



MOSCHATO ATHENS

# KAPODISTRIOU

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 Moschato. 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.



# Key Investment Advantages

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## **High-Demand Urban Node:**

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Surrounded by essential infrastructure, retail, and commercial centers.

## **Transit-Oriented Growth:**

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Immediate proximity to major transport networks ensures premium rental liquidity.

## **Future-Proof Asset:**

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

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## Stavros Niarchos Foundation Cultural Center (SNFCC)

# Strategic Location Advantages

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### Transportation:

Metro Rail: The area sits within short walking distance (500 meters) of the Moschato Metro Station (Line 1), making rapid transit effortless across the metropolitan grid.

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### Road Access:

Situated close to the Pireos Avenue artery and the Kifisou Avenue (National Road) junction, providing straightforward vehicle access to the rest of Attica.

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### University Hubs:

**Panteion University of Social and Political Sciences** (in nearby Kallithea) and the **University of Piraeus** just a short metro or bus ride away.

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### The Port of Piraeus:

Very convenient access via Metro Line 1 or coastal avenues, reaching Greece's main port within roughly 10–15 minutes.

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### Center of Athens:

Reaching Monastiraki, Thissio, or Omonia via Metro Line 1 is a direct commute taking under 15 minutes, making trips to the historic center quick and efficient.

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### Culture & Nightlife:

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

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# Uncompromising Urban comfort

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Floor to ceiling modern wardrobes offering extensive concealed storage.

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Acoustic and visual warmth via custom slatted wood wall accents.

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

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## Interior Vision:

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### **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 floor plan.

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# Spa-Inspired Bathrooms

## Top Grade Amenities:

Elevating the experience to the best of standards.

## Premium Finishes:

Floor to ceiling veined marble tiling.

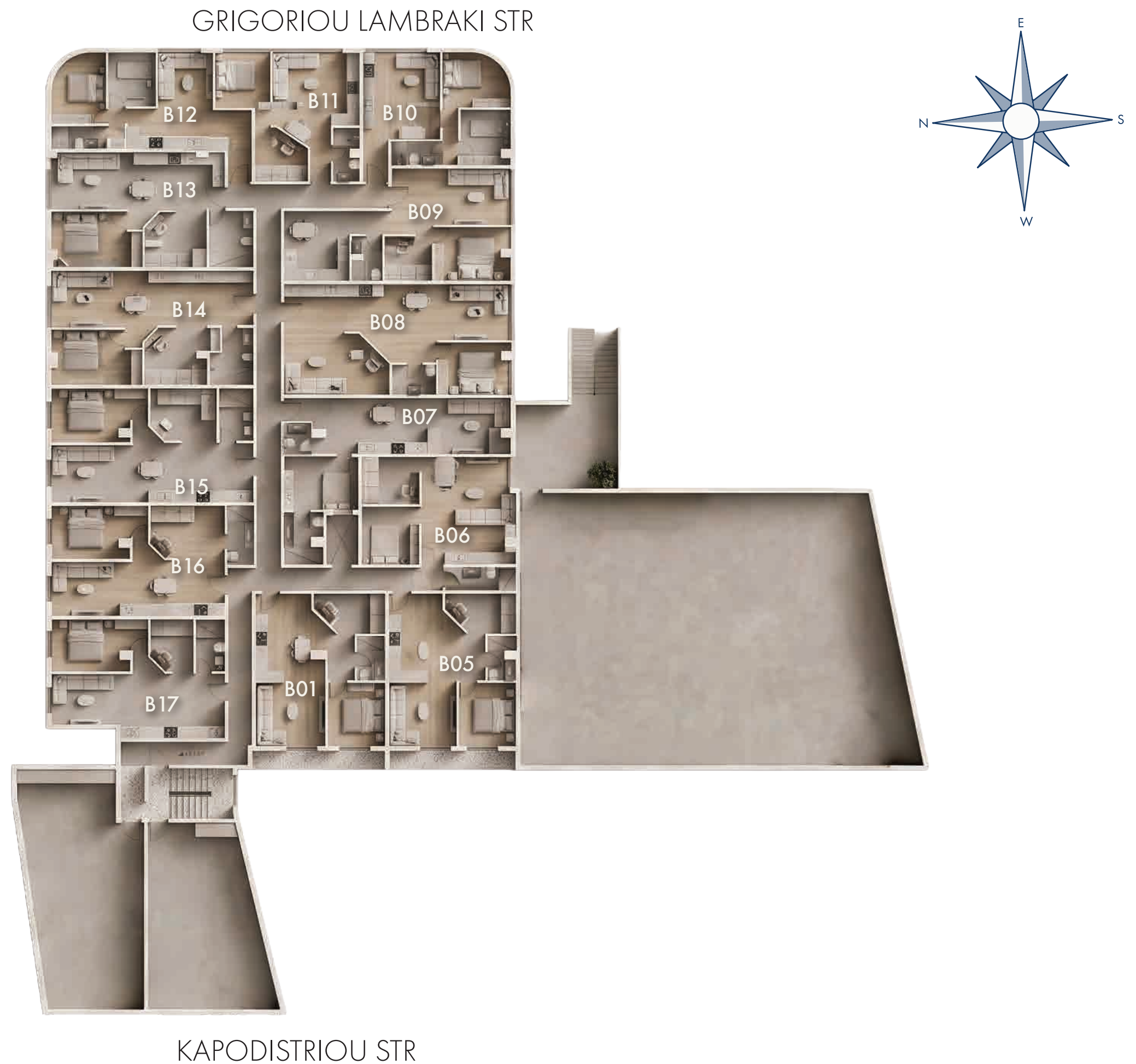
## Custom Storage:

