

Golden Visa
Opportunity

Exclusive Golden Visa Residential Units

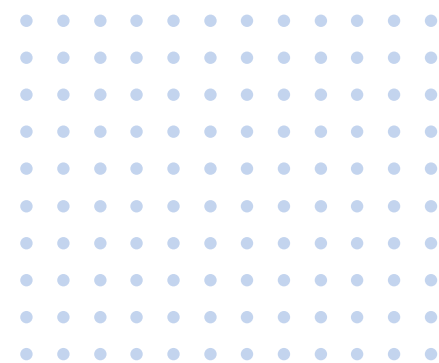
DECO PROJECT

Two Premium Residences Near Ano Charavgi Square, Athens

Delivery: August 2026



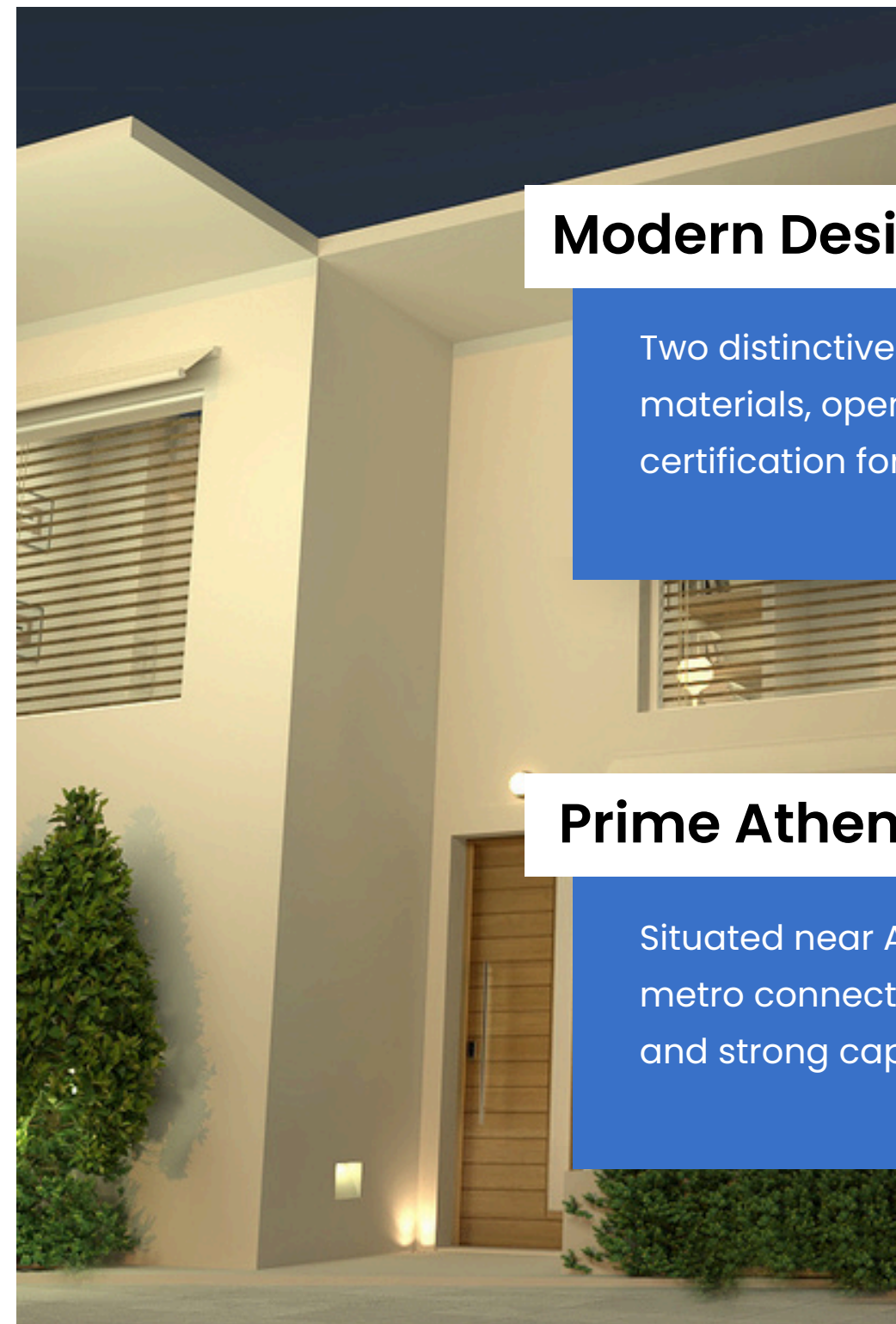
Deco Project



PROJECT OVERVIEW

DECO PROJECT

A boutique residential development featuring two unique, thoughtfully designed units in a prime Athens location. Deco Project combines modern architecture, energy efficiency, and premium finishes to deliver an exceptional living and investment experience.

