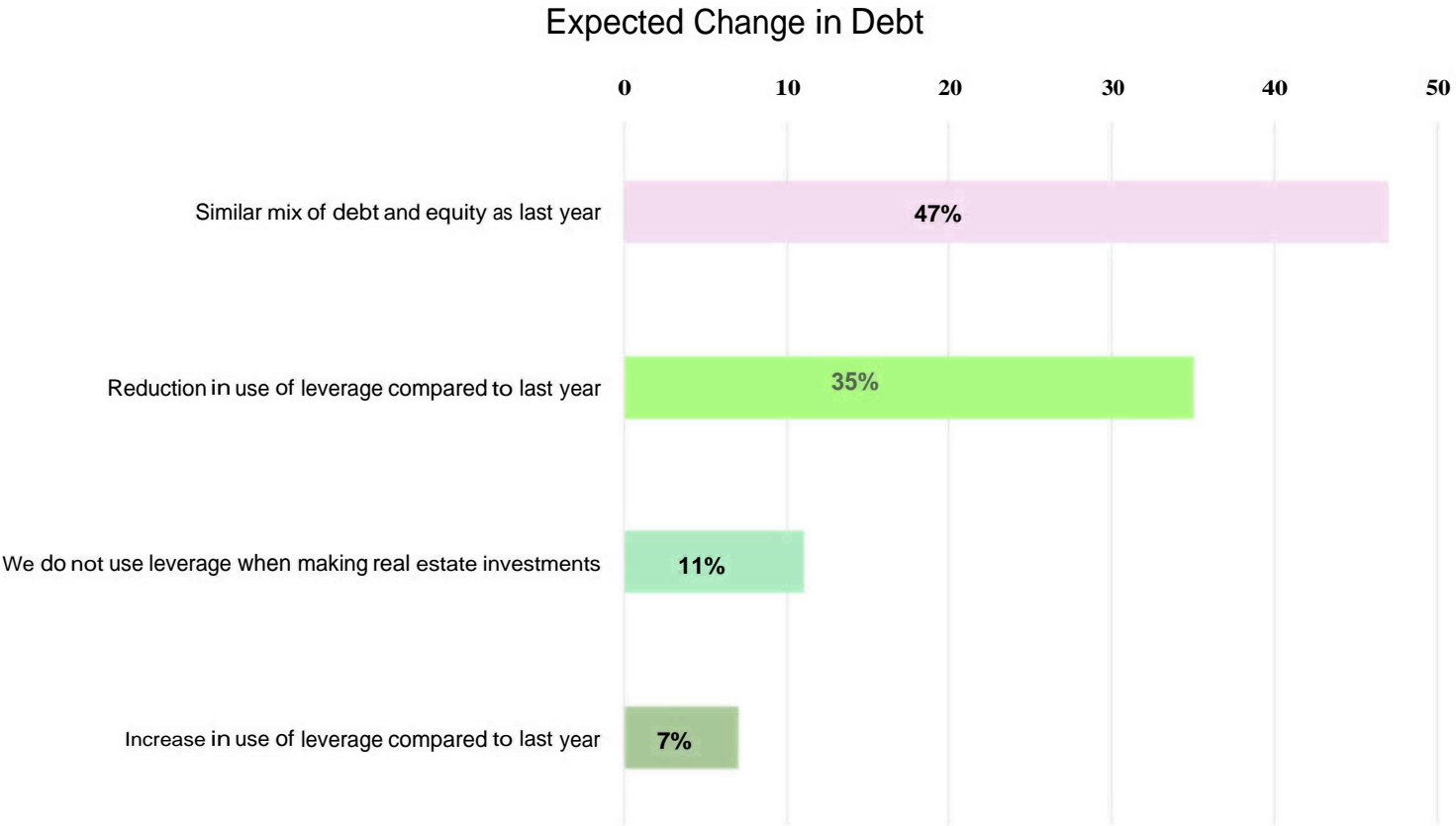
No Use of Leverage in Real Estate Investments (11%)

Approximately 11% do not use leverage at all when investing in real estate, suggesting a preference for fully equity-based financing strategies.

Increase in the Use of Leverage (7%)

Only 7% expect to increase their use of leverage, reflecting a small group willing to take on more risk, possibly to capitalize on specific opportunities.

