

PARK RESIDENCE

Agios Dimitrios, South Athens,
Greece

Participates in the program
GOLDEN VISA €250,000

4% Annual Yield | 3-Year Period





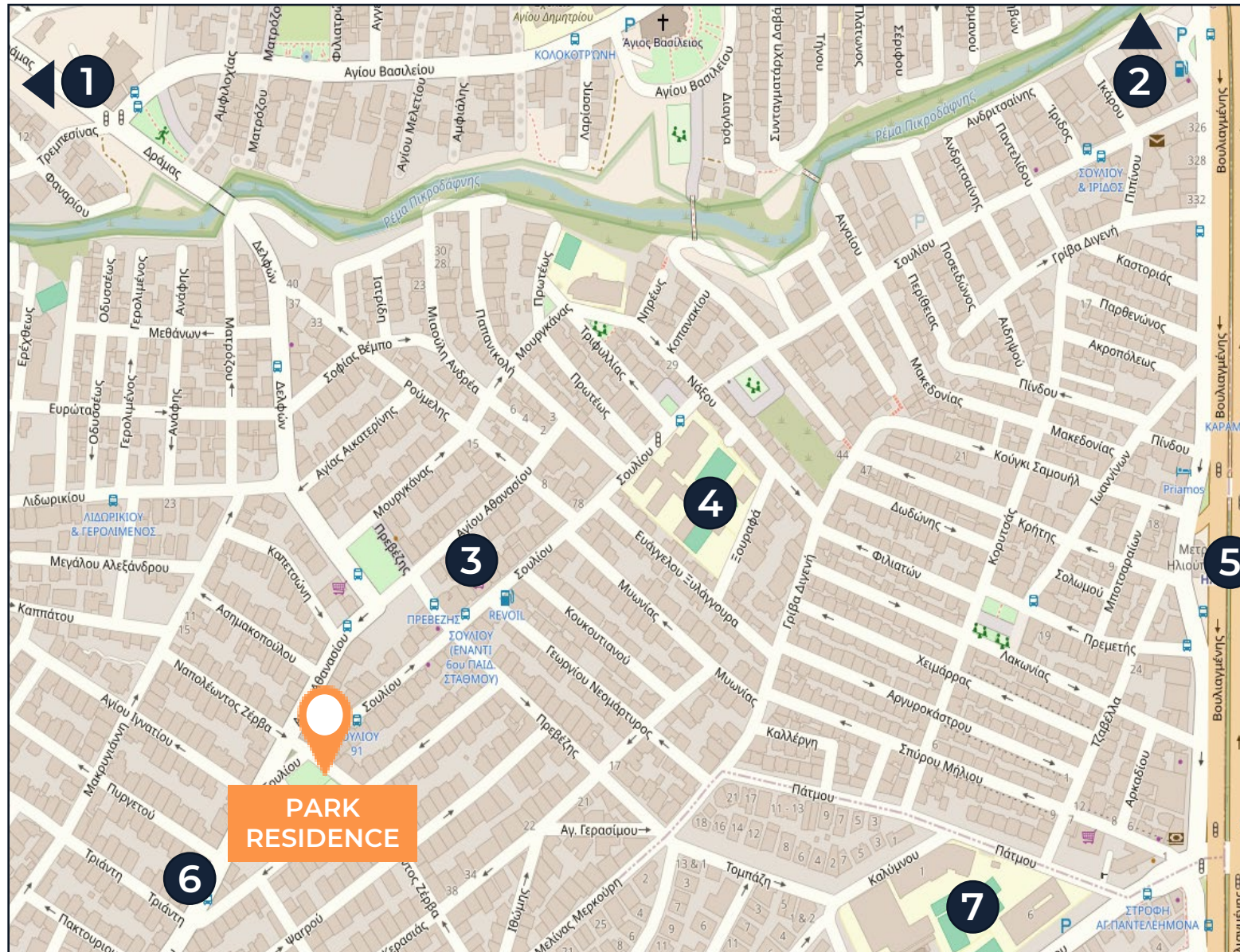
LOCATION

DESCRIPTION

FLOOR PLANS

APARTMENTS

SPECIFICATIONS



Agios Dimitrios: Where City

Convenience Meets Coastal Living

Agios Dimitrios is an attractive district linking central Athens to the southern coast. The building is perfectly located in front of a park, near Alimos and the Elliniko area. It offers ultimate convenience, with the Metro, schools, and shops within easy walking distance.