Integrated wooden vanity systems and recessed architectural shelving.



## SECOND FLOOR

|      |       |                |
|------|-------|----------------|
| B-01 | 58.64 | m <sup>2</sup> |
| B-05 | 55.95 | m <sup>2</sup> |
| B-06 | 54.63 | m <sup>2</sup> |
| B-07 | 57.37 | m <sup>2</sup> |
| B-08 | 71.88 | m <sup>2</sup> |
| B-09 | 61.43 | m <sup>2</sup> |
| B-10 | 50.71 | m <sup>2</sup> |
| B-11 | 46.72 | m <sup>2</sup> |
| B-12 | 53.17 | m <sup>2</sup> |
| B-13 | 63.07 | m <sup>2</sup> |
| B-14 | 66.79 | m <sup>2</sup> |
| B-15 | 66.91 | m <sup>2</sup> |
| B-16 | 60.87 | m <sup>2</sup> |
| B-17 | 59.09 | m <sup>2</sup> |



## SECOND FLOOR

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**B-01 58.64m<sup>2</sup>**

Living Room

Kitchen

1 bedroom

Study room

1 bathroom



## SECOND FLOOR

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**B-05 55.95 m<sup>2</sup>**

Living Room

Kitchen

1 bedroom

Study room

1 bathroom



## SECOND FLOOR

---

**B-06 54.63 m<sup>2</sup>**

Living Room

Kitchen

1 bedroom

Study room

1 bathroom



## SECOND FLOOR

---

**B-07** 57.37 m<sup>2</sup>

Living Room

Kitchen

1 bedroom

Study room

1 bathroom



## SECOND FLOOR

---

**B-08 71.88 m<sup>2</sup>**

Living Room

Kitchen

1 bedroom

1 bathroom



## SECOND FLOOR

---

**B-09 61.43 m<sup>2</sup>**

Living Room

Kitchen

1 bedroom

1 bathroom



## SECOND FLOOR

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**B-10 50.71 m<sup>2</sup>**

Living Room

Kitchen

2 bedrooms

1 bathroom



## SECOND FLOOR

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**B-11 46.72 m<sup>2</sup>**

Living Room

Kitchen

1 bedroom

Study room

1 bathroom



## SECOND FLOOR

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**B-12 53.17 m<sup>2</sup>**

Living Room

Kitchen

2 bedrooms

1 bathroom



## SECOND FLOOR

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**B-13 63.07 m<sup>2</sup>**

Living Room

Kitchen

1 bedroom

Study room

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## SECOND FLOOR

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**B-14** 66.79 m<sup>2</sup>

Living Room

Kitchen

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## SECOND FLOOR

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**B-15    66.91 m<sup>2</sup>**

Living Room

Kitchen

1 bedroom

Study room

1 bathroom



## SECOND FLOOR

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**B-16** 60.87m<sup>2</sup>

Living Room

Kitchen

1 bedroom

Study room

1 bathroom



## SECOND FLOOR

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**B-17** 59.09 m<sup>2</sup>

Living Room

Kitchen

1 bedroom

Study room

1 bathroom