Figure 7:Expected Change in Debt



Source: Chania Real Estate Investor Intentions Survey, January 2025

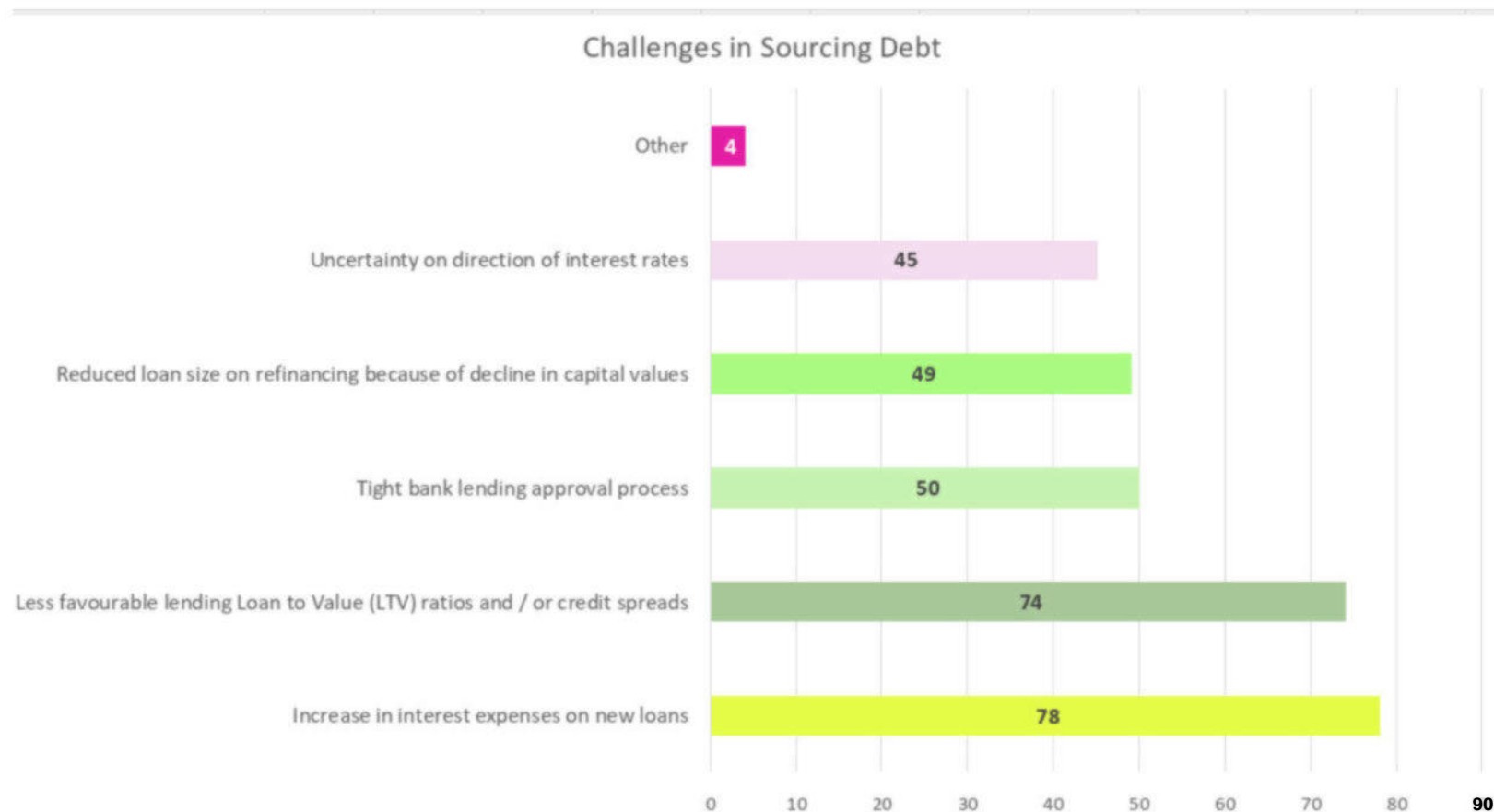
Rising interest expenses, tighter lending terms, and stricter loan approval processes

The chart represents responses from a survey highlighting the challenges faced by participants in sourcing debt for real estate investments. The most commonly reported issue, affecting 78% of respondents, is the increase in interest expenses on new loans. This is followed by less favorable Loan-to-Value (LTV) ratios and wider credit spreads (74%).

