

An architectural rendering of a modern, multi-story apartment building at dusk. The building features a light-colored facade, large windows, and balconies with dark metal railings. A prominent staircase leads up to the entrance area, which is landscaped with plants and illuminated by warm lights. The sky is filled with soft, orange and pink clouds from the setting sun. In the foreground, a few people are walking on a path, and a car is partially visible on the left.

Spaton Avenue 34-36,
Gerakas - Athens



GERAKAS AREA

SPATON AVE.

LUXURY APARTMENTS



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.

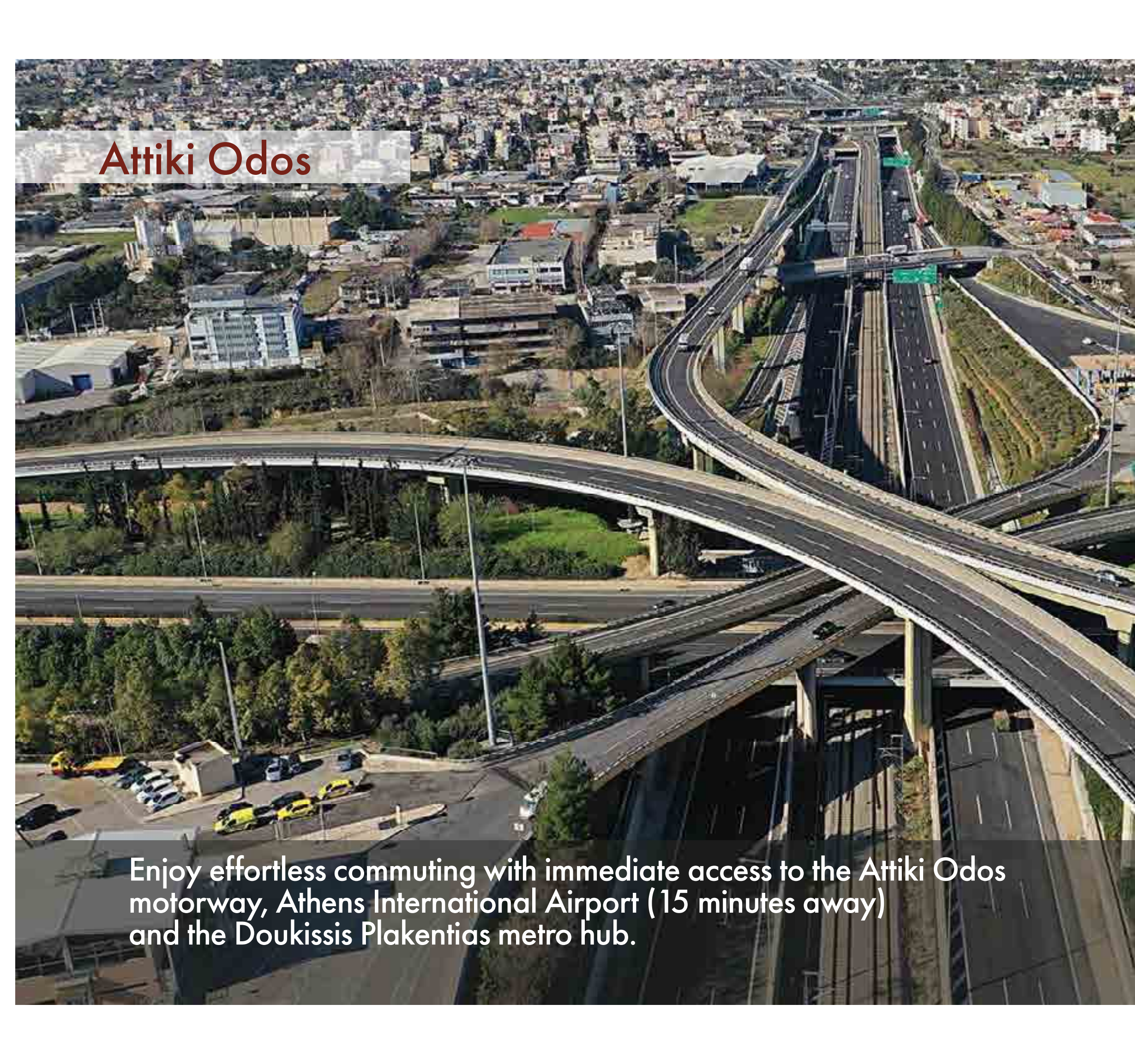
THE ASSET: TURNKEY LUXURY

Brand new, ultra modern construction at Gerakas area. Zero immediate maintenance, striking architectural design and premium interior finishes.

