

MAROUSI - NORTH ATHENS

*Boutique
Collection*

LUXURY RESIDENCES



MAROUSI – NORTH ATHENS

“Let us introduce you to the Real Greece”

One of the most beautiful spots in Athens. A place where wealthy Greek families reside. Marousi, Kifisia, and Chalandri, all of them are neighbouring the most beautiful forests of Athens.

Neighbouring The Mall Athens, the largest shopping center in Athens, Alsos Ktimatos Siggrou, suitable for your morning walks and sports, Yiannis Tsarouchis Foundation Museum, which is the home and studio of the famous Greek painter Tsarouchis and currently serves as a museum, Avenue Mall, an Oasis for young people and families, Volta Fun Park for children to spend quality time and also with an open-air cinema, the Laografiko Folkloric Museum, the Athens Olympic Sports Center, the Metropolitan University. Have a place in Marousi, with its modern, immaculately maintained and safe streets, with numerous parks with excellent Greek Restaurants, modern, clean, well-kept and safe streets.

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Compliant with the Latest Greece Golden Visa Law

This project has been developed in accordance with the latest Greece Golden Visa regulations, where a commercial building has been converted into a residential property. The project includes a total of 24 luxury apartments, each 40 m² in size, consisting of 1 bedroom and 1 living room, all featuring balconies and gardens.

Within the complex:

Swimming pool

Landscaped gardens

Rest and sunbathing areas

A fully equipped gym on the ground floor

Three large jacuzzis and private relaxation areas on the rooftop terrace.

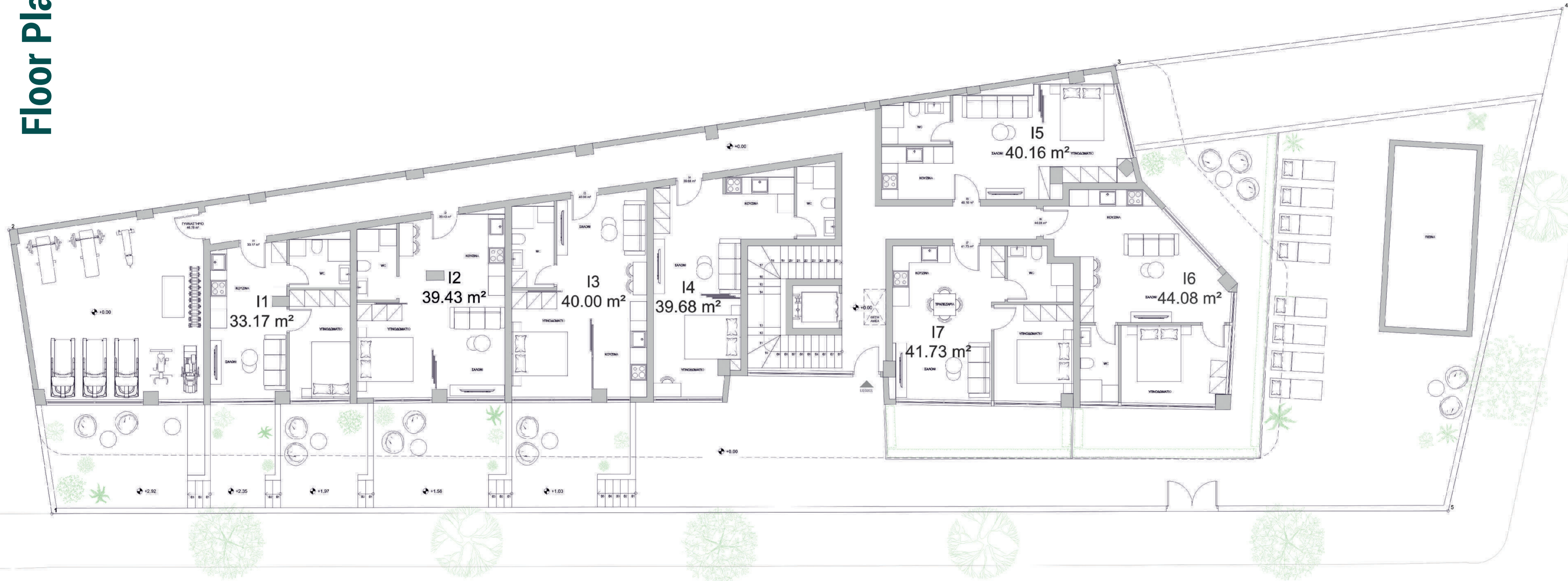
The project is expected to be completed in approximately 20 months, with delivery scheduled for January 2027. All apartments will be delivered fully furnished, including fixed and movable furniture, white goods, and air conditioners.

