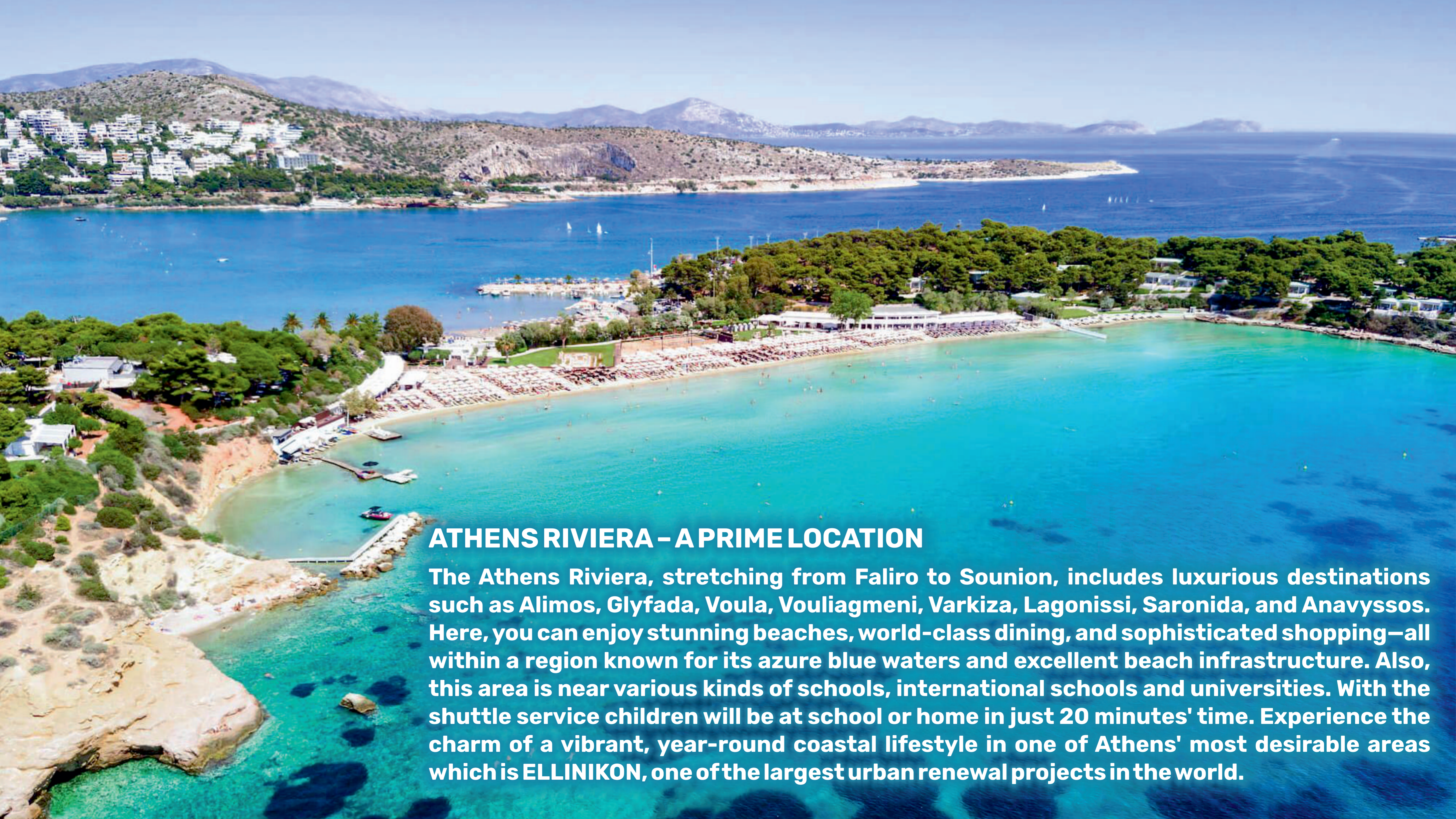


ELLINIKO RESIDENCES

Atina - Elliniko | Athens Riviera





ATHENS RIVIERA – A PRIME LOCATION

The Athens Riviera, stretching from Faliro to Sounion, includes luxurious destinations such as Alimos, Glyfada, Voula, Vouliagmeni, Varkiza, Lagonissi, Saronida, and Anavyssos. Here, you can enjoy stunning beaches, world-class dining, and sophisticated shopping—all within a region known for its azure blue waters and excellent beach infrastructure. Also, this area is near various kinds of schools, international schools and universities. With the shuttle service children will be at school or home in just 20 minutes' time. Experience the charm of a vibrant, year-round coastal lifestyle in one of Athens' most desirable areas which is ELLINIKON, one of the largest urban renewal projects in the world.

