



Akropoleos 2, Nea Makri
190 05 Attica

MATI

LUXURY APARTMENTS

| 3 FLOORS | 9 PREMIUM UNITS | 6 DEDICATED PARKING SPOTS |

MORE THAN A RESIDENCE

Your passport to lifestyle,
security and opportunity

GOLDEN VISA

Fully eligible for immediate access
to EUROPEAN RESIDENCY.

GROWTH POTENTIAL

Positioned for strong appreciation
and enduring demand.

STRATEGIC VERSABILITY

Viable as a private residence, boutique
hospitality venture, or high-yield rental.



Mati Luxury Apartments

Akropoleos Str.

Urban Center

Downtown Athens
30-minute drive via direct
access to Marathonos
Avenue.

Global Transit

**Athens International Airport
(Eleftherios Venizelos)**

20 km away

Cyclades Access

Port of Rafina
Only 4 km away. Major ferry hub
to Mykonos, Andros, Tinos,
and the wider Cyclades.

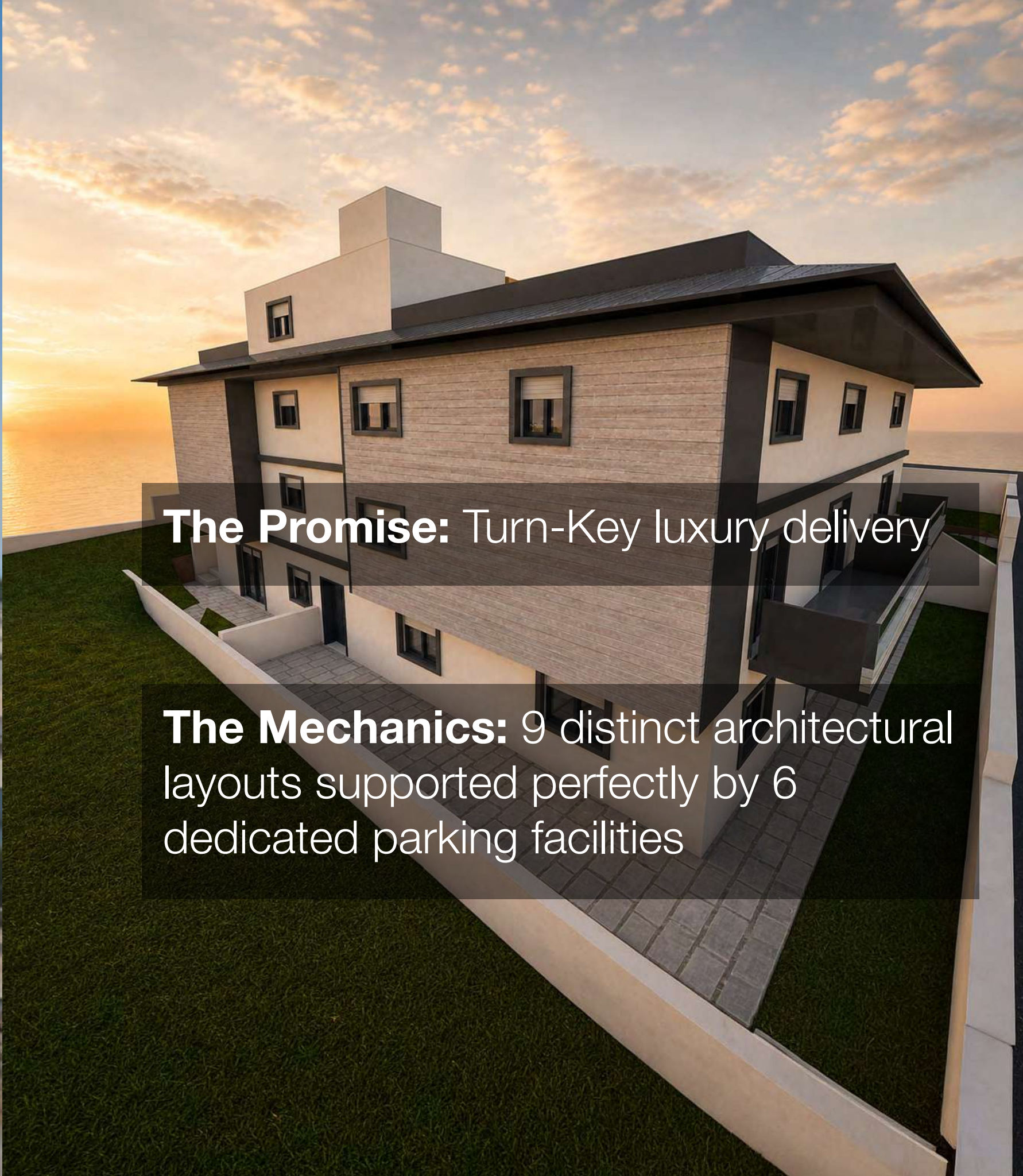
From the Design to Reality





The Foundation: Built upon a highly resilient structural system ensuring long-term asset security