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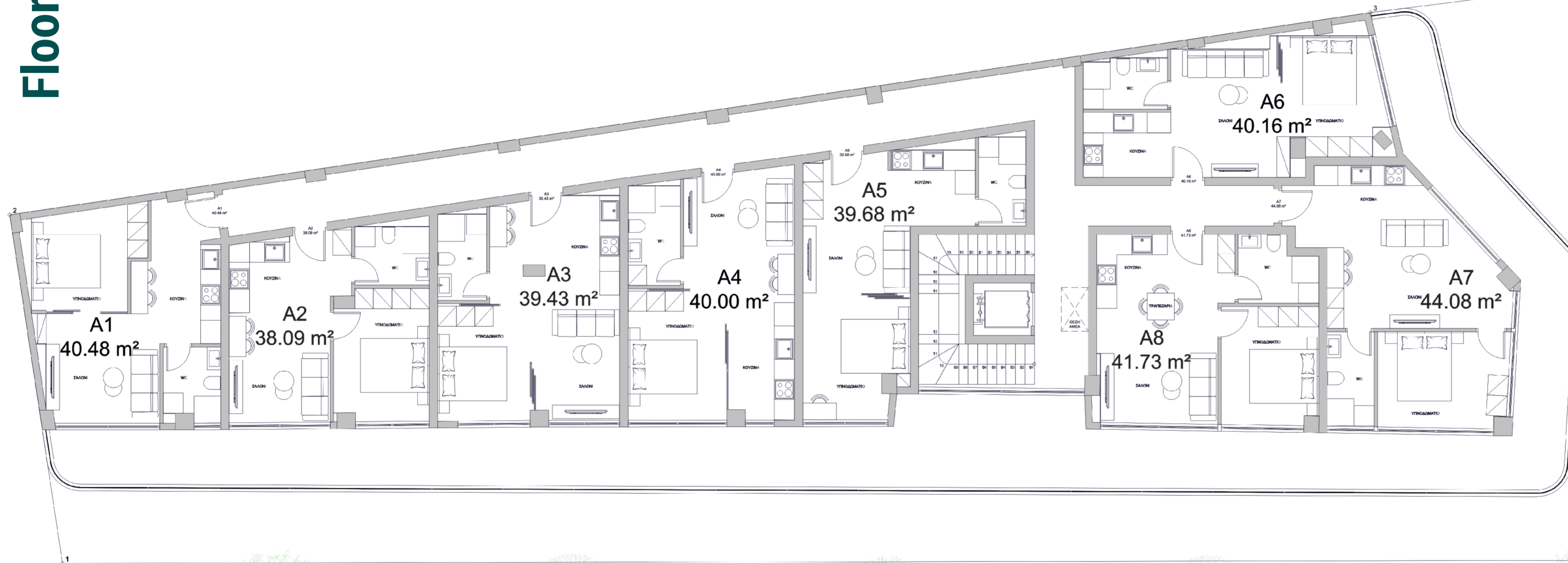
Floor Plans