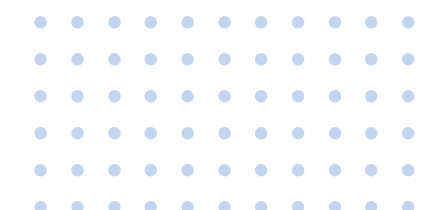


Modern Design

Two distinctive residences crafted with high-end materials, open-plan layouts, and Energy Class A certification for sustainable, comfortable living.

Prime Athens Location

Situated near Ano Charavgi Square with excellent metro connectivity, offering high rental demand and strong capital appreciation potential.





Deco Project

PRIME LOCATION & ACCESSIBILITY

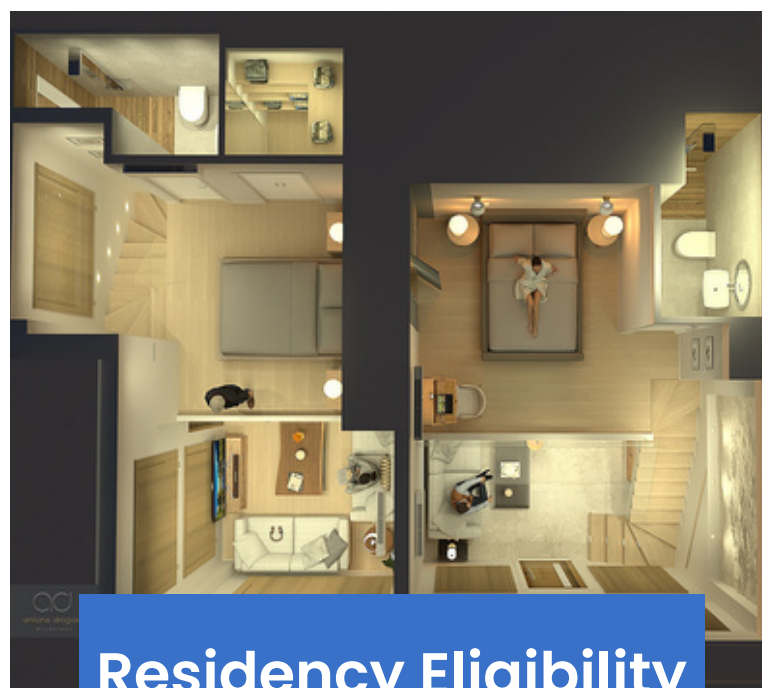
Location Highlights

- 100m to Ano Charavgi Square (market & local transport)
- 600m to Agios Dimitrios Metro
- 1,000m to Dafni Metro Station
- Athens city centre easily accessible
- Prime southern Athens district

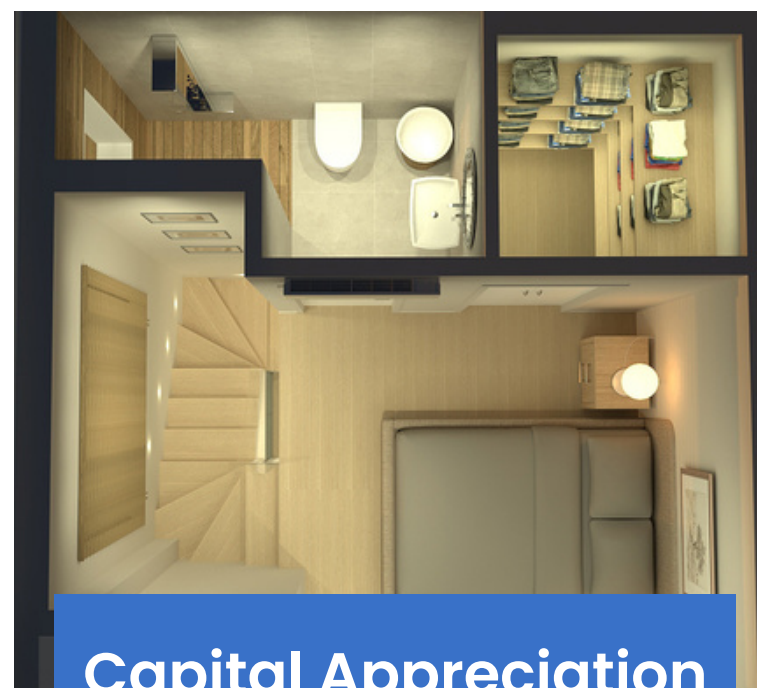
Neighborhood & Transit

- Vibrant local market & amenities at the square
- Excellent public transport connectivity
- Schools, cafes & retail within walking distance
- Green parks and urban infrastructure nearby
- High rental demand from professionals & families





Residency Eligibility



Capital Appreciation

Obtain EU residency through property purchase in Athens. The Deco Project qualifies for Greece's Golden Visa program, offering you and your family long-term residency rights with strategic access to Europe.