The Progress: Construction advancing rapidly on-site



The Promise: Turn-Key luxury delivery

The Mechanics: 9 distinct architectural layouts supported perfectly by 6 dedicated parking facilities

The Master Portfolio Matrix

Floor Level	Unit Identifier	Exact Square Meterage	Signature Architectural Feature
Ground	I1	56.48 m ²	Cour Anglaise
Ground	I2	72.88 m ²	Central Layout
Ground	I3	66.55 m ²	Cour Anglaise
First	A1	65.13 m ²	Dual-aspect balconies
First	A2	60.10 m ²	Central Layout
First	A3	71.45 m ²	Marathonos-facing
Second	B1	67.73 m ²	Premium Elevation
Second	B2	53.96 m ²	High-Efficiency Central
Second	B3	74.45 m ²	Flagship Premium Elevation

Turn Key Luxury. 9 distinct architectural layouts supported by a strong foundation and modern structural system.

THE DECISIVE EUROPEAN ASSET

The timeline

Construction advancing rapidly.

The mechanics

9 distinct architectural layouts supported by 6 dedicated parking facilities.

The outcome

Immediate Greek Golden Visa eligibility through an asset positioned for high-yield returns and Mediterranean Living.



SECOND FLOOR

Unit B1	67.63	m ²
Unit B2	53.96	m ²
Unit B3	74.45	m ²

FIRST FLOOR

Unit A1	65.14	m ²
Unit A2	60.10	m ²
Unit A3	71.45	m ²

GROUND FLOOR

Unit I1	56.48	m ²
Unit I2	72.88	m ²
Unit I3	66.55	m ²

UNDERGROUND FLOOR

SA1	5.79	m ²
SA2	6.17	m ²
SA3	5.22	m ²
SA4	4.16	m ²
SA5	4.21	m ²
SA6	5.32	m ²
SA7	7.97	m ²

AKROPOLEOS

MARATHONOS AVE.

B3

B2

A3

A2

I2



AKROPOLEOS

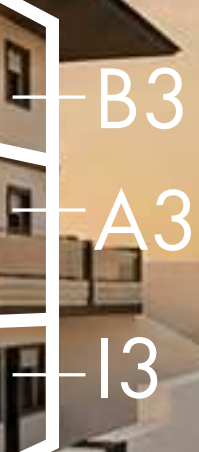
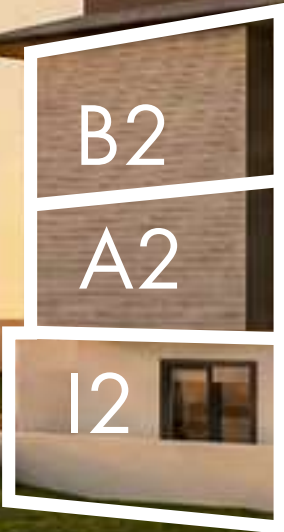
B3

A3

I3

MARATHONOS AVE.

MARATHONOS AVE.



AKROPOLEOS



B1

B3

A1

A3

I1

I3

MARATHONOS AVE.

