E5

Greek Exclusive Properties E5 *Residences*

Two boutique residences · fully furnished · *from €260,000*



THE RESIDENCES

A boutique address of only two homes

Two private ground-floor residences, G1 and G2, each with its own entrance from the street. Natural stone, solid oak and warm light set the tone; every home is delivered fully furnished and ready to live in from day one.

€260,000 per residence · Golden Visa eligible · Ready Q2 2027

Private entrance
Direct from the street

Fully furnished
Move-in ready

Natural stone
Travertine and oak



THE BUILDING

Two private entrances on a *quiet, tree-lined street*



DESIGN & FINISH

Natural materials, quietly luxurious

Façade	Travertine cladding
Entrances	Solid oak doors
Windows	Black-framed picture windows
Lighting	Warm architectural sconces
Landscape	Orange trees along the street
Interiors	Fully furnished & equipped
Ceilings	3.00 m floor height







LOCATION · AGIOS DIMITRIOS

Between the city and the Riviera

Known locally as Brahami: three Red Line metro stations, the green lawns of Asyrmatos Park and the Pikrodafni Stream, with the historic centre and the Riviera minutes away.

5 km

from central Athens

Approximate travel times



CENTRAL ATHENS

The heart of Athens

The Acropolis, Plaka and Syntagma Square are a short, direct ride on Metro Line 2, with no changes.

10 min	To Syntagma Square
Direct	Metro Line 2, no changes
Akropoli	Station at the foot of the Acropolis





Syntagma Square

The Hellenic Parliament, 10 minutes by metro

EVERYDAY CONVENIENCE

Metro and shopping nearby

Three Red Line metro stations serve the area, and an eight-minute walk brings you to Agios Dimitrios station and the Athens Metro Mall.

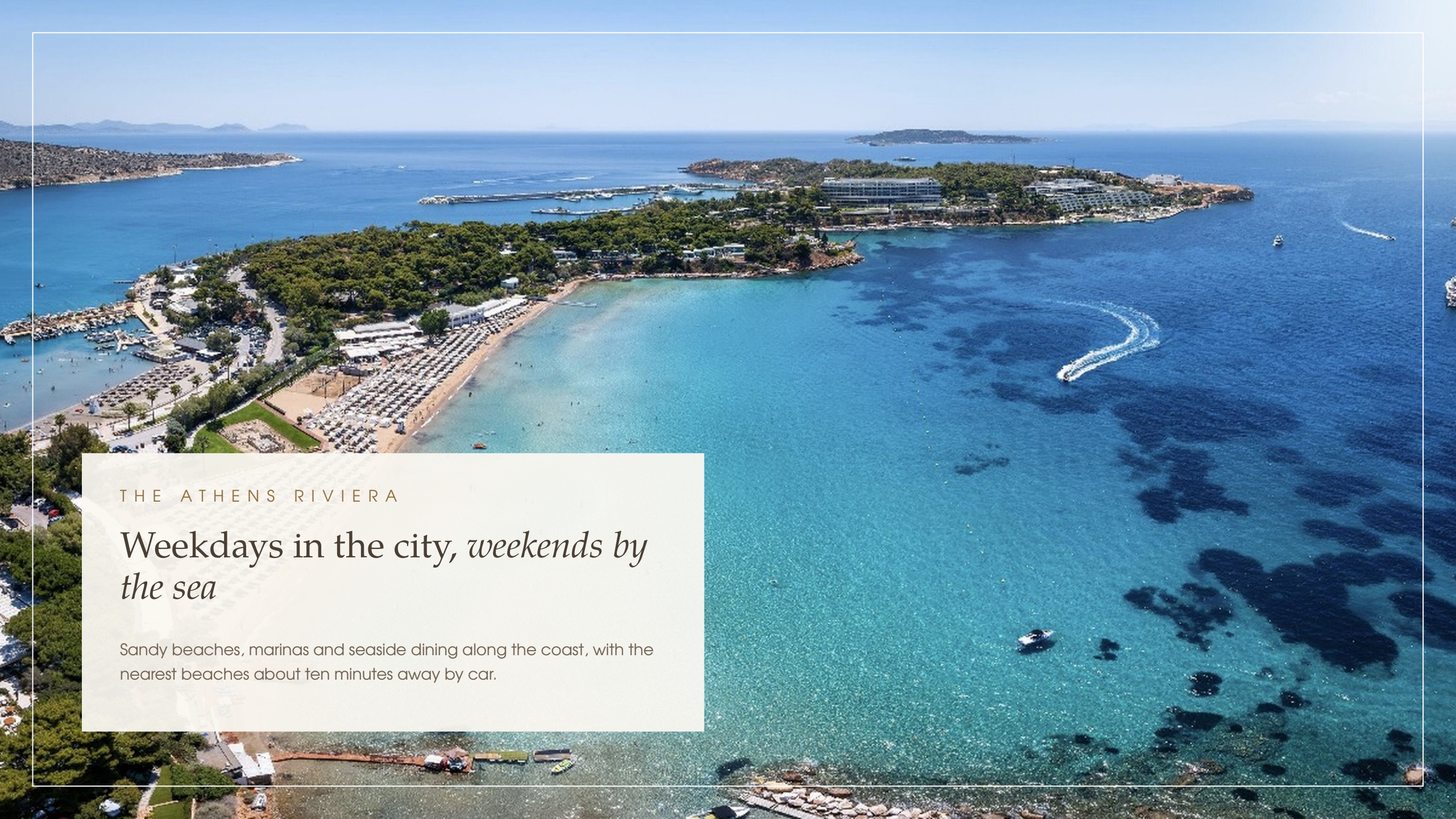
8 min	Walk to the metro and the mall
90+	International retail brands
18	Cafés and restaurants, cinemas, supermarket





