



# ERMOU GOLDEN VISA LUXURY APARTMENTS

A Premier Redevelopment at the Heart of Athens | Syntagma

EXCLUSIVE INVESTMENT OP



# The Opportunity

Situated at the intersection of Ermou 13 & Skopa 2, this project represents the full conversion of a commercial office building into premium serviced residential apartments.

## Key Highlights

**Location:** Heart of Syntagma, Athens.

**Status:** Under Construction (Delivery 30 June 2026).

**Usage:** Serviced Residential Apartments.

**The Edge:** Specifically designed to meet the €250,000 Golden Visa threshold applicable to commercial-to-residential conversions.

# The Golden Visa Advantage

## *A Secure Pathway to European Residency*

- ✓ Qualifying Threshold: €250,000 (Approved under the 'Change of Use' law).
- ✓ Permanent residence permit in Greece.
- ✓ Visa-free travel within the Schengen Zone.
- ✓ No minimum stay requirement.
- ✓ Full family inclusion.

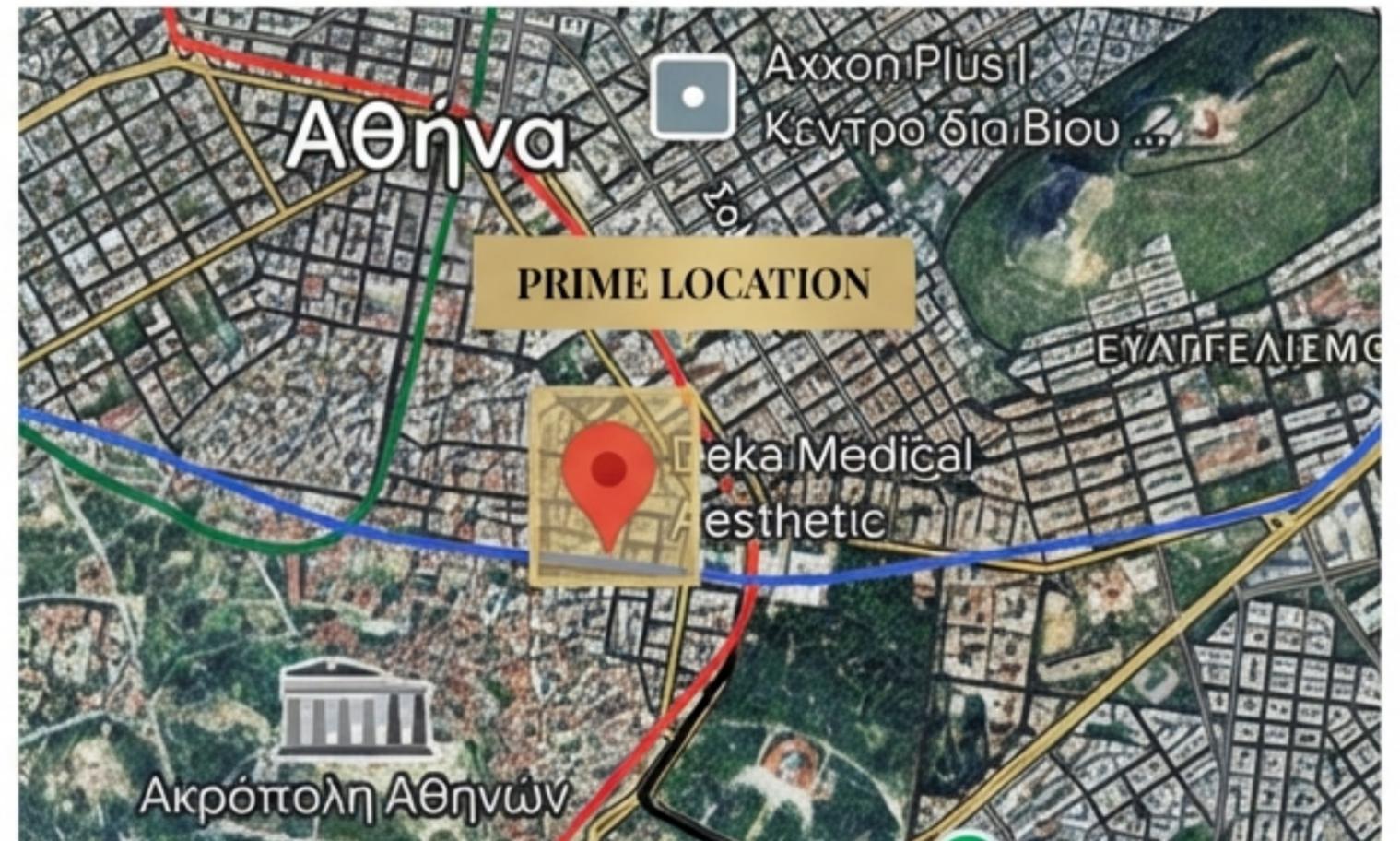
**“A rare opportunity to secure residency at the entry-level threshold in Athens’ most expensive district.”**