- 01. Beachside (3 km)
- 02. City centre (5 km)
- 03. Supermarket (250 m)
- 04. Primary school (500 m)
- 05. Metro station (900 m)
- 06. Bus station (100 m)
- 07. Professional School (700 m)

PROJECT FEATURES

Construction and Paper Status



6 apartments (52–68 m²) on the ground and 1st floor with balconies



Energy Class A



Official residential status
(Building permit)



Solid brick walls and thermal insulation of the whole building



Renovated facade and new utility systems (plumbing/wiring)



New hydraulic elevator serves all floors and the underground parking/storage level



High liquidity: "city townhouse" format

Equipment and Comfort



Storage room for every apartment, located in the basement with elevator access



Fully furnished and equipped
(Furniture/appliances/lighting is included)



Italian porcelain tiles and premium sanitaryware



Double-glazed windows with argon and security shutters



Solar panels for hot water, split A/C systems, and alarm (pre-installation)

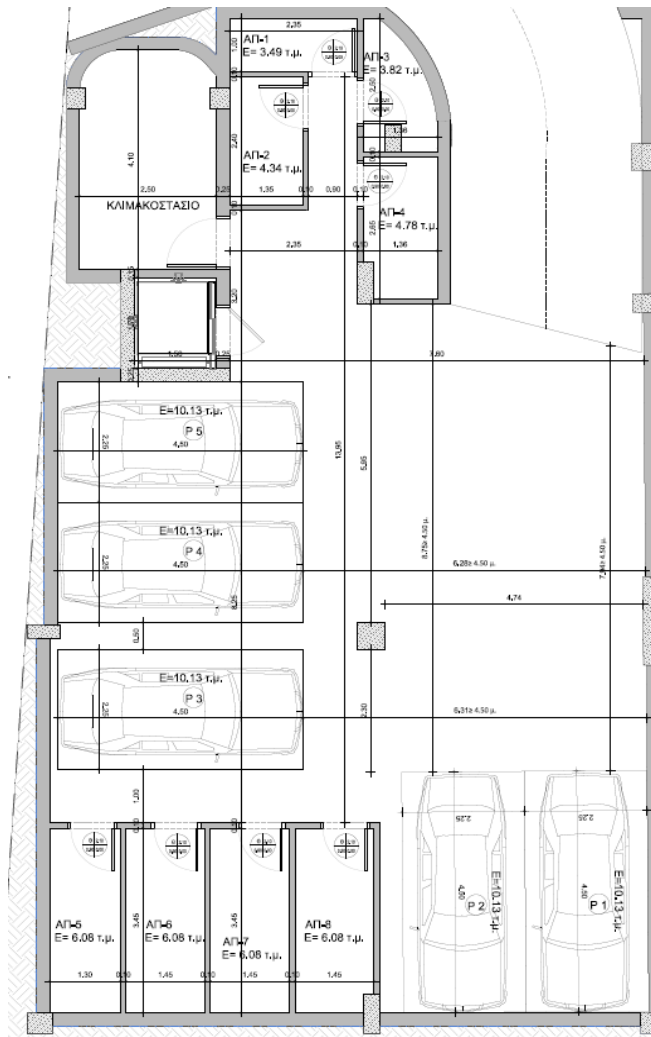