Prime Athens location ensures high rental demand and strong yields. Energy Class A certification reduces costs, while advanced security systems and electric vehicle charging add lasting value and peace of mind.

GOLDEN VISA INVESTMENT BENEFITS





RESIDENCE A – GROUND FLOOR OVERVIEW

74 SQM

Total Living &
Auxiliary Space



Layout & Orientation

27 sqm ground floor + 15 sqm internal loft + 32 sqm basement. East orientation with independent entrance in a protected front courtyard.



Energy & Access

Energy Class A certified residence featuring premium finishes, private courtyard entrance, and high-efficiency systems throughout all levels.

RESIDENCE A – INTERIOR FEATURES

Open kitchen with built-in appliances and Egger laminate cabinets. Living room with oak semi-solid flooring in master bedroom and staircase. Three bathrooms (one per level), master bath with electric towel rack and bidet shower. Large-format tile flooring in bathrooms and ground floor.



Open-plan kitchen with built-in appliances, Egger laminate cabinets, and premium finishes. Bright living room with oak semi-solid flooring on the staircase and master bedroom level, creating a warm and elegant atmosphere throughout.

Kitchen & Living Areas



Three bathrooms across all levels, including a master bathroom with electric towel rack and bidet shower. Basement auxiliary space (32 sqm) ideal for laundry, storage, second bedroom, or private gym, with large-format tile flooring.

Bathrooms & Basement

RESIDENCE A – AMENITIES & TECHNICAL FEATURES

✓ High-End Systems & Conveniences

Multi A++ air conditioning (1 external, 2 internal units) · Security door with thermal insulation & 24 locking points · Complete alarm system · Fiber optic internet · Electric shutters · LED lighting · EV charger · Energy-efficient PVC frames with electric opening · External thermal facade · Electric awning preparation.





RESIDENCE B – OVERVIEW & KEY SPECS

57.5
SQM
Total Living Area
(incl. Loft & Basement)



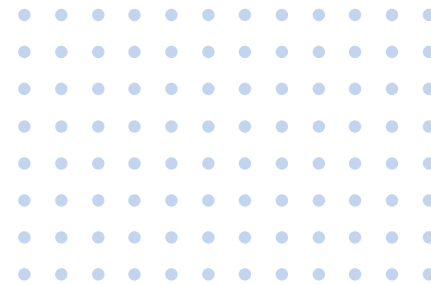
Floor Plan & Orientation

Ground floor 27 sqm + 15 sqm internal loft + 15.5 sqm basement. Corner unit with South & East orientation – very sunny. Energy Class A certified.



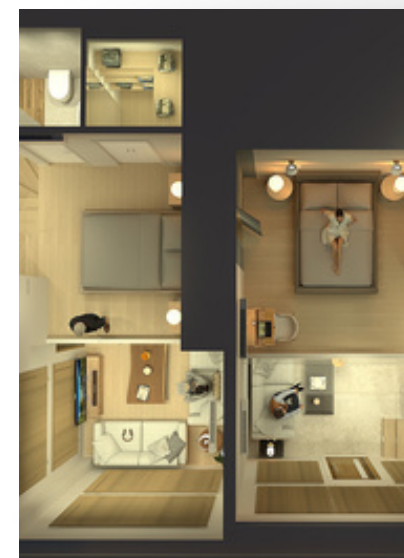
Entrance & Access

Independent entrance on south façade courtyard. Built-in planted planters flanking the entrance. Private, secure, and elegantly designed.



RESIDENCE B – INTERIOR FEATURES & LAYOUT

Residence B features an open kitchen with built-in appliances, Egger laminate cabinets, and an undermount sink. The residence includes a living room and 3 bathrooms (one per level), with the master bathroom fitted with an electric towel rack and bidet shower. Oak semi-solid flooring adorns the master bedroom and staircase, while large-format tiles cover bathrooms and the ground floor. The basement offers storage, wardrobes, and laundry installation. Built-in planted planters flank the entrance on the south façade courtyard.



Open kitchen with built-in appliances, Egger laminate cabinets, and undermount sink. Living room with oak semi-solid flooring on staircase and master bedroom. Three bathrooms across all levels with large-format tile finishes.

