

EGALEO SUITES

 EGALEO, WEST ATHENS, GREECE



GUARANTEED YIELD

4% Annual ROI

3-Year Asset Management



EU RESIDENCY OPTION

€250,000 Golden Visa

Fully compliant with the Greek Golden Visa program



Easy accessibility

3 minutes walk from Egaleo metro station

-  Piraeus seaport
 -  6 stations
 -  20 minutes
-  **EGALEO SUITES**
 -  4 stations
 -  12 minutes
-  Athens city center. Acropolis. Syntagma
 -  15 stations
 -  40 minutes
-  Athens International Airport



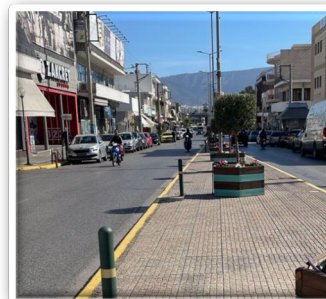
LOCATION

DESCRIPTION

FLOOR PLANS

DESIGN

PRICE



EGALEO SUITES

Developed infrastructure and high rental potential

100 m shops/cafe

150 m Egaleo metro station

200 m supermarket/pharmacy

500 m park and SportsCenter

700 m central highway

1,5 km University of West Attica

LOCATION

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FLOOR PLANS

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EGALEO SUITES = A RELIABLE INVESTMENT

Construction and Paper Status		Equipment and Comfort	
	3 apartments (52–59 m²) on the ground floor with separate entrances and balconies		Italian porcelain tiles and premium sanitaryware
	Official residential status (Building permit)		Furniture/appliances/lighting package available included
	Solid brick walls and thermal insulation of the whole building		Double-glazed windows with argon and security shutters
	Renovated facade and new utility systems (plumbing/wiring)		Solar panels for hot water, split A/C systems, and alarm (pre-installation)
	High liquidity: "city townhouse" format		Security doors with high thermal and sound insulation.

Delivery Date: September 2026

Egaleo Suites is part of our Egaleo Studios project (full renovation of the 1st and 2nd floors completed in 2025)