THE RETURN: OPTIMIZED YIELD

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

Destination:
Luxury!



Attiki Odos

Enjoy effortless commuting with immediate access to the Attiki Odos motorway, Athens International Airport (15 minutes away) and the Doukissis Plakentias metro hub.

The Location Narrative

Discover the perfect balance of suburban serenity and corporate connectivity at this newly developed apartment complex in Gerakas. Perfectly positioned on Spaton Avenue, this premium address places you at the heart of one of Athens' most desirable north-eastern suburbs.

Surrounded by prestigious international schools, parks, and thriving tech hubs, the neighborhood offers an upscale, family-friendly lifestyle with supermarkets and charming local cafes just steps from your front door.

Featuring contemporary architecture and high-end finishes, these apartments represent a rare opportunity for both discerning homeowners and investors seeking high-yield rental potential in a high-demand district.



A Neighborhood in High Demand

Gerakas has quickly become one of northeastern Athens' most prestigious residential sectors.

Known for its strict urban planning, beautiful low-rise architecture, and lush green open spaces, the area feels worlds away from the city center's congestion.

Air quality is noticeably cleaner, streets are wider, and local neighborhood safety is among the highest in Attica.

Effortless Daily Convenience

When you live here, your daily routines become seamless. Step out of your door and you are moments away from upscale local bakeries, organic markets, and vibrant boutique cafes.

For families, the location is a dream - sitting inside a top-tier educational corridor right next to Athens' finest international schools.





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 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

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.