ELLINIKON: A MONUMENTAL TRANSFORMATION

Ellinikon is set to become the most exciting new hub in Athens, which is created by the transformation of the historic old airport and surrounding areas into a new mega project, now known as "Little Athens." With unparalleled amenities and innovative design, Ellinikon is set to become the new mega hub of Greece where locals live in peace and tranquility and where you can reach everything in an instant.

Ellinikon by the Numbers: 10 million m² of redevelopment, 1 million m² of public green spaces and parks, a 1 km public beach, 50 km of walking and cycling paths, €14 billion total investment, 1 million tourists expected annually, 85.000 new jobs created.

This area is just 5 minutes from the business district, combining the vibrancy of a global city with the tranquility of a peaceful residential neighborhood.

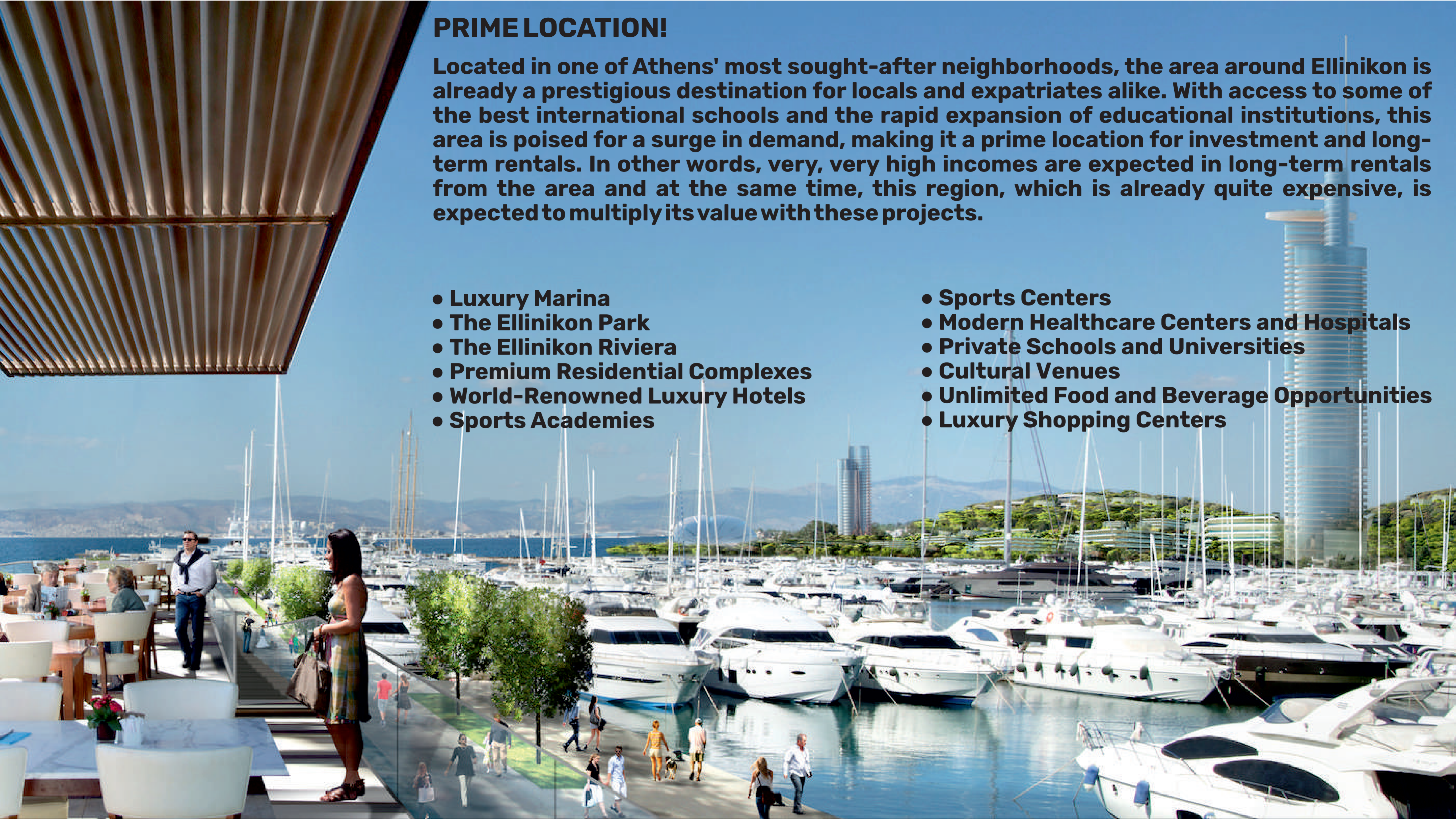


PRIME LOCATION!

Located in one of Athens' most sought-after neighborhoods, the area around Ellinikon is already a prestigious destination for locals and expatriates alike. With access to some of the best international schools and the rapid expansion of educational institutions, this area is poised for a surge in demand, making it a prime location for investment and long-term rentals. In other words, very, very high incomes are expected in long-term rentals from the area and at the same time, this region, which is already quite expensive, is expected to multiply its value with these projects.

- **Luxury Marina**
- **The Ellinikon Park**
- **The Ellinikon Riviera**
- **Premium Residential Complexes**
- **World-Renowned Luxury Hotels**
- **Sports Academies**

- **Sports Centers**
- **Modern Healthcare Centers and Hospitals**
- **Private Schools and Universities**
- **Cultural Venues**
- **Unlimited Food and Beverage Opportunities**
- **Luxury Shopping Centers**





PROJECT:

LUXURY LIVING IN ELLINIKON

This Luxury project features 43 exclusive one-bedroom apartments ranging from 39 to 47 m², each with a private balcony. The stylish building, composed of three floors, is a conversion of a former factory, adding unique architectural charm.

Seven garden-level apartments boast private garden spaces, sunbathing areas, and an inviting pool. Each apartment is delivered with all movable and fixed furniture, white goods and air conditioners are included in the price as well.

The company offers a 10-year rental programme with a 20% - 80% working principle.

This is a unique opportunity to invest in one of the most exciting real estate markets in Athens while getting a golden visa, offering both immediate returns and long-term capital growth.