LOCATION

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FLOOR PLANS

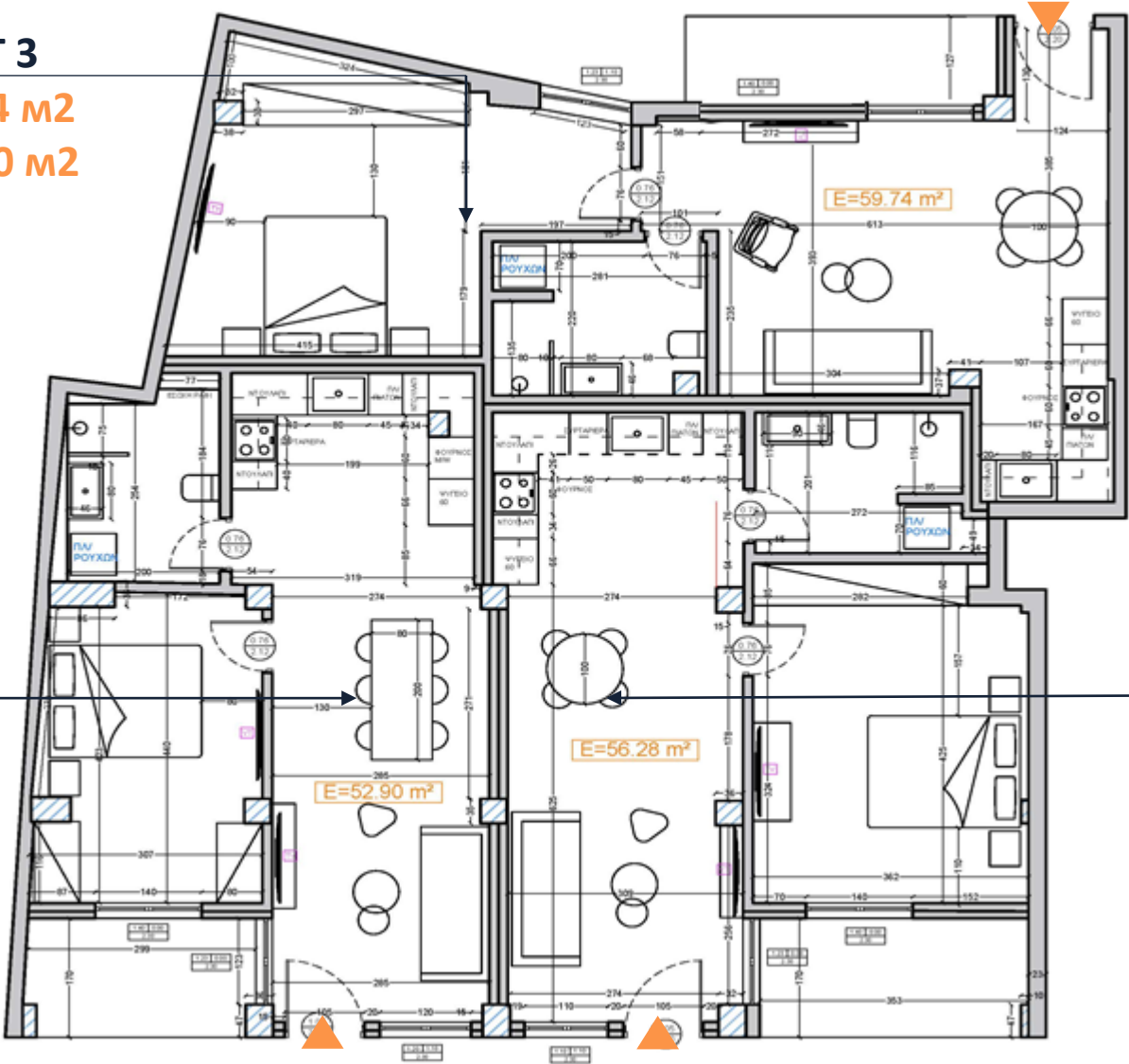
DESIGN

PRICE

APARTMENT 3

Living: 59,74 m2

Balcony: 5,20 m2



APARTMENT 1

Living: 52,90 m2

Balcony: 5,00 m2

APARTMENT 2

Living: 56,28 m2

Balcony: 6,00 m2

LOCATION

DESCRIPTION

FLOOR PLANS

