



ELLINIKON VIEWS - ATHENS RIVIERA



WHO SAID YOU CAN'T HAVE IT ALL?

Perfectly positioned just 50 meters from the iconic Ellinikon development, Europe's largest and most ambitious private project, *Ellinikon Views* offers a truly exceptional living experience at the heart of the Athens Riviera.

Only 5 minutes from the sea, residents enjoy the glamour and convenience of one of Greece's most desirable areas
- **with the added advantage of qualifying for the Golden Visa program.**

Surrounded by a world of opportunity, you'll find luxury hotels such as the Mandarin Oriental and Hard Rock Hotel & Casino, renowned restaurants like Scorpios, vibrant shopping districts, business hubs, entertainment venues, marinas, green parks, sports facilities, and prestigious schools and universities, everything you could wish for, right at your doorstep.



Metro Station

The Ellinikon Business District

Metro Station

The Ellinikon Mall

Ellinikon Views

Sports

Residences/Apartments
at Little Athens

The Cove Residences

The Cove Villas

Beach Hotel &
Branded Residences

The Beach

5 MIN

10 MIN

15 MIN

Riviera Tower

Marina
Yacht Club

Riviera Galleria

Marina Hotel & Branded
Residences

Tap the map to explore the location



AT A GLANCE

- GF + 2 floors
- 28 apartments
- 26 - 50 sqm
- Communal Pool and garden
- Communal Rooftop with sea view
- 1st & 2nd floor has a sea view

THE LOCATION

- Nearest Metro Station: 1 min walk
- Supermarket: 1 min walk
- Sports Facilities: 1 min walk
- Public Parking: 1 min walk
- The Ellinikon: 1 min walk
- Glyfada: 5 min by car
- Athens Center: 20 min by car
- International Airport: 20 min by car



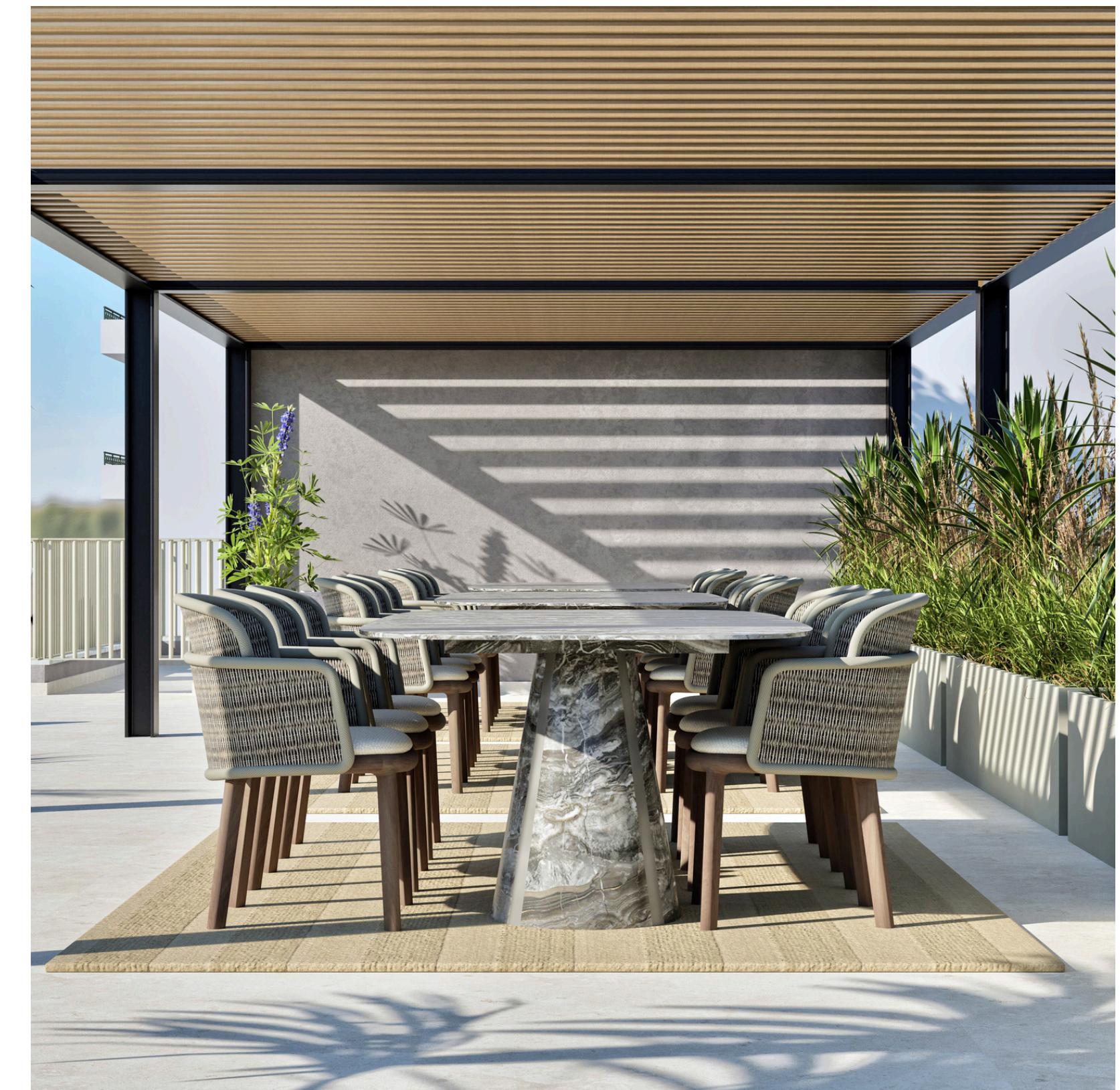
Modern and beautiful facade



Communal pool & garden on the ground floor



Communal pool & garden on the ground floor



Communal Rooftop with Sea View



GOLDEN VISA APPROVED

This former commercial building has been transformed into a residential development, making its apartments eligible for the Greek Golden Visa at the €250,000 investment threshold, in accordance with the latest regulations.

ADVANTAGES

- No requirement to reside in Greece
- Residence permits can be acquired within 90 days
- Unlimited expiry date of residence permit
- Opportunity to rent out the investment property
- Eligibility to apply for citizenship after seven years of residence
- Ability to hold shares and receive income from the dividends of a company registered in Greece (but not to be employed in Greece)

ELIGIBILITY

The residency is applicable to the applicant's whole family:

- Married spouse
- Children up to 24 years old
- Parents of the main applicant
- Parents of the spouse.