

**GET GREEK**  
**GOLDEN VISA**



**DOMUS**  
RESIDENCE

DOMUS Residence

4 Sakellariou St. - Acharnes - Athens - Greece

# Why invest in Greece

Greece's Golden Visa Program, introduced in 2013, presents a strategic opportunity for non-EU investors seeking residency in Europe. By acquiring real estate valued at the required threshold, investors are granted a five-year renewable residence permit, as long as property ownership is maintained.

The program is distinguished by its efficient application process and the absence of a minimum stay requirement, offering maximum flexibility. This residency pathway not only secures access to the Schengen Zone but also opens the door to future business, lifestyle, and investment opportunities within the European Union.

## Key Facts



INVESTMENT OF €250.000 INTO REAL ESTATE



UNRESTRICTED ACCESS TO THE SCHENGEN AREA



FULL FAMILY RESIDENCY



GREEK CITIZENSHIP CAN BE APPLIED AFTER 7 YEARS



NO MINIMUM STAY IN GREECE REQUIREMENT



RENEWAL EVERY 5 YEARS



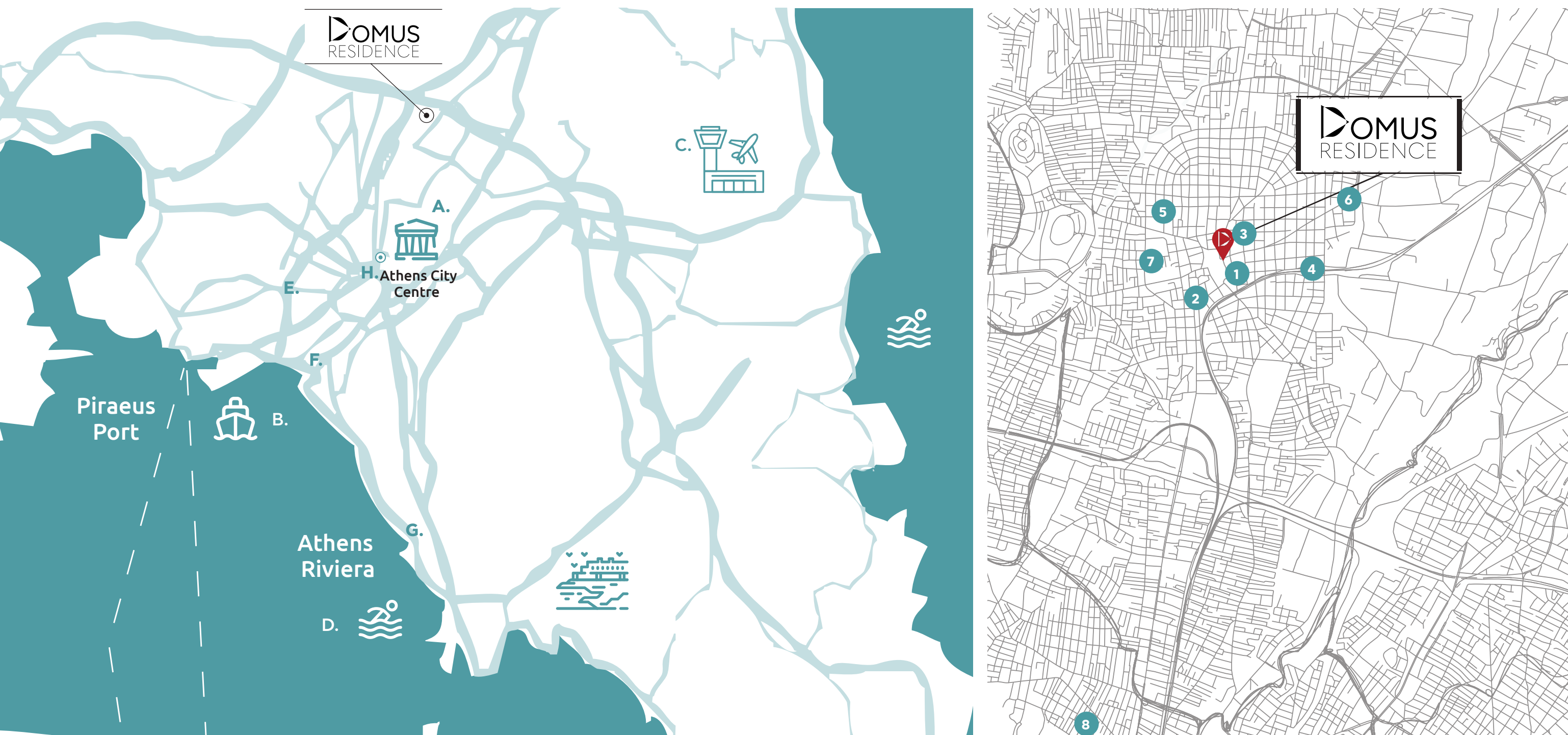
OPPORTUNITY TO RENT OUT THE INVESTMENT PROPERTY