Security doors with high thermal and sound insulation

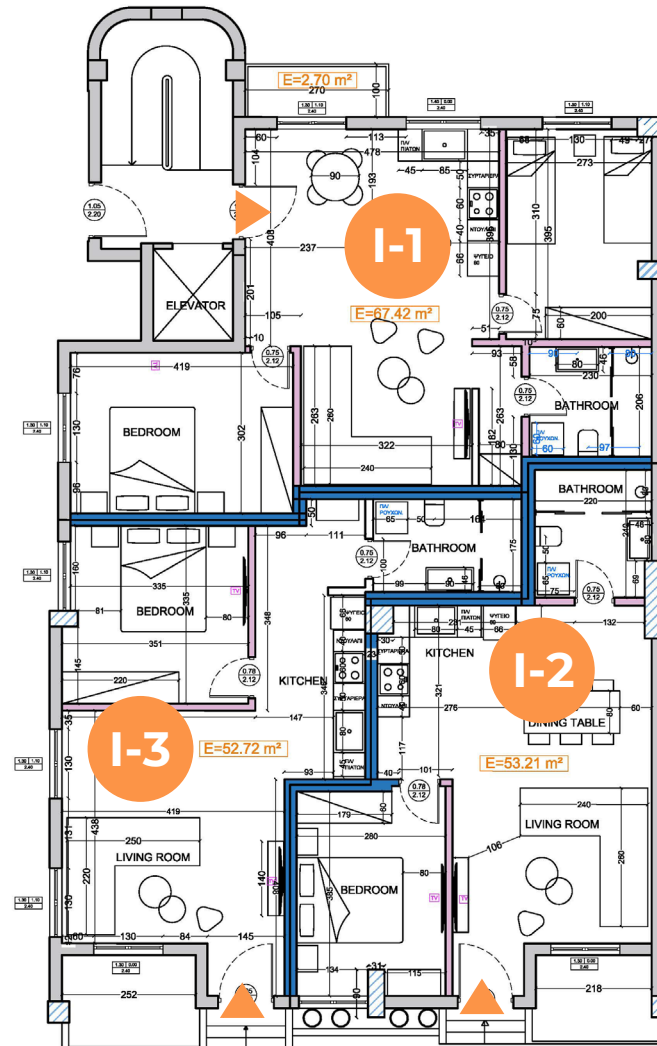


Underground parking available at extra cost

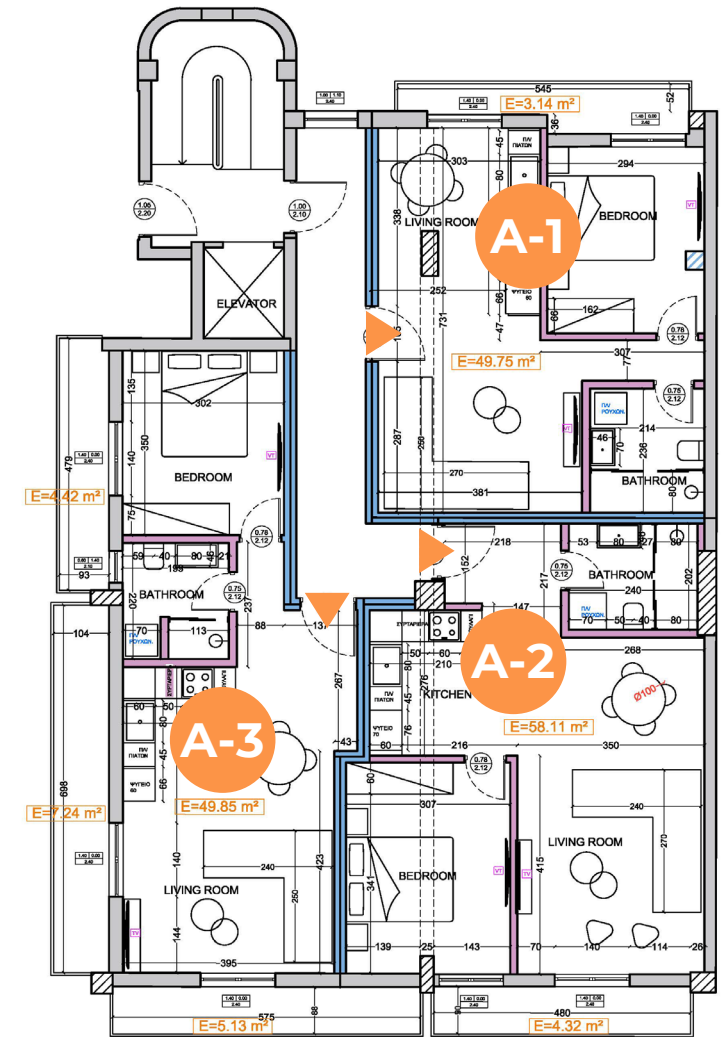
UNDERGROUND FLOOR



GROUND FLOOR



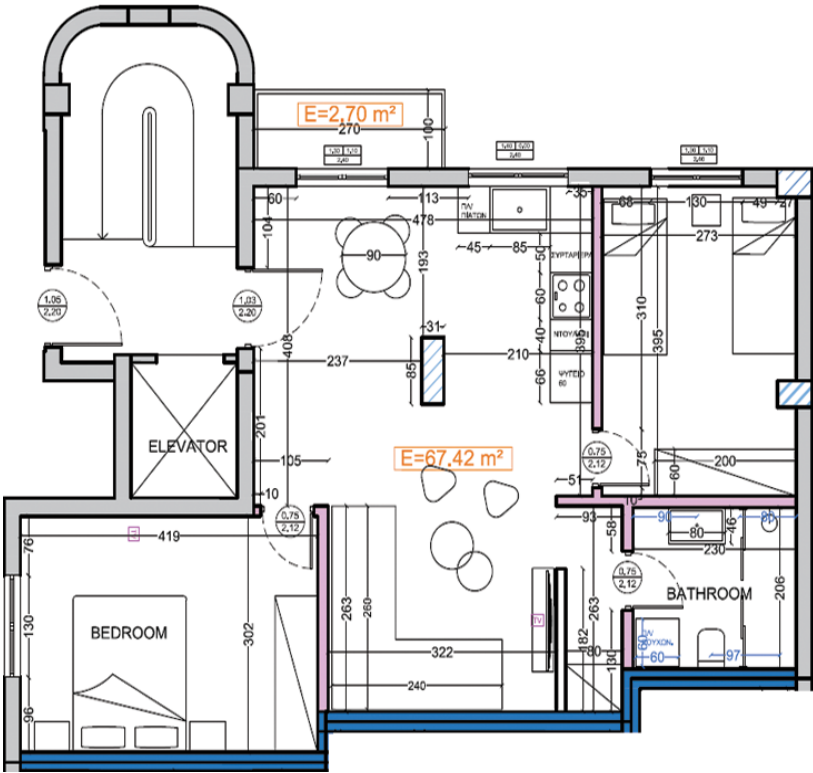
FIRST FLOOR



I-1

67,42 m²

€385,000



FLOOR	GF
BEDROOMS	2
LIVING ROOM	1
BATHROOM	1

BALCONY	2,70m ²
STORAGE	YES
FURNITURE	YES
PARKING	YES

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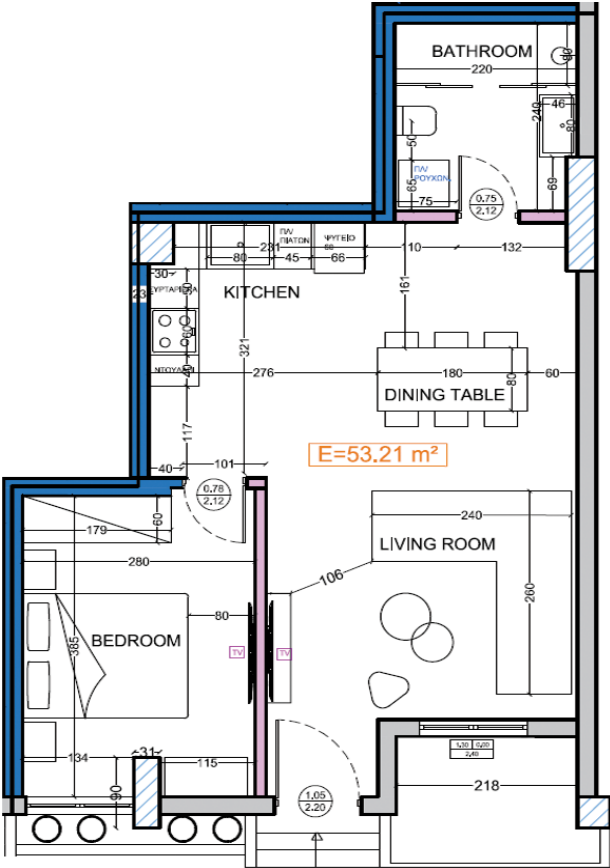
SPECIFICATIONS



