

DESIGNED FOR MODERN LIVING

ST-045

# ELEUTHERIAS

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## LUXURY APARTMENTS

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SANTHEOS

Eleutherias, Eleutherias Square, Athens Center



# 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.

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## **THE ASSET** TURNKEY LUXURY

Brand new, ultra modern construction in Athens Center . Zero immediate maintenance striking architectural design and premium interior finishes.

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## **THE RETURN** OPTIMIZED YIELD

Compartmentalized layouts strategically sized to maximize rental yield per square meter in a highly connected, high demand, urban transit hub.

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## Key Investment Advantages

### Golden Visa Eligibility

Many renovated residential buildings and commercial-to-residential conversions around the square are tailored specifically for the Greek Golden Visa program, making it a hotspot for foreign direct investment.

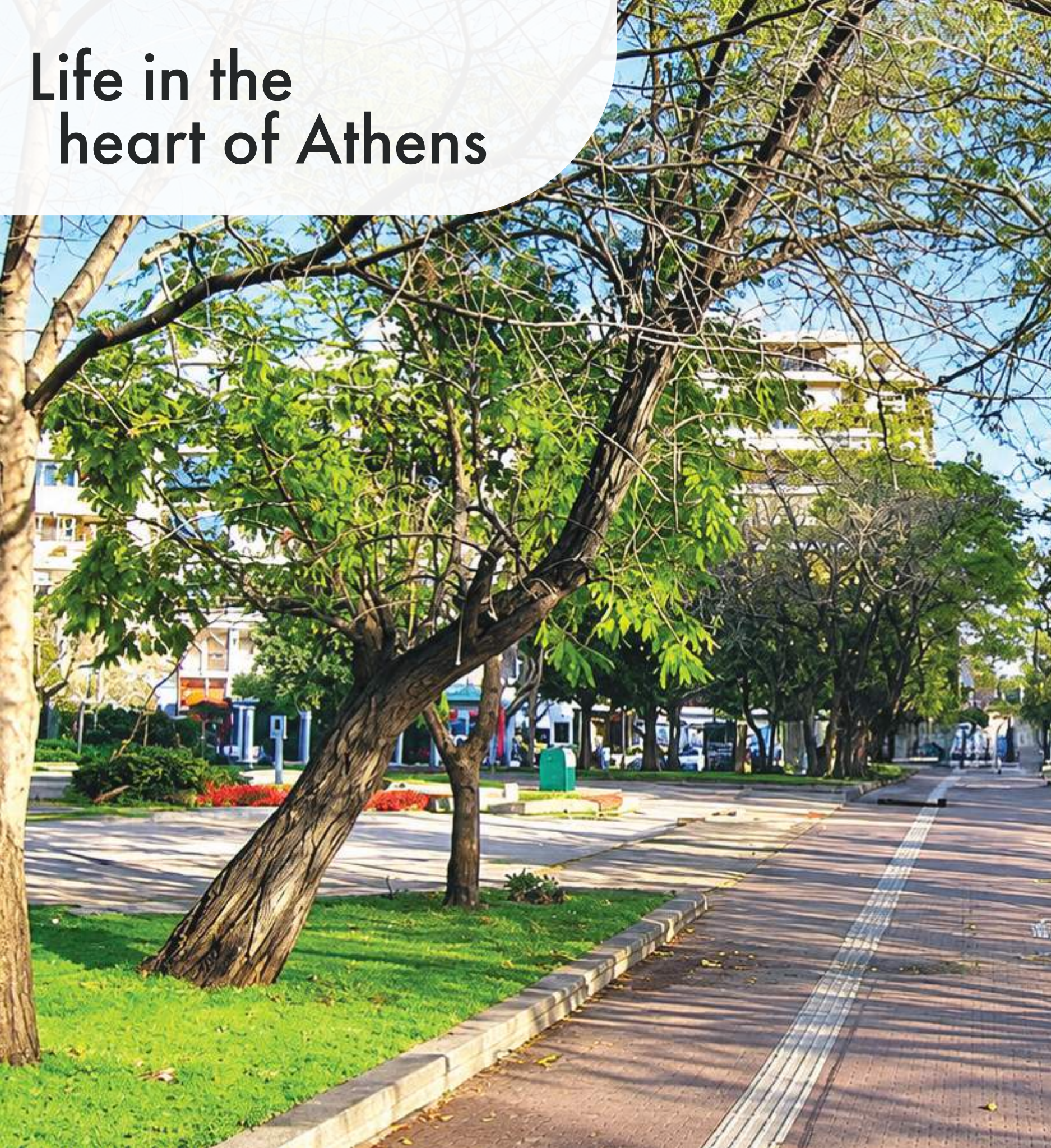
### High Rental Yields

Due to its central location, properties here are highly attractive for both short-term tourist rentals (Airbnb/Booking) and long-term leases for students and professionals.

