

PALEO
APARTMENTS
PROJECT 64

56

“Project Compliant with the Latest Golden Visa Law”
Under the new regulation, this is a final opportunity to qualify for the Greece Golden Visa Program by investing €250,000 or more in an apartment purchased within a building that has been converted from commercial to residential use.





MARINA FLISVOS

The port, located 6 kilometers from the center of Athens, is a significant tourist attraction. It holds the distinction of being the first port in Greece capable of accommodating large ships and yachts. Thanks to Flisvos Marina, both Greek vessels and international ships can dock comfortably.

The marina has the capacity to host 303 yachts, with luxury vessels reaching up to approximately 35 meters in length. The port is built on an area of 3,800 square meters and attracts a high number of tourists throughout the year. The restaurants surrounding the port operate at full capacity year-round. There are also entertainment venues and bars in the vicinity. Yacht owners and visitors show great interest in the facilities located within the port area.

THE ELLINIKON PROJECT

A unique and multi-dimensional development that will transform the city.

The Ellinikon project in Athens is a groundbreaking urban redevelopment rising on the site of the former Athens International Airport. As the largest urban regeneration project in Europe, it aims to reshape the Athenian landscape by creating a sustainable and innovative "city within a city."

Covering an area of over 6 million square meters, The Ellinikon will feature modern residential zones, vast green spaces, shopping districts, business hubs, entertainment venues, and iconic cultural landmarks. The project will also host the largest coastal park in Europe, offering both residents and visitors breathtaking views of the Aegean Sea.



THE ELLINIKON PROJECT



STAVROS NIARCHOS CULTURAL CENTER

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The Stavros Niarchos Foundation Cultural Center (SNFCC) is a multifunctional cultural complex located in the Kallithea district of Athens, renowned for its striking modern architecture. It houses the National Library of Greece, the Greek National Opera, and a vast park area.

Spanning 210,000 square meters, the SNFCC was built with a sustainable architectural approach and stands as a prime example of eco-friendly design, featuring a solar-powered roof and LEED Platinum certification. Offering concerts, exhibitions, open-air events, and sports activities throughout the year, the SNFCC has become one of the most prominent social hubs in Athens. With playgrounds, walking paths, canals, and modern recreational areas, it caters to all age groups, serving as both a vibrant cultural heartbeat of the city and a popular destination for tourists.

ALIMOS MARINA

Alimos Marina is one of the largest and most modern yacht marinas in the Athens area. In addition to advanced nautical and technical facilities, it offers a wide range of customer services. The marina can accommodate yachts up to 40 meters in length. Visitors can enjoy entertainment, bars, and a vibrant local market right along the waterfront.

Located in the southwest of Athens, the marina is 15 km from the city center, 8 km south of Piraeus Port, and 30 km from Eleftherios Venizelos International Airport. It is well connected by a dense public transportation network, with bus and taxi services available within 500 meters of the marina.

With a hardstanding area for around 600 boats and 1,080 berths, Alimos Marina ranks among the largest marinas in Greece. It has a maximum depth of 6.5 meters and is fully equipped to host both private and commercial vessels, making it a key destination for nautical tourism in the region.



ALIMOS MARINA

PALAIIO FALIRO



Palaio Faliro is a historic seaside suburb located on the southern coast of Athens, overlooking the Saronic Gulf. Situated just about 6 kilometers from the city center, it is a beloved area where both locals and tourists enjoy spending time. Once an important port city in ancient times, today it is known as a refined residential district where modern living blends harmoniously with historical charm.

The area features wide promenades, palm-lined coastal paths, and sunny beaches, creating a lively atmosphere, especially during the summer months. After the improvements made following the 2004 Athens Olympics, Palaio Faliro has further flourished with its sports fields, parks, and bike paths offering opportunities for outdoor activities. Flisvos Marina, located along the shore, serves as a pleasant stop for visitors with its moored yachts, restaurants, and cafés.

Palaio Faliro also stands out for its cultural richness, hosting attractions like the historic Averof battleship museum and the Phaleron War Cemetery. The open-air cinemas, playgrounds, and community events in the area provide a vibrant social environment for all ages. Whether for a peaceful day trip or as a comfortable living option, Palaio Faliro remains one of the most attractive neighborhoods in Athens.



Project

Scheduled for delivery in December 2025, this contemporary residential project offers fully furnished, turnkey apartments designed for high living comfort and energy efficiency. Equipped with state-of-the-art insulation and climate systems, the units are move-in or rental-ready—ideal for investors and homeowners alike.

Whether you're seeking a stylish coastal residence or a high-yield real estate investment, this project is a rare opportunity in one of Athens' most desirable districts.