# Syntagma & Ermou: The Centre of Everything

Steps away from Constitution Square (Syntagma), the project commands a position on Ermou Street—internationally recognised as one of Europe's most valuable retail and mixed-use axes.

- Direct access to Syntagma Metro Station.
- Surrounded by flagship luxury retail and 5-star hotels.
- Walking distance to the Plaka historic district and the Acropolis.
- High capital appreciation potential due to scarcity of inventory.





# The Redevelopment

A comprehensive transformation of a former office building into a modern, energy-efficient residential landmark. The project features a fully upgraded facade with architectural lighting and modern aesthetics.

- i **Urban Mobility:** The building promotes city living and does not include private parking. A paid public parking facility operates directly adjacent on Skopa Street, ensuring convenience for residents and guests.



## The Crown Jewel: The Terrace

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Owners enjoy exclusive access to a 200 sq.m. communal terrace. This magnificent vantage point offers unobstructed views of the Acropolis, providing a serene escape above the vibrant energy of the city.

*An exclusive vantage point over history.*

# Interior Philosophy: Turn-Key Luxury

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Every apartment is delivered fully furnished and equipped. The design prioritises clean lines, contemporary aesthetics, and privacy between units.

Layouts range from 22 to 40 sq.m., utilising smart design to maximise usable space, making them ideal for the modern urban traveller.