Other significant challenges include a tight bank lending approval process (50%) and reduced loan sizes due to declining capital values (49%). Additionally, 45% of respondents are concerned about uncertainty regarding the direction of interest rates, while only 4% mentioned other minor challenges.

Similar responses are also highlighted in the Chania [Construction Market Trends \(2025–2028\) survey](#) (available at ARENCOS), which underscores the growing concerns about rising borrowing costs and tighter lending criteria in the construction sector.

Figure 8: Challenges sourcing debt for investments of refinance



Source: Chania Real Estate Investor Intentions Survey, January 2025

03

Real Estate Strategies

Real Estate Strategy for the real estate market of Chania, 2025

Figure 9: Most attractive strategy for investment in 2025

The chart illustrates the most attractive investment strategies in the Chania real estate market for 2025, compared to previous years. The "Value-add" strategy remains the most preferred, showing a steady increase from 2023 to 2025, highlighting investors' focus on properties with potential for improvements and increased value.

The "Core-plus" strategy also continues to attract significant interest, indicating a balanced approach between risk and return. Meanwhile, "Opportunistic" investments have slightly declined, suggesting a more cautious investment approach in the upcoming year.

Additionally, "Core" investments maintain a stable position, reflecting ongoing demand for high-quality, low-risk properties. Distressed assets and non-performing loans (NPLs) have seen a modest increase, indicating a potential opportunity for investors seeking undervalued properties.

However, "Debt strategies" remain the least popular choice, suggesting that investors are prioritizing direct property investments over financial instruments. These trends suggest that Chania's real estate market remains attractive, with a focus on value creation and moderate risk-taking.



Source: Chania Real Estate Investor Intentions Survey, January 2025

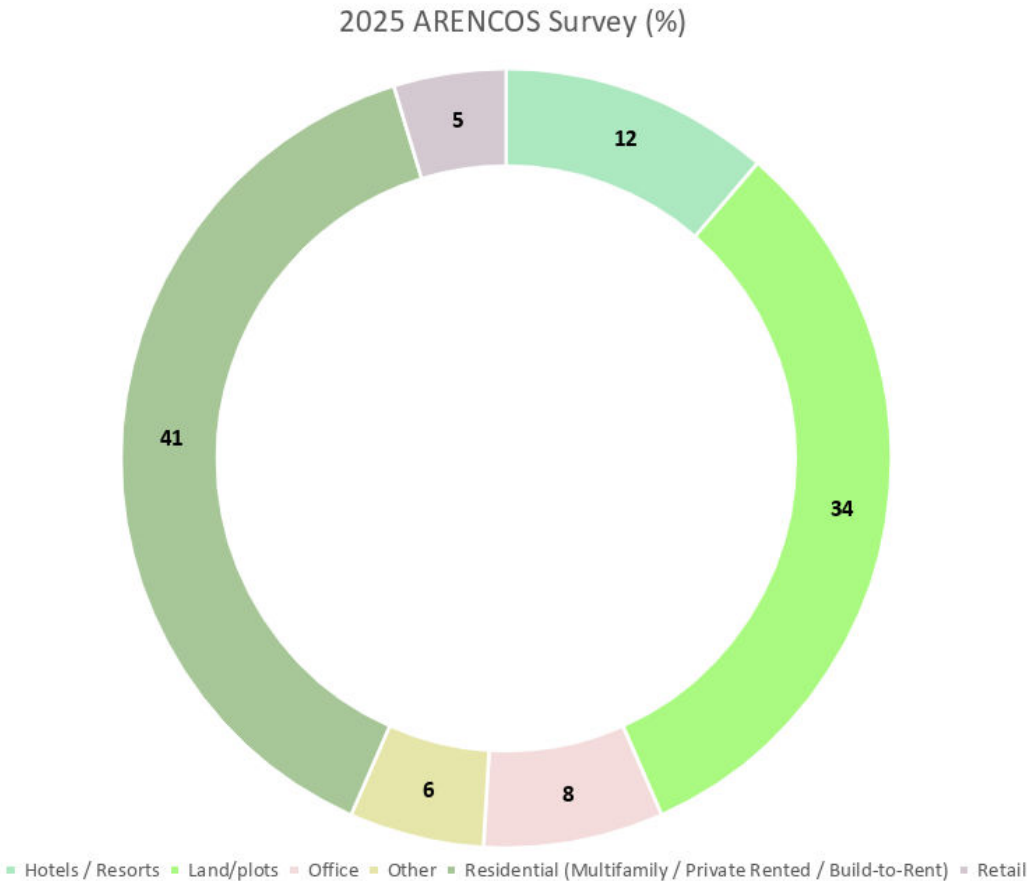
Comparative Analysis of 2025 and 2022 ARENCOS Survey Results

The comparison between the 2025 and 2022 ARENCOS survey results reveals shifts in sectoral investment preferences. The most significant change is in the "Land/Plots" category, which increased from 23% in 2022 to 34% in 2025, indicating a growing interest in land acquisition and development.

