



ERMOU13

Luxury Furnished
Apartments

*A project by Project Alpha &
Wish House Property Development*



WELCOME

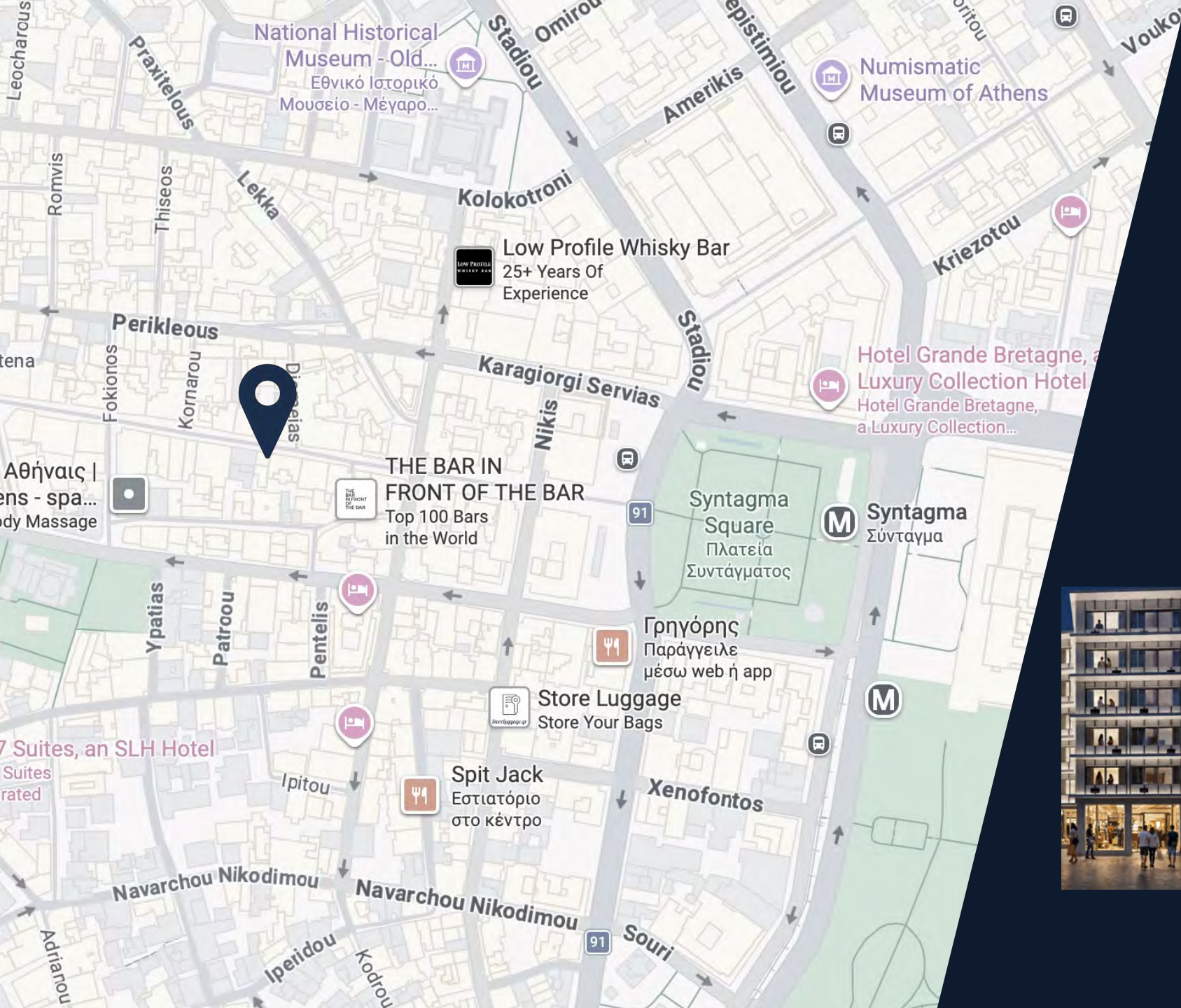
- 22 APARTMENTS
- 20-40 SQM
- STUDIOS WITH BATHROOM
- 1BEDROOM WITH BATHROOM
- GREEK GOLDEN VISA
- PRIME LOCATION
- HIGH ROI

