

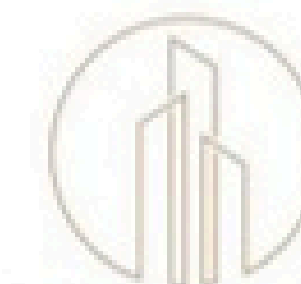


10 Archimideous str.
Tauros Greece

KALLITHEA GREECE

ARCHIMIDOUS GARDENS

LUXURY APARTMENTS



SANTHEOS



THE GOLDEN VISA INVESTMENT THESIS

THE PATHWAY

Eu Residency

A fully compliant, seamless real estate vehicle designed specifically to meet the threshold requirements for the Greek Golden Visa program

THE ASSET

Turnkey Luxury

Brand new, ultra modern construction in Tawros.

Zero immediate maintenance striking architectural design and premium interior finishes.

THE RETURN

Optimized Yields

Compartmentalized layouts (44-52 m²) strategically sized to maximize rental yield per square meter in a highly connected, high demand urban transit hub.



Key Investment Advantages

High-Demand Urban Node:

Surrounded by essential infrastructure, retail, and commercial centers.

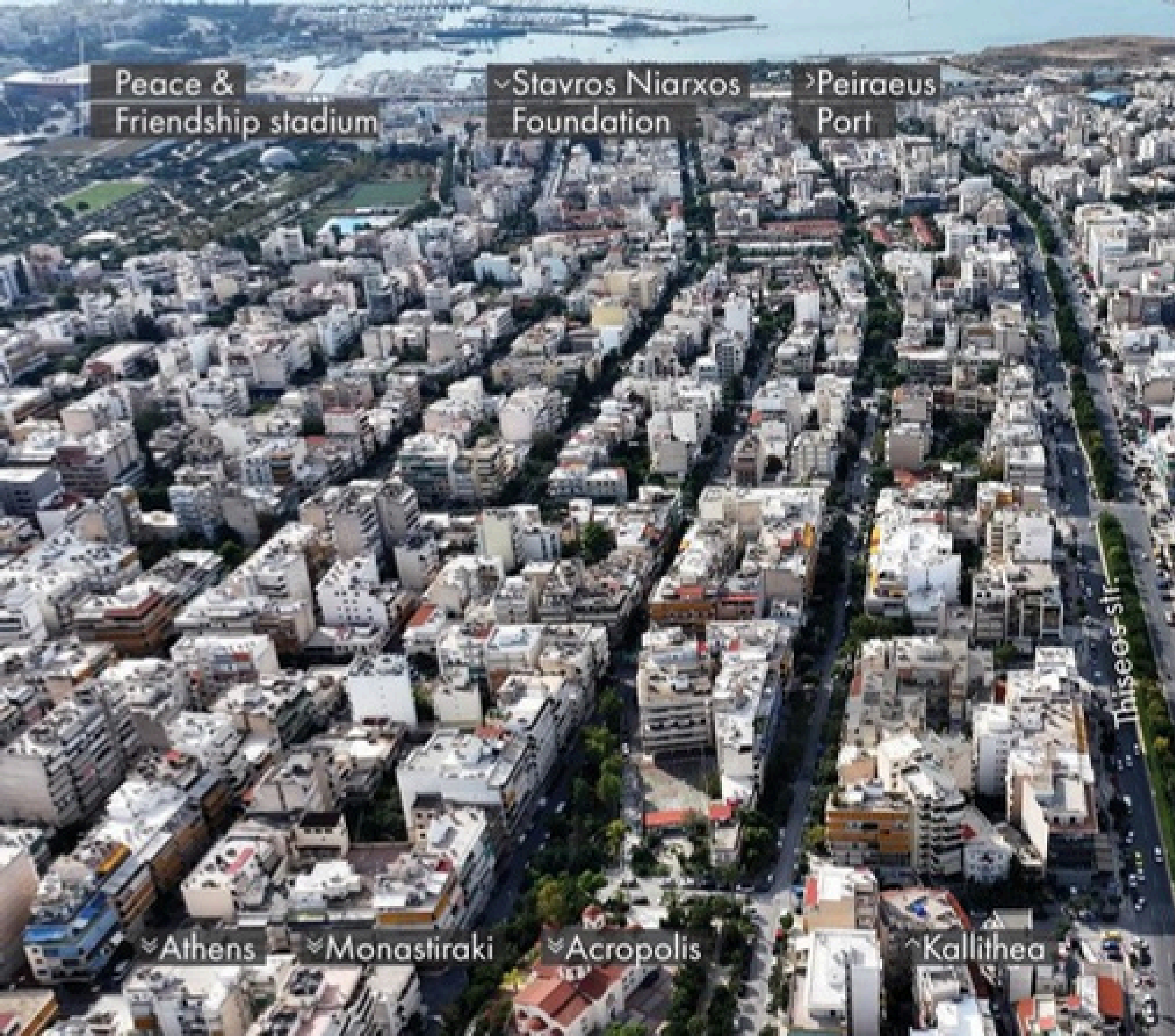
Transit-Oriented Growth:

Immediate proximity to major transport networks ensures premium rental liquidity.