BASEMENT

APARTMENT Y1

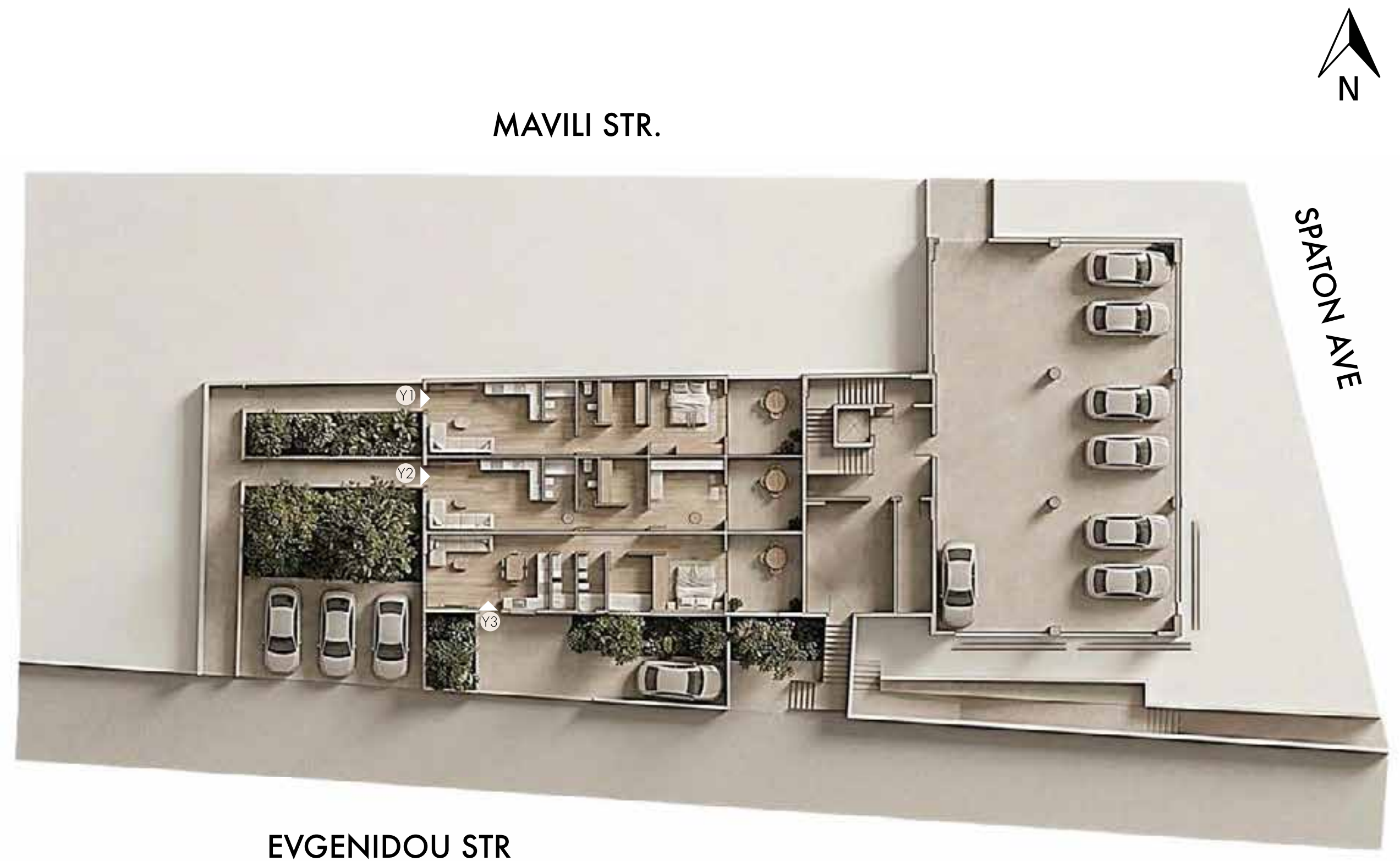
62.56 m²

APARTMENT Y2

58.09 m²

APARTMENT Y3

64.26 m²



GROUND
FLOOR

APARTMENT I1
65.20 m²

APARTMENT I2
61.87 m²

APARTMENT I3
61.24 m²

APARTMENT I4
62.14 m²



FIRST FLOOR

APARTMENT A1

65.20 m²

APARTMENT A2

61.87 m²

APARTMENT A3

61.24 m²

APARTMENT A4

62.14 m²



SECOND FLOOR

APARTMENT B1

60.77 m²

APARTMENT B2

61.87 m²

APARTMENT B3

60.10 m²

APARTMENT B4

62.54 m²



APARTMENT Y1

APARTMENT Y1

62.56 m²

Garden
35.79 m²

1 bedroom
Living room
Kitchen
2 Bathrooms

Garden
35.79 m²

Veranda
15.76 m²