FAST APPLICATION PROCESS

WE  
BUILD  
A BETTER  
WORLD





## Domus Residence

4 Sakellariou St. - Acharnes - Athens - Greece

## Location

DOMUS Residence is nestled in the well-established residential district of Acharnes, a rapidly developing area in the northern part of the Athens metropolitan region. Blending the comfort of an organized neighborhood with the convenience of direct access to the city's major transport routes, DOMUS Residence offers a practical yet effortlessly connected lifestyle. Acharnes also benefits from excellent connectivity, with easy access to Athens' city center, Piraeus, the northern suburbs, and Athens International Airport via the Suburban Railway, the National Highway, and Attiki Odos

|                                         |        |                                       |      |                          |      |                                 |       |
|-----------------------------------------|--------|---------------------------------------|------|--------------------------|------|---------------------------------|-------|
| <b>A.</b> Acropolis                     | 11.8Km | <b>E.</b> National Highway            | 2Km  | <b>01.</b> Bus Stop      | 50m  | <b>05.</b> Middle School        | 160m  |
| <b>B.</b> Piraeus Port                  | 16.7Km | <b>F.</b> Stavros Niarchos Foundation | 16Km | <b>02.</b> Supermarket   | 380m | <b>06.</b> Primary School       | 750m  |
| <b>C.</b> Eleftherios Venizelos Airport | 23Km   | <b>G.</b> The Ellinikon Project       | 22Km | <b>03.</b> Pharmacy      | 40m  | <b>07.</b> Gym                  | 520m  |
| <b>D.</b> Athens Riviera, beaches       | 24Km   | <b>H.</b> Plaka                       | 12Km | <b>04.</b> Train Station | 650m | <b>08.</b> Antonis Tritsis Park | 4.3Km |

**DISCLAIMER:** Distances are measured in a straight line and intended as a guide

An aerial photograph of the Domus Residence in Athens. The image shows a large, irregularly shaped lake in the center, surrounded by dense green trees and landscaped areas. To the left, there are some modern buildings with white roofs. In the background, the city of Athens is visible, with the Acropolis and Mount Parnitha in the distance under a clear blue sky.

Domus Residence

## Location

Acharnes is a well-organized residential district in the northern part of the Athens metropolitan area, combining the urban character of the city with the natural surroundings of Mount Parnitha. You will find everything you need around Acharnes Town Hall Square and the surrounding local streets, with shops, schools, sports facilities, public transportation, and essential everyday services all close to home.