Project Deatils

Energy Certificate
A+

Heating and Cooling
Air Conditioning

All White Goods and Air Con.
Included

All Furniture
Included

Delivery Date
01.12.2026

Parking
Yes, Indoor Parking Lot

Storage
Not Available

View
Garden & City

Construction Status
Ready for Construction

Golden Visa Eligibility
Yes

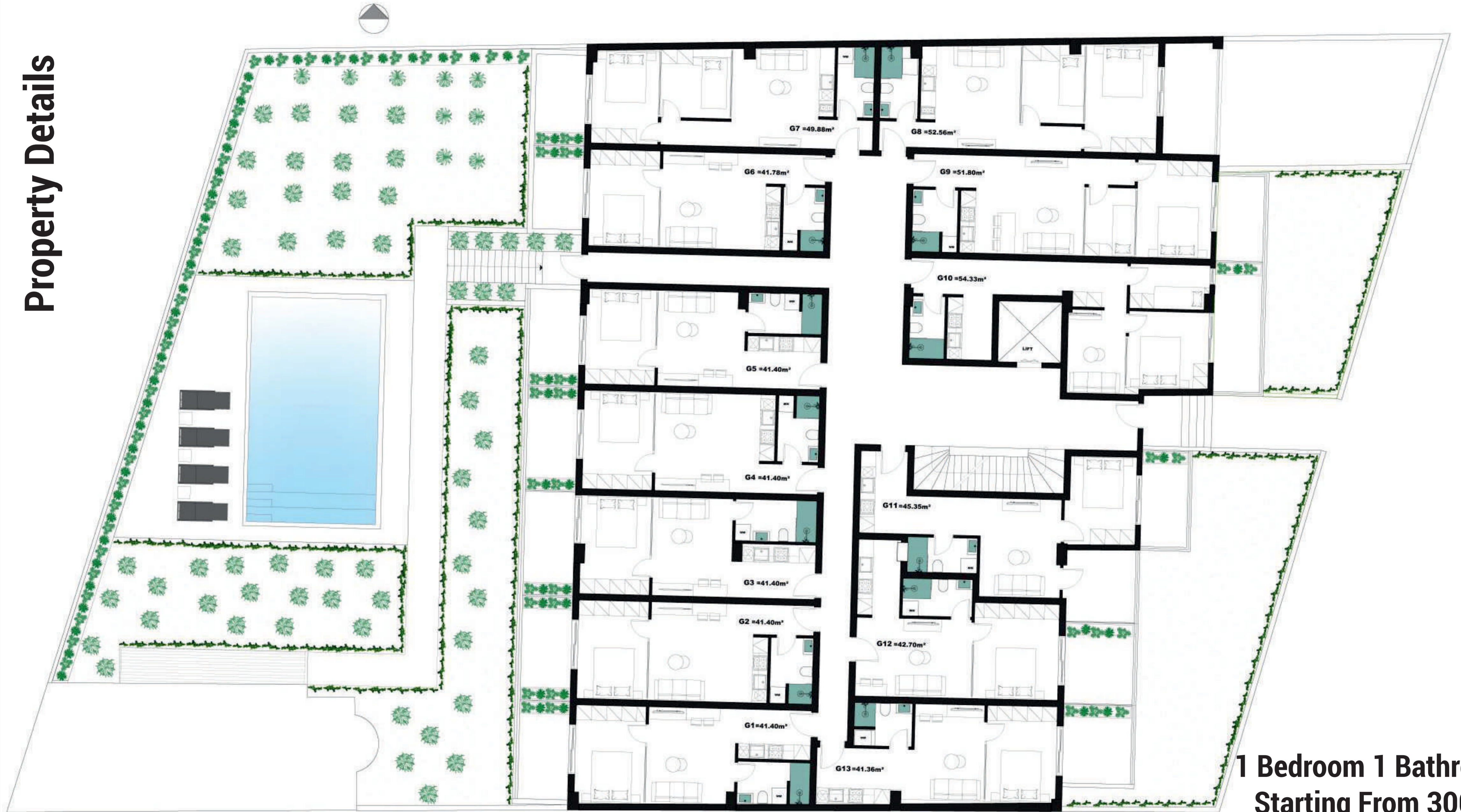
Ideal For
Investment & Residential Living

Property Management
Yes

Rental Services
Yes

Contract Compliance
30.01.2025

Property Details



Ground Floor

**1 Bedroom 1 Bathroom Flat
Starting From 300.000€**

Property Details



1st Floor

**1 Bedroom 1 Bathroom Flat
Starting From 310.000€**

Property Details



**1 Bedroom 1 Bathroom Flat
Starting From 330.000€**

2nd Floor







PROJECT 55



Metro Station

Car : 4 Min - Walk : 13 Min

The Ellinikon Business Distric

Car : 2 Min - Walk : 6 Min

Metro Station

Car : 3 Min - Walk : 15 Min

Education, Private School

Car : 3 Min - Walk : 8 Min

The Ellinikon Mall

Car : 3 Min - Walk : 9 Min

Health Park

Car : 6 Min - Walk : 26 Min

Sports

Car : 3 Min - Walk : 10 Min

The Ellinikon Park

Car : 5 Min - Walk : 19 Min

Riviera Galleria (Shopping)

Car : 9 Min - Walk : 50 Min

The Beach

Car : 10 Min - Walk : 1 Hour

Marina Yacht Club

Car : 10 Min - Walk : 1 Hour

DISTANCES

- Ellinikon Project : 300m
- Amusing Beaches : 10 minutes
- Voula : 10 minutes
- Athens International Airport : 35 minutes
- Metro Station : 500 meters
- Restaurants and Shops : 200 meters
- Rafina Port : 25 minutes
- Piraeus Port : 35 minutes
- Athens City Center : 20 minutes



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