S&S Nexus Center

An Urban Resort residential complex in Piraeus.

Golden Visa from €250,000



S&S NEXUS CENTER

PIRAEÚS GATE

A NEW DISTRICT AT THE GATEWAY TO PIRAEUS

A large-scale urban regeneration: residential complexes, serviced apartments, offices, retail and public spaces within one cohesive urban identity. S&S Nexus Center is one of the largest buildings in the masterplan.

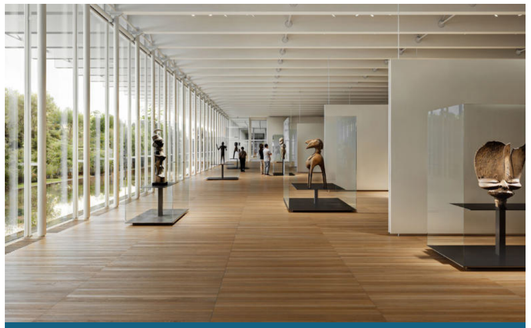
S&S Nexus Center	**residential complex, 184 studios**
SkyWay	**44 apartments, offices and retail**
SkyBlue	**32 serviced apartments**
Urban GL	**66 serviced apartments**
Real Ideal	**20 apartments**
Piraeus Greater Apts	**18 apartments**
Piraeus Urban Oasis	**387 apartments and retail**
Gateway Business Hub	**offices and retail**

56,500 m² — phase A of Piraeus Gate

Click to view on the map



A NEW DISTRICT – THE SURROUNDING PROJECTS DRIVING VALUE



KYKLOS — CENTRE FOR ARTS

A new cultural landmark by Renzo Piano for the Martinos Foundation. Directly opposite Nexus, opening late 2028.



PIRAEUS GATE PROJECT

56,500 m² in phase A: former industrial land transformed into retail, offices and residential complexes for international tenants.



AENAON PARK

A 741,000 m² metropolitan park with 4,000+ trees and 75% green cover — a new quality of life for the entire area.



WIDESPREAD RESIDENTIAL & COMMERCIAL REGENERATION

New residential developments and restored historic buildings on the surrounding streets: the area is moving firmly upmarket.

Investor benefit: the surrounding projects are driving the area towards significant capital appreciation. Green space, culture, work and transport all close by — ensuring resilient demand for both rental and resale.

S&S NEXUS CENTER

PIRAEUS – GATEWAY TO ATHENS, THE SEA AND THE ISLANDS

- **Airport and city centre.** Metro and tram connect Piraeus with the airport and central Athens
- **The country's main port.** Europe's largest passenger port: ferries to the islands and cruises
- **The sea on your doorstep.** Marinas, waterfront promenades, restaurants and nightlife
- **A city on the rise.** New waterfront, Piraeus Tower, new developments and KYKLOS



LOCATION – WHERE ATHENS MEETS PIRAEUS

S&S Nexus Center stands at the entrance to Piraeus, on the main Athens–Piraeus axis. Not on the outskirts and not in the busy port zone, but in the fastest-regenerating part of the city.

190 m	Tram
700 m	University of Piraeus
800 m	Piraeus shopping district
900 m	Metro
1.0 km	Zea Marina
1.2 km	Karaiskakis Stadium
1.2 km	Metropolitan Hospital
1.3 km	Port





RENTAL DEMAND – STUDIOS IN PIRAEUS ARE IN SHORT SUPPLY



Students

University of Piraeus — 700 m, Metropolitan College — ≈ 1.2 km; Panteion and Harokopio — on the way to Athens



Maritime business

Piraeus is Greece's maritime capital: shipping companies, the port, logistics



Young professionals

Working in Athens and Piraeus, living in an amenity-rich building by the tram and metro

S&S NEXUS CENTER

GREEK RESIDENCY – FOR THE WHOLE FAMILY

- **5-year residence permit,** renewable for as long as you own the property
- **The whole family:** spouse, children under 21, and the parents of both spouses
- **No minimum stay** required in Greece
- **Reduced threshold —** the building is undergoing a change of use to residential

GOLDEN VISA

€250,000

ENTRY TO S&S NEXUS CENTER INSTEAD
OF THE STANDARD €800,000 IN ATTICA

APPROVED GREEK GOLDEN VISA PROPERTY

* Terms to be confirmed by the buyer's lawyer



S&S NEXUS CENTER

S&S NEXUS CENTER– AN URBAN RESORT RESIDENTIAL COMPLEX

One of the largest buildings in the Piraeus Gate masterplan, fully redeveloped as a residential complex with resort-style amenities: pool, gym, rooftop, security and reception—all under one roof.

