



**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

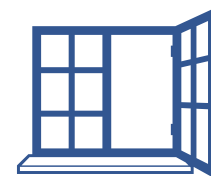
- Under the latest Golden Visa Program regulations, the €250,000 threshold remains valid for properties converted from commercial to residential use — offering one of the most accessible routes to European residency.
- By investing in these fully renovated, high-value assets, you not only secure a Greek 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



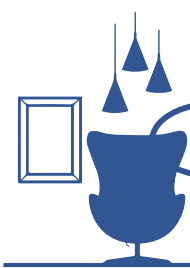
Use of hot water with solar water heater



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



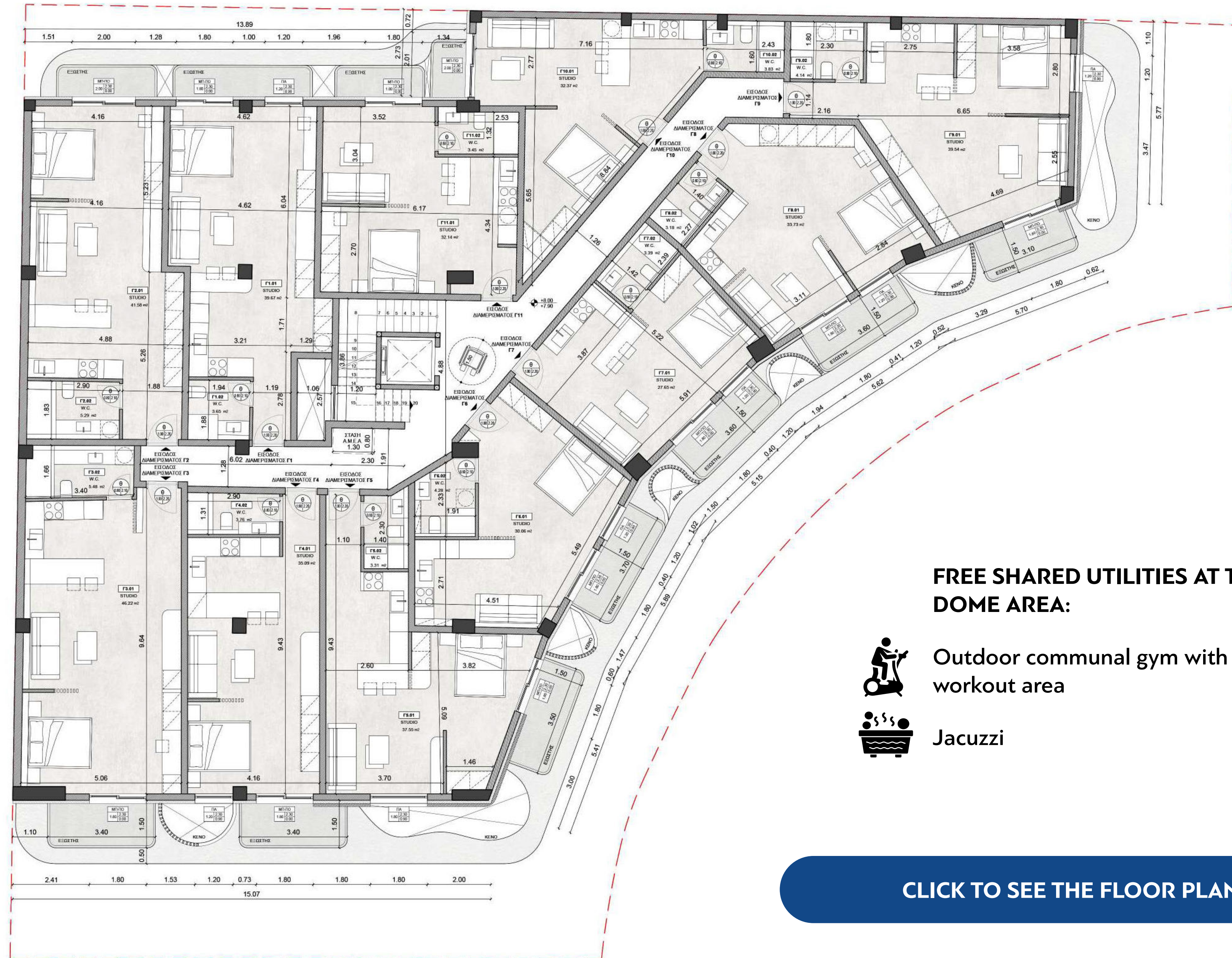


PROPERTY PURCHASE EXPENSES

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](#)



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