# Transportation

## Movement

### Athens Landscapes

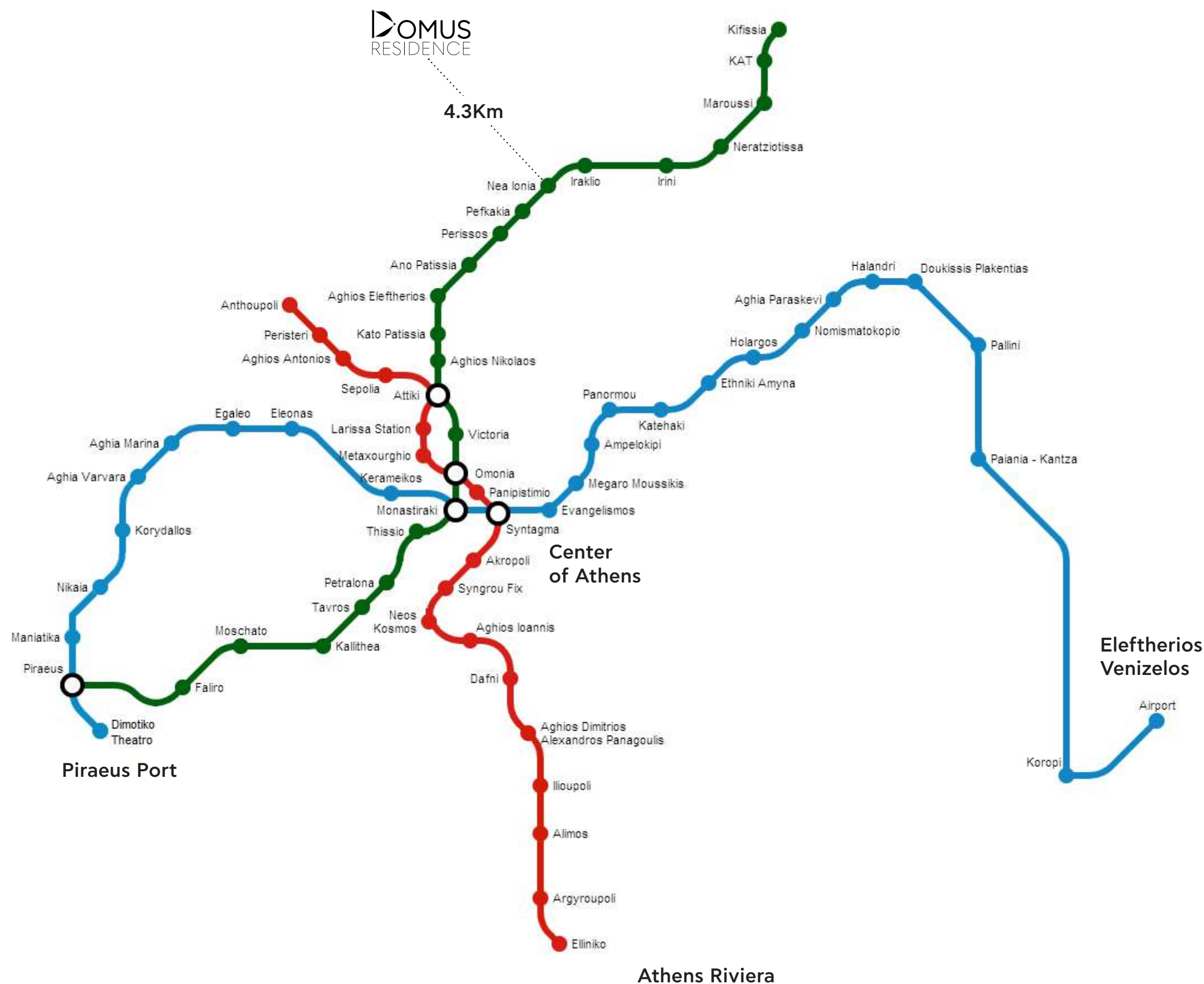
The center of Athens offers a unique blend of historical charm and contemporary city life. Vibrant squares, pedestrian streets, and nearby parks create a balance between urban energy and peaceful green spaces. The area is rich in leisure and cultural offerings, with a wide range of cafés, restaurants, shops, and bars. Within close proximity are theaters, museums, and galleries - including the National Archaeological Museum - offering both cultural depth and vibrant night-life. Popular neighborhoods such as Monastiraki and Psiri add to the area's diverse and lively character.

### Entertainment

Experience the best of connected urban living at DOMUS Residence, with Mount Parnitha, Kifisia, and the Olympic Stadium just minutes away. From outdoor activities and panoramic mountain views to shopping, sports, and easy access to central Athens, every day unfolds with comfort and convenience. Acharnes offers a seamless blend of nature and city life. It's your gateway to a lifestyle shaped by balance and connectivity.

### Athens Riviera

Stretching along the southern edge of the city, the Athens Riviera is where natural beauty meets lifestyle elegance. Alimos, with its easy marina access, serene beaches, and proximity to cultural and leisure destinations, is an integral part of this prestigious coastal stretch. It's an area designed for both rejuvenation and sophistication, a timeless setting for modern living.