I-2

53,21 m²

€ 315,000



FLOOR	GF	BALCONY	2,18m ²
BEDROOMS	1	STORAGE	YES
LIVING ROOM	1	FURNITURE	YES
BATHROOM	1	PARKING	OPTIONAL



LOCATION

DESCRIPTION

FLOOR PLANS

APARTMENTS

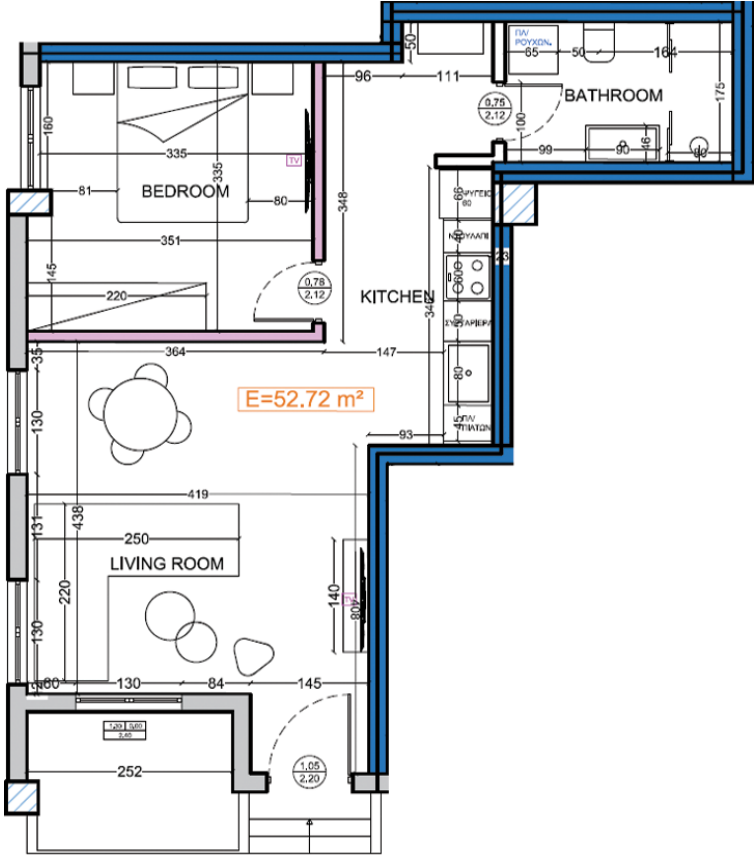
SPECIFICATIONS



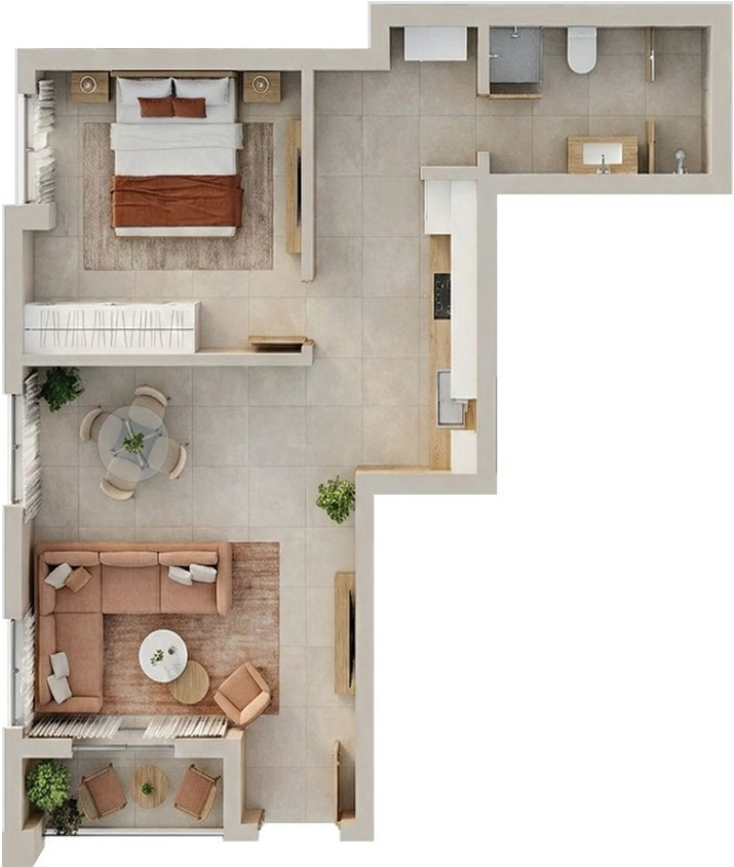
