

ILIADOS 3, PANGRATI ATHENS, GREECE

2 BEDROOM NEWLY RENOVATED APARTMENT

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The apartment is located in the famous neighborhood of Pangrati.

Pangrati is the most in-demand area of Central Athens, and finding newly renovated apartments there is becoming very rare.

Pangrati represents the modern Greek-culture, and is a favorite amongst locals and tourists for trendy restaurants, boutiques, and galleries.

Nearby amenities also include schools, universities, supermarkets, shops, gyms, metro stations, parks, museums, hospitals.

It's basically where all the action is.

This is a very profitable investment as well as an opportunity to obtain the permanent residency in Greece.



Located on the fourth floor of a stunning building, the apartment consists of 2 bedrooms, 1 bathroom, 1 guest bathroom. 1 open kitchen, 1 living area and 1 very big balcony.

It has been newly renovated using high specs materials.

Address: Iliados 3, Pangrati

Floor: 4th

Elevator: Yes

SQM: 73

Bedrooms: 2

WC: 2

Renovated in: 2023



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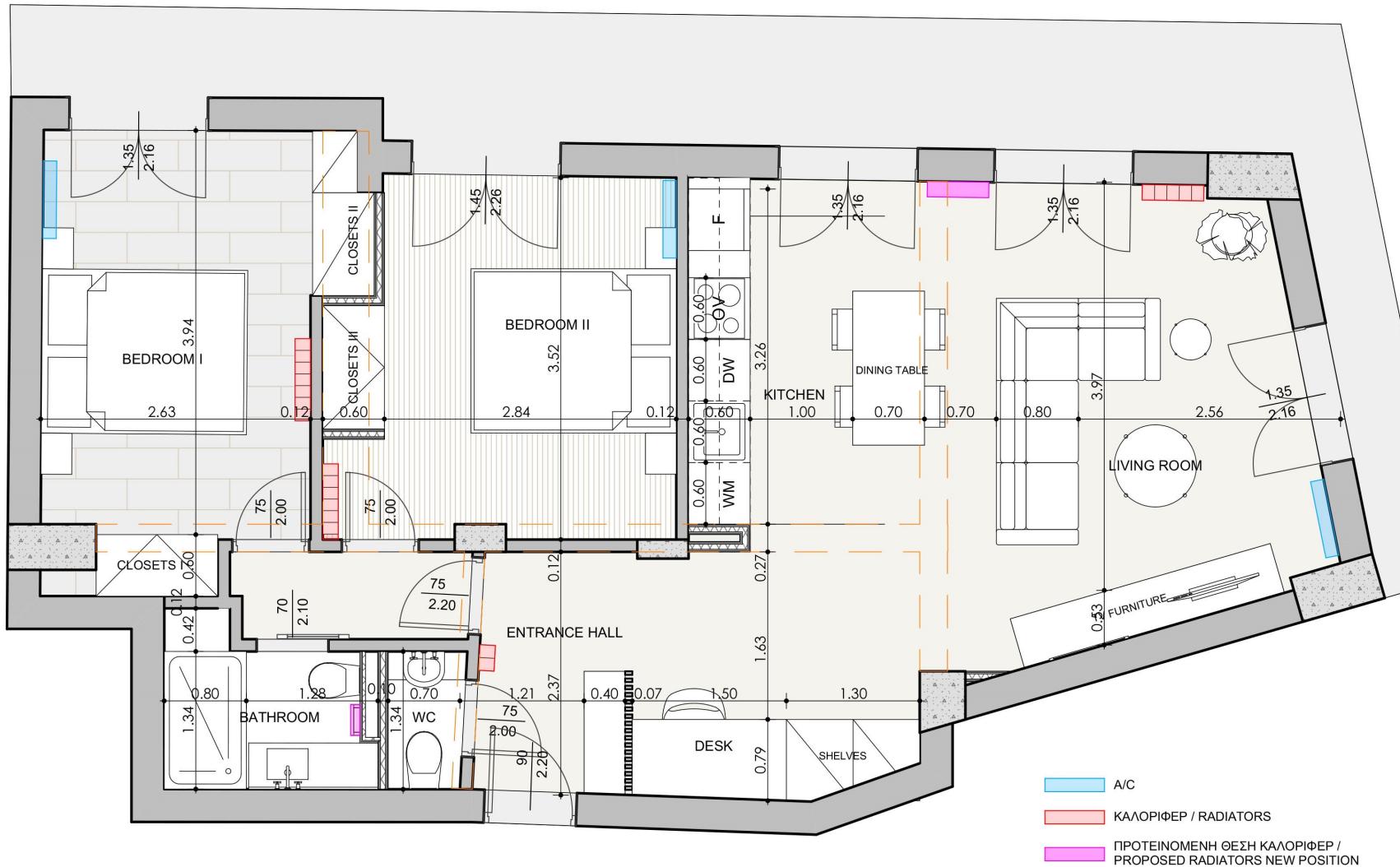