# Landscapes



Acropolis | Monastiraki | Plaka  
Acropolis Museum



Lycabettus | Lycabettus theatre  
Acropolis Museum



# Entertainment



Herodion Ancient Theatre of Athens  
Plaka | Old Historical Neighborhood of Athens



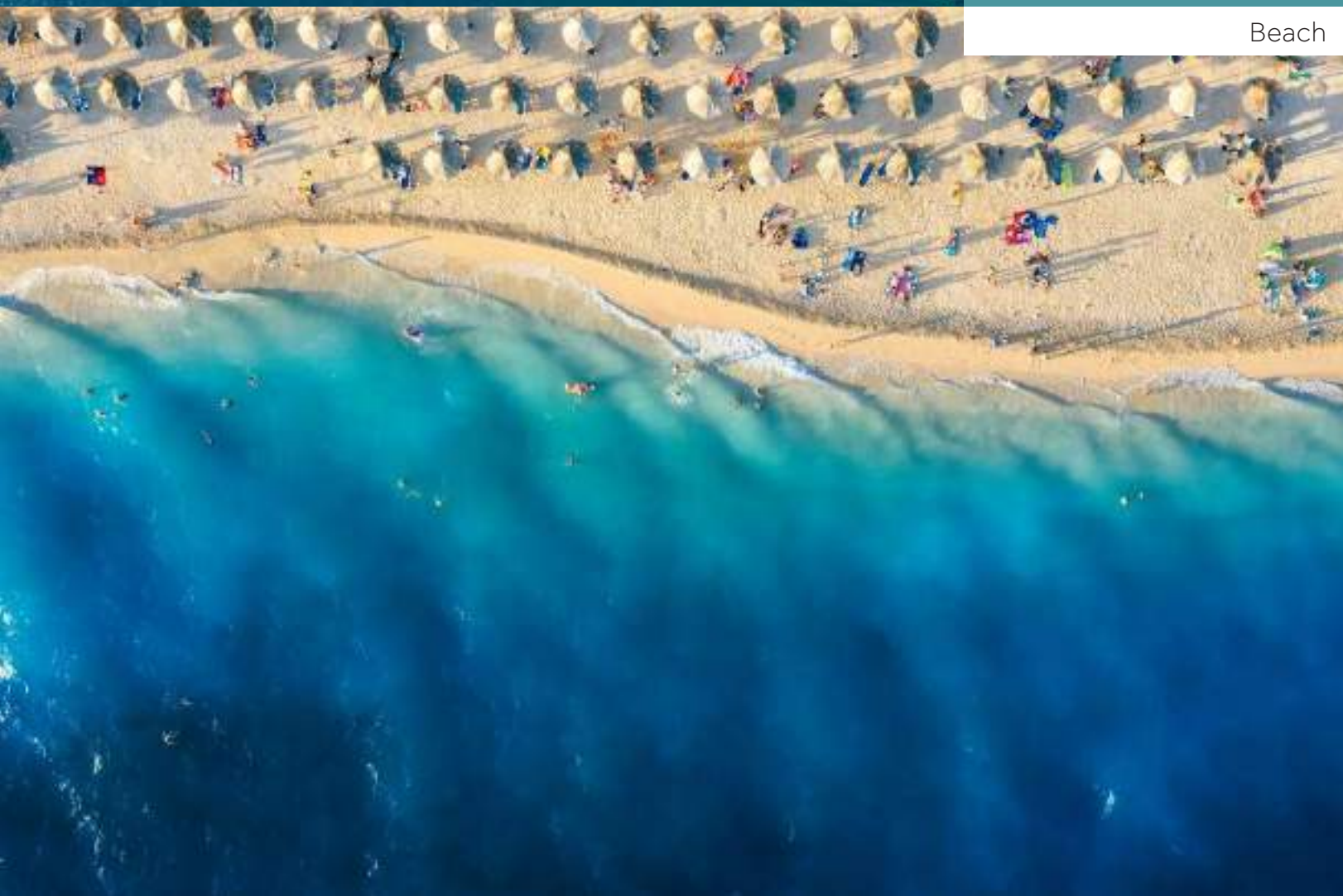
Ermou St. | Athens City Shopping Center  
Stavros Niarchos Foundation Cultural Center



# Athens Riviera



Athens Riviera | Athens Riviera Beaches



Beach



The Ellinikon Project

# Project

## Domus Residence

4 Sakellariou St. - Acharnes - Athens - Greece

DOMUS Residence is a modern and fully renovated residential development comprising spacious apartments, ideally located in the well-established neighborhood of Acharnes, with direct access to Athens' city center, major road networks, and essential everyday services.