I-3

52,72 m²

€ 310,000



FLOOR	GF
BEDROOMS	1
LIVING ROOM	1
BATHROOM	1



BALCONY	4,60m ²
STORAGE	YES
FURNITURE	YES
PARKING	OPTIONAL

LOCATION

DESCRIPTION

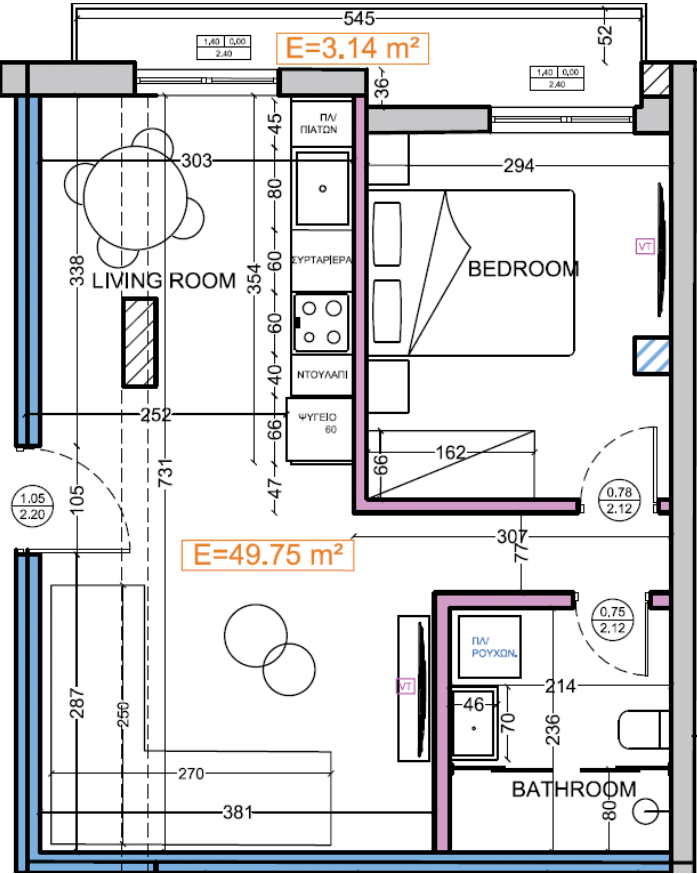
FLOOR PLANS

APARTMENTS

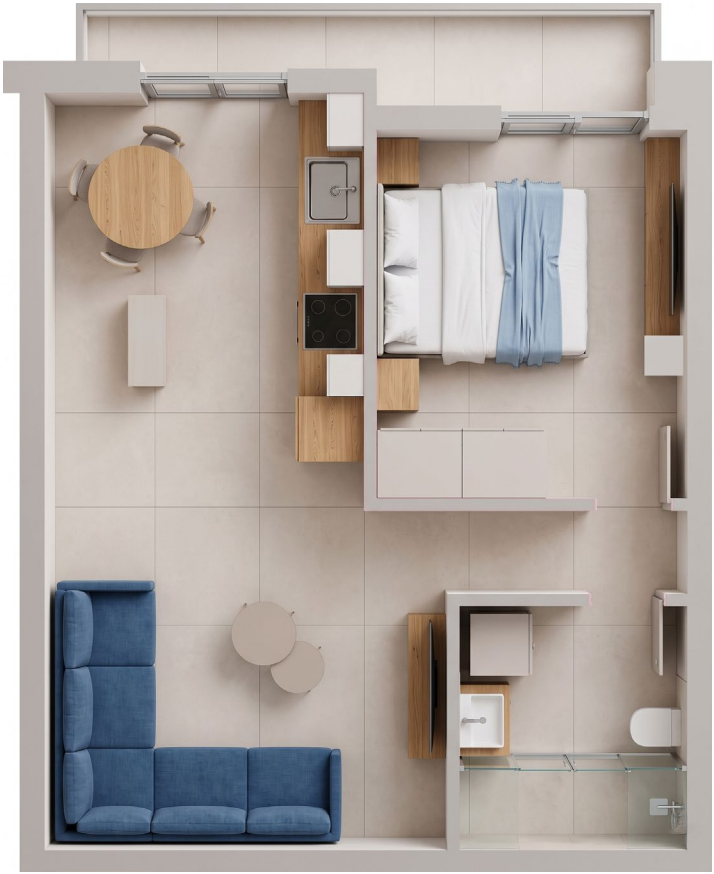