Located just steps from Syntagma Square and the Greek Parliament, the project at Ermou & Skopa offers a rare investment address in the heart of Athens' most prestigious district. Positioned within the city's prime luxury retail and business zone, residents enjoy immediate access to designer boutiques, five-star hotels, fine dining, and the historic landmarks of the capital.

The building is being fully redeveloped into modern, energy-efficient serviced residences, delivered fully furnished and ready for immediate use or rental. Designed specifically to meet the €250,000 Golden Visa threshold, the project combines prime location, strong rental demand, and long-term capital appreciation potential.

A man and a woman are standing in a modern kitchen, smiling at each other. The man is holding a white mug. The kitchen features dark grey cabinets, a dark countertop, and a black faucet. The background is a light-colored wall.

Properties available for 250,000€ Golden Visa under the new law (commercial to residential).



THE PROXIMITIES

180M SYNTAGMA SQUARE / METRO

290M GRANDE BRETAGNE LUXURY HOTEL

240M HERMES BOUTIQUE

260M HOLMES PLACE GYM

300M ATHENEE

320M THE PARLIAMENT

320M ATTICA MALL

350M NATIONAL GARDEN

550M THE ACROPOLIS OF ATHENS

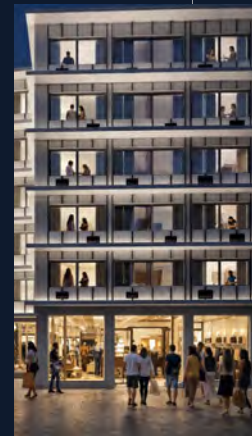
710M THE BENAKI MUSEUM

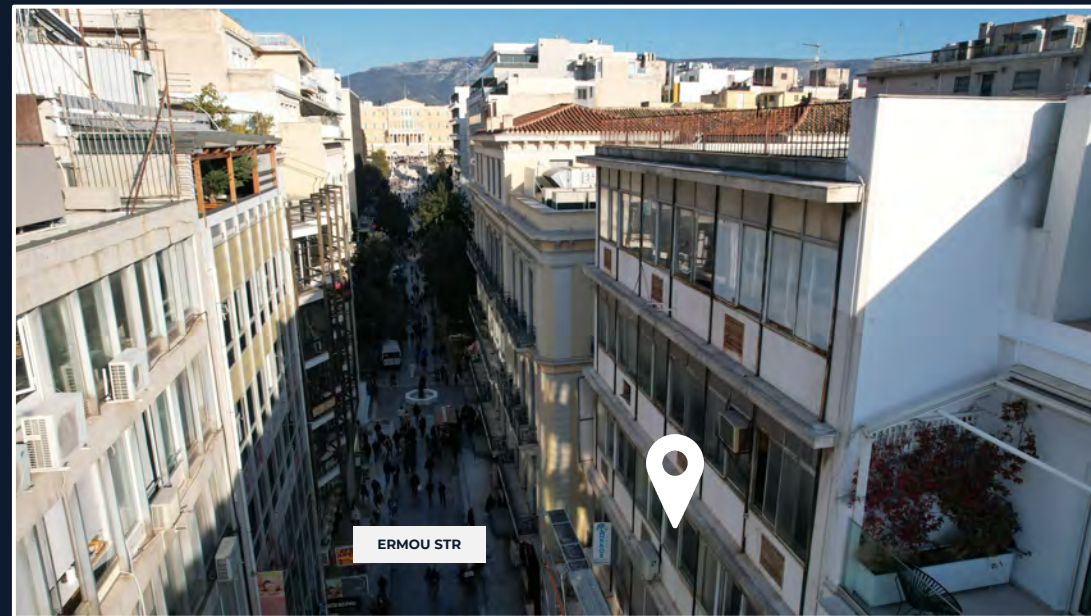
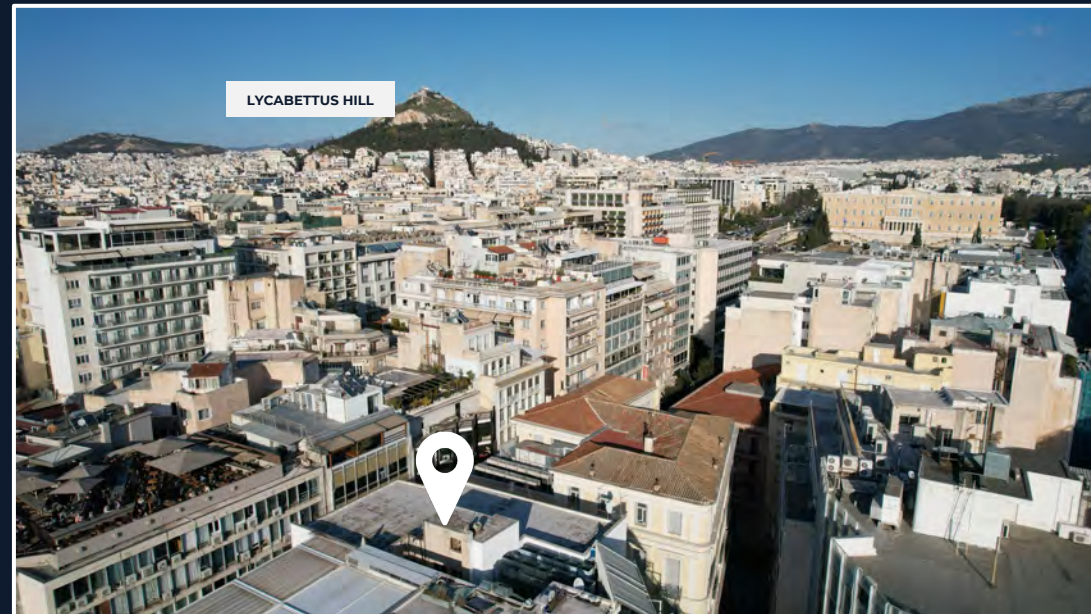
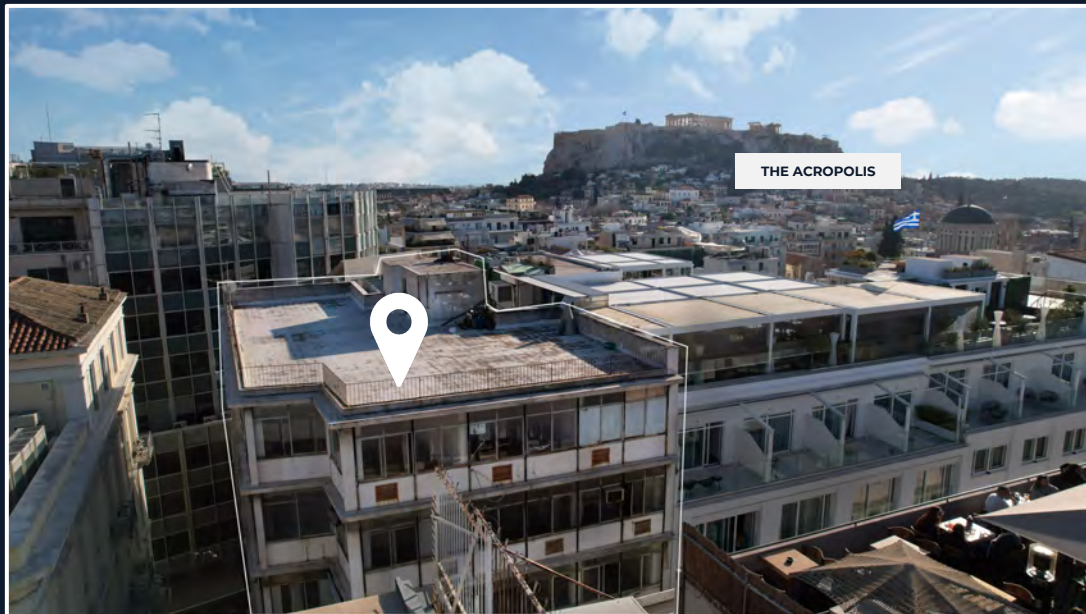
570M ZAPPEION HALL