Kitchen & Living Areas



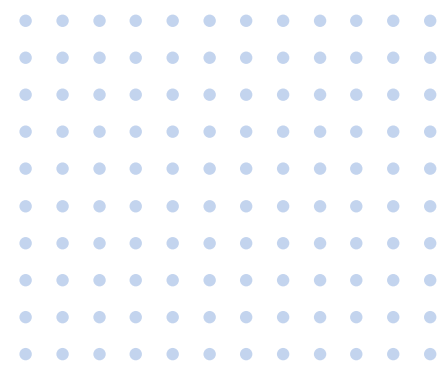
Basement level with dedicated storage, wardrobes, and laundry installation. Built-in planted planters flanking the entrance on the south façade courtyard, enhancing curb appeal and privacy.

Flooring & Bathrooms





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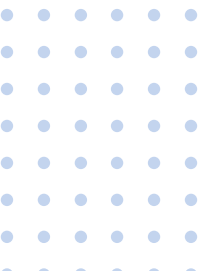


RESIDENCE B – AMENITIES &

TECHNICAL FEATURES

✓ High-End Systems & Conveniences

Multi A++ air conditioning (1 external, 2 internal units) · Security door with thermal insulation & 24 locking points · Complete alarm system & fiber optic internet · Electric shutters, LED lighting & EV charger · Energy-efficient PVC frames with electric opening · External thermal facade & electric awning preparation.



