

CONVERSION OF AN EXISTING FORMER INDUSTRIAL BUILDING INTO RESIDENTIAL APARTMENTS



LOCATION



PROJECT HIGHLIGHTS

1

PRIME LOCATION WITH FAST ACCESS TO CENTRAL ATHENS & PIRAEUS

Agios Ioannis Rentis lies between **Athens city center (10–15 min)** and **Piraeus port (10 min)** — the two most important economic hubs in Greece.

- > Direct access via Kifisos Avenue, Pireos Avenue, and Attiki Odos.
- > Ideal for professionals, students, and business travelers who want proximity to both commercial and maritime zones.



2

EXCELLENT TRANSPORT & INFRASTRUCTURE

Served by **Renti, suburban railway station – 600m walking distance**, and **multiple bus routes**.

- > Quick connection to Athens International Airport (35–40 min).
- > Infrastructure improvements tied to Athens’ western expansion plan.

This ease of mobility is highly appealing to expats and investors seeking accessible, urban properties.



3

RAPID URBAN REDEVELOPMENT & COMMERCIAL GROWTH

- > Home to **major retail complexes** (e.g., Village Cinemas, IKEA, Leroy Merlin).
- > Ongoing **urban renewal projects** and **light industrial conversions** into residential and mixed-use developments.
- > Attracts **tech startups, logistics firms, and creative industries** due to affordable commercial space.

Investors can expect capital appreciation as the area transitions into a modern urban hub.



PROJECT HIGHLIGHTS

4

COMPETITIVE REAL ESTATE PRICES WITH HIGH RENTAL YIELD POTENTIAL

- > Property prices are **significantly lower** than central Athens or the southern suburbs.
- > Rising demand from **young professionals and students** ensures stable rental income.

Ideal for Golden Visa investors seeking strong ROI and manageable entry costs.

5

ELIGIBILITY AND STRATEGIC FIT FOR THE GOLDEN VISA PROGRAM

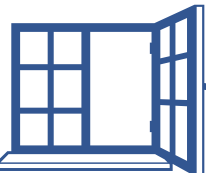
- > Under the latest Golden Visa Program regulations, the €250,000 threshold remains valid for properties converted from commercial to residential use — offering one of the most accessible routes to European residency.
- > By investing in these fully renovated, high-value assets, you not only secure a Greek residence permit for yourself and your family, but also benefit from strong rental potential and excellent resale liquidity.

A low-risk, high-flexibility entry point into Greece's property-based residency program.

Key features



Air conditioning



Aluminum joinery with double glass



Moisture insulation - thermal insulation - thermal facade



New elevator with release system



New mechanical, wiring, plumbing and drainage systems installation



Electric roller shutters



Eco-materials



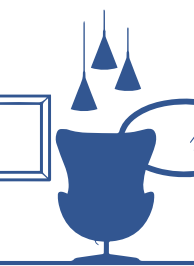
Use of hot water with solar water heater



Installing interior cabinets/ wardrobes, new interior doors and kitchen installation



Installation of sanitary wares and tile



Modern interior design

CLICK HERE TO SEE PRICES AND AVAILABILITY



PROJECT HIGHLIGHTS

EACH APARTMENT CAN BE DELIVERED FULLY FURNISHED AND EQUIPPED*

LIVING ROOM:

- > Two-seater or three-seater sofa, depending on the size of the area.
- > TV furniture unit.
- > Television: Princess PS43FHD Smart 43” Full HD LED or TURBOX PS55FHD Smart Full HD LED.

BEDROOM:

- > Bed (160×200cm).
- > Bedside tables.
- > Wardrobe.

KITCHEN:

- > BEKO BBIE12300XD built-in oven (72lt, 59.4cm width, Inox).
- > BEKO HIC64400E autonomous ceramic hob with child lock function (58×51cm).
- > Candy CNCQ4T618EX refrigerator-freezer (341lt Total No Frost, 185x59.5x65.8cm, Inox).
- > Sliding kitchen hood GEMAN (selected origin), length 60cm.
- > SENDO ECO PRO air conditioner, 18,000 or 24,000 BTU.
- > Kitchen counter provided with two or four chairs, depending on the space.

