



# ILION

## NORTH ATHENS

PROJECT 51

**“Project Compliant with the Latest Golden Visa Law”**  
**Under the new law, you have one last chance to qualify for the Greece Golden Visa Program with an investment of €250,000 or more, by purchasing an apartment in a building that has been converted from commercial use to residential use.**





Located in the northern part of Athens, this tranquil area borders Kifisia and is approximately 6 km from the city center. It is a preferred location for Athens' upper and middle-class families who choose to live and invest here. Thanks to its proximity to transportation options and especially to shopping centers, this project is situated in the heart of Ilion. It's just a 15-minute walk from Bournazi Square, and only 520 meters from the Proastiakos Metro station. From the nearby Attiki station, you can easily transfer to reach Athens city center or travel directly to Piraeus.

### Project

Fully compliant with the new Golden Visa legislation, this newly converted project is ready for investment. Surrounded by walking paths, bike lanes, and green parks, the development features 46 luxurious apartments. This exceptional urban regeneration project offers 2-bedroom units, some with private rooftop garden access, as well as 2-bedroom duplex apartments with en-suite bathrooms. Kitchens will be delivered with built-in white goods, and air conditioning units are included in the price for every room. Estimated Delivery Date: November 2026



# ROOFTOP TERRACE

Private Garden Area Just for You

## Project Details



Energy Certificate

**A+**

Heating

**Air Conditioner**

All White Goods and Air Conditioner

**Included**

Electric Car Charging Unit

**Yes**

Delivery

**11.2026**

Parking Space

**No**

Storage Space

**No**

View

**Park, Garden, City**

Construction Status