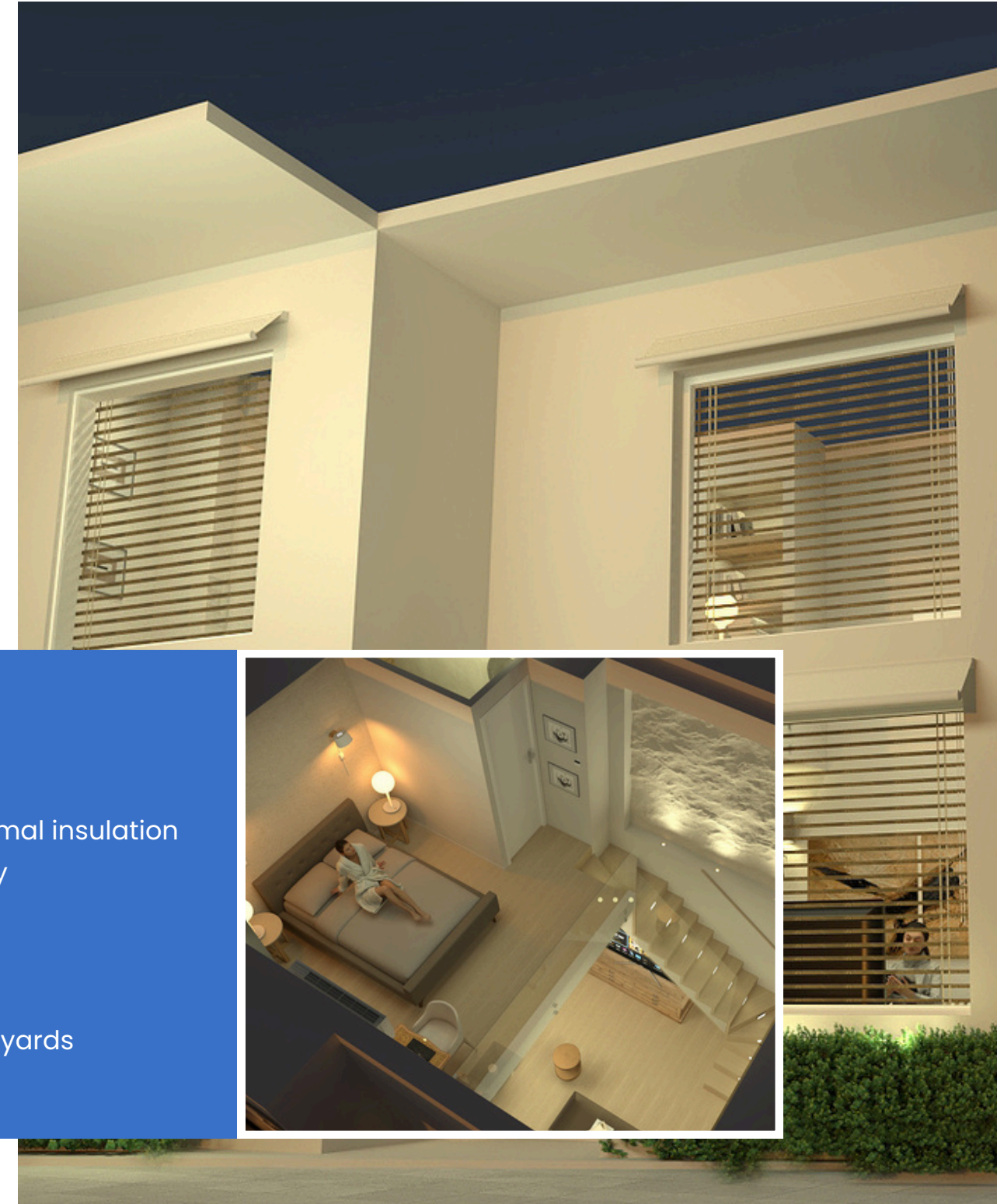
ENERGY EFFICIENCY & SECURITY HIGHLIGHTS

Energy Performance

- Energy Class A certification for both residences
- Multi A++ rated air conditioning systems (1 external, 2 internal units)
- Energy-efficient PVC frames & double glazing
- External thermal facade insulation
- LED lighting throughout all spaces
- Electric awning preparation for solar shading

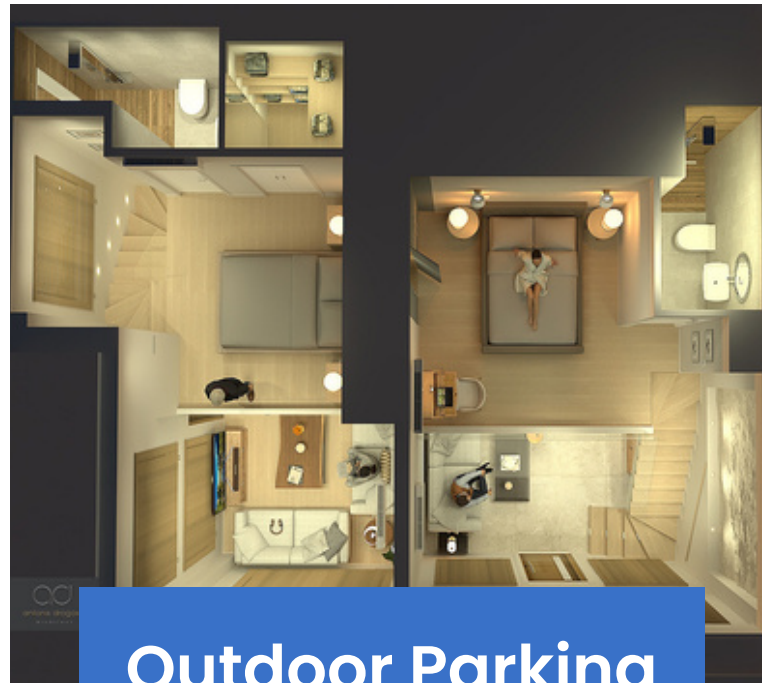
Safety & Smart Living

- Security door with 24-point locking system & thermal insulation
- Complete alarm system with network connectivity
- Electric shutters on all openings
- Fiber optic internet infrastructure
- Electric car charger supply, internally controlled
- Independent entrances in protected private courtyards





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Outdoor Parking



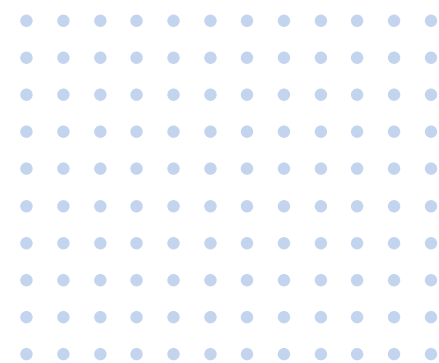
Secure Entrances

PARKING & ACCESS DETAILS

Dedicated outdoor parking space located within the uncovered building area, with remote-controlled electric garage doors for seamless and secure vehicle access.

Both residences feature fully independent entrances set within protected private courtyards, ensuring privacy, security, and an exclusive sense of arrival.





DELIVERY TIMELINE AUGUST 2026

The Deco Project is on track for full completion and handover in August 2026. Below are the key milestones guiding the construction and delivery schedule for both residential units.



Construction Progress

Structural works and façade installation completed. Interior finishing works underway including flooring, bathroom fittings, and kitchen installations. Mechanical and electrical systems in final testing phase.

Final Completion & Handover

Final inspections, energy certification, and regulatory approvals scheduled for Q2 2026. Official delivery and key handover to owners confirmed for August 2026.





TAKE THE NEXT STEP TOWARD YOUR GOLDEN VISA

EXCLUSIVE INVESTMENT OPPORTUNITY



Deco Project

THANK YOU

FOR YOUR INTEREST IN THE DECO PROJECT

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