



SPATON AVENUE 35

Modern One-Bedroom Residences
in Gerakas, Athens





03 — LOCATION VALUE

Gerakas: Connected Suburban Living

Gerakas is positioned in northeastern Athens, offering a calmer residential environment while maintaining efficient access to Athens city center, Attiki Odos, and Athens International Airport.





04 — INVESTMENT THESIS

Why Spaton Avenue 35



Golden Visa Potential

A tangible real estate pathway for European residency planning.



Stable Rental Demand

One-bedroom units suit professionals, couples, and long-term tenants.



Low-Maintenance Asset

Modern construction and compact layouts support efficient operation.





A Compact Residential Investment

Quiet Geometry, Lasting Value

	LOCATION	Leoforos Spaton 35, Gerakas 15344
	ASSET TYPE	First-floor residential apartments
	TOTAL UNITS	4 one-bedroom apartments
	UNIT SIZE	Approx. 39.88–40.41 m²
	INVESTMENT ANGLE	Golden Visa / Long-term rental / Asset holding



Designed for Everyday Comfort

An open living and kitchen arrangement maximises functionality, comfort, and rental appeal within a compact one-bedroom residence.



Open-Plan Living



Integrated Kitchen



Compact Efficiency



A Quiet Private Retreat

— ◆ —

Warm wood flooring,
soft textiles, indirect lighting,
and neutral tones shape
a restful bedroom designed
for long-term comfort.



Hotel-Inspired, Residentially Refined

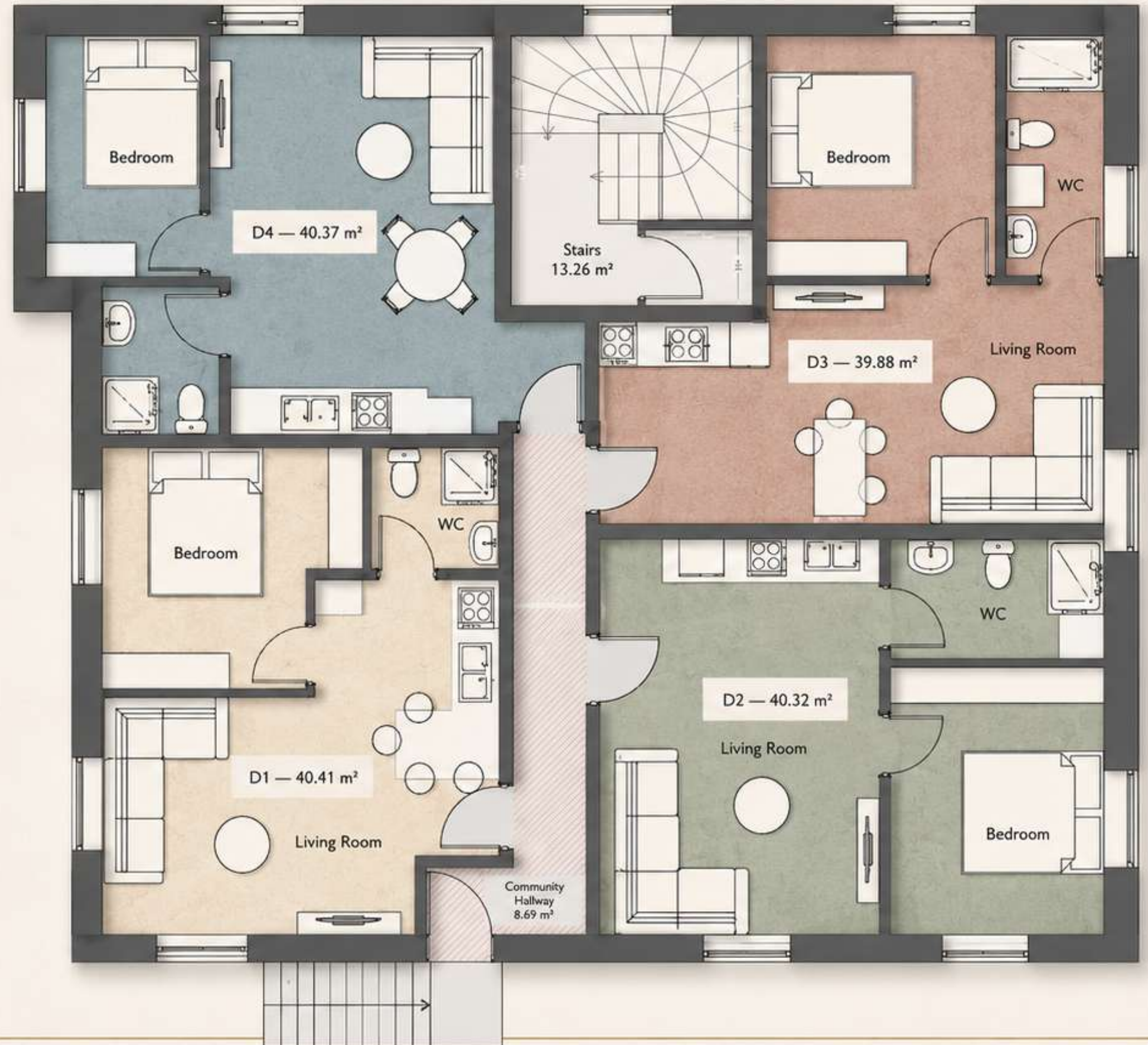
Marble-effect surfaces, glass shower partitions, black fixtures, and integrated storage bring a polished finish to everyday living.