Similarly, "Hotels/Resorts" saw a rise from 8% to 12%, suggesting renewed investor confidence in the hospitality industry. Conversely, "Other" and "Retail" categories experienced slight declines, with "Other" decreasing from 11% to 6% and "Retail" from 7% to 5%, indicating shifting priorities away from these sectors.

Source: Chania Real Estate Investor Intentions Survey, January 2025

Figure 10: Trends in Real Estate Investment – 2025 Survey

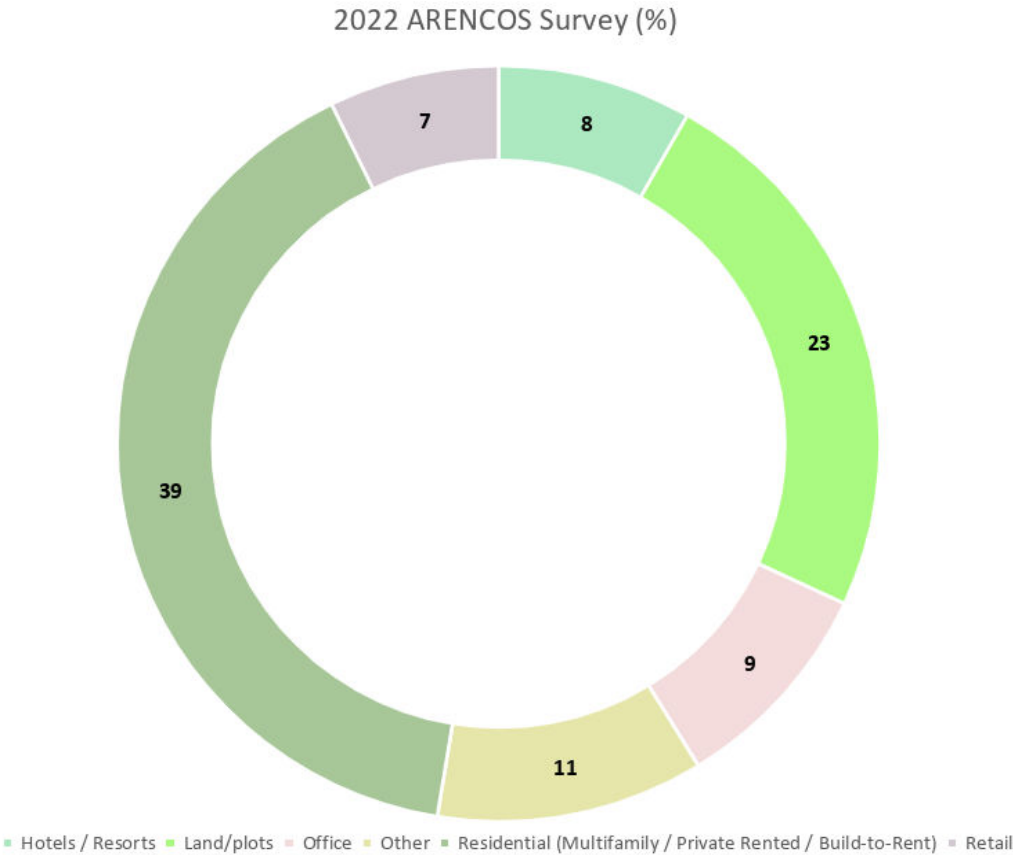


Residential investment remains dominant, with "Residential (Multifamily/Private Rented/Build-to-Rent)" maintaining the highest percentage, albeit with a marginal increase from 39% in 2022 to 41% in 2025.

This suggests sustained demand for housing solutions, reinforcing its status as a key sector for investors. Meanwhile, "Office" investments decreased slightly from 9% to 8%, possibly reflecting the continued impact of remote and hybrid work models. These insights highlight how economic conditions, industry trends, and investor sentiment are shaping the real estate landscape over time.