Project Details

Energy Certificate
A

Heating & Cooling
Low-energy Heat Pump In All Rooms

Hot Water
Solar Panel System

Windows Systems
Double-glazed, Thermal Break Aluminum Profile

Exterior Insulation
10 cm External Wall Insulation

Furniture & Equipment
Fully Furnished With Electrical Appliances – Turnkey Delivery

Security
Steel Security Door

Additional Features
Elevator & Parking

Construction Status
Construction Has Begun

Delivery
December 2025

Property Management
Yes

Contract Compliance
Yes

Golden Visa Eligibility
Yes





SF3 - GROUND FLOOR

1 Bedroom - 1 Living Room Apartment

Interior Area 43m² | Private Outdoor Area 12.5m² - Total Area 55.5m²

Starting From 345.000€



SF3 – GROUND FLOOR – 1 Bedroom – 1 Living Room Apartment



A6 - 1st FLOOR

1 Bedroom - 1 Living Room Apartment

Interior Area 45.5m² | Balcony Area 8m² - Total Area 53.5m²

Starting From 365.000€



A6 – 1st FLOOR – 1 Bedroom – 1 Living Room Apartment



B7 - 2nd FLOOR

1 Bedroom - 1 Living Room Apartment

Interior Area 47m² | Balcony Area 11m² - Total Area 58m²

Starting From 395.000€



B7 – 2nd FLOOR – 1 Bedroom – 1 Living Room Apartment

DISTANCES

The project enjoys a premium location with quick access to public transport, daily amenities, and key attractions, making it ideal for both residence and investment purposes:

Tram Station | 250 Meters

Supermarket | 150 Meters

School | 200 Meters

Bank | 200 Meters

Shopping Mall | 150 Meters

Ellinikon Project | 10 Minutes

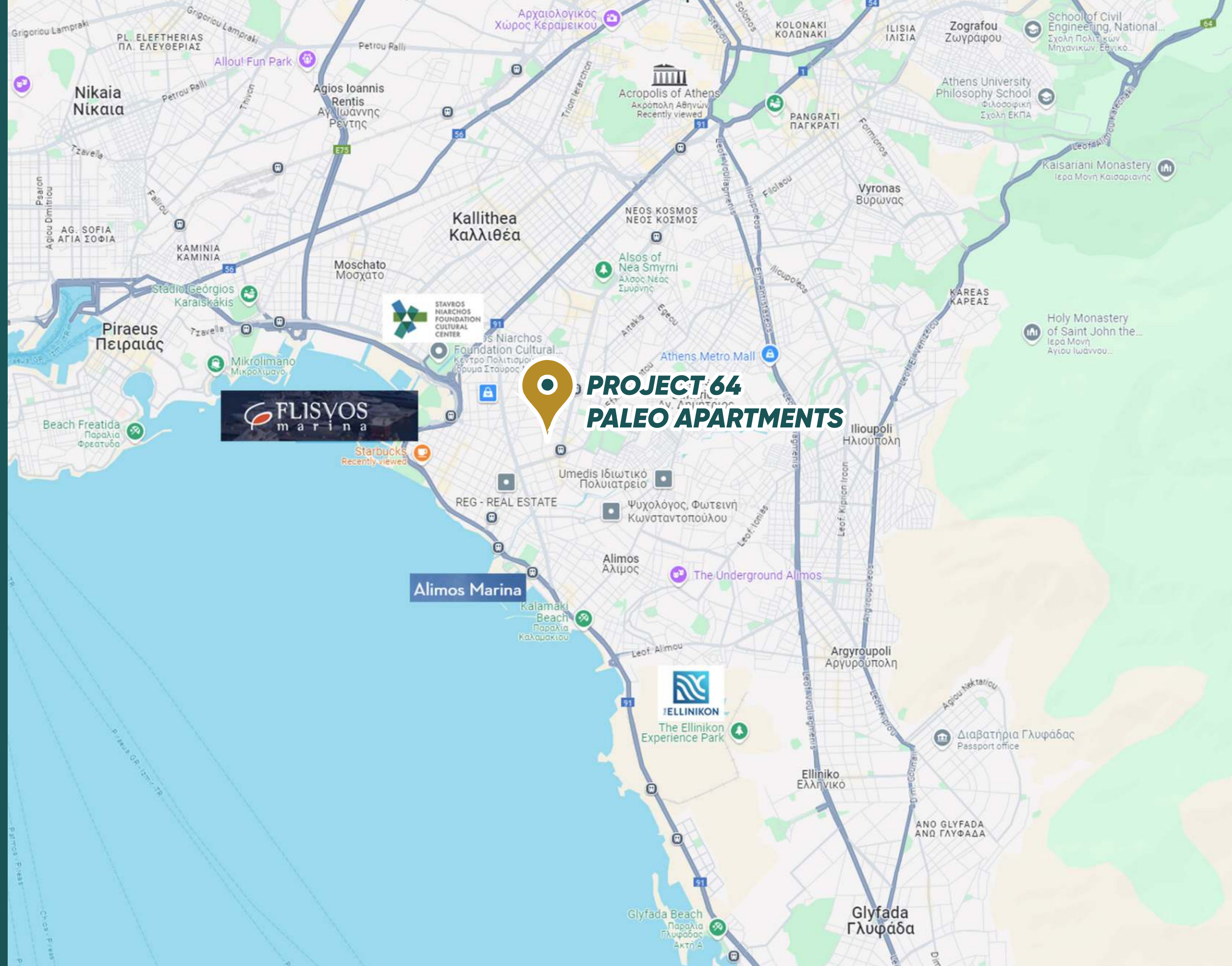
Flisvos Park & Marina | 9 Minutes

Stavros Niarchos Cultural Center (SNFCC) | 7 Minutes

Alimos Marina | 10 Minutes

Athens City Center | 10 Minutes

Piraeus Port | 10 Minutes



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