Four Independent One-Bedroom Units

The first floor comprises four compact one-bedroom apartments, each with independent access and a functional living-kitchen-bedroom layout.

●	D1	40.41 m ²
●	D2	40.32 m ²
●	D3	39.88 m ²
●	D4	40.37 m ²



D1 • Balanced Corner Layout

A 40.41 m² one-bedroom apartment with a clear living area, separate bedroom, kitchen, WC, and balcony connection.

40.41 m²



Balcony Connection

Enjoy natural light and fresh air through the private balcony.



Balanced Layout

Efficient corner design with a comfortable flow and privacy.



Complete Living Program

Living room, kitchen, bedroom, and WC — everything you need.



D2 · Efficient Rental Residence

A 40.32 m² layout designed for practical daily living, with a compact open living zone and direct bedroom separation.

40.32 m²



Long-rental friendly

Functional layout that appeals to a wide range of tenants.



Direct circulation

Efficient flow between entrance, living area, and private zone.



Low-maintenance planning

Compact spaces and simple finishes for easy upkeep.



D2
Entrance



D3 • Compact Urban Home

39.88 m²

A 39.88 m² one-bedroom apartment with a smart internal arrangement, suitable for single professionals or young couples.



Compact but Complete

Efficient use of space with all essential areas for comfortable living.



Smart Zoning

Well-defined bedroom, living, dining, kitchen, and private bath.



Urban-Living Ready

Ideal for modern city life—close, connected, and convenient.



A cozy retreat designed for rest and relaxation.



D4 · Comfortable Residential Flow

A 40.37 m² residence with a practical living-kitchen arrangement, defined bedroom zone, and balcony connection.

 40.37 m²



COMFORT

Well-proportioned spaces for relaxed everyday living.