780M KOLONAKI SQUARE

12.5KM PORT OF PIRAEUS

34KM AIRPORT





Athens

Europe's Timeless Capital of Lifestyle & Investment

Athens combines over 3,000 years of history with a dynamic, modern Mediterranean lifestyle, making it one of Europe's most compelling urban destinations. Its historic centre blends world-renowned landmarks, vibrant shopping streets, cultural institutions, and an ever-evolving culinary scene, attracting millions of visitors, international professionals, and digital nomads each year.

In the heart of the city, districts such as Syntagma, Kolonaki, and Plaka offer a rare mix of heritage, luxury retail, fine dining, and year-round cultural activity. This unique combination creates constant demand for high-quality, centrally located residences, particularly compact, fully furnished units suited to international buyers and short-term or executive rentals.

Driven by strong tourism, limited supply of modern stock in prime areas, and the continued appeal of the Greek Golden Visa programme, central Athens has emerged as one of Southern Europe's most attractive real estate markets. For investors, the city offers a compelling blend of lifestyle value, rental income potential, and long-term capital appreciation in a globally recognised destination.



PRIME LUXURY RETAIL & BUSINESS DISTRICT

Located just steps from Syntagma Square and the Greek Parliament, the property sits at the core of Athens' most prestigious commercial and retail zone. Within minutes on foot, residents from Ermou Street reach the elegant Voukourestiou street, home to flagship boutiques, Hermès and Bally, Ferragamo, as well as the iconic Attica Department Store. The historic Athénée further anchors the area's cosmopolitan character.



REFINED LIFESTYLE & INTERNATIONAL DINING

A short walk leads into Kolonaki, Athens' most sophisticated lifestyle district, known for its designer boutiques, art galleries, and upscale cafés. The neighbourhood hosts acclaimed restaurants such as Nolan, stylish wine bars, and elegant brunch spots, attracting a well-travelled international clientele throughout the year.



CULTURE, HERITAGE & GLOBAL APPEAL

Within a compact walking radius lie major cultural sites and museums including the Acropolis, the Benaki Museum and the Museum of Cycladic Art, along with the National Garden. The Acropolis and the historic Plaka district are also easily accessible, placing the property in a rare location where luxury retail, fine dining, and world-renowned heritage converge, an address with enduring global investment appeal.





INVEST IN GREECE

Combining lifestyle appeal with strong investment fundamentals, Greece is quickly becoming a top choice for property buyers and investors worldwide.

- **Golden Visa Program: Residency Through Real Estate**

Greece continues to offer one of the most accessible Golden Visa programs in Europe, granting 5-year renewable residence permits to non-EU investors starting from just €250,000 in real estate.

- **Unmatched Lifestyle: Sun, Sea & Culture**

With over 300 days of sunshine, stunning beaches, a rich Mediterranean lifestyle, and deep cultural roots, Greece remains a dream destination for second-home buyers and remote workers.

- **High Returns from Tourism-Fueled Rentals**

Short-term rental demand in tourist hotspots such as Athens, Crete, and the Cyclades ensures strong income potential.

- **Attractive Property Prices with Room to Grow**

Compared to other Mediterranean markets, Greek real estate remains more affordable—especially in emerging areas, offering strong prospects for long-term appreciation.