Designed for those who value comfort, functionality, and contemporary living, each residence ranges from 41 m<sup>2</sup> to 120 m<sup>2</sup>, featuring one - two well-proportioned bedrooms, thoughtfully designed layouts, and modern finishes throughout.

Residents can enjoy bright interiors, neutral color palettes, modern kitchens and bathrooms, and carefully arranged living spaces that maximize natural light and efficient use of space. Energy-efficient aluminium systems, upgraded electrical and plumbing installations & a solar water heater.

With its convenient Acharnes location, fully upgraded residences, and contemporary minimal design, DOMUS Residence offers a practical and refined urban lifestyle.

Boutique Apartment Dimension ————— • 41 - 120 m<sup>2</sup>

Bedrooms ————— • 1-2

🚪 Armoured / Strong door

🪟 Energy efficient aluminium systems with high levels of thermal and sound insulation

❄️ Autonomous cooling- Heating pump

📶 Central antenna

🍳 Modern kitchen - bathroom design



Project

# Domus Residence

4 Sakellariou St. - Acharnes - Athens - Greece

## Minimal Design

Minimalist design is about prioritizing the essential: natural light, environmental consciousness, timeless aesthetics, reliability and long-term functionality.

## Timeless Aesthetics

Timeless aesthetics are about subtle lines, adaptability, and outlasting trends. Design stripped to its core function, realized using limited materials, neutral colors, simple forms, and avoiding extravagances to achieve a pure form of elegance.



Floor Plans

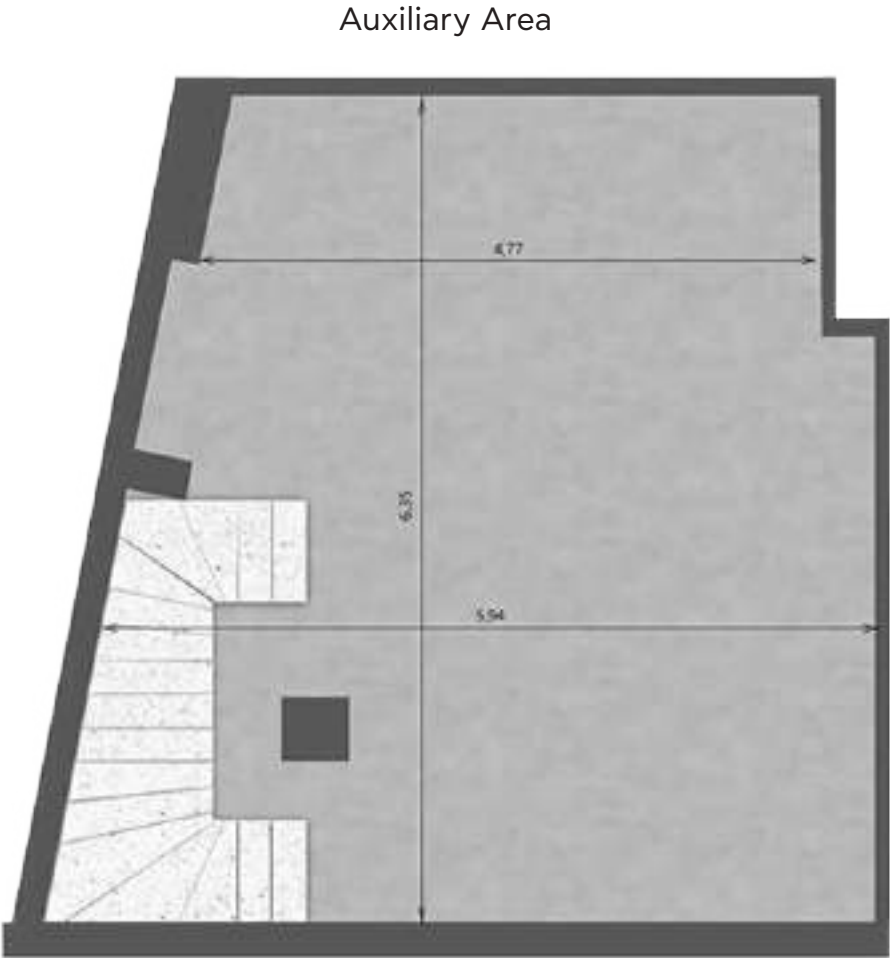
Domus Residence

GF1 - Ground Floor

Total Area: 75,28 m<sup>2</sup>

GF1 | Apartment

| Size                | Floor        | Bedrooms | Bathroom | Extra          |
|---------------------|--------------|----------|----------|----------------|
| 30.06m <sup>2</sup> | Ground Floor | 1        | 1        | Auxiliary Area |