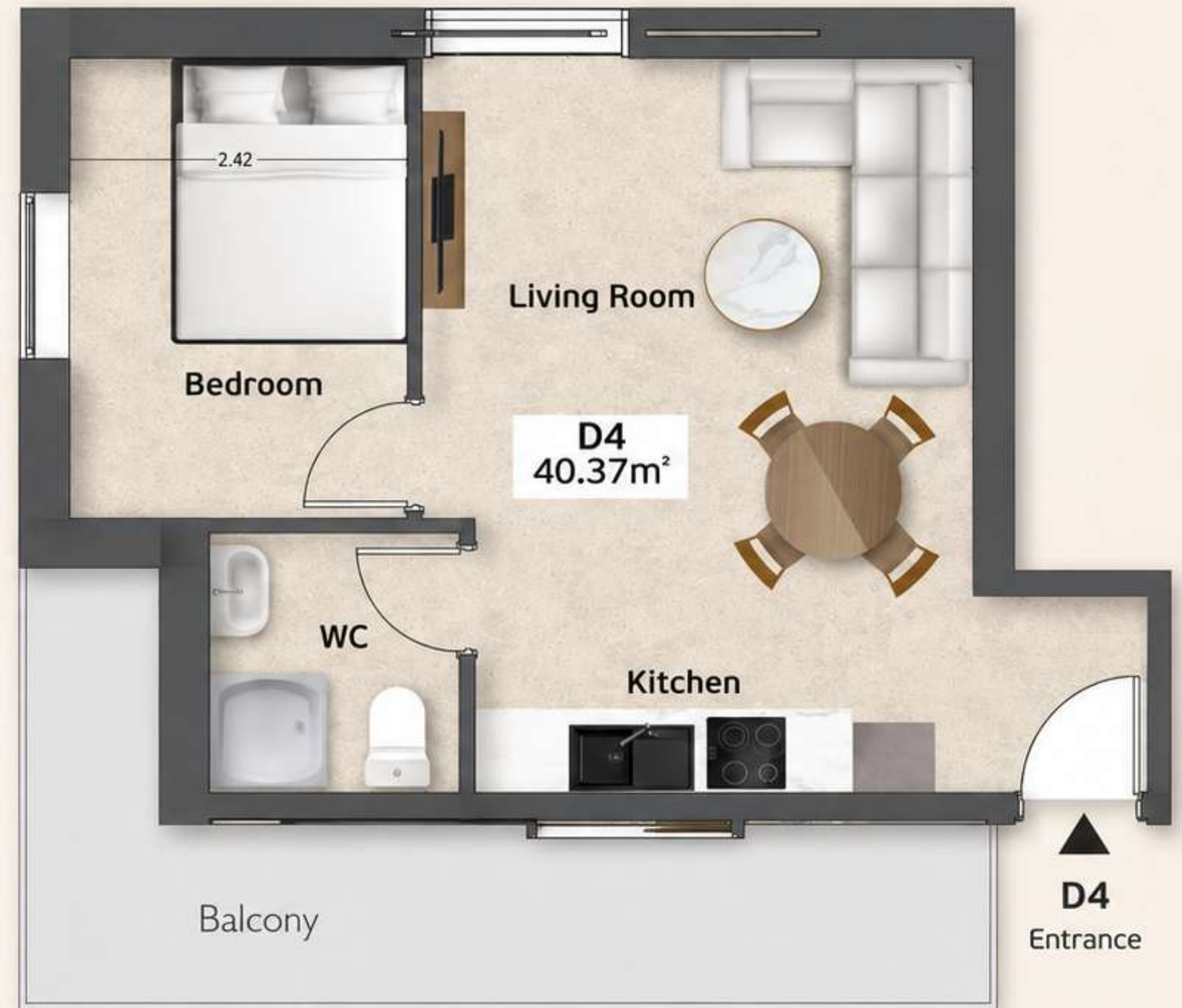
PRACTICAL

Smart layout for efficient daily use.



VERSATILE

Ideal for self-use or rental investment.



Compact Planning, Clear Circulation

The four apartments are arranged around a shared stair and corridor core, creating independent access, efficient circulation, and a clean first-floor residential configuration.

●	D1	40.41 m ²
●	D2	40.32 m ²
●	D3	39.88 m ²
●	D4	40.37 m ²

Balanced Unit Mix

Two front-facing living rooms and two rear-facing layouts provide variety and privacy for residents.

Independent Unit Access

Each apartment has its own private entrance from the central hallway.



Shared Stair Core

A central stairwell serves all four apartments with secure and efficient access.

Community Hallway

A bright, well-proportioned corridor connects all units and promotes smooth circulation.

Residence, Investment, Long-Term Security

A compact real estate asset designed to support Golden Visa planning while preserving practical rental value and long-term ownership flexibility.



European Residency Pathway

A clear and viable pathway to European residency through real estate investment.



Independent Rental Units

Self-contained one-bedroom units designed for stable rental demand and tenant privacy.



Modern Urban Asset

Well-located, low-maintenance, and built for long-term value in a growing urban area.



SECURE YOUR ATHENS ASSET

A modern residential investment in Gerakas,
combining Golden Visa potential, rental flexibility,
and long-term value.

Position your capital in a residential asset defined
by real livability, resilient demand, and long-term
European value.



Modern
Residential Living



Flexible
Rental Appeal



Long-Term
Security