*Furniture and appliance package available separately — €8,000



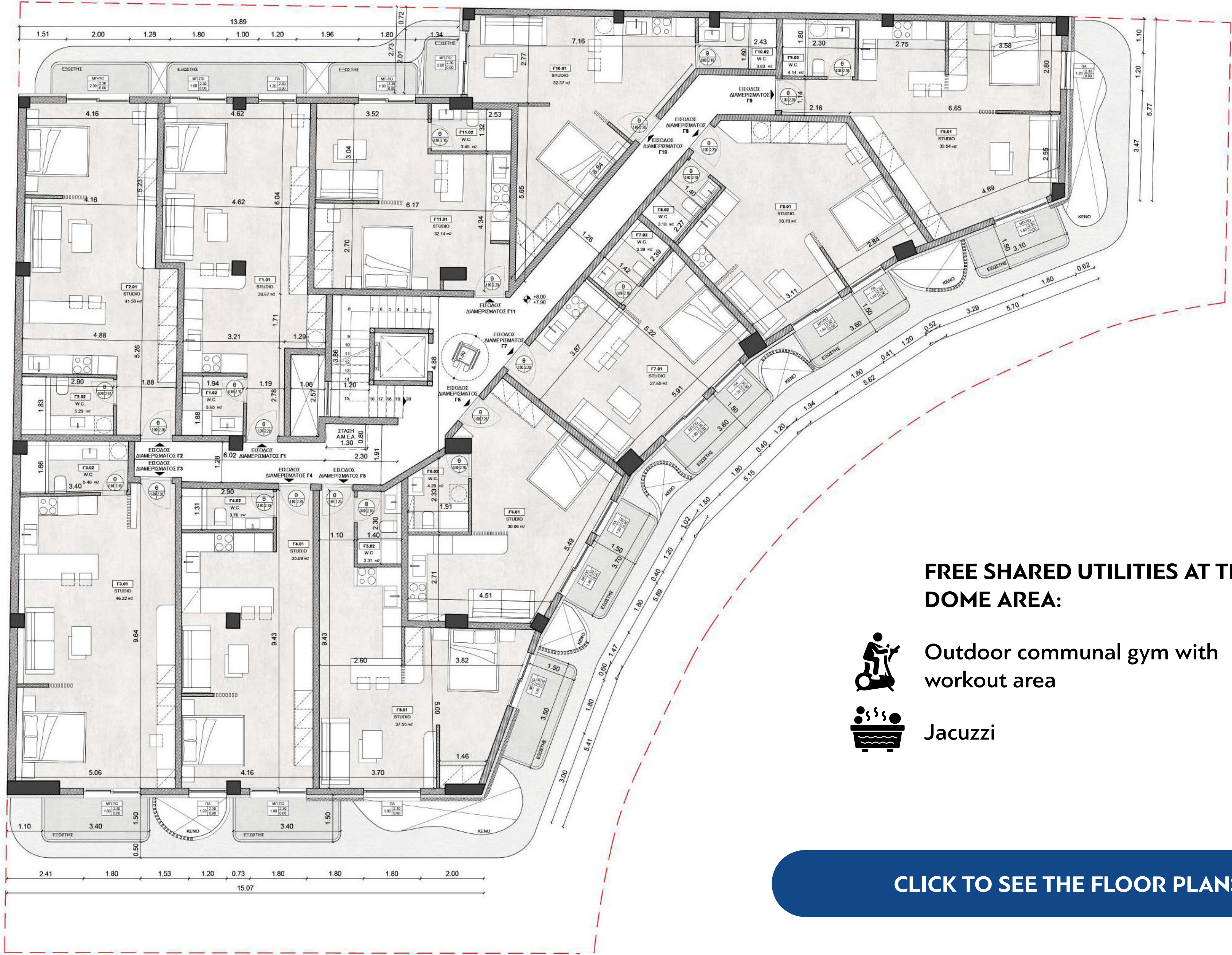


PROPERTY PURCHASE EXPENSES

Property transfer tax	3,09%
Public registry (Cadastral) fee	0,8%
Legal services	1,5% + VAT
Notary services	1,5% + VAT



FLOOR PLAN



FREE SHARED UTILITIES AT THE DOME AREA:



Outdoor communal gym with workout area



Jacuzzi

CLICK TO SEE THE FLOOR PLANS