SPECIFICATIONS



A-1
49,75 m²
€ 325,000



FLOOR	1st
BEDROOMS	1
LIVING ROOM	1
BATHROOM	1



BALCONY	3,14m ²
STORAGE	YES
FURNITURE	YES
PARKING	OPTIONAL

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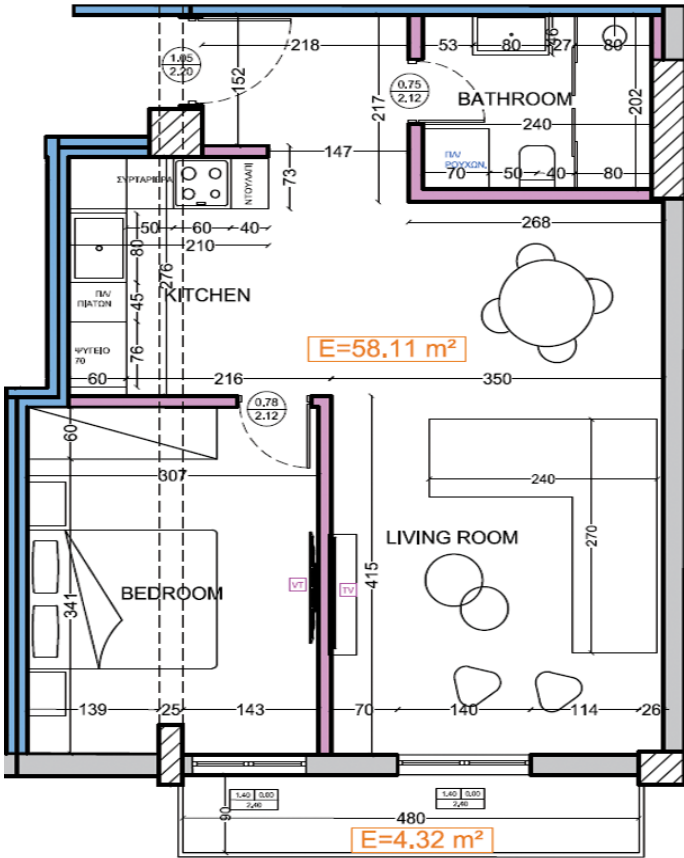
SPECIFICATIONS