GROUND FLOOR

1 Bedroom - 1 Bathroom Starting From 2 0.000€

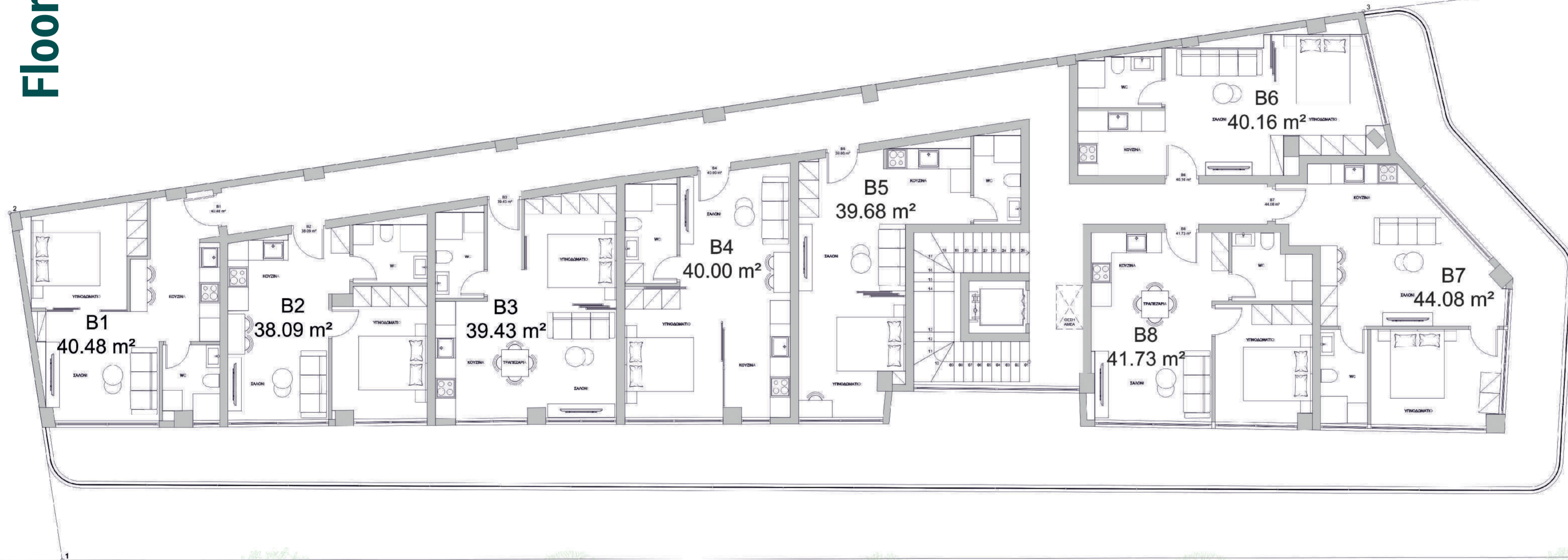
Floor Plans



A FLOOR

1 Bedroom - 1 Bathroom Starting From 270.000€

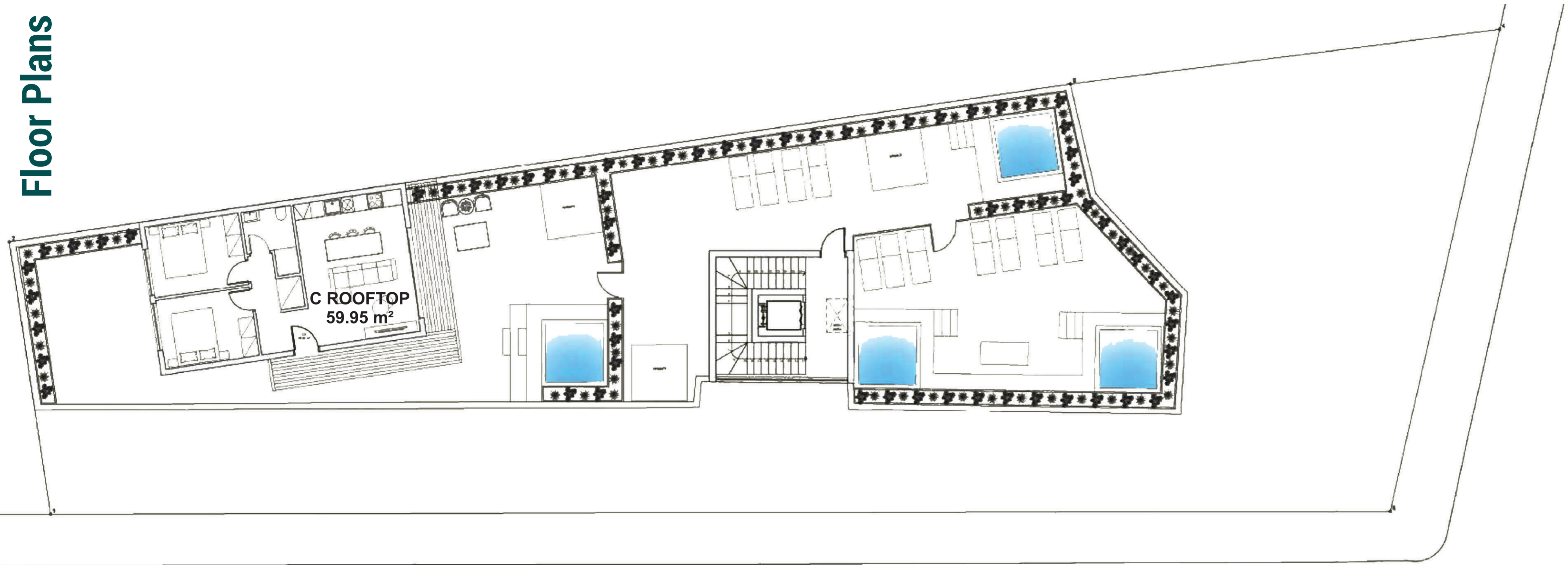
Floor Plans



B FLOOR

1 Bedroom - 1 Bathroom Starting From 280.000€

Floor Plans

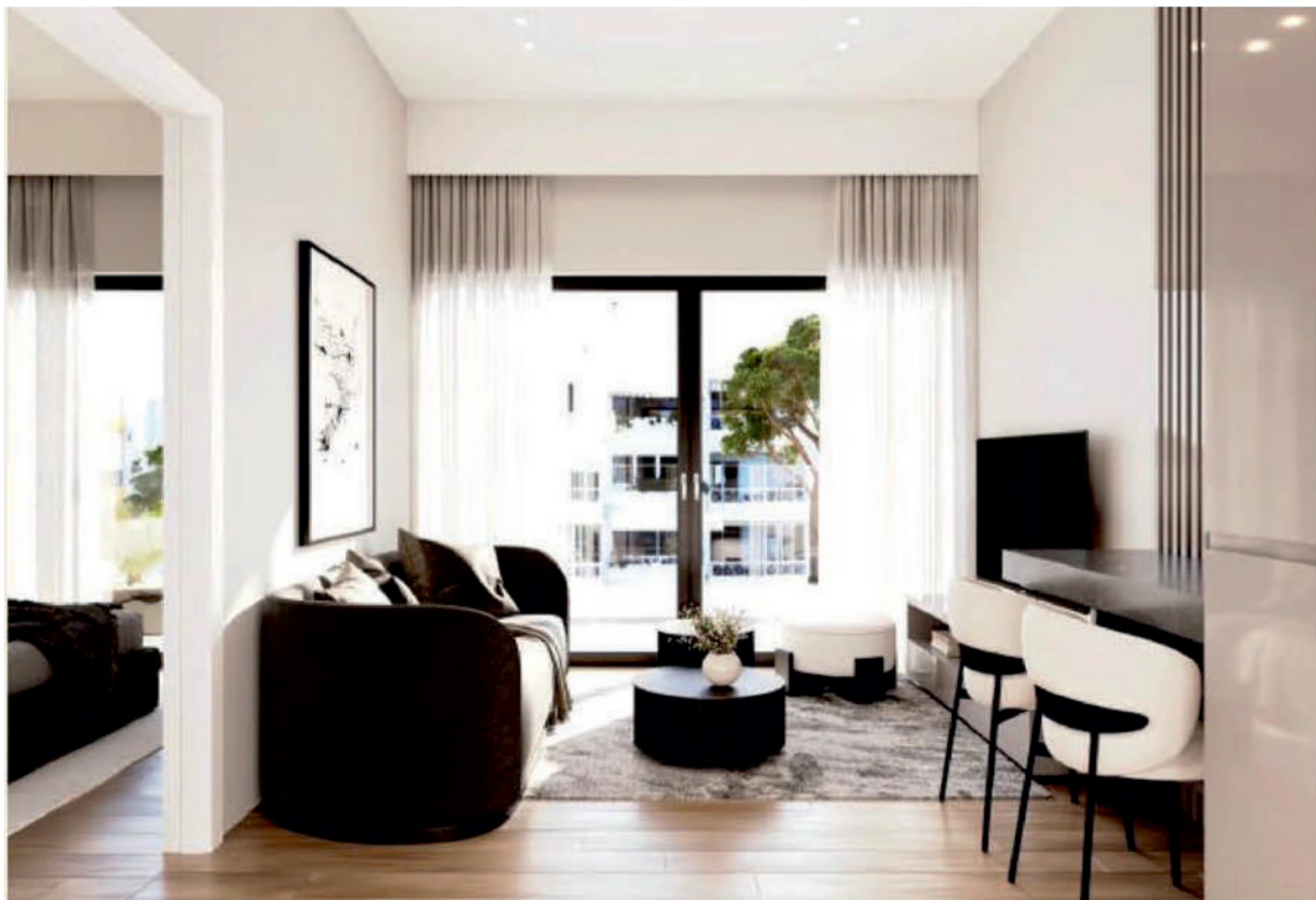


C FLOOR (ROOFTOP)

