

# GOLDEN VISA

RESILIENT VALUE

SUSTAINABLE RETURNS



AGIOS DIMITRIOS  
PARK RESIDENCE

# ABOUT THE PROJECT



QUIET LIVING.  
CITY ACCESS.  
PERFECT BALANCE.



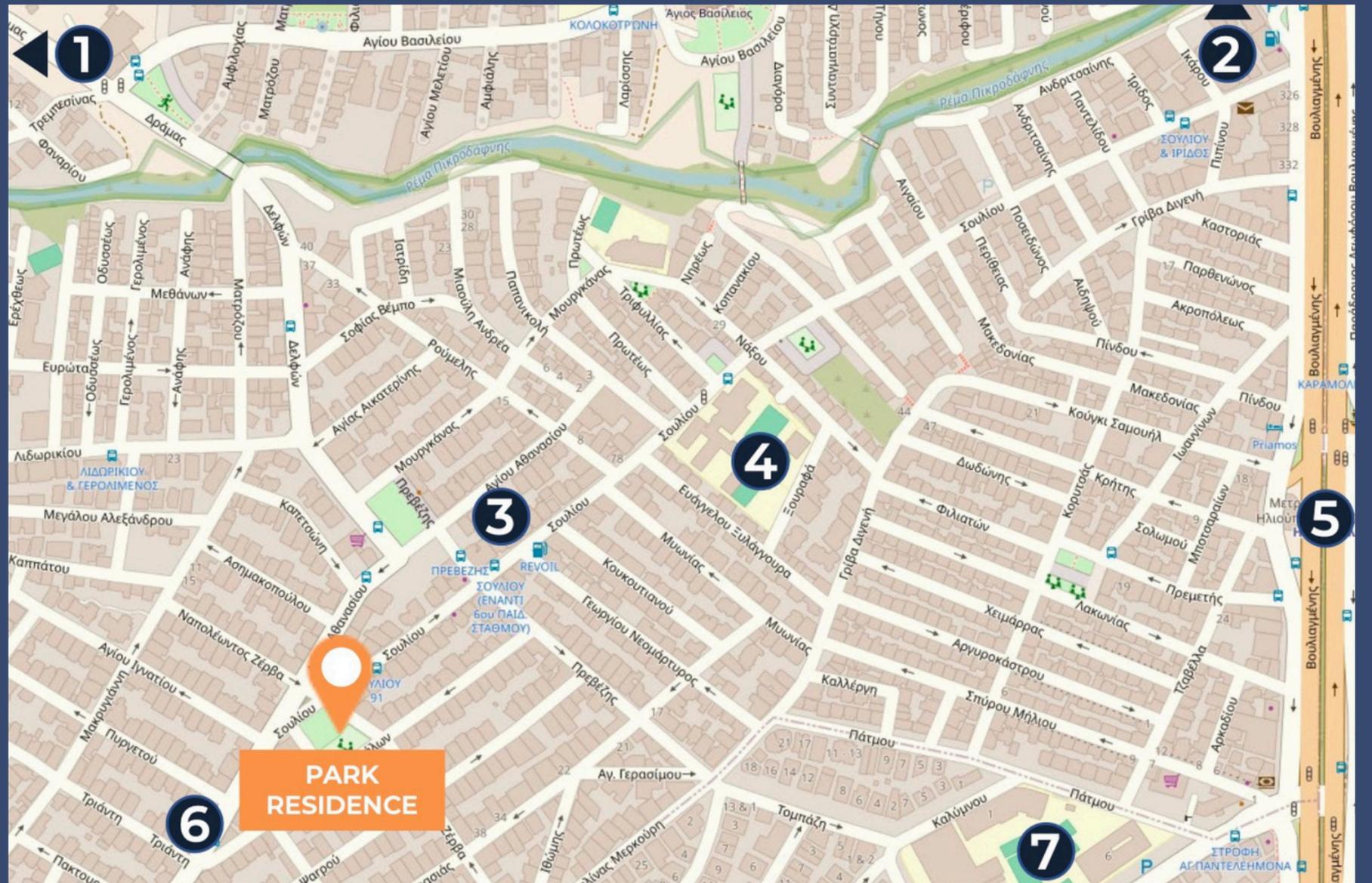
OUR GATEWAY TO EUROPE STARTS IN ATHENS

Agios Dimitrios is one of Athens' most desirable residential areas — green, calm, and well-connected. A park right in front of the building, metro access nearby, shops, cafés, and everyday amenities all within walking distance. Easy access to main roads connects you effortlessly to the city center, the coast, and the airport.

The **project** includes underground parking and storage areas, offering everyday convenience and long-term value. An ideal choice for those seeking a quiet lifestyle in one of Athens' most residential neighborhoods.