# Specifications & Finishes

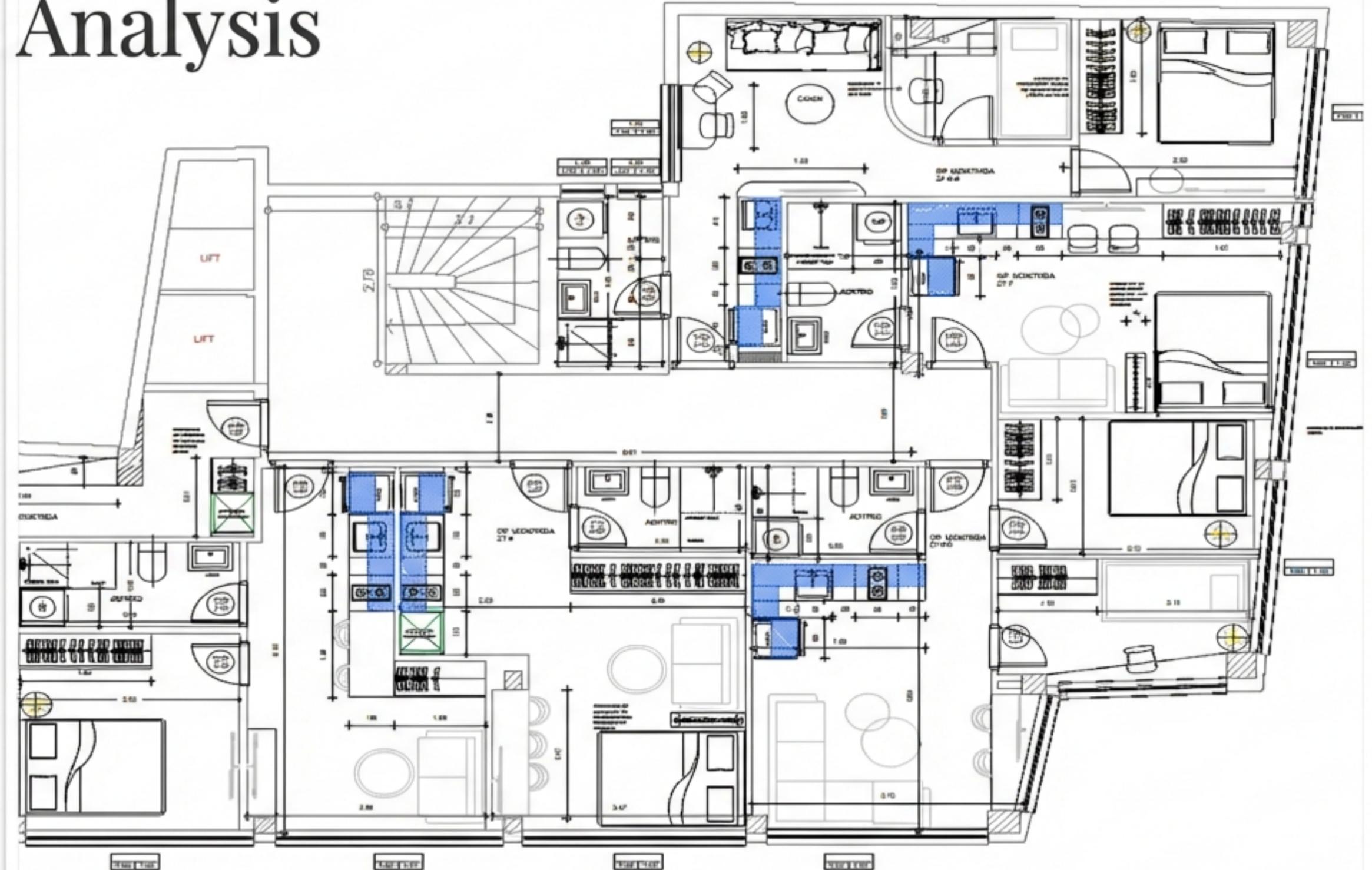
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- **Kitchen:** Integrated kitchenette with high-quality built-in electrical appliances.
- **Bathroom:** Contemporary design featuring marble-effect tiling and premium sanitary ware.
- **Utilities:** Provision for washing machine/dryer in every unit.
- **Comfort:** Sleeping and living areas efficiently combined for functionality.

# Floor Plan Analysis

- Designed for high-yield efficiency. The floor plates are divided into self-contained suites that minimise wasted hallway space while ensuring distinct living and sleeping zones.
- **Access:** Served by two elevators and a central staircase for smooth resident flow.