AKROPOLEOS



AKROPOLEOS

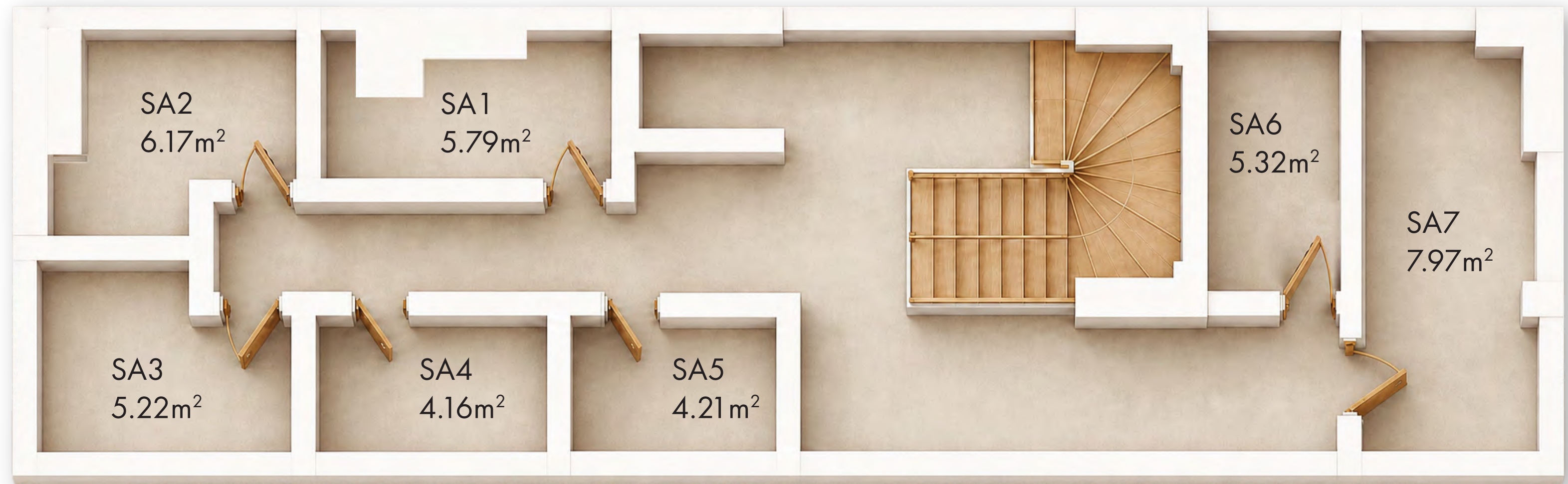
B3

I3

A3

MARATHONOS AVE.