A-2

58,11 m²

€ 350,000



FLOOR	1st
BEDROOMS	1
LIVING ROOM	1
BATHROOM	1



BALCONY	4,32m ²
STORAGE	YES
FURNITURE	YES
PARKING	OPTIONAL

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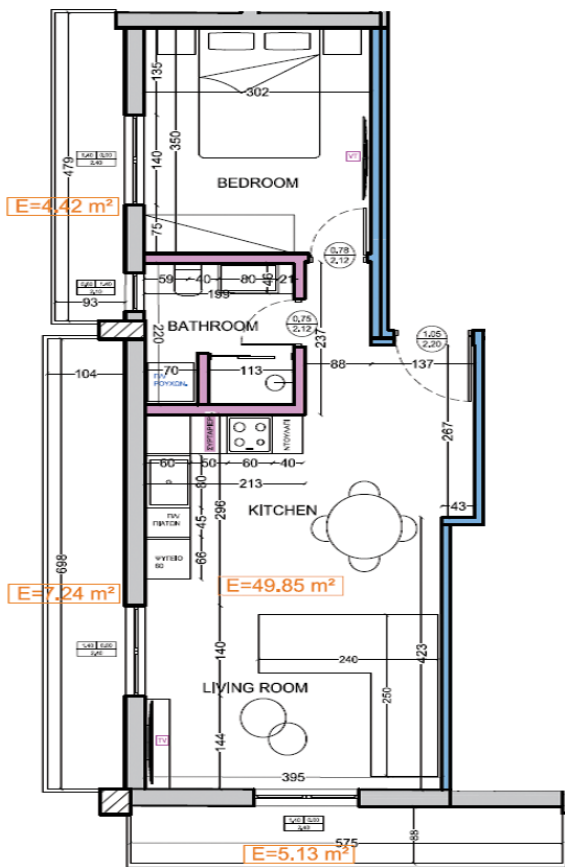
SPECIFICATIONS



A-3

49,85 m²

€ 330,000



FLOOR	1st
BEDROOMS	1
LIVING ROOM	1
BATHROOM	1



BALCONY	12,34m ²
STORAGE	YES
FURNITURE	YES
PARKING	OPTIONAL

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SPECIFICATIONS

Energy Efficiency Class A	Thermal facade and superior building insulation	Bespoke Interiors	Custom kitchen and wardrobe design, featuring high-quality furniture crafted by a Greek manufacturer
Energy saving Windows	Double-glazed aluminum frames with thermal insulation	Home appliances	By leading brands: LG, Samsung, Bosch, Whirlpool, Ariston etc
Outdoor Space	Private balconies for each apartment	High-quality Flooring	Ceramic tiles throughout the apartment
Security	Security entrance doors and pre-installation for alarm systems	Premium Finishes	High-end bathroom fixtures and electrical equipment (Germany / France)
Climate Control	Fully installed Multi-split system (heating/cooling) in all rooms	Storage	Private storage room for every apartment on the underground level (elevator access)
Solar Water Heater	Installed solar water heating system 120 L	Utilities	Full utility connections (electricity & water) and pre-installed fiber-optic internet

Eligible for the €250,000 Golden Visa

Guaranteed 4% Annual Yield | 3-Year Period