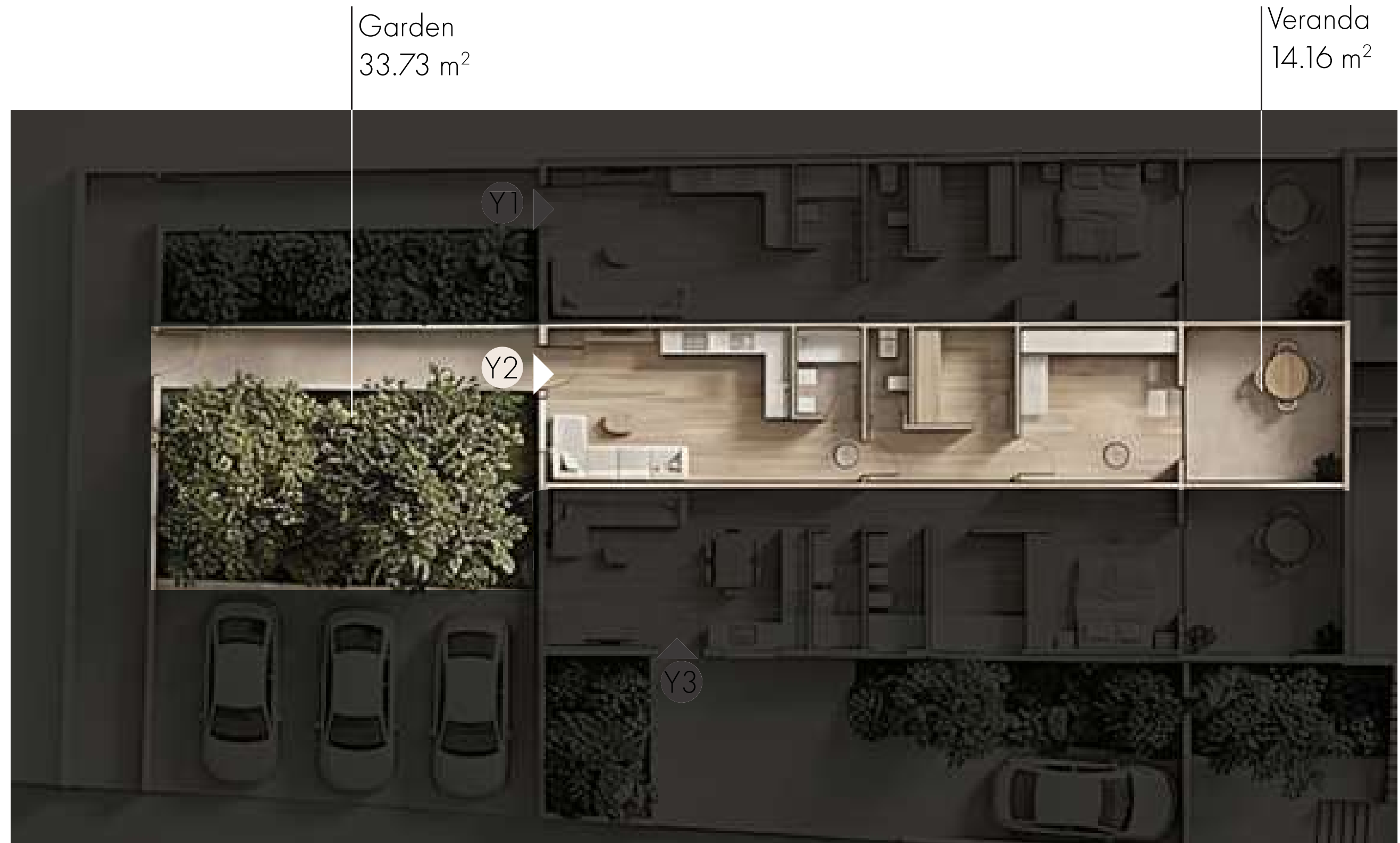
APARTMENT Y2

APARTMENT Y2

58.09 m²

Garden
33.73 m²

2 bedroom
Living room
Kitchen
1 Bathroom



APARTMENT Y3

APARTMENT Y3

64.26 m²

2 bedroom
Living room
Kitchen
2 Bathrooms

Veranda
14.87 m²



APARTMENT 11

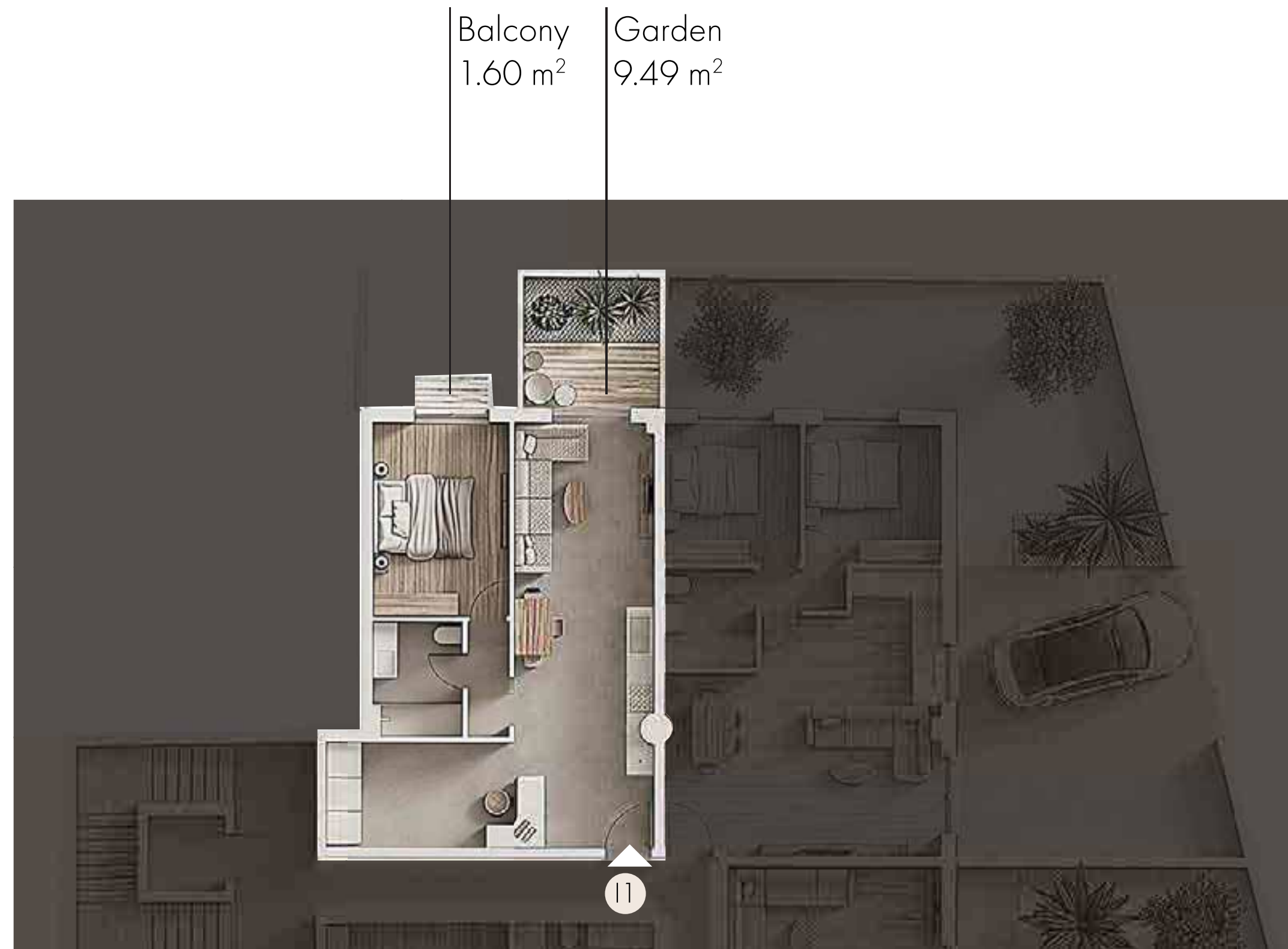
APARTMENT 11

65.20 m²

Balcony 1.60 m²

Garden 9.49 m²

1 bedroom
Living room
Kitchen
Bathroom



APARTMENT I2

APARTMENT I2

61.87 m²

Garden 77.05 m²

Parking Space

2 bedrooms

Living room

Kitchen

Bathroom



APARTMENT 13

APARTMENT 13

61.24 m²

Garden
 $37.55 + 16.37 = 53,92\text{m}^2$

2 bedrooms
Living room
Kitchen
Bathroom



APARTMENT 14

APARTMENT 14

62.14 m²

Garden 13.93 m²

2 bedrooms
Living room
Kitchen
Bathroom



Garden
13.93 m²

APARTMENT A1

APARTMENT A1

65.20 m²

Balconies:
1.60+1.60=3.2 m²

1 bedroom
Living room
Kitchen
Bathroom



APARTMENT A2

APARTMENT A2

61.87 m²

Balconies:

$1.60 + 1.60 + 1.60 = 4.8 \text{ m}^2$

2 bedrooms

Living room

Kitchen

Bathroom



APARTMENT A3

APARTMENT A3

61.24 m²

Balconies:

$1.60 + 1.60 + 1.60 = 4.8 \text{ m}^2$

2 bedrooms

Living room

Kitchen

Bathroom



APARTMENT A4

APARTMENT A4

62.14 m²

Balconies:

1.60+1.60=3.2 m²

2 bedrooms

Living room

Kitchen

Bathroom



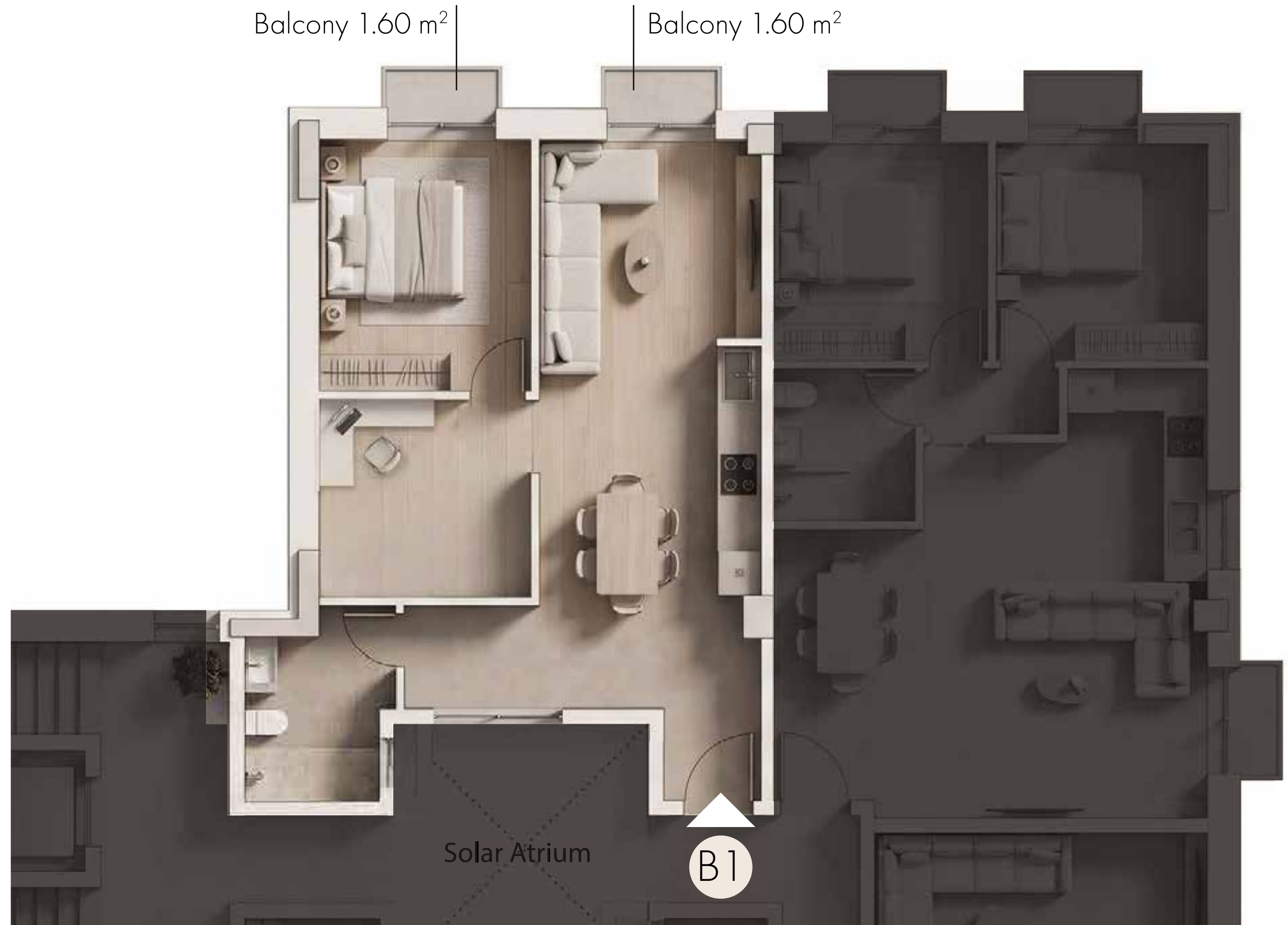
APARTMENT B1

APARTMENT B1

60.77 m²

Balconies:
1.60+1.60= 3.2 m²

1 bedroom
Living room
Kitchen
Bathroom



APARTMENT B2

APARTMENT B2

61.87 m²

Balconies:

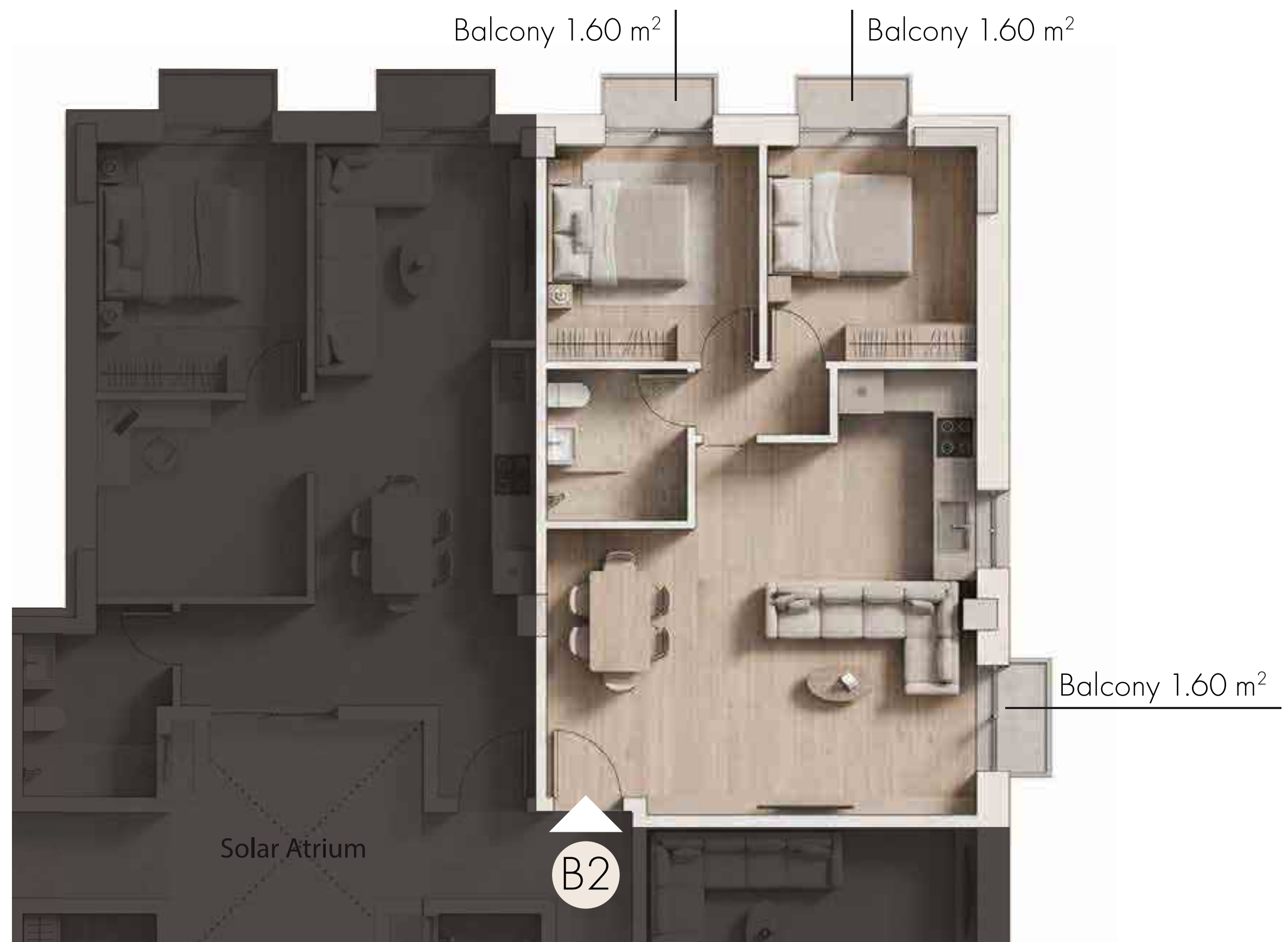
$1.60 + 1.60 + 1.60 = 4.8 \text{ m}^2$

2 bedrooms

Living room

Kitchen

Bathroom



APARTMENT B3

APARTMENT B3

60.10 m²

Balconies:

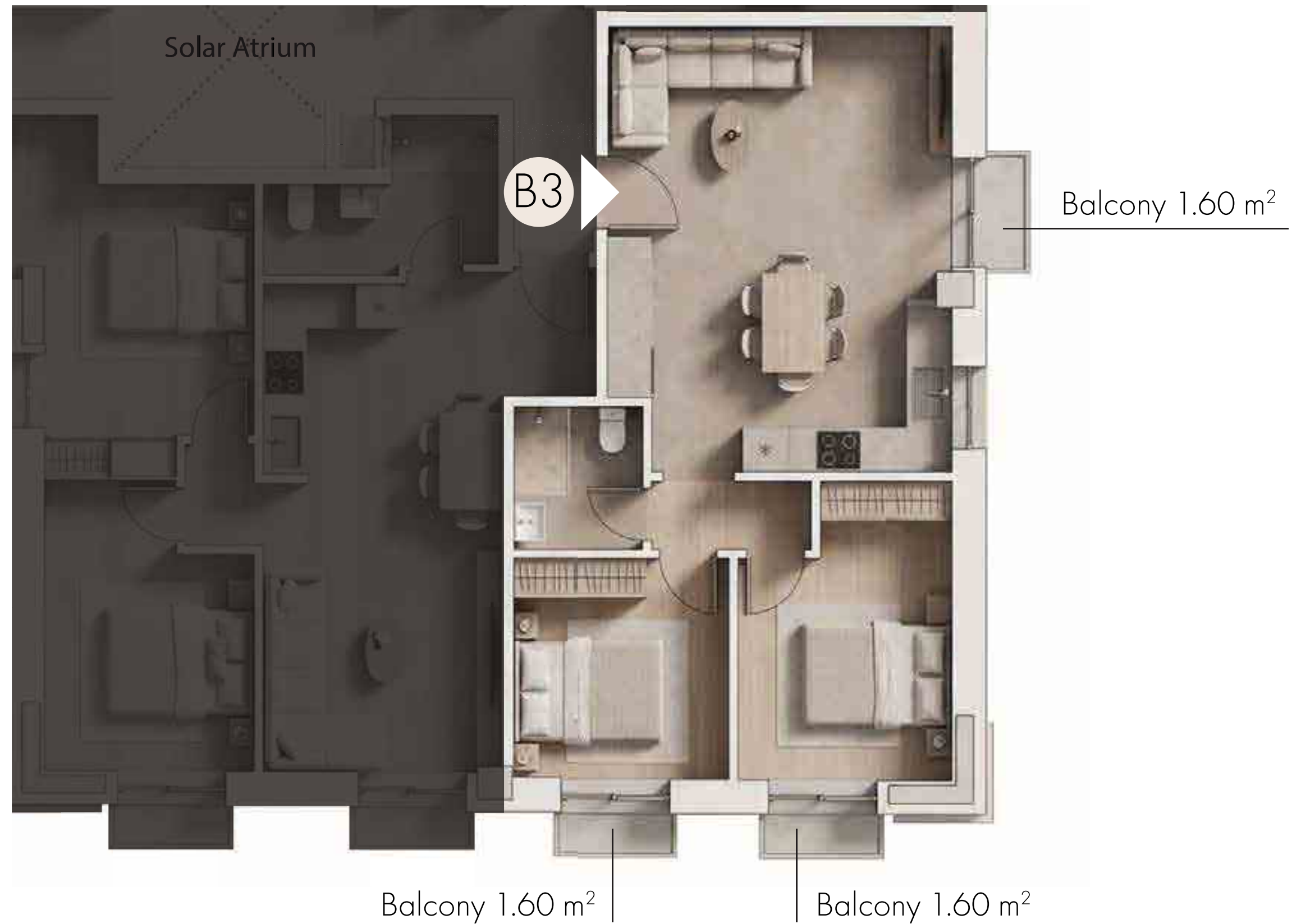
$1.60 + 1.60 + 1.60 = 4.8 \text{ m}^2$

2 bedrooms

Living room

Kitchen

Bathroom



APARTMENT B4

APARTMENT B4

62.54 m²

Balconies:
1.60+1.60= 3.2 m²

2 bedrooms
Living room
Kitchen
Bathroom