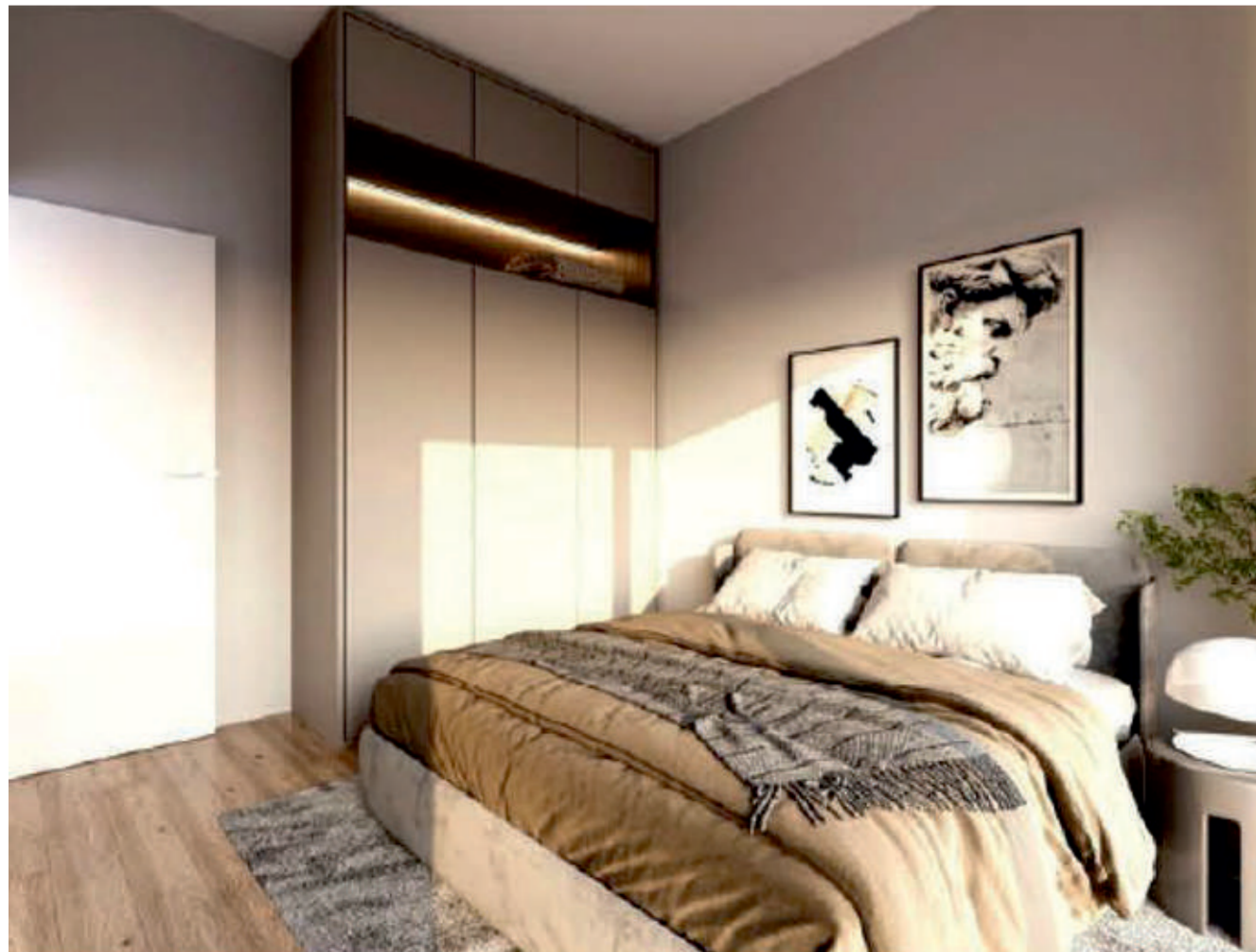
2 Bedroom - 1 Bathroom Starting From 450.000€



APARTMENT A1 / B1



APARTMENT A2 / B2



APARTMENT A8 / B8 / I7



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LUXURY EVERY DAY RIGHT AT YOUR DOORSTEP

“Enjoy all the privileges of city life
just a 3-minute walk from the Boutique Collection.”



