



Damareos

59

Athens Center, Greece

ADWAN
REAL ESTATE





Thriving Athens

A surge in demand for residential properties, driven by a sharp increase in foreign investments. Property prices in Athens saw a moderate increase, making it an opportune time for investment. However, compared to pre-crisis levels, property prices are still very affordable, offering the potential for capital appreciation.

A leading worldwide tourist destination! From the ski stations in winter to the famous Islands in summer, to the vibrant city life of Athens, Greece is turning heads all over the world!

300 days of sun,

One of the best quality-price capitals to live in (in Europe); Athens is also one of the most affordable capitals in Europe to live in.

Family-friendly! Lowest crime rates in Europe.

Healthcare! The quality of medical care in Greece is excellent.

Hospitality. Greeks are welcoming and warm to expats. And English is widely spoken.



Vibrant Pangrati

Nested in the heart of Athens, Pangrati is the place to be amongst tourists and locals. The neighborhood effortlessly blends modern vibrancy with a deep sense of history.

As you stroll through its lively streets, you'll be enchanted by the eclectic mix of charming cafés, trendy boutiques, and traditional tavernas that line the bustling avenues. The neighborhood's dynamic energy is palpable, fueled by the diverse community of artists, and students.

Thanks to the high popularity of the neighborhood, Pangrati offers the best rental yield for short-term and long-term rentals in Athens Center.

Driven by the very high demand, the Greek Government raised the Golden Visa ticket in the area to EUR 500,000.



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The building is ideally located in a calm street, adjacent to Pangrati's main arteries; Imitou and Filolaou.

All the amenities (supermarket, bank, etc.) and trendy bars, restaurants, and boutiques are less than a minute away.

Olympic Stadium: 7min walk

University of Athens: 5min drive

Acropolis: 8min walk

Kolonaki: 5min drive

Syntagma: 8min drive

Airport: 40min drive

At a *glance*

The Building

10 Floors
12 Apartments

The Units

2 Bedrooms
3 Bedrooms

The Amenities

Covered Parking
Storage Space

Golden Visa

Eligible for EUR 500,000 ticket

Payment

Flexible Payment Facilities

Project Delivery

November 2025

The *timeline*

Building Permit

OCTOBER 2023

Project Delivery

NOVEMBER 2025

JANUARY 2024

Start of Construction

The *apartments*



Apartment A



Bedrooms: 2

Bathrooms: 2

Internal SQM: 70

Balconies SQM: 18

Floors: 1, 3 & 5

Parking Space: 1

Storage Space: 1

Apartment B



Bedrooms: 2

Bathrooms: 2

Internal SQM: 68

Balconies SQM: 17

Floors: 1/2, 3/4 & 5/6

Parking Space: 1

Storage Space: 1

Apartment C



Bedrooms: 2

Bathrooms: 2

Internal SQM: 66

Balconies SQM: 17

Floors: 2, 4 & 6

Parking Space: 1

Storage Space: 1

Apartment D

ACROPOLIS VIEW



Bedrooms: 3

Bathrooms: 3

Internal SQM: 104

Balconies SQM: 40

Floor: 7

Parking Space: 1

Storage Space: 1

Apartment E

ACROPOLIS VIEW



Bedrooms: 3

Bathrooms: 3

Internal SQM: 94

Balconies SQM: 3

Floor 8

Parking Space: 1

Storage Space: 1

The *penthouse*



ACROPOLIS VIEW



Bedrooms: 3

Bathrooms: 3

Internal SQM: 128

Balconies SQM: 88

Private Pool

Roof Terrace

Parking Spaces: 2

Storage Spaces: 2

ACROPOLIS VIEW



The Golden Visa

The Greece Golden Visa Program is the most affordable residence by investment program that provides access to Europe.

The timeline:

Successful applicants and their families are able to benefit from visa-free access to Europe's Schengen Area within two months of applying.

The requirement:

An investment in real estate property with a minimum value of EUR 500,000.

The advantages:

Visa-free travel within Europe's Schengen Area

No requirement to reside in Greece

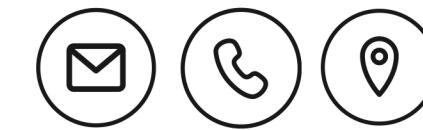
Unlimited expiry date of residence permit

Opportunity to rent out the investment property

Residence applicable to the whole family: married spouse, children under 21 years old, and parents of the main applicant and spouse

Eligibility to apply for citizenship after seven years of residence

Seize the
opportunity



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