Source: Chania Real Estate Investor Intentions Survey, January 2025

Figure 11:Trends in Real Estate Investment, 2022 Survey



Investors were asked their favourite asset type based on their preferred property type...

Land/Plots

Interest in land/plots saw a significant increase, rising from 23% in 2022 to 34% in 2025, highlighting a growing focus on land acquisition and development opportunities.

Logistics

Many responders (30%) indicated a preference for modern or aged logistics facilities.

Retail

Retail properties remained low but were closely followed by supermarkets and shops in Chania Old Town and in the vicinity of the recently constructed pedestrian areas

Hotels

45% of respondents selected the luxury segment, while 38% selected full-service, and 15% limited-service.

Residential

Multifamily / Build-to-Rent remained the favorite investment sector, maintaining its dominant position with a slight increase from 39% in 2022 to 41% in 2025.

Residential alternatives and student living remain most sought after, but interest increasing for data centres and senior living

Two thirds of respondents to our survey will pursue alternative investment in 2025.

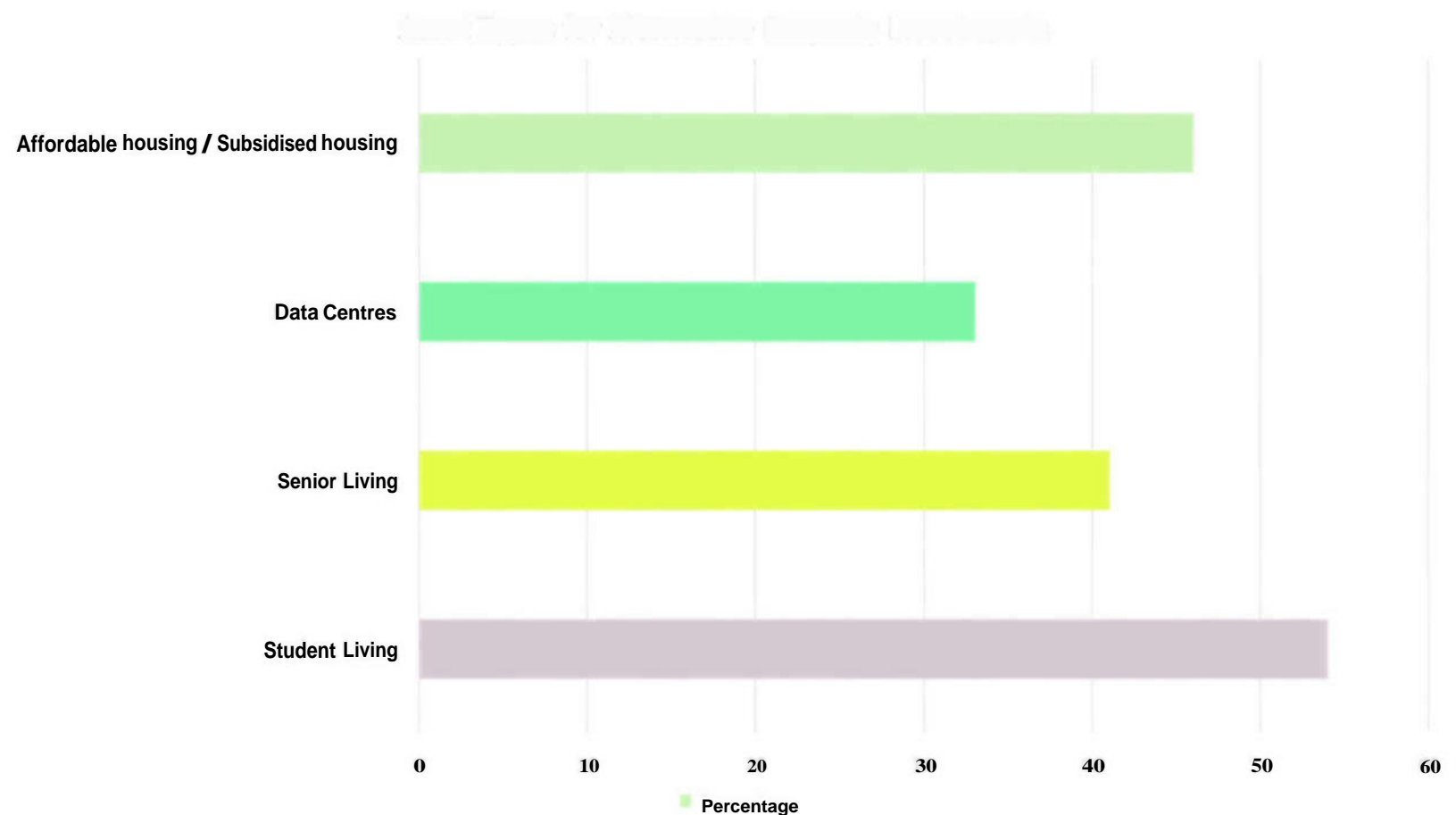
The survey results highlight key trends in alternative property investments, with student living emerging as the most favored asset type among investors. Nearly 50% of respondents indicated a preference for this sector, reflecting strong demand for student accommodation driven by increasing enrollments and a growing international student population.