### Competitive Entry Point:

Compared to ultra-premium historic neighborhoods like Plaka or Kolonaki, Plateia Eleftherias traditionally offers a lower cost per square meter, allowing investors to secure better capital appreciation as the district gentrifies.

# Life in the heart of Athens



## Strategic Location

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**Heart of the Historic Center:** The square is situated within walking distance of major Athenian landmarks, including Thiseio, Monastiraki, and the Acropolis.

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**Transit Access:** The area offers excellent public transportation links, with close proximity to key Metro stations (such as Thiseio on Line 1 and Omonoia), multiple bus routes, and major arterial roads. This makes navigating the city fast and convenient for residents and tourists alike.

## Culture

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**Plateia Eleftherias** is surrounded by a diverse array of cultural venues, ranging from ancient archaeological sites to contemporary art hubs.

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**Municipal Gallery of Athens** is situated in nearby Metaxourgeio, providing a major cultural hub for visual arts in the immediate area.

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**Benaki Museum** is located slightly further away in the city center, but it is a premier institution for Greek culture that is highly accessible from the area. Set in a former family mansion, it provides an exhaustive look at Greek history.

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**Technopolis City of Athens** in the neighboring Gazi district is a cornerstone of Athens' contemporary cultural scene. Set in a former gasworks facility, it blends industrial heritage with modern arts.

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## 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.



## The culinary Experience

Integrated SMEG appliances included in turnkey delivery.

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Custom fluted island detailing and continuous marble backsplashes.

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

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# Top Quality Bathrooms

## **Top Grade Amenities:**

Elevating the experience to the best of standards.

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## **Premium Finishes**

Floor to ceiling veined marble tiling.

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## **Custom Storage**

Integrated wooden vanity systems and recessed architectural shelving.

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# FIRST FLOOR

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A1: 52.54 m<sup>2</sup>

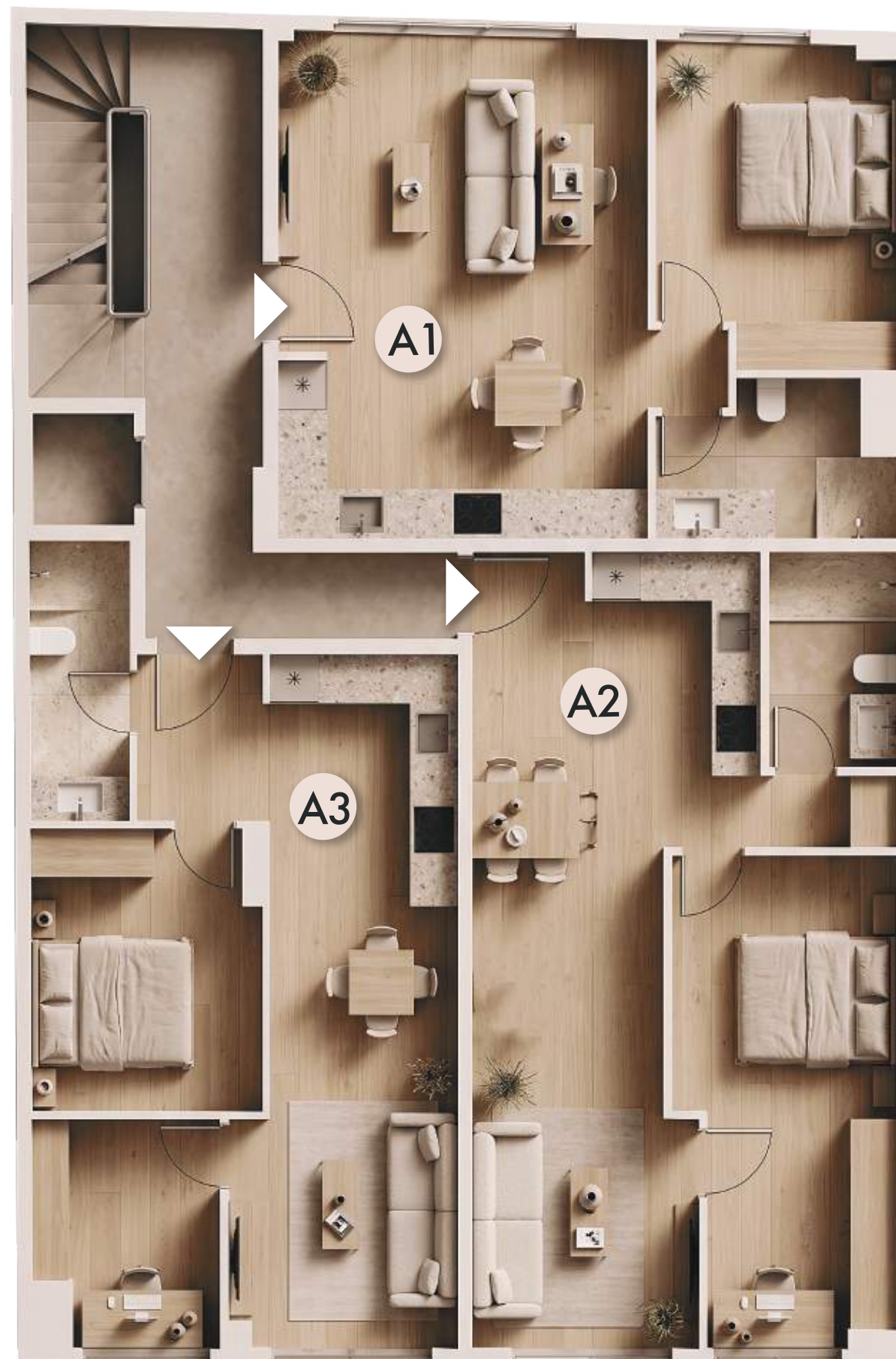
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A2: 56.59 m<sup>2</sup>