**Ready for Construction**

Ideal for

**Investment**

Property Management

**Yes**

Rental Service

**Yes**

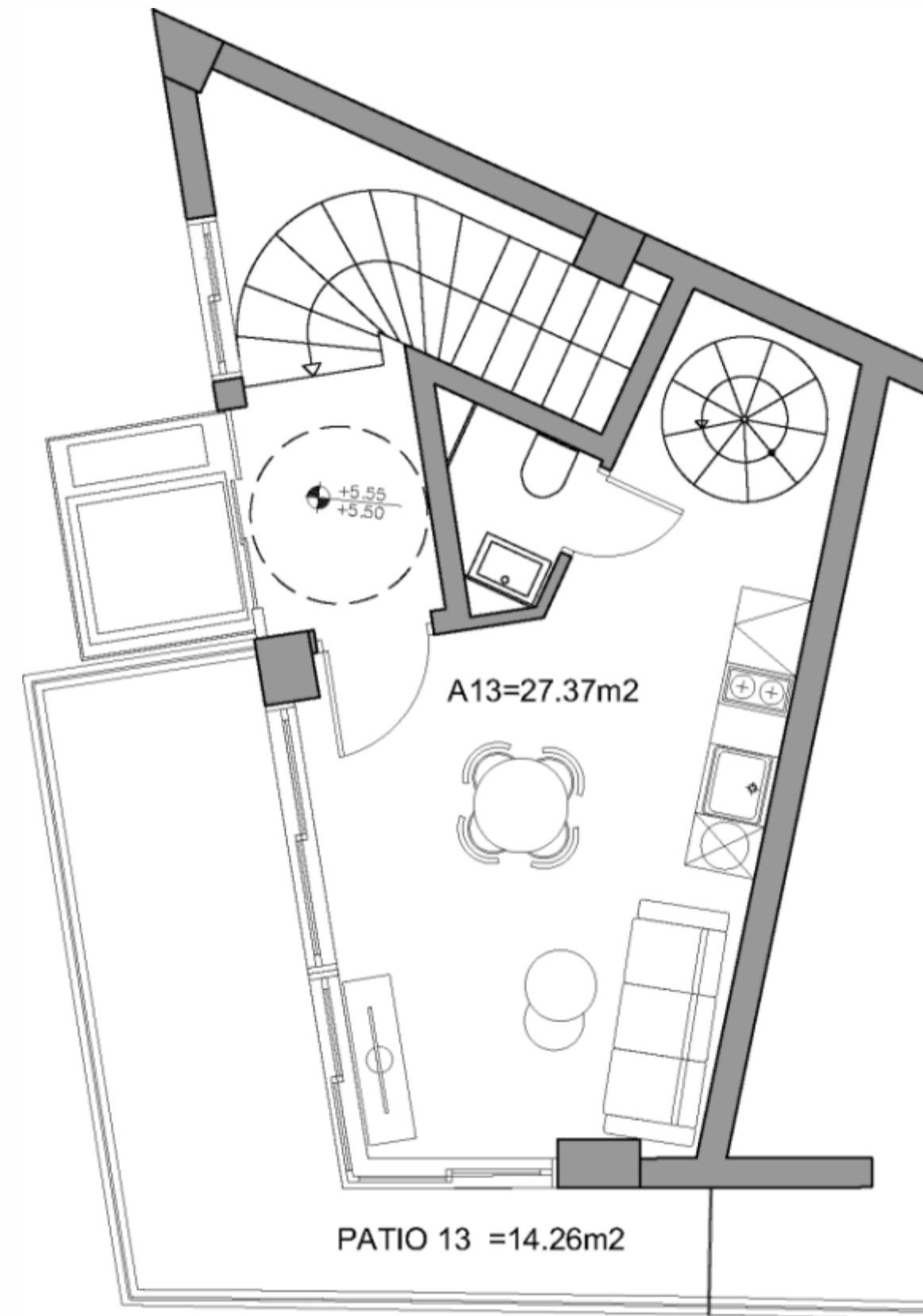
Compliance With The Contract

**Immediately**

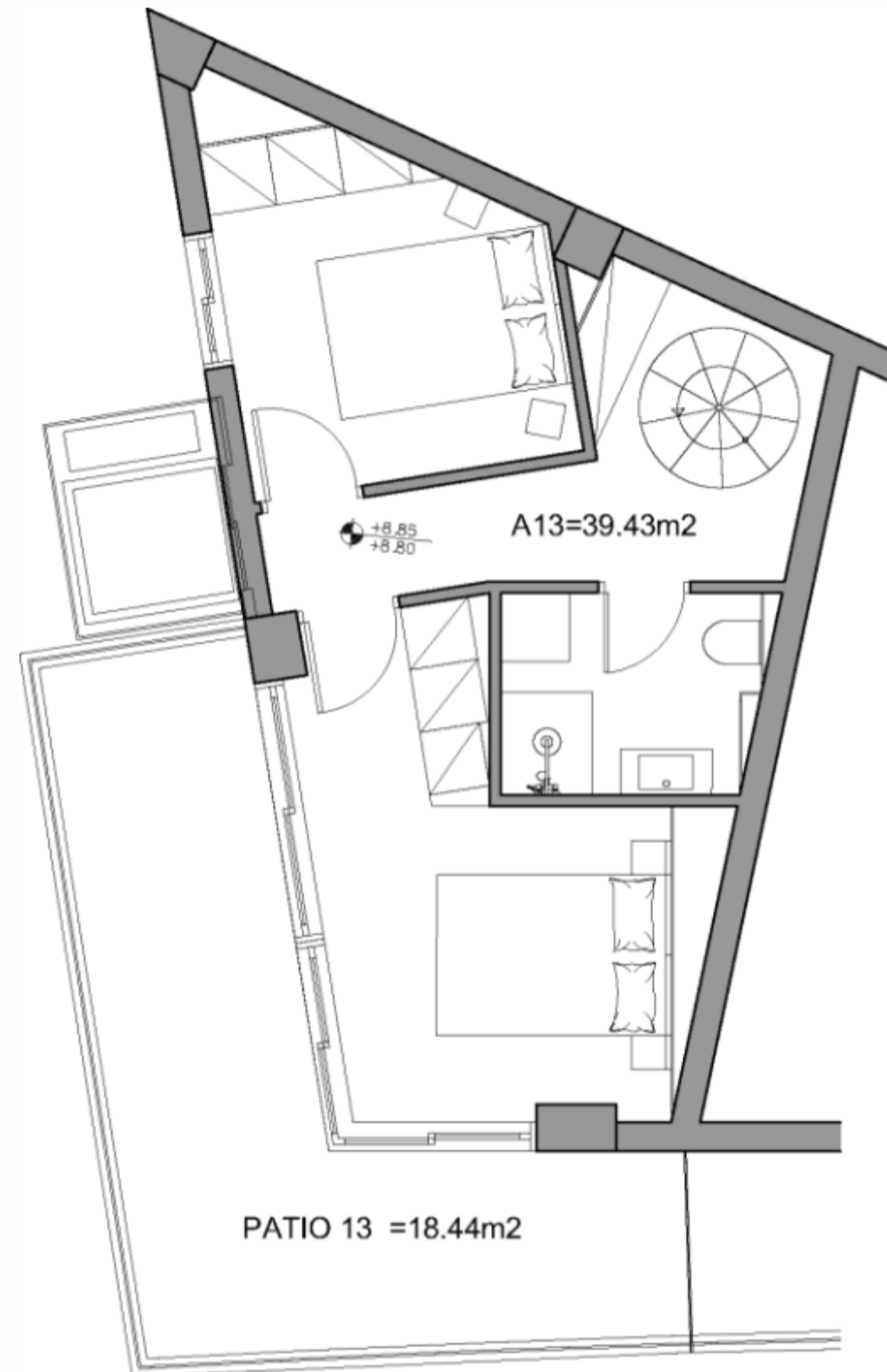
Golden Visa Eligibility

**Yes**

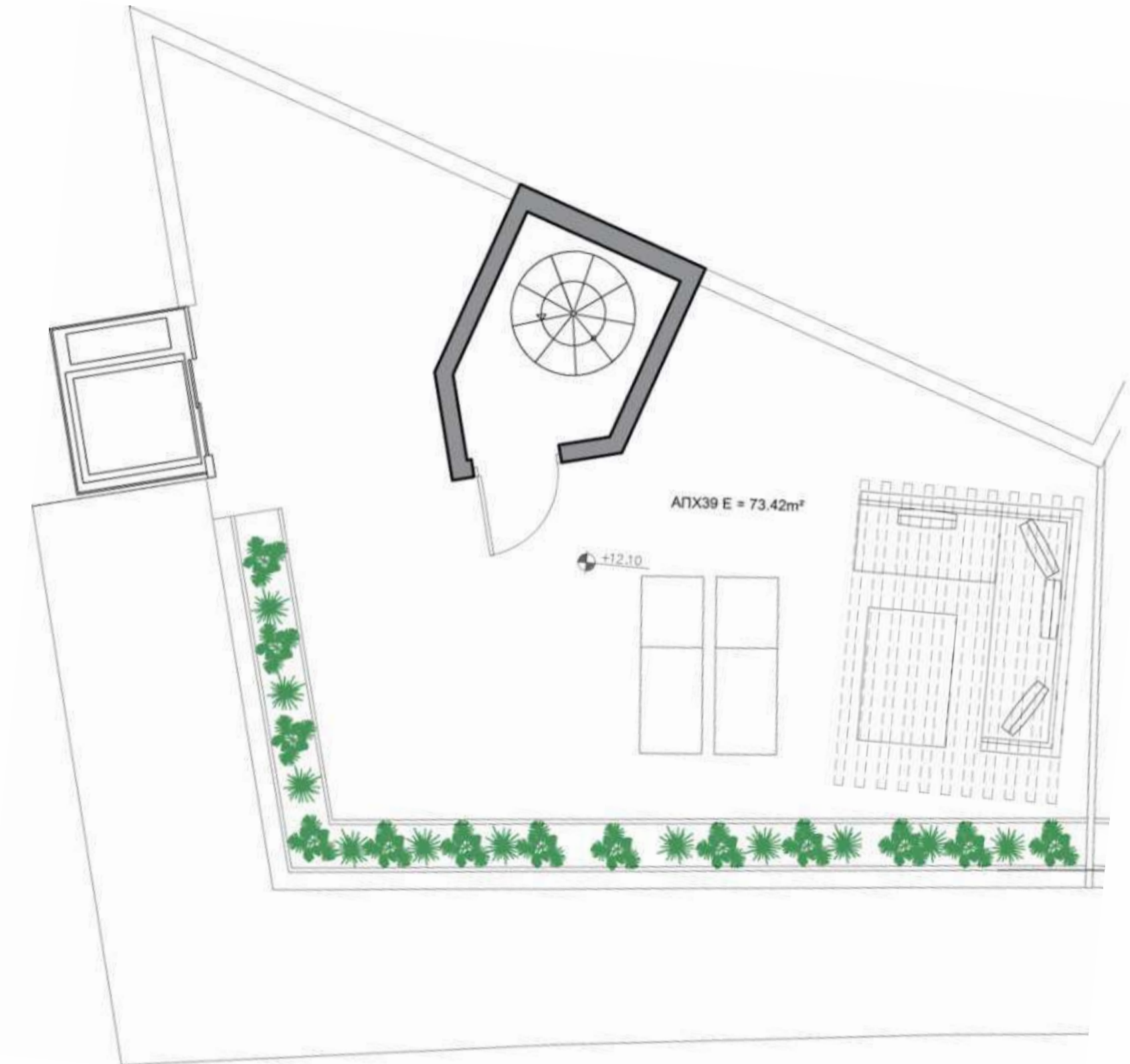
# Property Details



1st Floor



2nd Floor



Rooftop

## A-13

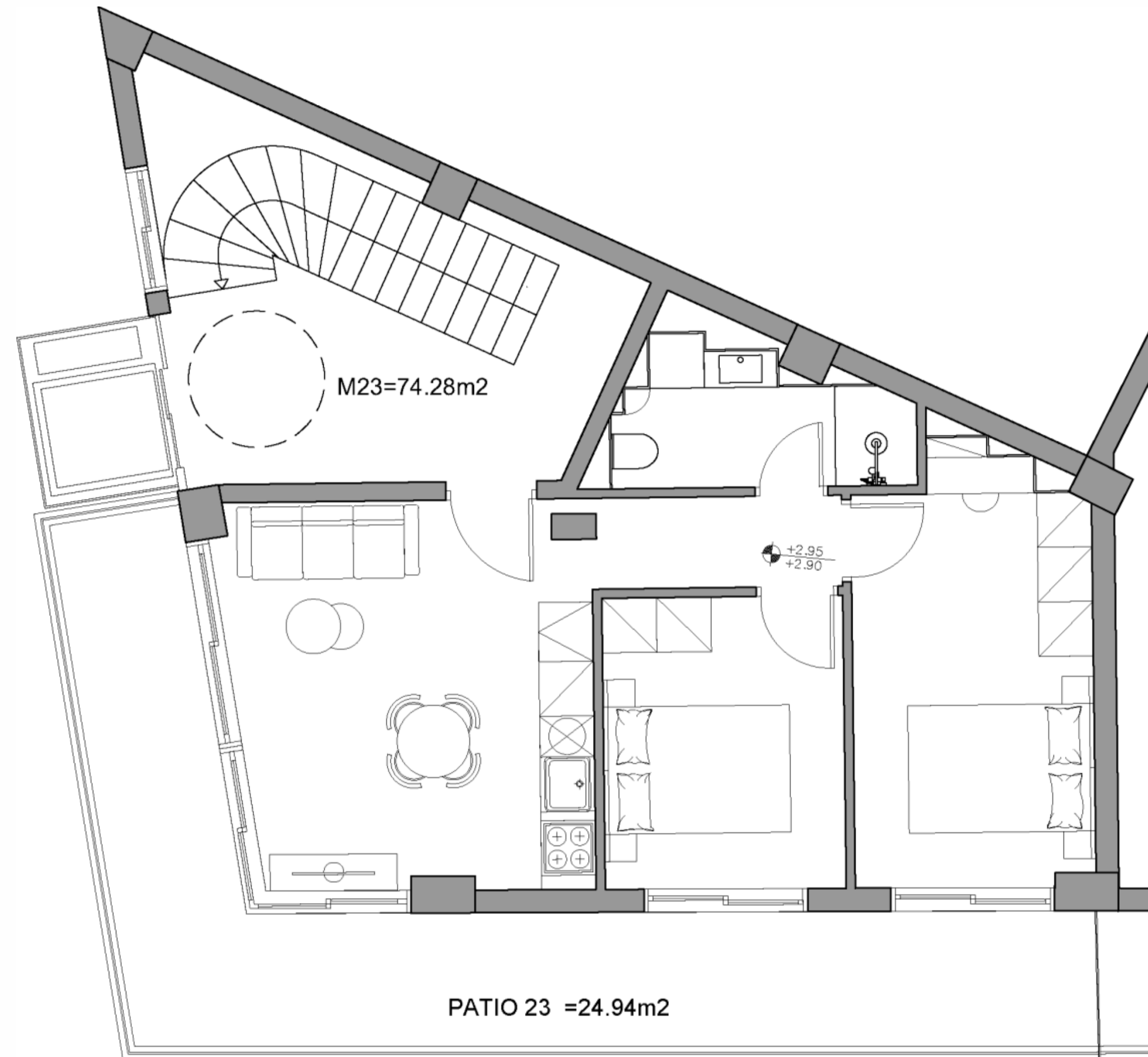
**2 Bedroom 1 Living Room Duplex Apartment with Rooftop Terrace**

**Area: 66.80 m<sup>2</sup> | Balcony: 32.70 m<sup>2</sup> + 73.42 m<sup>2</sup> (Rooftop Terrace) – Total Area: 172.92 m<sup>2</sup>**