Senior living also attracted significant interest, with approximately 35-40% of investors targeting this asset class, likely due to aging demographics and the rising need for specialized housing solutions.

Data centers continue to be a sought-after investment, securing around 30% of interest, as the global digital infrastructure expands with increasing cloud computing and AI-driven technologies.

Affordable and subsidized housing also saw considerable attention, capturing roughly 26%, indicating a growing focus on social impact investing and addressing housing affordability challenges. These trends suggest that investors are diversifying into sectors with long-term stability, demographic resilience, and high growth potential.

Figure 12: Asset types pursued by investors who target investment in alternative sectors



04

Sustainability and Investment

Investors are looking to retrofit buildings to not only implement sustainability strategies but also capture yield in the value-add segment

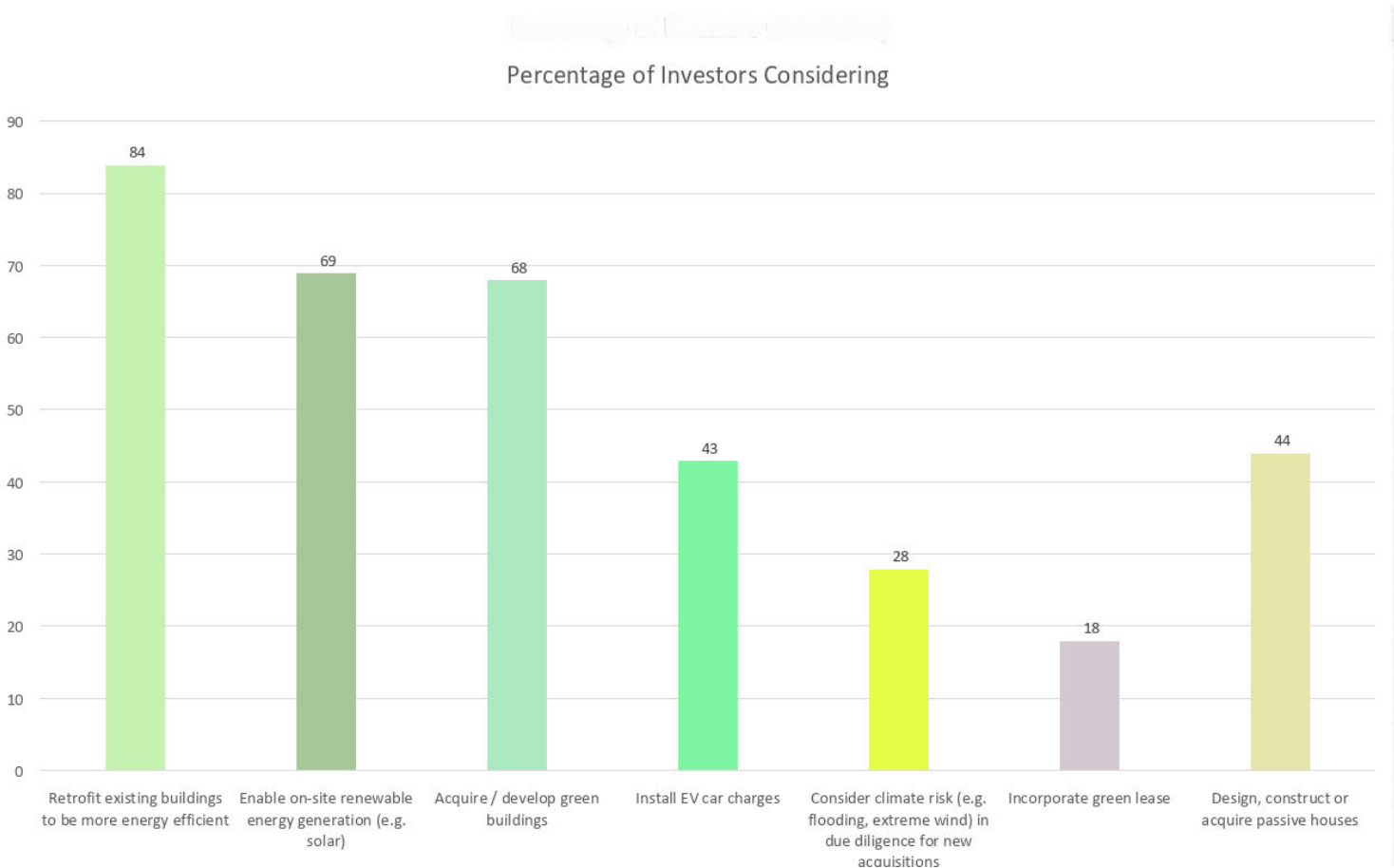
The survey results highlight the increasing importance of sustainability in real estate investment, with a strong focus on energy efficiency and green building initiatives. The most widely considered strategy among investors is retrofitting existing buildings to improve energy efficiency, with 84% of respondents prioritizing this approach. This trend is particularly relevant to the Chania real estate market, where a mix of historic and modern properties presents both challenges and opportunities for energy upgrades. Investors in Chania may benefit from ^K retrofitting traditional stone houses and modern apartment complexes to meet evolving environmental standards while enhancing property value.