UNDERGROUND STORAGE



GROUND FLOOR

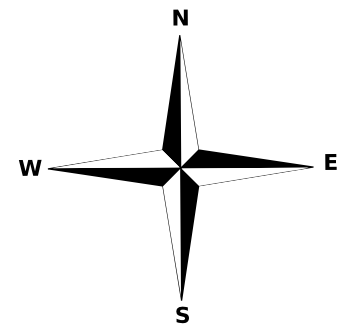


Apartment I1
56.48 m²

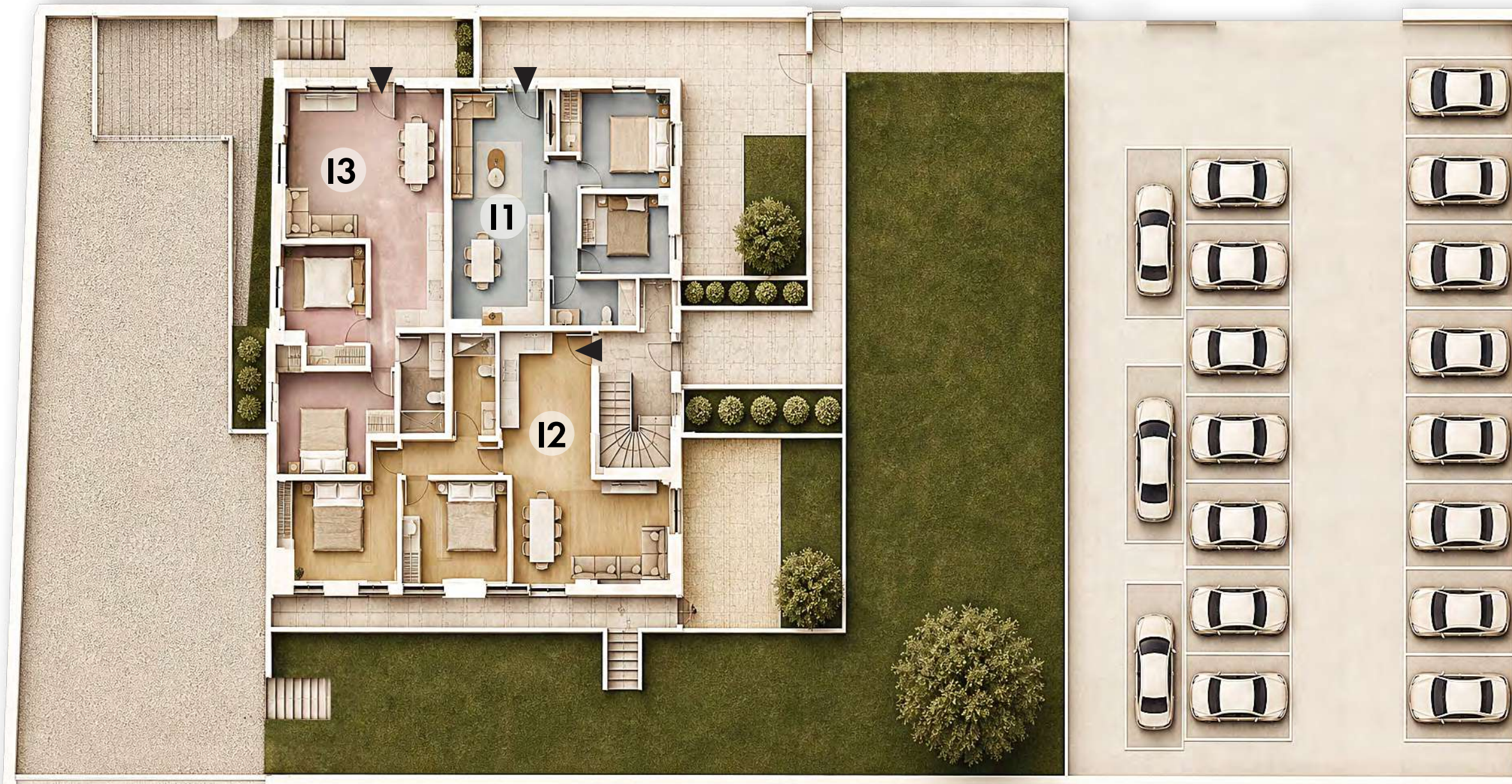
Apartment I2
72.88 m²

Apartment I3
66.55 m²

Akropoleos str.



Marathonos Ave.



GROUND FLOOR



Apartment I1
56.48 m²

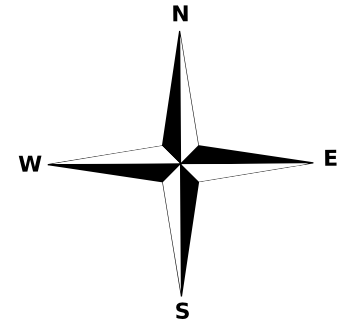
Apartment I2
72.88 m²

Apartment I3
66.55 m²

GROUND FLOOR

Marathonos Ave.

Akropoleos str.



FIRST FLOOR



Apartment A1
65.13 m²

Apartment A2
60.10 m²

Apartment A3
71.45 m²

Marathonos Ave.

Akropoleos str.



SECOND FLOOR



Apartment B1
67.63 m²

Apartment B2
53.96 m²

Apartment B3
74.45 m²

Marathonos Ave.

Akropoleos str.



APARTMENT I1



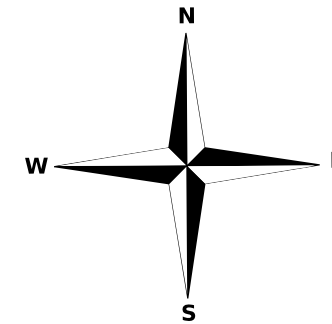
Apartment I1
56.48 m²

Garden: 58.34 m²

GROUND FLOOR

Marathonos Ave.

Akropoleos str.