**Starting Price €300,000**



**A-13**  
**2 Bedroom 1 Living Room Duplex Apartment with Rooftop Terrace**



**M-23**

**2 Bedroom 1 Living Room Apartment with Balcony**  
**Area: 74.28 m<sup>2</sup> | Balcony: 24.94 m<sup>2</sup> – Total Area: 79.10 m<sup>2</sup>**  
**Starting Price €260,000**



**M-23**

**2 Bedroom 1 Living Room Apartment with Balcony**

# ILION - NORTH ATHENS

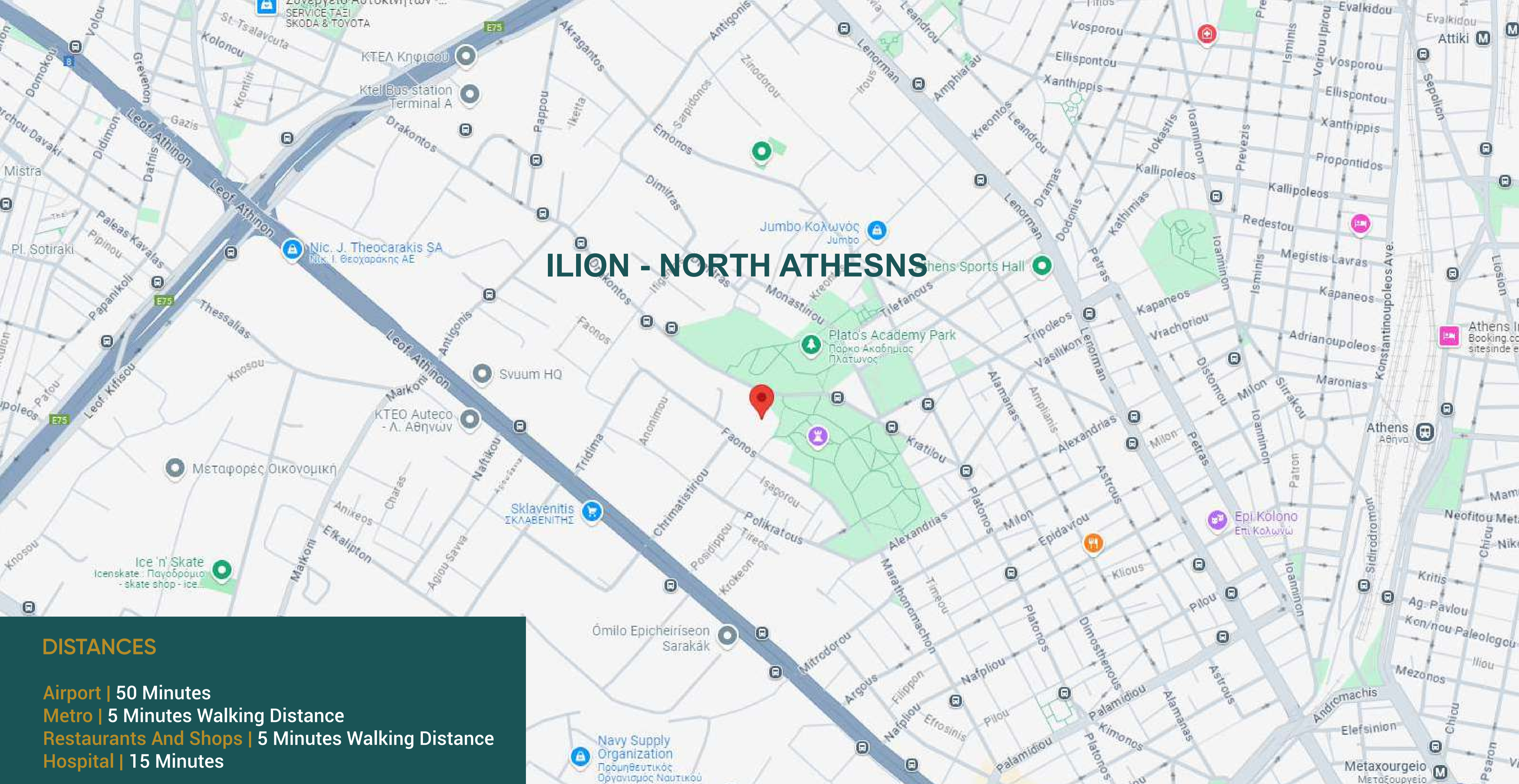
## DISTANCES

Airport | 50 Minutes

Metro | 5 Minutes Walking Distance

Restaurants And Shops | 5 Minutes Walking Distance

Hospital | 15 Minutes





# to Invest Global

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