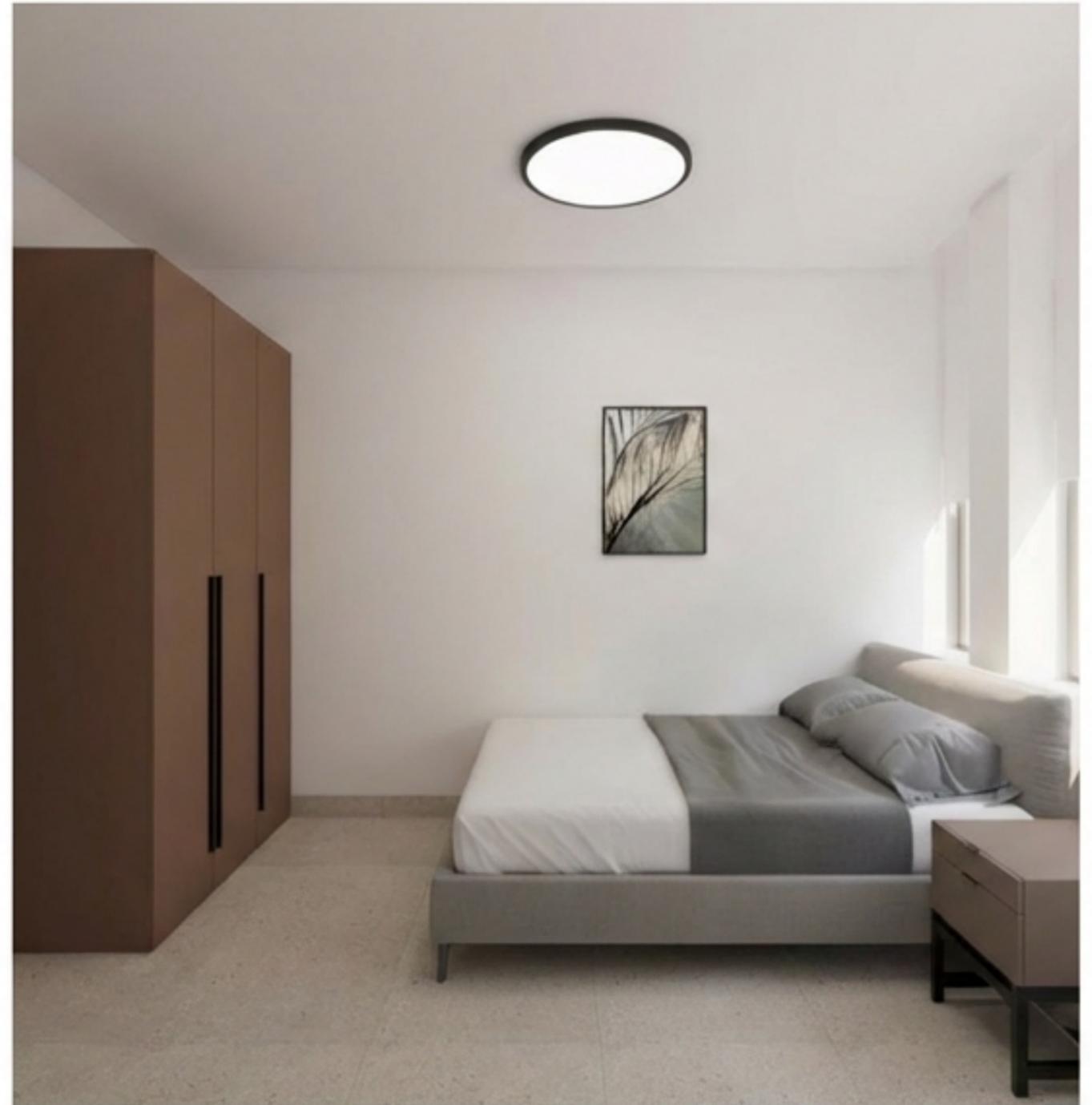


# The Collection: 3rd & 4th Floors

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These floors offer the ideal entry-level investment units, fully qualifying for the €250k visa threshold. Identical layouts ensure uniform quality and construction efficiency.

- |                         |            |          |
|-------------------------|------------|----------|
| • Unit Γ7 (3rd Floor)   | 26.43 sq.m | €260,000 |
| • Unit Δ7 (4th Floor)   | 23.20 sq.m | €260,000 |
| • Unit Δ5-6 (4th Floor) | 40.83 sq.m | €340,000 |





# The Collection: 5th & 6th Floors

## Luxury Serviced Apartments

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Entire floors dedicated to self-contained luxury apartments designed for optimal investment performance. High elevation offers enhanced natural light and city views.

- 5th Floor: Primarily ~22 sq.m studios, with one larger executive unit at 35 sq.m.
- 6th Floor: Identical architectural layout to the 4th floor (28–40 sq.m range).

# Investment Profile & ROI



## High Demand

Central Athens faces a chronic shortage of modern, compact furnished units.



## Occupancy

Syntagma ensures year-round tourism and business travel demand.



## Liquidity

Prime location on Ermou ensures strong exit liquidity.



## Asset Class

Serviced apartments offer a balanced mix of short-term rental yield and long-term capital appreciation.

# Development Status



Turn-key delivery, ready for immediate use or leasing upon handover.

An aerial night view of Athens, Greece, showing a dense urban landscape with illuminated buildings and streets. A central text overlay is framed by a thin gold border. The background shows a mix of modern and traditional architecture, with a prominent illuminated building on the left and a large, dark, tree-filled area in the center.

# Secure Your Residency. Secure Your Return.

For detailed availability, private presentations, and floor plan consultations, please contact the appointed representatives.

Offered exclusively through selected brokers.