Future-Proof Asset:

Situated in an area experiencing sustained capital appreciation due to urban regeneration.





Strategic location Advantages

Transportation

Tavros (Metro Line 1 / ISAP) which provides direct access to central Athens.

Several bus and trolley routes run along the major roads around Tavros, including connections toward Athens center, Kallithea, Maschato, and Piraeus.

Education

New York College higher education and academic programs.

Culture & Arts

Hellenic Cosmos Cultural Center (Museum & Theater complex) - a major cultural complex featuring exhibitions, immersive history experiences, theaters, and educational programs.

Stavros Niarchos Foundation Cultural Center (SNFCC) located in nearby Kallithea, which hosts world-class opera, library resources, and expansive public parklands.

Uncompromising Urban comfort



Floor to ceiling modern
wardrobes offering extensive
concealed storage

Acoustic and visual warmth via custom
slatted wood wall accents

Designed to serve as a quiet,
premium retreat from the urban environment

Interior Vision:



The culinary Experience

Integrated SMEG appliances
included in turnkey delivery.

Custom fluted island
detailing and continuous
marble backsplashes

Statement pendant lighting
creating a distinct dining
zone within the open floorplan.

Interior Vision:



Spa-Inspired Bathrooms

Top Grade Amenities:

Elevating the experience
to the best of standards

Premium Finishes

Floor to ceiling veined
marble tiling

Custom Storage

Integrated wooden
vanity systems and recessed
architectural shelving.

GROUND FLOOR

Apartment I1: 50.11 m²

Apartment I2: 51.28 m²

Apartment I3: 47.60 m²

Apartment I4: 52.00 m²

Apartment I5: 44.77 m²

ARCHIMIDOUS STR



FIRST FLOOR

Apartment A1: 51.82 m²
balcony: 5,87m²

Apartment A2: 44.28 m²
balcony: 3.6+4.38=7,98m²

Apartment A3: 44.30 m²
balcony: 3.41 m²

Apartment A4: 48.77 m²
balcony: 3.28+2.80=6,08m²

Apartment A5: 47.84 m²²
balcony: 3 m²

ARCHIMIDOUS STR.