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A3: 52.47 m<sup>2</sup>

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## APARTMENT A1

A1: 52.54 m<sup>2</sup>



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## APARTMENT A2

A2: 56.59 m<sup>2</sup>



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## APARTMENT A3

A3: 52.47 m<sup>2</sup>



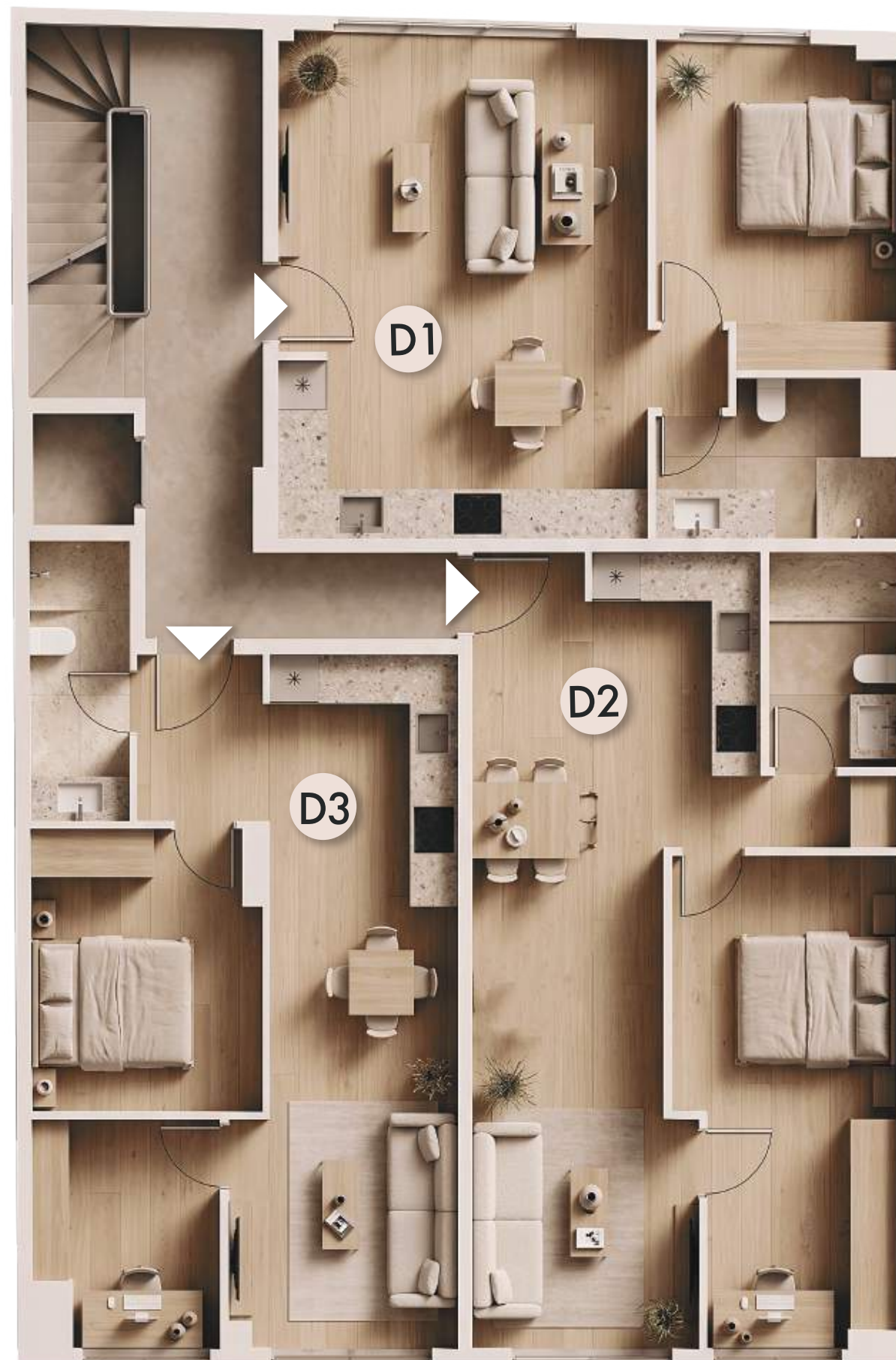
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## FOURTH FLOOR

