



## MODERN LIVING & SMART INVESTMENT – GOLDEN VISA APPROVED

**PRICE: 250.000 €**

**REF Nr: 5-45**

**CAPITAL PROPERTIES**

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Modern Living & Smart Investment – Golden Visa Approved

**LOCATION - The Heart of the Athens Riviera** Perfectly positioned just 50 meters from the iconic Ellinikon development - Europe's largest and most ambitious private project - this new residential complex offers an exceptional lifestyle at the very center of the Athenian Riviera. Only 5 minutes from the sea and surrounded by world-class amenities, residents enjoy effortless access to vibrant shopping districts, luxury hotels such as the Mandarin Oriental and Hard Rock Hotel & Casino, renowned restaurants including Scorpions, marinas, parks, sports facilities, and prestigious schools and universities. Metro, supermarket, sports facilities, and public parking are all within a 1-minute walk, while Glyfada, the city center, and the international airport are easily reached by car. □ **THE PROJECT - Modern Living & Smart Investment** This fully renovated development consists of a ground floor plus two levels, featuring 28 compact yet smartly designed apartments ranging from 26 to 50 sqm. Residents benefit from communal gardens, a shared pool, and a rooftop with sea views - with sea vistas enjoyed already from the 1st and 2nd floors. The project's prime location, modern finishes, and urban-resort concept create a rare opportunity for both personal use and high-yield rental investment at the gateway to the Ellinikon transformation. □ **LEGAL BENEFITS - Golden Visa Approved** The property is fully eligible for the Greek Golden Visa at the €250,000 investment threshold. Key advantages include:

- No requirement to reside in Greece
- Residence permits issued within 90 days
- Unlimited expiry date
- Rental opportunity of the property (annual yield of 4,1%, stable euro-denominated income, long term capital appreciation)
- Eligibility for citizenship after seven years
- Family coverage: spouse, children up to 24, and parents of both spouses

With professional support throughout - from documentation to fingerprinting - the acquisition and residency process is streamlined and secure, ensuring peace of mind for international buyers and investors.

**Building area:** 50 m<sup>2</sup>

**Bedroom:** 1

**Bathroom:** 1

**Built:** 2026

**Energy Performance Certificate:** A

- Air conditioning
- Boiler
- City view
- Eco-Friendly (Green)
- Electric shutters
- Elevator
- Fire detection system
- Furnished
- Garden (shared)
- Near metro
- Near park
- Near public square
- Near school
- Near supermarket
- Newly built
- Pets allowed
- Renovated
- Safety door
- Satellite TV
- Sea View
- Seaside
- Shared swimming pool
- Sound insulation
- Thermal insulation
- Ventilation system
- Wheelchair access
- Window screens