Agios Dimitrios station

Metro Line 2, direct to Syntagma and the Acropolis



THE ATHENS RIVIERA

Weekdays in the city, *weekends by the sea*

Sandy beaches, marinas and seaside dining along the coast, with the nearest beaches about ten minutes away by car.



THE ELLINIKON · 15 MIN DRIVE

Athens' new *waterfront*

The former Athens airport reborn as a seaside district: parkland, beaches, a marina and the Riviera Tower by Foster + Partners.

€8 bn
Investment

2 million m²
Metropolitan park

3.5 km
Coastline

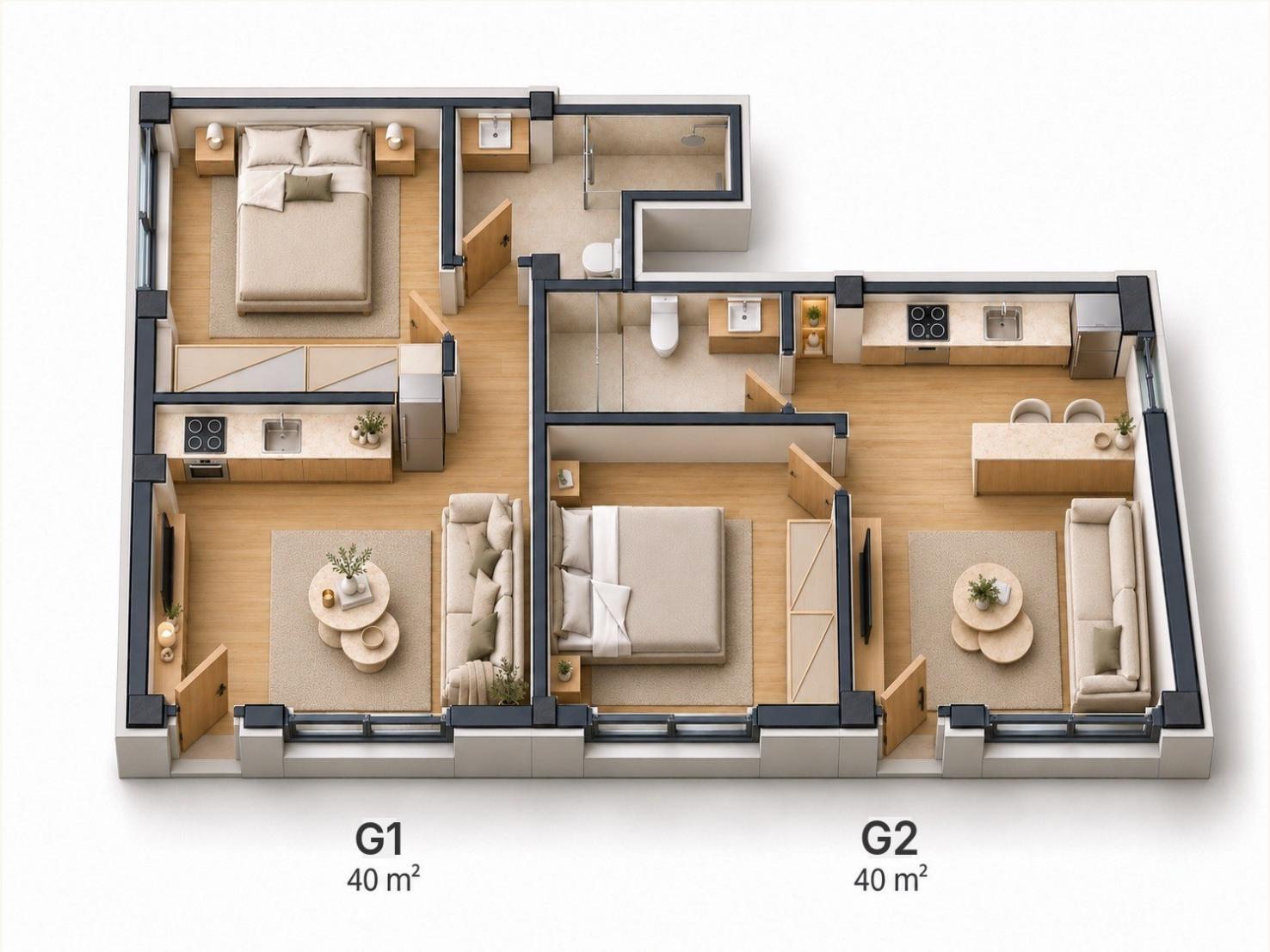
Visualisation: The Ellinikon

FLOOR PLAN

Two one-bedroom residences

- Double bedroom, built-in wardrobe
- Bathroom with walk-in shower
- Open-plan kitchen and living
- Private street entrance

G1 · G2 40 m² each



RESIDENCE

G1

40 m² · One bedroom · Private street entrance

Bright and welcoming: a deep linen sofa, stone side tables and a wide window onto the tree-lined street.



RESIDENCE G1 · FLOOR PLAN

Every metre considered

- Open-plan living room
- Fully fitted oak kitchen
- Double bedroom, built-in wardrobe
- Bathroom with walk-in shower





RESIDENCE G1 · LIVING

Open-plan living with a fully fitted oak kitchen



RESIDENCE G1 · BEDROOM

Calm, warm and full of light

Soft linens, warm lighting and a full wall of oak wardrobes.



RESIDENCE G1 · BATHROOM

A private spa in warm stone

Stone-effect tiles from floor to ceiling, a floating oak vanity and soft, indirect light.

Walk-in rain shower
Frameless glass enclosure

Backlit mirror
Warm, ambient lighting

Floating oak vanity