D1: 52.54 m<sup>2</sup>

D2: 56.59 m<sup>2</sup>

D3: 52.47 m<sup>2</sup>



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## APARTMENT D1

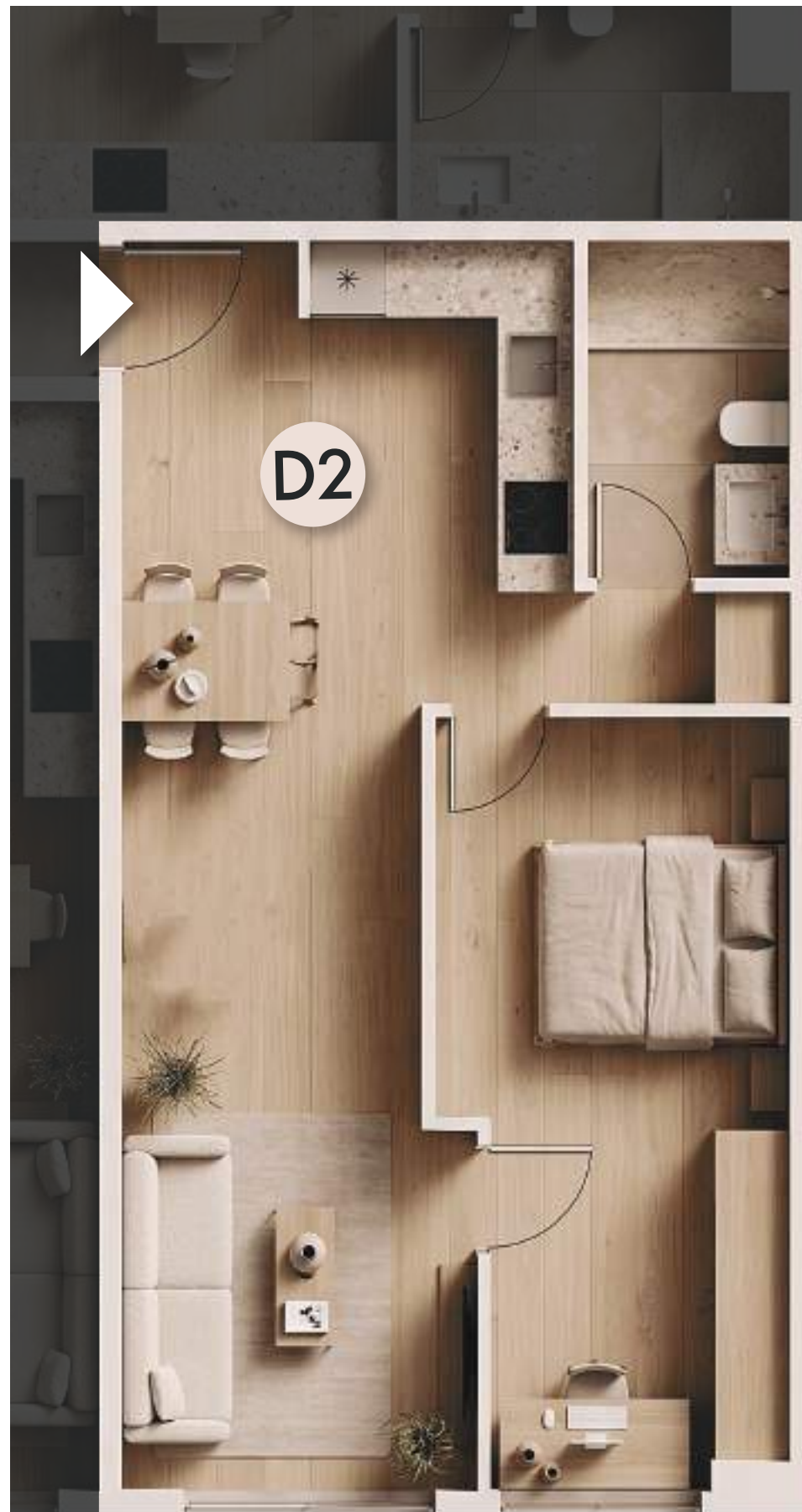
D1: 52.54 m<sup>2</sup>



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## APARTMENT D2

D2: 56.59 m<sup>2</sup>



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## APARTMENT D3

D3: 52.47 m<sup>2</sup>



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