**Cafés &
Restaurants**



**Supermarkets &
Grocery Stores**



Pharmacies



Banks

All Within a 3-Minute Walking Distance

EVERYTHING WITHIN REACH



Walk – Drive – Arrive

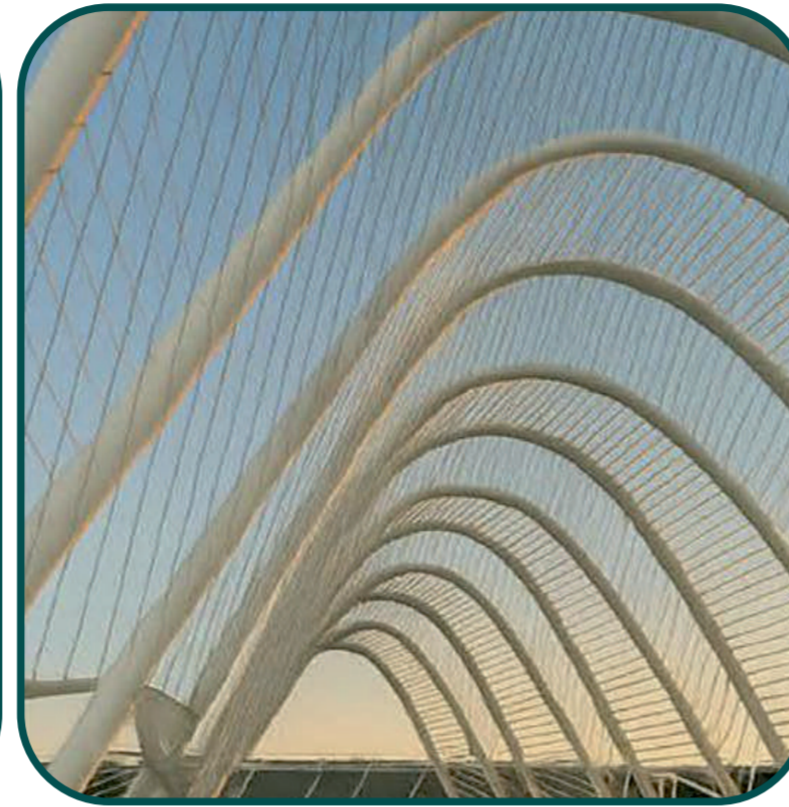
LOCATION ADVANTAGES



St. Catherine's British School
British Excellence Since 1956



International School of Athens (IB) World School



Athens Olympic Sports Complex
Olympic-Standard
Sports and Events



The Mall Athens
Fashion, Entertainment,
Food & Drink

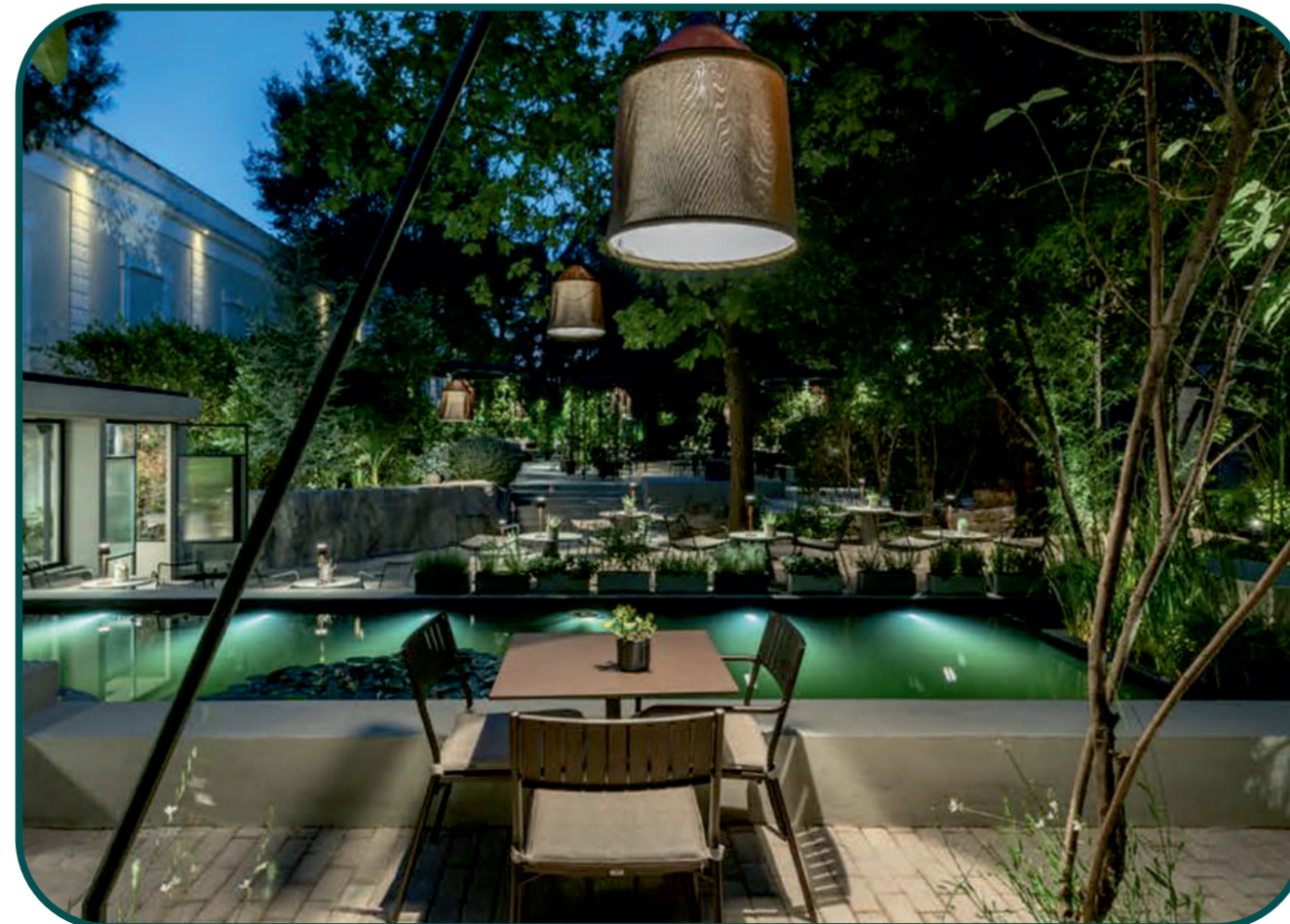


Golden Mall
A Luxury Shopping Experience
with Prestigious Brands