SECOND FLOOR

Apartment B1: 51.82 m²
balcony: 5,87m²

Apartment B2: 44.28 m²
balcony: 3.6+4.38=7,98m²

Apartment B3: 44.30 m²
balcony: 3.41 m²

Apartment B4: 48.77 m²
balcony: 3.28+2.80=6,08m²

Apartment B5: 47.84 m²
balcony: 3 m²

ARCHIMIDOUS STR



THIRD FLOOR

Apartment C1: 51.82 m²
balcony 5,87m²

Apartment C2: 44.28 m²
balcony: 3.6+4.38=7,98m²

Apartment C3: 44.30 m²
balcony: 3.41 m²

Apartment C4: 48.77 m²
balcony: 3.28+2.80=6,08m²

Apartment C5: 47.84 m²
balcony: 3 m²

ARCHIMIDOUS STR



GROUND FLOOR

Apartment I1:
50.11 m²



GROUND FLOOR

Apartment I2:
51.28 m²



GROUND FLOOR

Apartment I3:
47.60 m²



GROUND FLOOR

Apartment 14:
52.00 m²



GROUND FLOOR

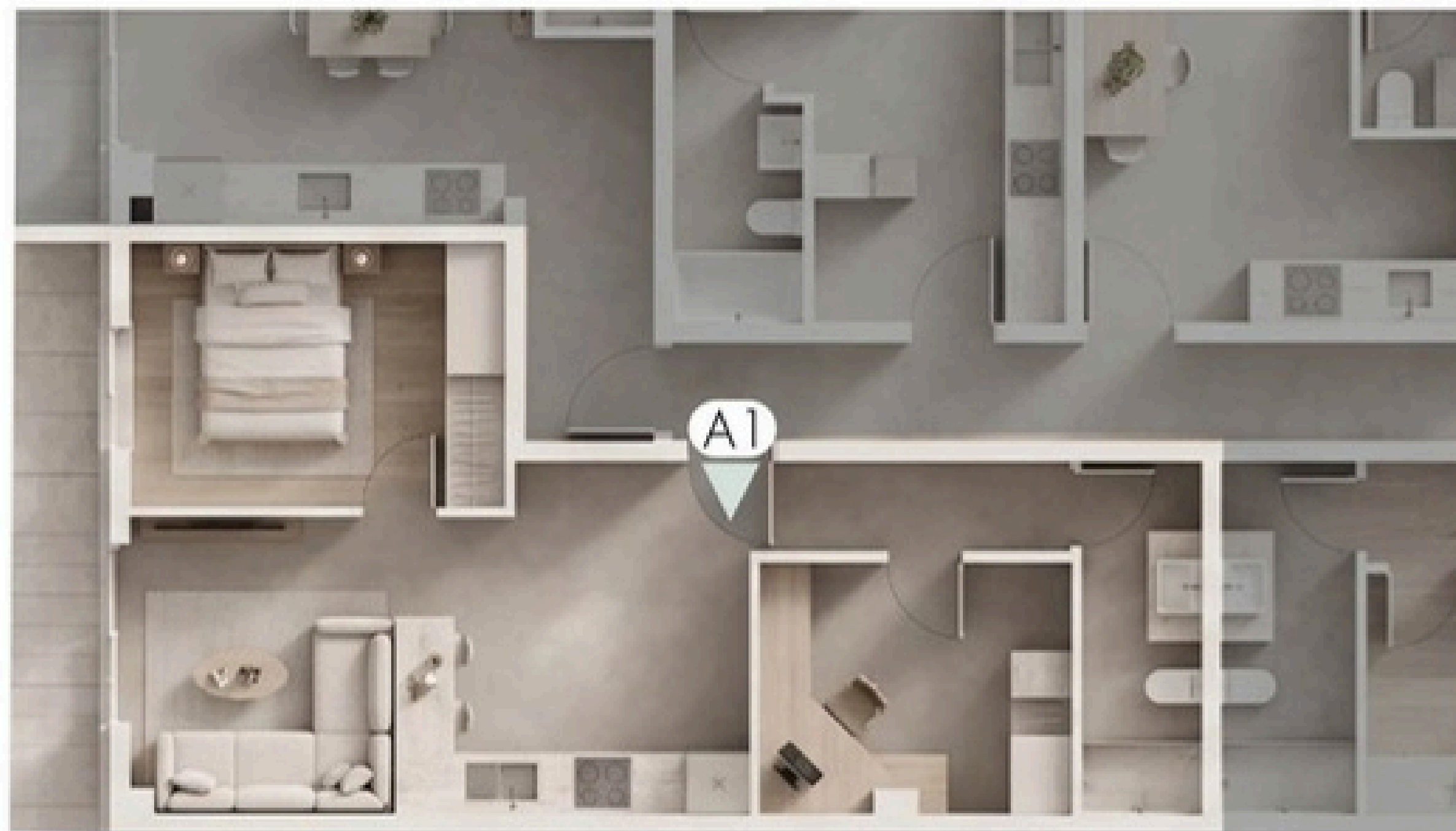
Apartment 15:
44.77 m²



FIRST FLOOR

Apartment A1:
51.82 m²

Balcony: 5,87m²



FIRST FLOOR

Apartment A2:
44.28 m²

Balcony:
 $3.6 + 4.38 = 7.98 \text{ m}^2$



FIRST FLOOR

Apartment A3:
44.30 m²

Balcony: 3.41 m²



FIRST FLOOR

Apartment A4:
48.77 m²

Balcony:
 $3.28 + 2.80 = 6,08\text{m}^2$



FIRST FLOOR

Apartment A5:
47.84 m²

Balcony: 3 m²



SECOND FLOOR

Apartment B1:
51.82 m²

Balcony: 5,87m²



SECOND FLOOR

Apartment B2:
44.28 m²

Balcony:
 $3.6 + 4.38 = 7.98 \text{ m}^2$



SECOND FLOOR

Apartment B3:
44.30 m²

Balcony: 3.41 m²



SECOND FLOOR

Apartment B4:
48.77 m²

Balcony:
 $3.28 + 2.80 = 6,08\text{m}^2$



SECOND FLOOR

Apartment B5:
47.84 m²

Balcony: 3 m²



THIRD FLOOR

Apartment C1:
51.82 m²

Balcony: 5,87m²



THIRD FLOOR

Apartment C2:
44.28 m²

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 $3.6 + 4.38 = 7.98 \text{ m}^2$



THIRD FLOOR

Apartment C3:
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THIRD FLOOR

Apartment C4:

48.77 m²

Balcony:

$3.28 + 2.80 = 6,08\text{m}^2$



THIRD FLOOR

Apartment C5:
47.84 m²

Balcony: 3 m²