UNDER CONSTRUCTION · SCHEDULED COMPLETION

Q1 2029



- 184 studios
- Contemporary façade and interior design
- Indoor pool and lounge area
- Gym, fitness with changing rooms and showers
- 24/7 security and reception
- Professional property management company



WHY BUY NOW – NOT IN 2029

RESIDENCY
RIGHT AFTER PURCHASE

KEYS
Q1 2029



YOUR GOLDEN VISA DOESN'T WAIT FOR COMPLETION

You can apply for residency immediately after purchase — your family gains status while the building is being completed.



LAUNCH PRICING

The price is fixed in euros on the day you sign. Any rise in construction costs is borne by the developer.



FIRST CHOICE OF UNITS

Upper floors and the best layouts sell first. By 2029, only what others passed over remains.



KEYS IN A FINISHED NEIGHBOURHOOD

By 2029 the area will feature KYKLOS, new Piraeus Gate buildings and regenerated streets.

CONSTRUCTION IN FULL VIEW – FULL TRANSPARENCY



24/7 webcam

Watch the construction live from anywhere in the world



Google drive link

Click to view the project files

S&S NEXUS CENTER

FORMATS AND PRICES

Two studios - one title deed

Investment + Golden Visa

2 studios

16-29 sqm per studio

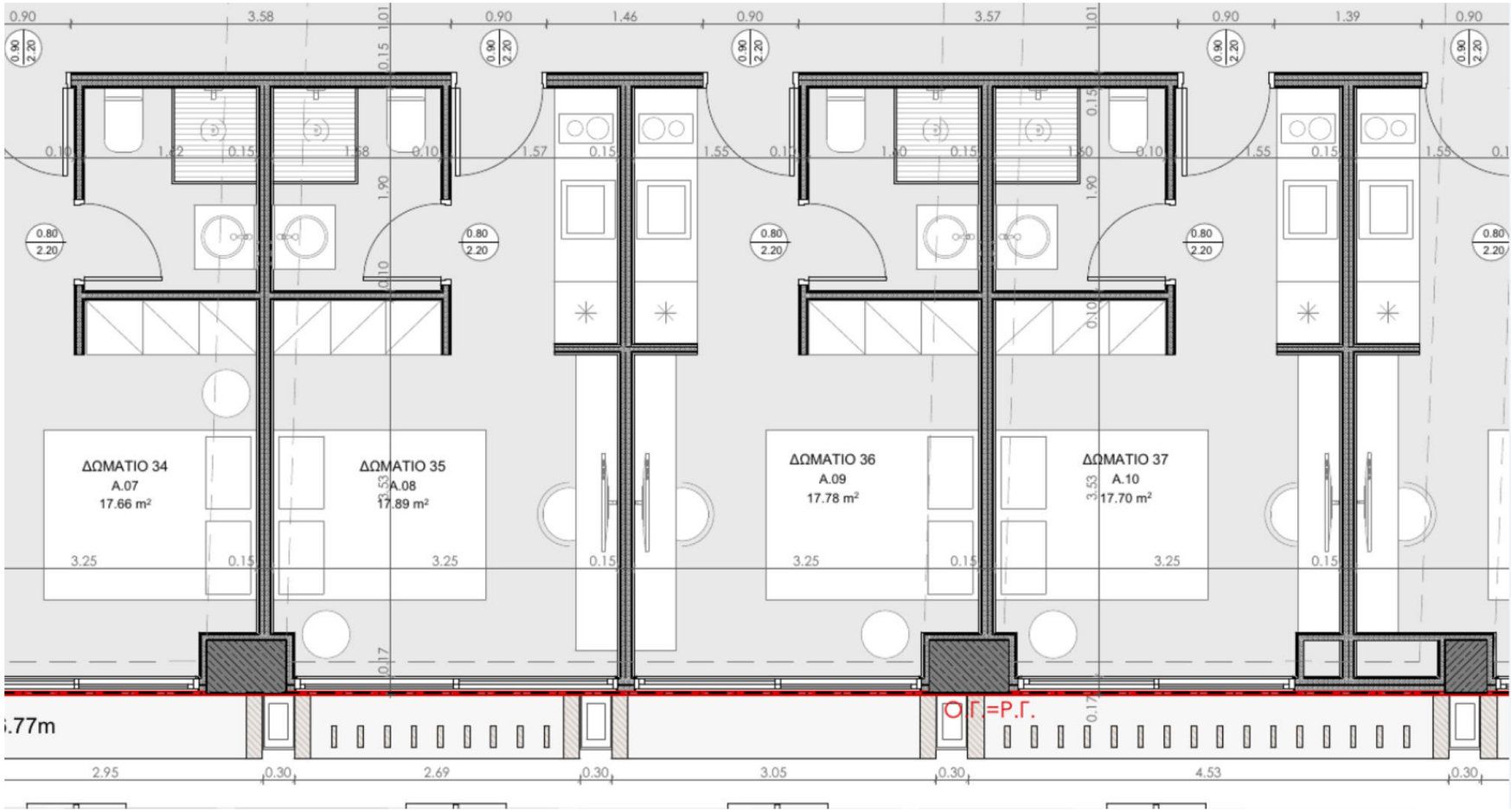
Dual-Key: 2 studios, 2 incomes from the guaranteed rent