Avenue Mall
Shopping, Fashion, and
Enjoyable Moments
with the Family

Dine – Discover – Enjoy | From Authentic Eateries to Fine Gastronomy



Natu

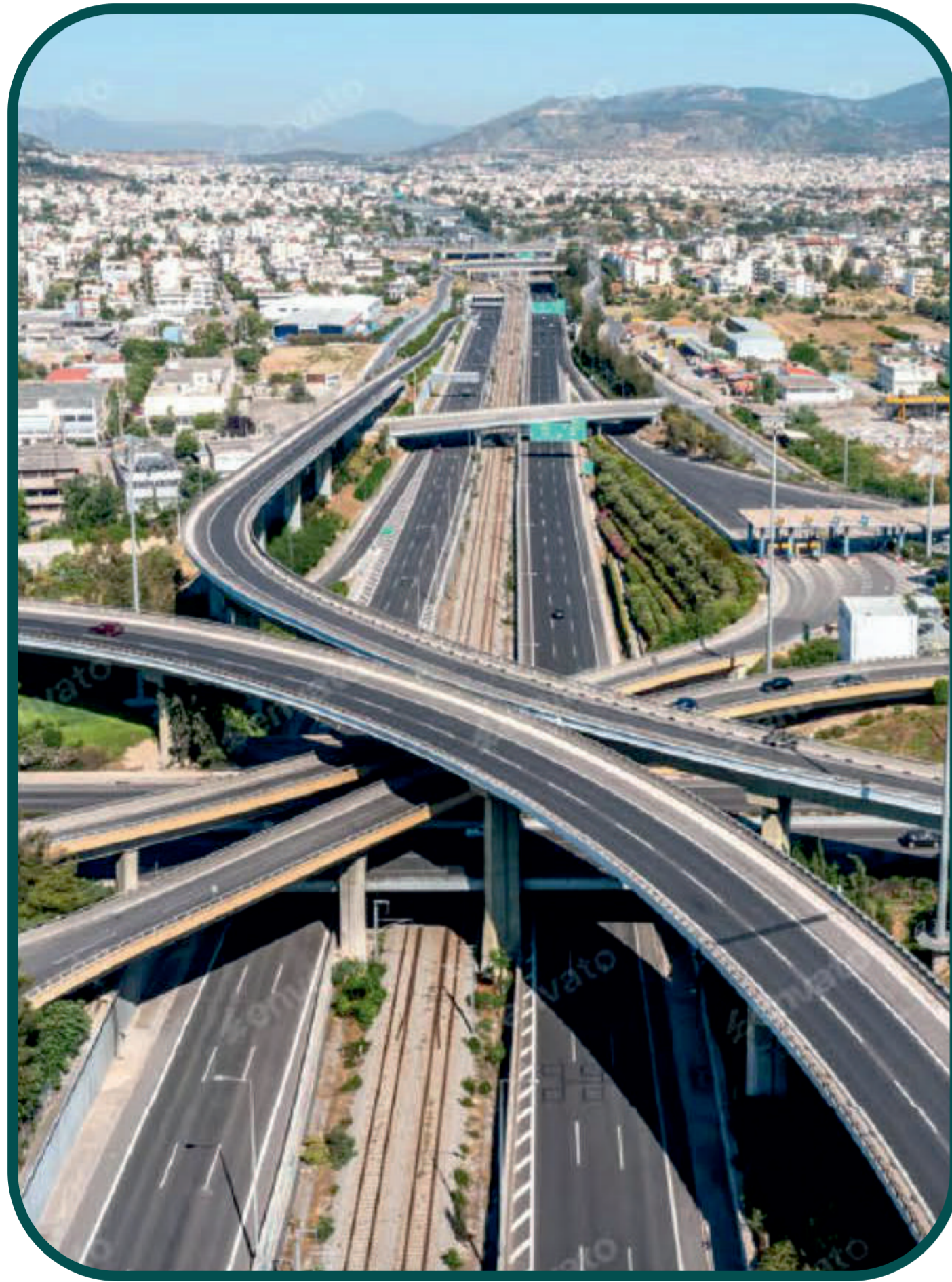


Zambri



Artisanal

ATTIKI ODOS



RIGHT BY THE SIDE OF OAKA (Olympic Athletic Center of Athens)

OAKA is the home of many sports (football, basketball, tennis, swimming etc) and also of the biggest stadium of Athens with a capacity approx. 70,000 where many important events including the opening and closing ceremonies of the Olympic Games 2004 took place.