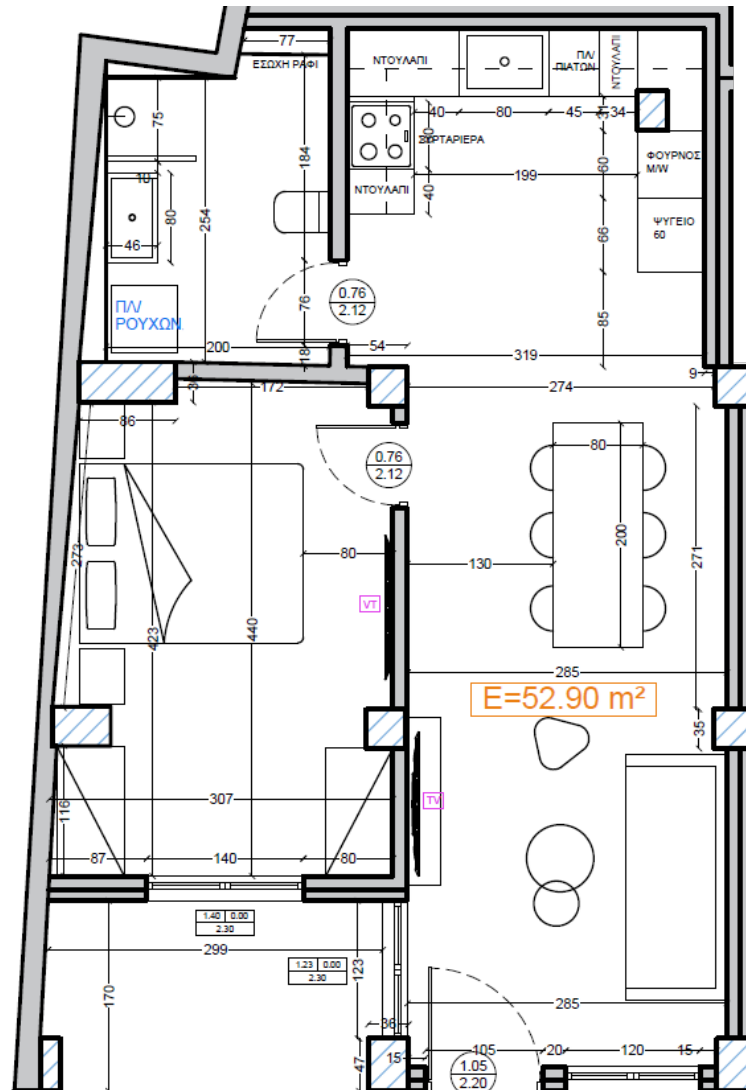
DESIGN

PRICE

APARTMENT 1

52,90 m²

1 BEDROOM
1 BATHROOM
1 BALCONY (5,00 m²)



LOCATION

DESCRIPTION

FLOOR PLANS

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PRICE



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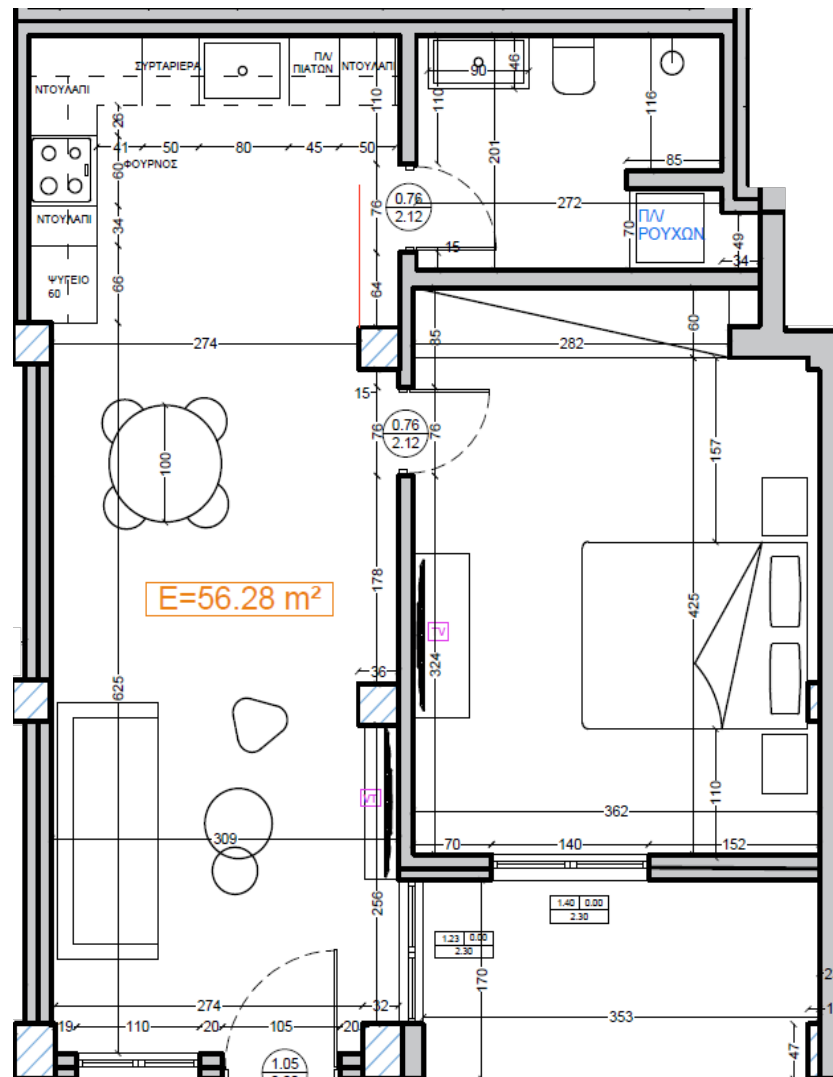
DESIGN