Renewable energy integration is also a key priority, with 69% of investors considering on-site renewable energy generation, such as solar panels. This aligns well with Chania's sunny climate, making solar energy a viable and cost-effective option for property owners. Similarly, 68% of investors are interested in acquiring or developing green buildings, indicating strong demand for new constructions that adhere to sustainable design principles. Given Chania's growing tourism and real estate sectors, developers may find incentives in building eco-friendly hotels, vacation rentals, and residential units to attract environmentally conscious buyers and renters. Other sustainability measures, such as installing EV charging stations (43%) and considering climate risks like flooding and extreme weather events (28%), also play a significant role in shaping investment decisions.

While electric vehicle infrastructure is still developing in Crete, the increasing adoption of EVs suggests that properties equipped with charging stations could gain a competitive edge. Climate risk assessment, though lower in priority, remains crucial for coastal properties in Chania, where rising sea levels and extreme weather events could impact long-term property value and insurance costs.

Notably, incorporating green leases (18%) is the least considered strategy, suggesting that regulatory and market incentives might not yet be strong enough to drive widespread adoption. However, passive housing strategies (44%) indicate growing interest in high-efficiency buildings designed to minimize energy consumption. In Chania, this could translate into an emerging market for well-insulated, low-energy homes that appeal to both local buyers and international investors seeking sustainable living options.

Figure 13: Sustainable investment top trends in the real estate market of Chania, 2025



Willingness to pay more for sustainable real estate assets has improved year-over-year, though some investors remain uncertain.