*Completion scheduled for December 2026.*

# LOCATION



CITY CENTER  
(5 KM)

PRIMARY SCHOOL  
(500 M)

BUS STATION  
(100 M)

AIRPORT  
(34 KM)

1

2

3

4

5

6

7

8

BEACH SIDE  
(3 KM)

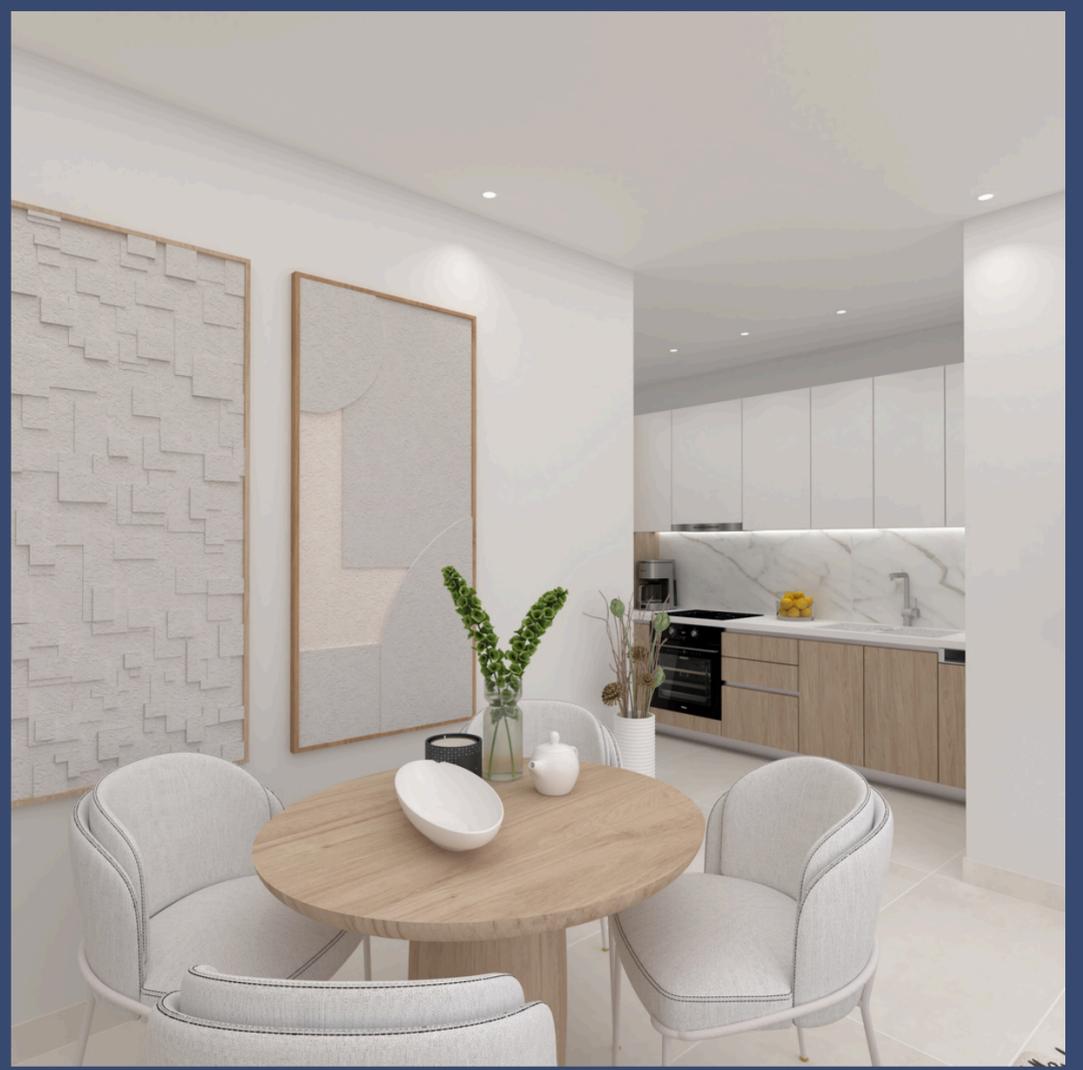
SUPERMARKET  
(250 M)

METRO STATION  
(900 M)

PROFESSIONAL  
SCHOOL  
(700 M)

# 1 BEDROOM

53 M2



GROUND FLOOR

€310.000

# MAIN FEATURES

PARKING

PARK



ENERGY  
CLASS A

STORAGE

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# MAIN FEATURES

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Energy Class A

Bespoke Kitchen & Wardrobe

Balcony in all apartments

Premium finishes

Individual storage room

Solar water heater

Thermal insulation

A/C system

Brick walls and partitions

Alarm system (preparation)

Energy efficient windows

Parking space (optional)

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Energy Efficiency Class A

Thermal facade and superior building insulation

Energy saving Windows

Double-glazed aluminum frames with thermal insulation

Outdoor Space

Private balconies for every apartment

Security

Reinforced security entrance doors and pre-installation for alarm systems

Climate Control

Fully installed Multi-split system (heating/cooling) in all rooms

Solar Water Heater

Installed solar water heating system 120 L

Bespoke Interiors

Personalized kitchen and wardrobe design, featuring a technogranite sink and kitchen hood (other appliances not included)

High-quality Flooring

Ceramic tiles throughout the apartment

Premium Finishes

High-end bathroom fixtures and electrical equipment (Germany / France)

Storage

Private storage room for every apartment on the underground level (elevator access)

Utilities

Full utility grid connections (electricity & water)

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DON'T MISS YOUR  
GOLDEN VISA  
CHANCE