APARTMENT 12



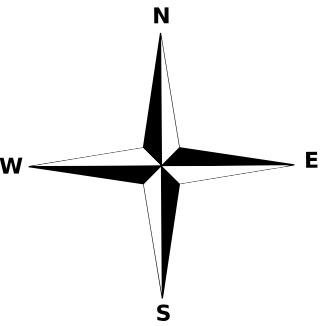
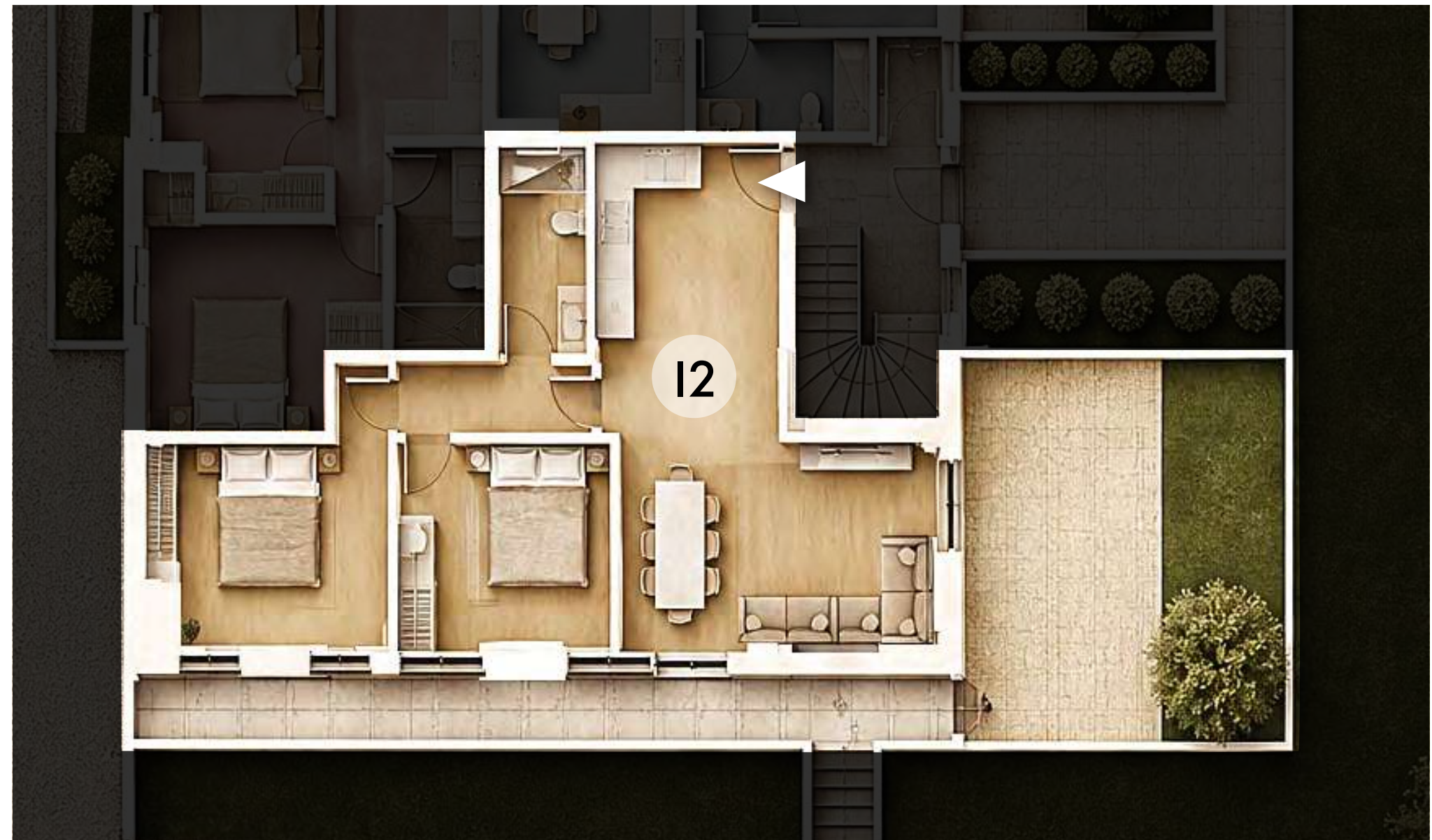
Apartment 12
72.88 m²

Garden: 48.46 m²

GROUND FLOOR

Akropoleos str.

Marathonos Ave.



APARTMENT I3



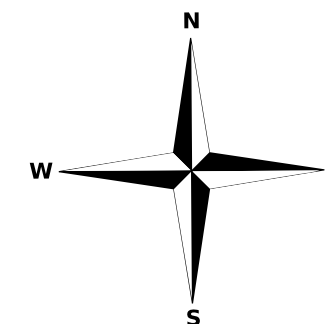
Apartment I3
66.55 m²

Garden: **58.93 m²**

GROUND FLOOR

Akropoleos str.

Marathonos Ave.



APARTMENT A1



Apartment A1
65.13 m²

Balcony: 7.47 m²

FIRST FLOOR

Akropoleos str.

Marathonos Ave.



APARTMENT A2



Apartment A2
60.10 m²

Balcony
9.95 m²

FIRST FLOOR

Akropoleos str.

Marathonos Ave.



APARTMENT A3



Apartment A3
71.45 m²

Balcony
 $5.25 + 4.75 \text{ m}^2 = 10 \text{ m}^2$

Garden
72.24 m²

FIRST FLOOR

Akropoleos str.

Marathonos Ave.



APARTMENT B1



Apartment B1
67.63 m²

SECOND FLOOR

Marathonos Ave.

Akropoleos str.



APARTMENT B2



Apartment B2
53.96 m²

SECOND FLOOR

Akropoleos str.

Marathonos Ave.



APARTMENT B3



Apartment B3
74.45 m²

Balcony : 15.99 m²

SECOND FLOOR

Marathonos Ave.

Akropoleos str.