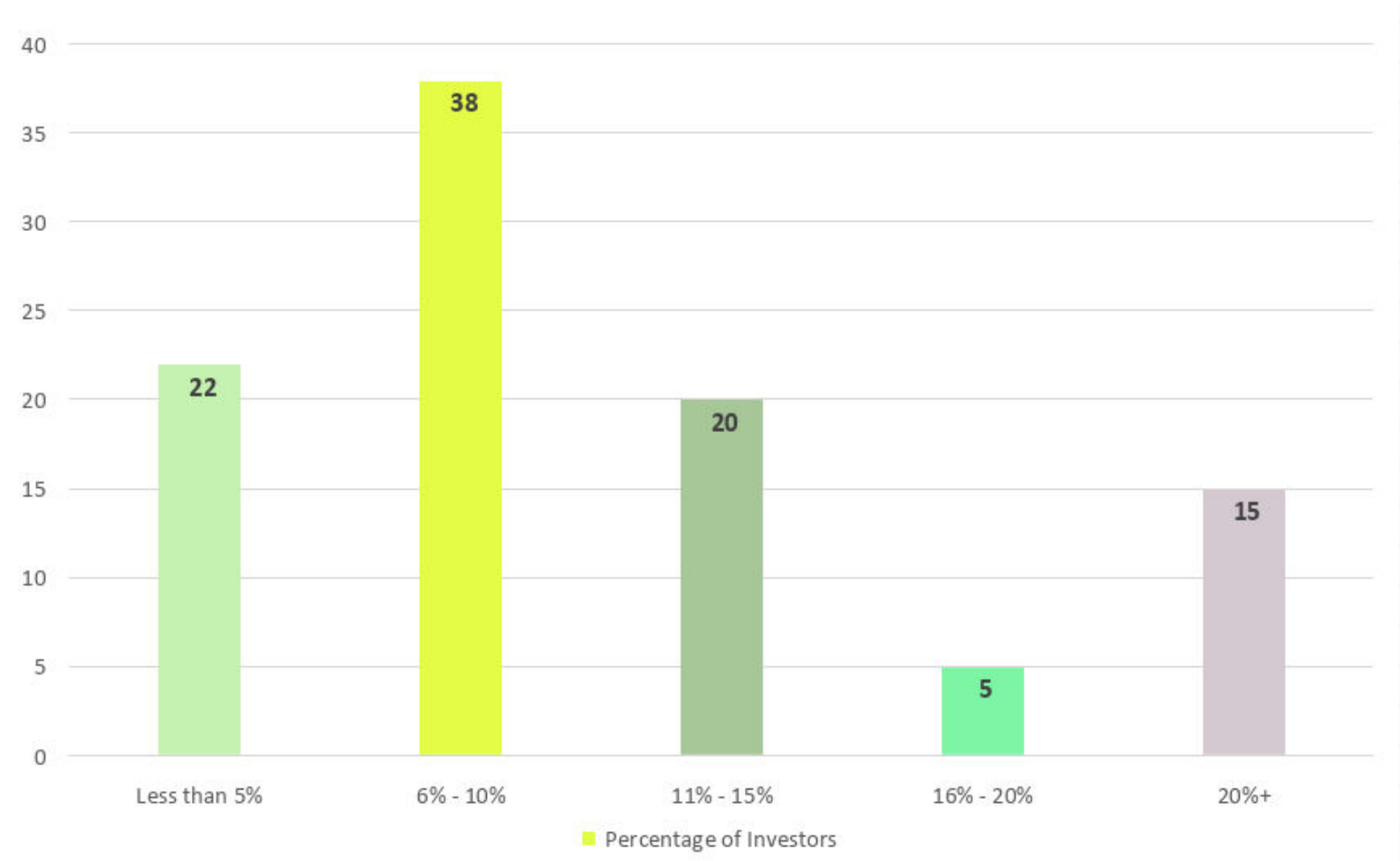
The survey results reveal that investors are willing to pay a premium for real estate assets that meet sustainability standards, with the majority (38%) willing to pay between 6% and 10% more. In the Chania real estate market, this trend presents a significant opportunity for property owners and developers to invest in eco-friendly upgrades and certifications.

Given the region's increasing appeal to international buyers and eco-conscious tourists, properties with sustainability features such as energy-efficient designs, solar power, and water-saving systems could command higher prices and attract greater demand.

Notably, while 22% of investors are willing to pay a modest premium of less than 5%, a substantial 15% would consider paying over 20% more for sustainable properties. This suggests that high-end luxury villas, boutique hotels, and modern eco-homes in Chania could see significant valuation boosts if they meet stringent green building standards.

As sustainability regulations become more prominent in Greece and across Europe, early adopters in Chania's real estate market stand to benefit from both higher property values and long-term energy cost savings, making sustainability not just an ethical choice but a profitable one as well.

Figure 14: Premium certain investors are willing to pay to acquire sustainable real estate assets



ARENCOS

ARENCOS is a distinguished architectural and engineering firm located in Chania, Crete, Greece. Specializing in innovative design and sustainable construction, the firm offers a comprehensive range of services, including architectural design, engineering consultation, project management, and property management. Their portfolio encompasses residential, commercial, and investment projects, reflecting a commitment to excellence and client satisfaction. ARENCOS boasts a team of skilled professionals, including engineers, architects, consultants, and technical specialists. The firm is recognized for its focus on sustainable architecture, integrating cutting-edge design with eco-friendly solutions to create spaces that harmonize with nature.

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