From **€250 000**

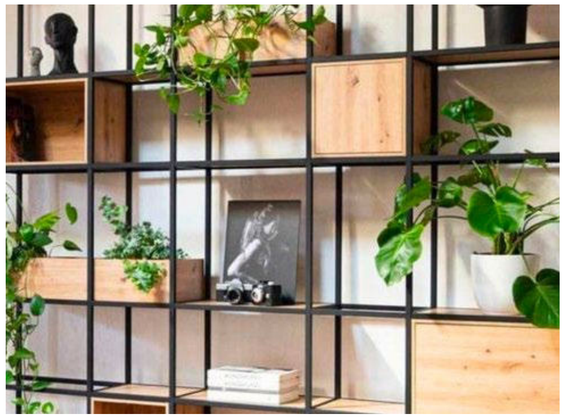


LAYOUT – EVERY STUDIO IS FULLY AUTONOMOUS

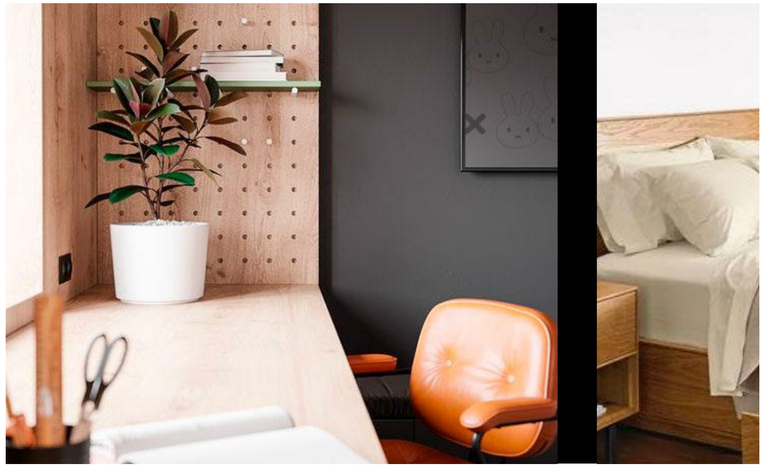
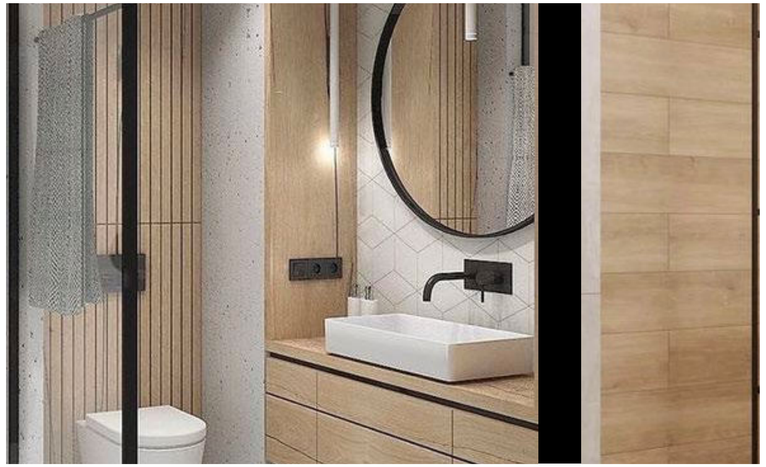
- 16 - 29 sqm per studio
- Private bathroom, kitchenette, wardrobe
- Two adjoining studios form one unit
- 184 studios across five levels



INTERIOR – MOODBOARD






S&S NEXUS CENTER

MORNINGS BEGIN WITH A SWIM

The city is only just waking up, and you have already swum your lengths. Pool and gym — in your own building, not in a club across town.