- **Infrastructure & Urban Renewal Boosting Value**

Major projects like the Ellinikon redevelopment, new marinas, highways, and improved island connectivity are opening up new high-potential areas across the country.

- **Stable Market with Positive Growth Trajectory**

Following years of downturn, Greece's property market has been recovering steadily since 2018, now seen as resilient, post-COVID-safe, and full of upside.

- **Tax Incentives for International Buyers**

Greece offers favorable tax regimes for foreign retirees, remote workers, and digital nomads—making relocation or long-term stays even more attractive financially.

- **Expanding Expat & Digital Nomad Communities**

A growing number of global citizens are choosing Greece for its lifestyle, affordability, and welcoming environment—with remote work making this move easier than ever.

- **Living Among History with Modern Comforts**

From neoclassical towns to island villages near ancient ruins, Greece uniquely blends heritage charm with high-spec, contemporary living options.

- **Diverse Property Types for Every Lifestyle**

Whether you prefer urban penthouses, coastal villas, or traditional stone homes in the mountains, Greece offers a wide range of properties to match all tastes and budgets.

- **Low Cost of Ownership**

With relatively low property taxes, no inheritance tax for immediate family, and modest utility and maintenance costs, owning property in Greece remains cost-effective.

- **Protected Landscapes = Limited Supply & High Value**

Strict planning laws on many islands and coastal zones prevent overdevelopment, preserving natural beauty and enhancing long-term property values.

- **Strong Global Demand Ensures Market Liquidity**

Buyers from the U.S., Europe, the Middle East, and beyond are driving international demand, supporting a healthy resale market and long-term investment stability.

- **Flexible Use: Personal Home & Income Source**

Greek real estate supports a hybrid model, holiday home, rental property, and remote working hub, all in one investment.

- **A Promising Future for Greek Real Estate**

With lifestyle migration on the rise and infrastructure rapidly evolving, Greece is poised for continued growth, offering not just homes, but long-term value and a better way of life.



THE GREEK GOLDEN VISA

The Greek Golden Visa investors can still obtain a five-year residence permit by investing €250,000 in converting commercial properties into residential use.

Discover the Benefits of Your Next Investment with the Greek Golden Visa!

1. Schengen Access

Enjoy visa-free travel across 29 Schengen countries for up to 90 days within any 180-day period.

2. Long-Term Residency

Receive a 5-year renewable residence permit by maintaining your real estate investment in Greece.

3. Family Coverage

Include your spouse, children under 21 (up to 24 in some cases), and both sets of parents.

4. No Stay Requirement

There is no obligation to live in Greece to retain your residency or its advantages.

5. Rental Income Option

Benefit from passive income by renting out your investment property to tenants.

6. Citizenship Opportunity

Apply for Greek citizenship after 7 years, subject to residency and integration criteria.

7. Low Entry Cost

Invest from as little as €250,000, among the most affordable Golden Visa programs in Europe.

8. Attractive Tax Framework

Qualify for a flat annual tax of €100,000 on global income under the non-dom tax regime.

9. Market Growth Potential

Capitalize on rising property values in Greece's evolving real estate market.

10. EU Business Advantage

Use Greece as a strategic hub for expanding business operations within the European Union.



INTERIOR RENDERS

Timeless Urban Simplicity

The interior approach focuses on clean geometry, balanced proportions, and enduring materials that remain elegant over time. Designed for versatility and everyday comfort, each space prioritises functionality while maintaining a calm, contemporary aesthetic.

A refined palette of neutral tones, natural textures, and understated forms creates interiors that feel modern, welcoming, and effortlessly timeless.