AT THE GLANCE FROM ATTIKI ODOS EXPRESS WAY

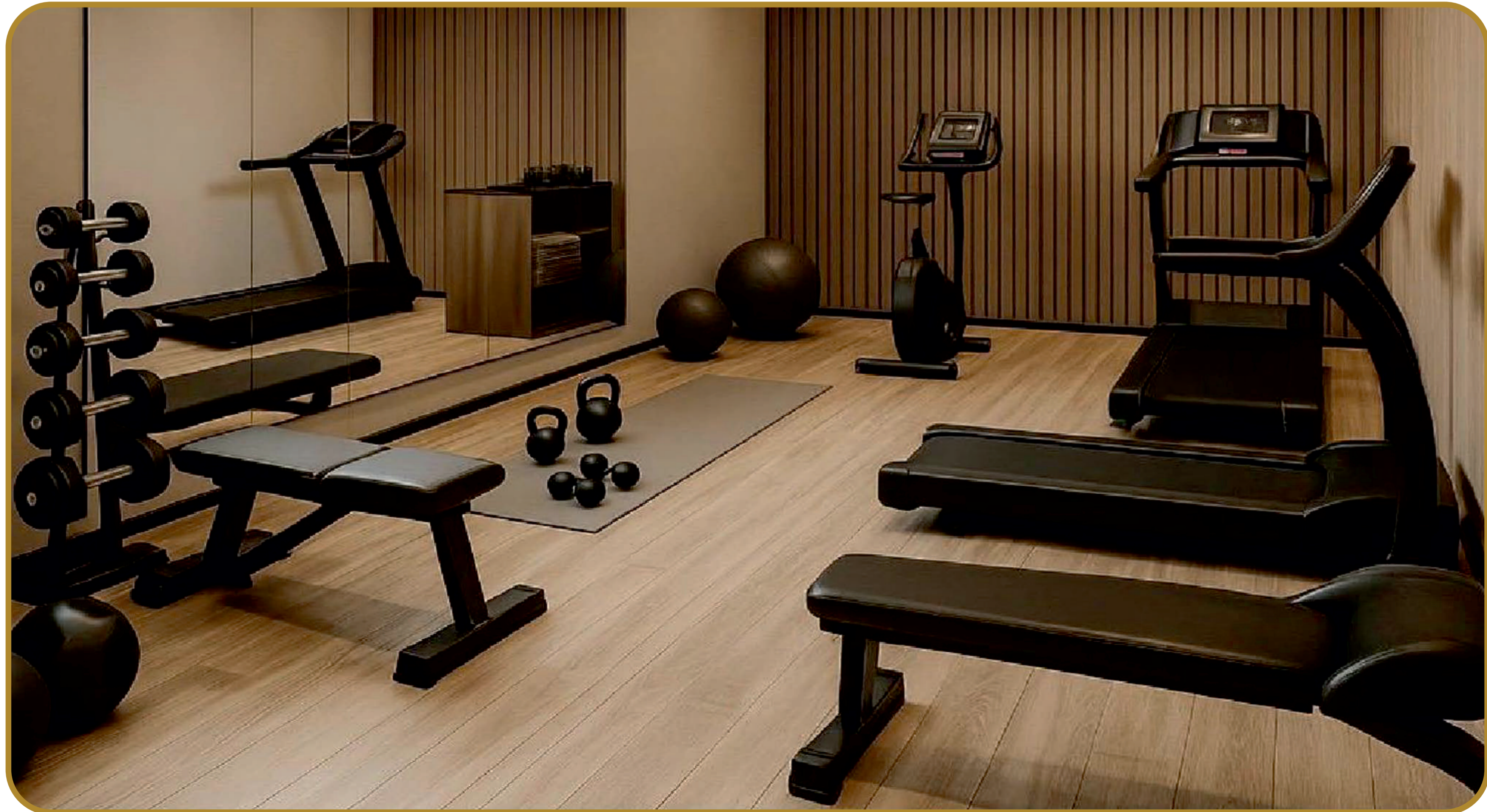
Attiki Odos is the central expressway that connects all of Athens - from the international airport to the coastline. Royal Boutique Collection is located just moments away, offering direct access to:

★ The Greek national highway ★ The Airport ★ The City Center ★ The Athenian Riviera

Living here means you're effortlessly connected to everything - business, leisure, education and travel

PRIVATE GYM

Stay in shape and enjoy an active lifestyle in the fully equipped gym, exclusively for residence owners.



