



GOLDEN VIEWS



NEFELI
FAN BALK 5

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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.

ABOUT THE GREEK GOLDEN VISA

The Greece Golden Visa Program is the **#1 Golden Visa Program in Europe!** It is considered one of the most affordable residence by investment programs. It is also the last remaining residence by Real Estate investment program in Europe. Successful applicants and their families are able to benefit from visa-free access to Europe's 27 countries of the Schengen Area.

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:

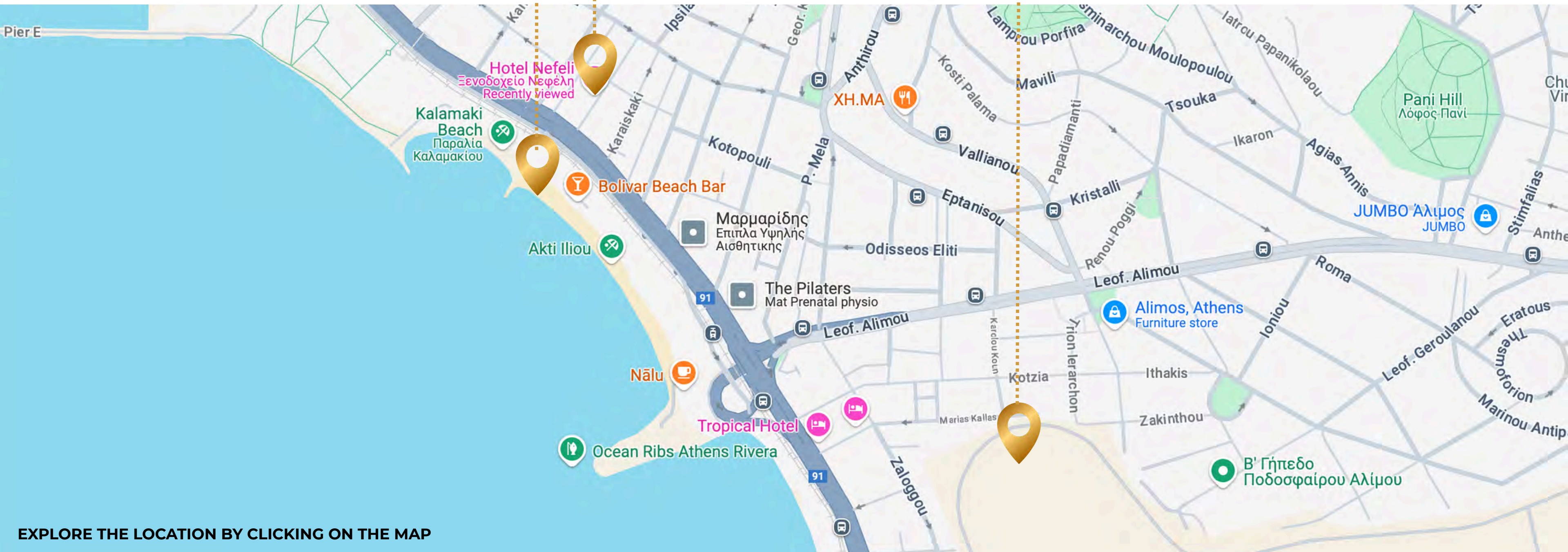
- Married spouse
- Children under 21 years old
- Parents of the main applicant
- Parents of the spouse.

ALIMOS - ATHENS RIVIERA

BOLIVAR BEACH

GOLDEN VIEWS

THE ELLINIKON PROJECT



EXPLORE THE LOCATION BY CLICKING ON THE MAP

ALIMOS - ATHENS RIVIERA

Alimos, a shivering jewel of the Athens Riviera. By day the Marinas glissen up with luxury yachts, and by night the soft hums of laughter and music drifts from elegant waterfront cafes.

Golden Views is ideally located at a **2min walk from the famous Bolivar Beach**, one of the Riviera's most famous beaches, and at a **2min drive form the Ellinikon**, Europe's biggest ultra-luxurious private development. International brands like the **Mandarin Oriental Hotel**, the **Hard Rock Casino**, **Scorpions Beach Club** and many more will be a part of the Ellinikon, and right next door to Golden Views.





AT A GLANCE

- ➔ 33 Available Apartments
- ➔ 6 Floors + GF + Basement
- ➔ Sea Views
- ➔ Luxurious Finishings
- ➔ Reception
- ➔ Private gym
- ➔ Laundry



GROUND FLOOR

The Ground Floor has 4 luxurious apartments, with large private gardens. Two of the 4 apartments have a private parking.

- ➔ Indoor SQM: 37 - 47
- ➔ Garden SQM: 25 - 144











FLOORS 1 TO 5

The Floors 1 to 5 have identical floor plans. Each floor has 5 apartments with balconies. Most of the apartments have a sea view, the others have a city view.

- ➔ Indoor SQM: 29 - 38
- ➔ Outdoor SQM: 3 - 8









ROOFTOP

The 6th and last floor has 4 luxurious apartments with large terraces and breathtaking open views on the sea.

- ➔ Indoor SQM: 29 – 39
- ➔ Outdoor SQM: 4 – 23