FLOORS: 3,4,6



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FLOORS: 3,4,6



FLOORS: 3,4,6



FLOOR: 5



FLOOR: 5



FLOOR: 5



FLOOR: 5



FLOOR: 5



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR

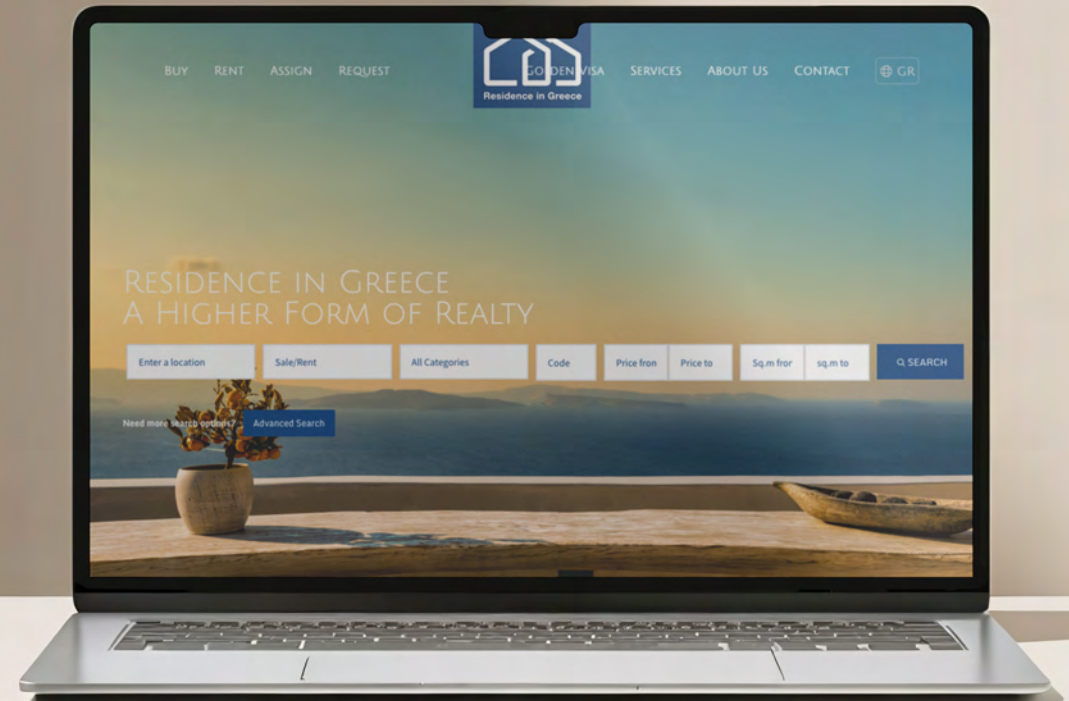


SIXTH FLOOR

Our After-Sales care

The company also offers comprehensive property management services through its affiliated platform, **Residence in Greece**.

This includes tenant sourcing, short- and long-term rental management, maintenance, and full operational support, ensuring a seamless, hands-off ownership experience for investors while maximizing rental performance and asset value.



INVENTORY TABLE

FLOOR	APARTMENT ID	SIZE (SQ.M.)	BEDROOM LAYOUT	BATHROOM
3 RD	C7	26.43	STUDIO	1
3 RD	C8-9	32.76	1	1
4 TH	D1	33.15	STUDIO	1
4 TH	D2-3	32.79	STUDIO	1
4 TH	D4	26.52	STUDIO	1
4 TH	D5-6	34.22	1	1
4 TH	D7	29.81	STUDIO	1
4 TH	D8-9	38.43	1	1
5 TH	E1	24.36	STUDIO	1
5 TH	E2	21.30	STUDIO	1
5 TH	E3	21.31	STUDIO	1
5 TH	E4	21.31	STUDIO	1
5 TH	E5-6	37.14	1	1
5 TH	E7	20.00	STUDIO	1
5 TH	E8	22.42	STUDIO	1
5 TH	E9	22.93	STUDIO	1
6 TH	ST1	33.15	STUDIO	1
6 TH	ST2-3	32.79	1	1
6 TH	ST4	26.52	STUDIO	1
6 TH	ST5-6	34.22	1	1
6 TH	ST7	29.81	STUDIO	1
6 TH	ST8-9	38.43	1	1





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