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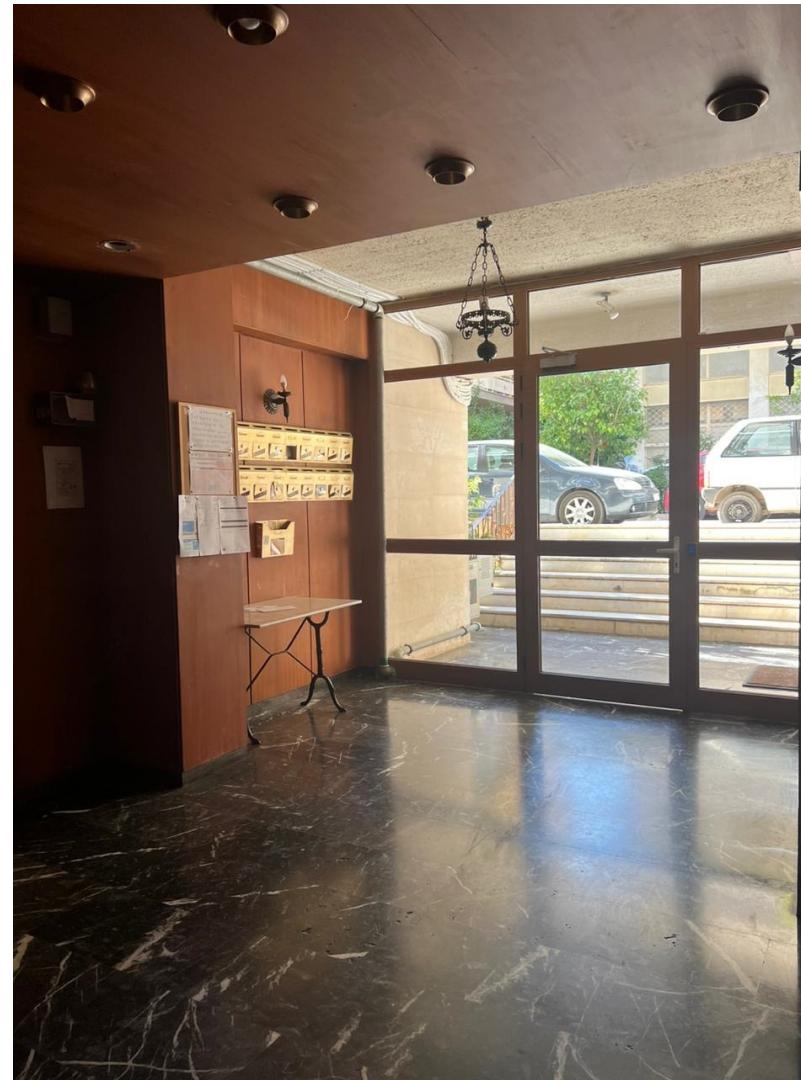


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APPARTMENT LAYOUT



BUILDING ENTRANCE



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BUILDING FAÇADE



RESIDENCY BY INVESTMENT GOLDEN VISA



The Greece Golden Visa Program is considered **one of the most affordable residence by investment programs that provide access to Europe**. Successful applicants and their families are able to benefit from visa-free access to Europe's Schengen Area within two months of applying.



Requirement: An investment in real estate property with a minimum value of **EUR 250,000**.

According to a new law, the minimum investment will increase to EUR 500,000 on May 1st, 2023.

Any purchase must be registered before April 30 in ordered to be locked for the Golden Visa.



The advantages:

- Visa-free travel within Europe's Schengen Area
- No requirement to reside in Greece
- Residence permits can be acquired within 60 days
- 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