600 m²
POOL, LOUNGE AREA AND GYM

24/7
SECURITY AND RECEPTION

365
DAYS A YEAR — AN INDOOR POOL IN ANY WEATHER



Our company conducted a rigorous architectural evaluation to select the right partner for our Urban Renewal project in Piraeus.

We sought an internationally recognized firm with proven expertise in multi-asset urban renewal projects. The selected firm needed to create a complementary design that would unite multiple buildings into a harmonious development, defining the area's future.

An architectural firm selected by the Board of Directors:

Tsolakis + Partners



George TSOLAKIS

Tsolakis Architects design office was founded by George Tsolakis, consisting of a team of architects and engineers, providing comprehensive services of study, supervision and consultation across the spectrum and scales of architectural projects. The headquarters of the office since 2010 is located on Vasilissis Sofias Avenue in Athens, while the headquarters of the branch is located on Koumoundourou Street in Larissa.

With 20+ local and international architectural awards throughout hospitality, office and residential projects, the firm is well established and looks forward to work with companies that are willing to shape the future of urban development with them.



S&S NEXUS CENTER

DISCOVER PRICES AND AVAILABILITY

Exclusive access to launch pricing is open to a limited number of investors. Contact us for the current price list, floor plans and reservation terms for S&S Nexus Center.



PRICES AND AVAILABILITY

MANAGEMENT COMPANY INFORMATION

VIEW FLOOR PLANS

VIEW LOCATION ON THE MAP

Part of the Piraeus Gate masterplan

PIRAEÚS GATE

INCOME — A 15-YEAR LEASE WITH A MANAGEMENT COMPANY

PROFESSIONAL PROPERTY MANAGEMENT COMPANY

An agreement has been reached with a Greek management company. It leases the studios and takes care of everything: tenants, 24/7 reception, cleaning of common areas and building maintenance.

No need to deal with tenants — simply receive your income.

01

Buy a unit

and apply for the Golden Visa

→

02

Lease to the operator

a 15-year lease with the management company

→

03

Receive income

with Dual-Key — from each studio

15 years
lease term

€500
per studio per month

+2%
rent increase every year

Short-term (Airbnb-style) letting of Golden Visa properties is prohibited — the management company model doesn't need it. The management company's name will be announced separately.

CURRENT STATUS & PURCHASE PROCEDURE

The project is currently progressing through the legal and licensing procedures required for the conversion and establishment of individual ownership.

How you can proceed today:

01	**RESERVE YOUR PROPERTY** Secure your selected apartment with a 10% down payment and a private agreement.
02	**LEGAL & LICENSING PROCESS** During November 2026, we expect to receive the permit for office use and proceed with the preparation of the Horizontal Property Deed.
03	**INDIVIDUAL PROPERTY ESTABLISHMENT** By January 2027, we expect the Horizontal Property Deed to be completed, allowing us to proceed with the application for the individual apartment permit.
04	**FINAL PURCHASE & GOLDEN VISA** By February 2027, we expect to be ready to sign the final purchase agreement, enabling buyers to proceed with their Golden Visa application, subject to the completion of the required legal documentation.

PURCHASE TIMELINE

YOUR INVESTMENT JOURNEY

NOW	NOV 2026	JAN 2027	FEB 2027
10%	**01**	**02**	**03**
Down payment Private agreement	Office permit Horizontal Property Deed preparation	Property deed Individual apartment permit process	Final contract Golden Visa application

WHY INVEST NOW?

SECURE YOUR INVESTMENT AT TODAY'S PRICES

€250,000 Starting investment price	€25,000 Initial down payment
EARLY ACCESS Starting investment price	PRICE ADVANTAGE Benefit from current pricing before the planned price increase

Secure your apartment today with a 10% down payment and benefit from the current starting prices, before the next price adjustment.