Stone top and integrated basin



RESIDENCE

G2

40 m² · One bedroom · Private street entrance

Sunlit, open and warm, with a stone breakfast bar, a soft linen sofa and a wide window onto the orange trees.



RESIDENCE G2 · FLOOR PLAN

Thoughtfully planned

- Living room with breakfast bar
- Fully fitted oak kitchen
- Double bedroom, built-in wardrobe
- Bathroom with walk-in shower





RESIDENCE G2 · LIVING

Open-plan living with a stone breakfast bar

Rest, then renew



Bedroom with fitted oak wardrobes and roman blinds



Bathroom with walk-in shower and stone vanity

THE OFFER

Offered individually

€260,000

per residence · rental guarantee €800 per month

PAYMENT PLAN

Option 1

10% deposit and full payment with final contract

Option 2

30% deposit and instalments till delivery

Hands-free ownership: five years of professional property management included, at a 20% fee on rental income.

	Residence G1	Residence G2
Size	40 m²	40 m²
Level	Ground floor	Ground floor
Layout	1 bedroom · 1 bath	1 bedroom · 1 bath
Entrance	Private, street level	Private, street level
Floor height	3.00 m	3.00 m
Furnishing	Furnished & equipped	Furnished & equipped
Licence	Issued	Issued
Completion	**Q2 2027**	**Q2 2027**
Grace period	3 months	3 months
Management	5 years · 20%	5 years · 20%
Golden Visa	Eligible	Eligible
Rental guarantee	€800 / month	€800 / month
Price	**€260,000**	**€260,000**

E5

GREEK EXCLUSIVE PROPERTIES E5 RESIDENCES

Two residences.
Your address in Athens.

Athens South · 40 m² · €260,000

Fully furnished · Golden Visa eligible · Ready Q2 2027