PRICE

APARTMENT 2

56,28 m2

1 BEDROOM
1 BATHROOM
1 BALCONY (6,00 m2)



The arrangement of bathroom and kitchen elements can be changed

APARTMENT 1 | **APARTMENT 2** | APARTMENT 3

LOCATION

DESCRIPTION

FLOOR PLANS

DESIGN

PRICE



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LOCATION

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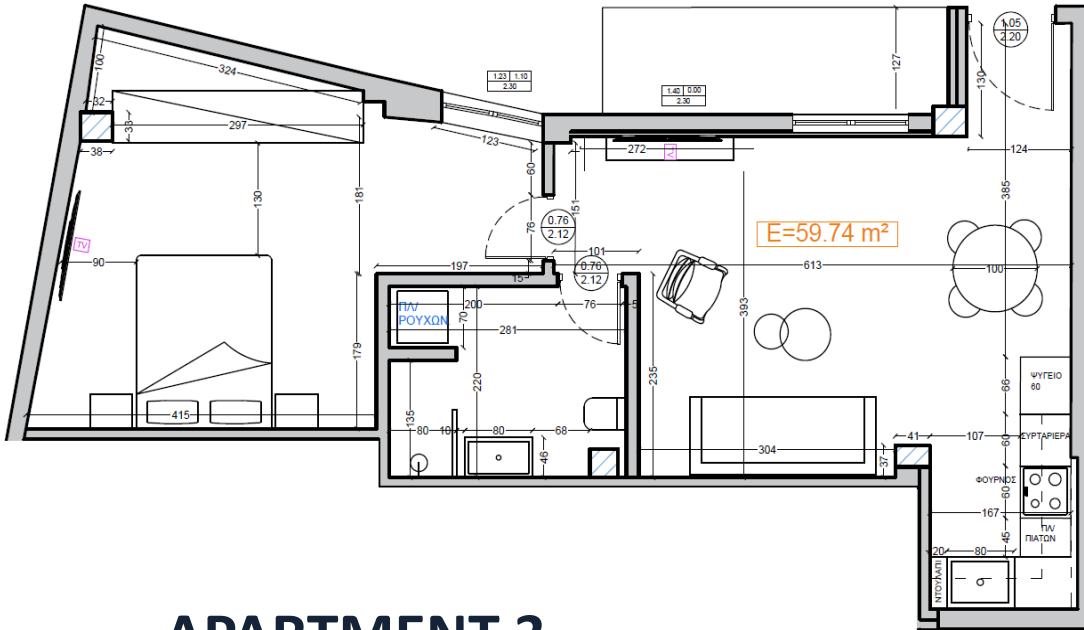
LOCATION

DESCRIPTION

FLOOR PLANS

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APARTMENT 3

59,74 m²

1 BEDROOM
1 BATHROOM
1 BALCONY (5,20 m²)



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APARTMENT 1 | APARTMENT 2 | **APARTMENT 3**

LOCATION

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LOCATION

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FLOOR PLANS

DESIGN

PRICE

250 000 €

Any apartment of your choice

Participates in the program **GOLDEN VISA 250 000 €**



INVESTMENT OPPORTUNITY

4%

Guaranteed Annual Yield

For a 3-Year Period

Secure Returns

Egaleo Suites offers a unique managed investment structure, ensuring a steady 4% annual rental yield (p.a.) for the first three years post-delivery.

This hassle-free model is managed by our dedicated property team, covering tenant sourcing and maintenance, making it ideal for international investors.

GOLDEN VISA €250,000 APPROVED



€250,000 Golden Visa eligible

Egaleo Suites is fully approved for the Greek Golden Visa program at the €250,000 investment threshold.

By investing in a premium unit at Egaleo Suites, you and your family can secure European residency, granting free movement across the Schengen area and access to a stable, growing economy.