Floor Plans

# Domus Residence

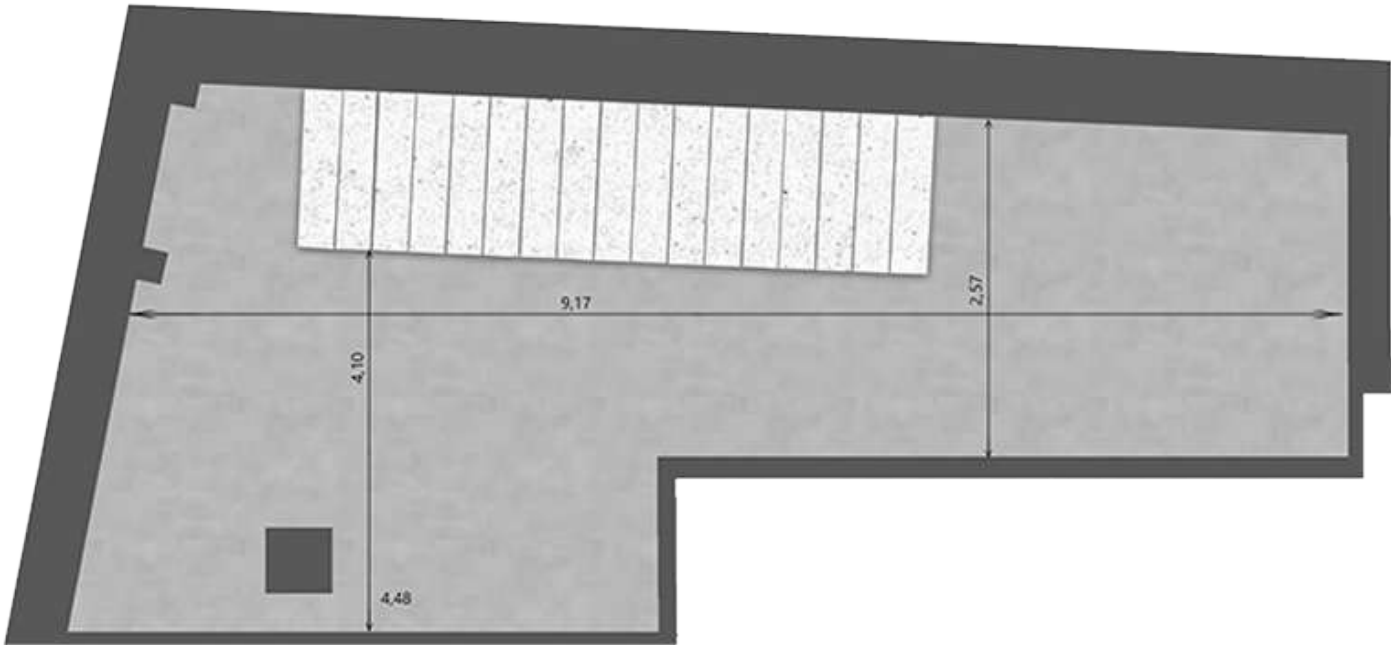
## GF2 - Ground Floor 2

Total Area: 92,07 m²

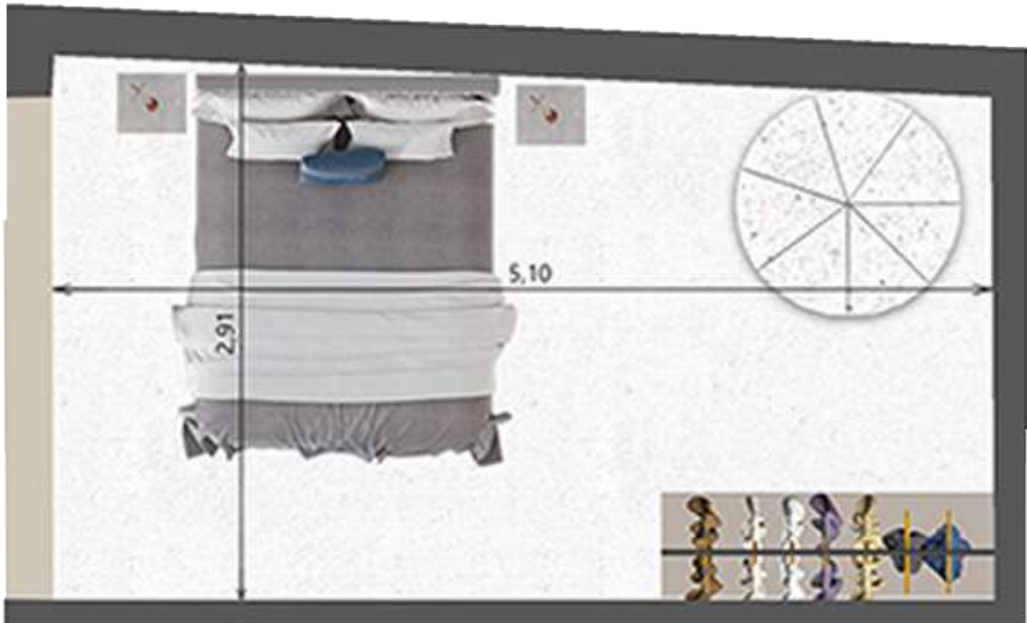
GF2 | Apartment

| Size    | Floor        | Bedrooms | Bathroom | Extra                                     |
|---------|--------------|----------|----------|-------------------------------------------|
| 53.96m² | Ground Floor | 1        | 1        | Mezzanine<br>Auxiliary Area<br>(38,11 m²) |

Auxiliary Area



Mezzanine



Ground Floor Plan



Floor Plans

Domus Residence

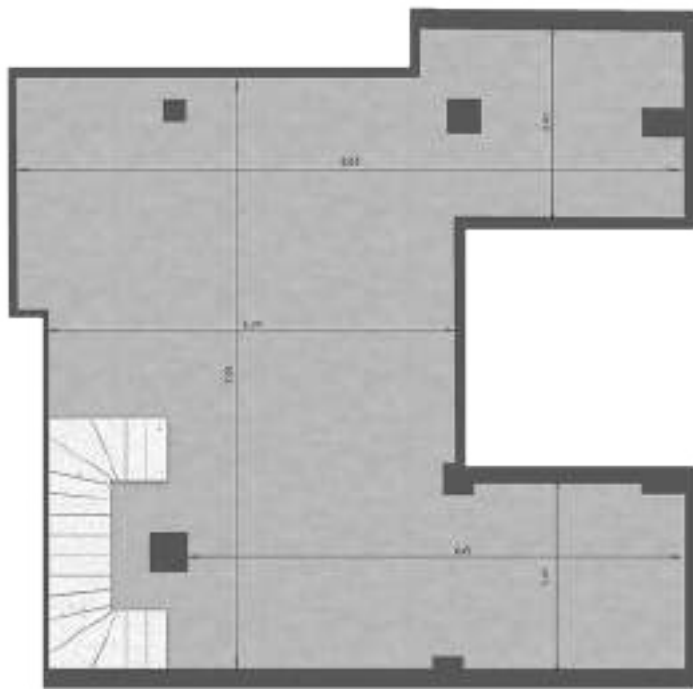
GF3 - Ground Floor 3

Total Area: 119,87 m²

GF3 | Apartment

| Size    | Floor        | Bedrooms | Bathroom | Extra                                     |
|---------|--------------|----------|----------|-------------------------------------------|
| 58.10m² | Ground Floor | 2        | 1        | Mezzanine<br>Auxiliary Area<br>(61,77 m²) |

Auxiliary Area



Mezzanine



Ground Floor Plan



Floor Plans

Domus Residence

GF4 - Ground Floor 4

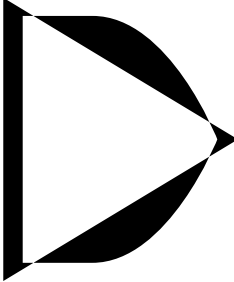
Total Area: 41,08 m<sup>2</sup>

GF3 | Apartment

| Size                | Floor        | Bedrooms | Bathroom | Extra                           |
|---------------------|--------------|----------|----------|---------------------------------|
| 41.08m <sup>2</sup> | Ground Floor | 1        | 1        | Balcony (12,25 m <sup>2</sup> ) |

Ground Floor Plan



 OMUS  
RESIDENCE