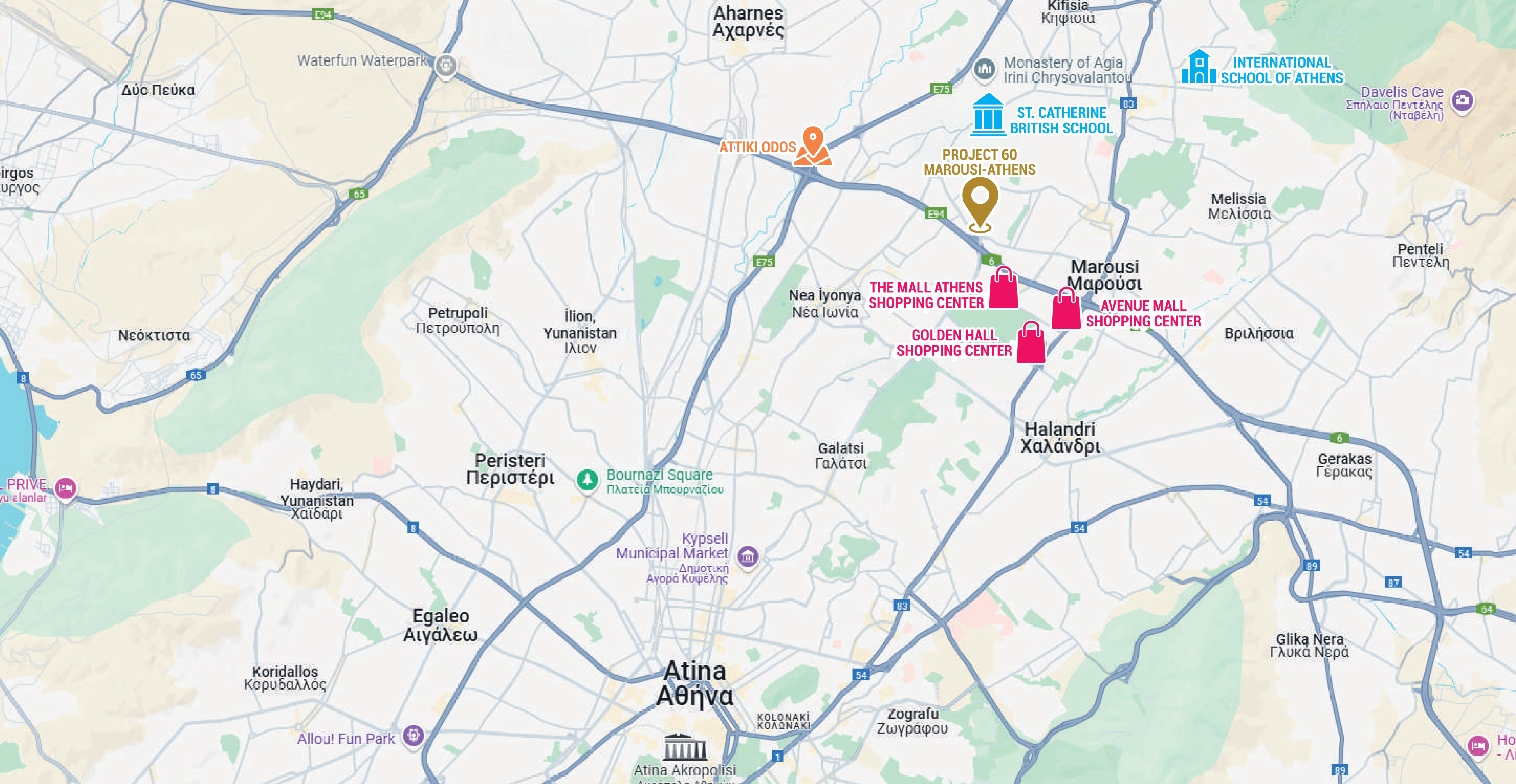
ROOFTOP JACUZZI

At the intersection of elegance and tranquility, enjoy the panoramic city view from the rooftop jacuzzi.



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ΑΤΤΙΚΙ ΟΔΟΣ

PROJECT 60
MAROUSI-ATHENS

ST. CATHERINE
BRITISH SCHOOL

INTERNATIONAL
SCHOOL OF ATHENS

THE MALL ATHENS
SHOPPING CENTER

GOLDEN HALL
SHOPPING CENTER

AVENUE MALL
SHOPPING CENTER


Αθήνα
Αθήνα

Αθήνα Ακρόπολις


to Invest Global

Kerem KORALAY

Sales Manager

 GR: +30 697 171 50 57
TR: +90 533 127 98 98

 kerem@toinvestglobal.com

 Atatürk cad. No 69 Mesa Koz K:10
Ofis 144 Kadıköy İstanbul

Wechat: Kerem_ToInvestTurkey