

Rostan 30  
Athens

Golden Visa Eligible Property

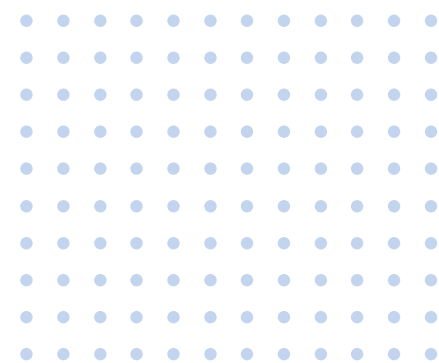
# ROSTAN 30, ATHENS

Ground Floor Apartment | 107 sqm Total | Two Bedrooms

Discover the Golden Visa Opportunity



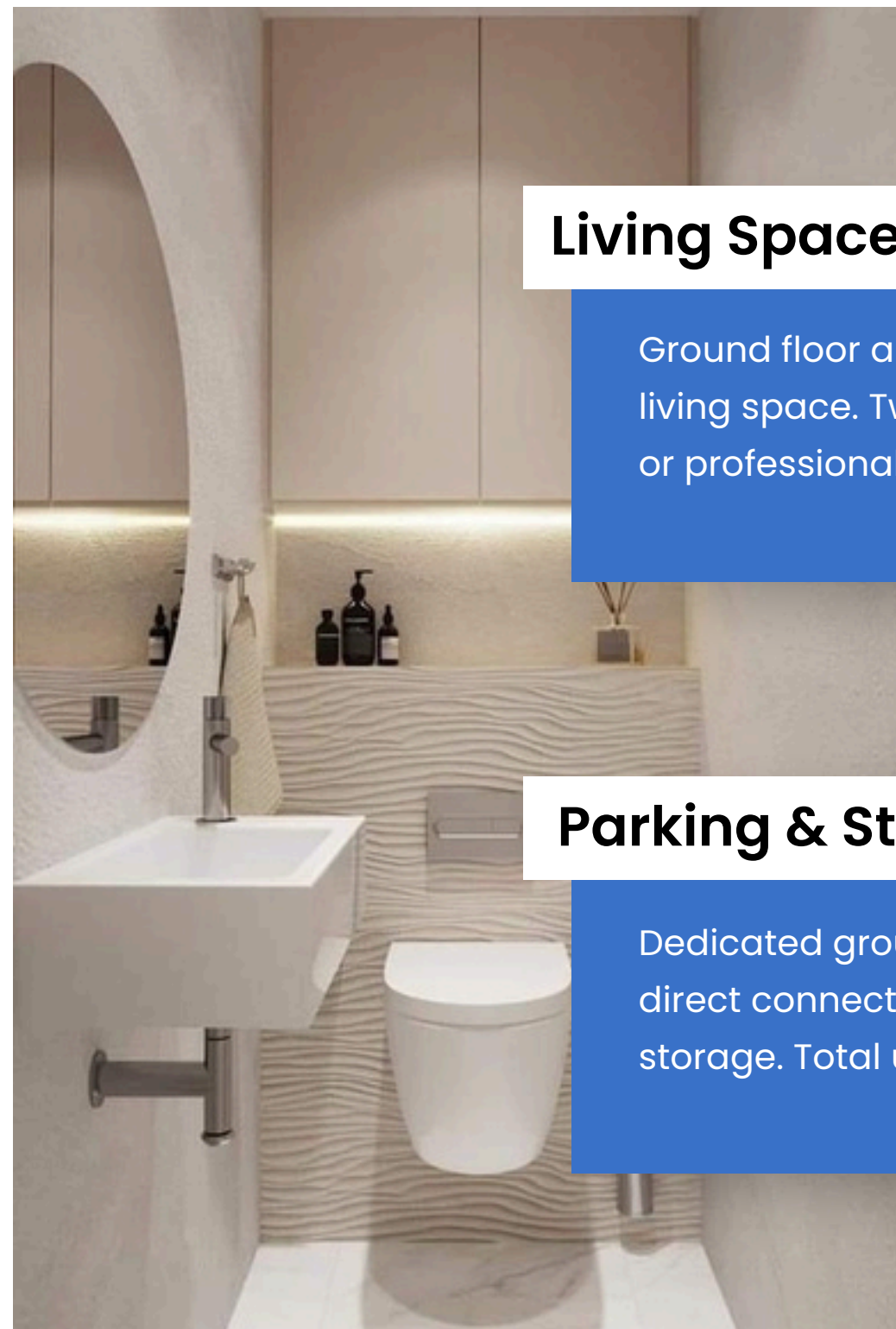
Rostan 30



# PROPERTY OVERVIEW

## APARTMENT DETAILS

A thoughtfully designed two-bedroom apartment combining generous living space, private parking, and basement storage — delivering exceptional functionality and value in one of Athens' most sought-after addresses.



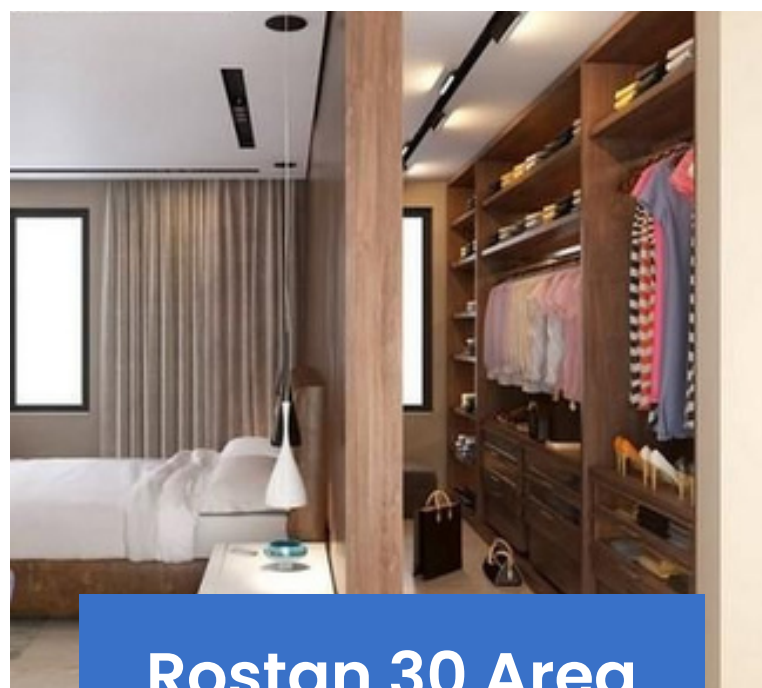
### Living Space

Ground floor apartment offering 86 sqm of refined living space. Two-bedroom layout ideal for families or professionals seeking comfort in central Athens.

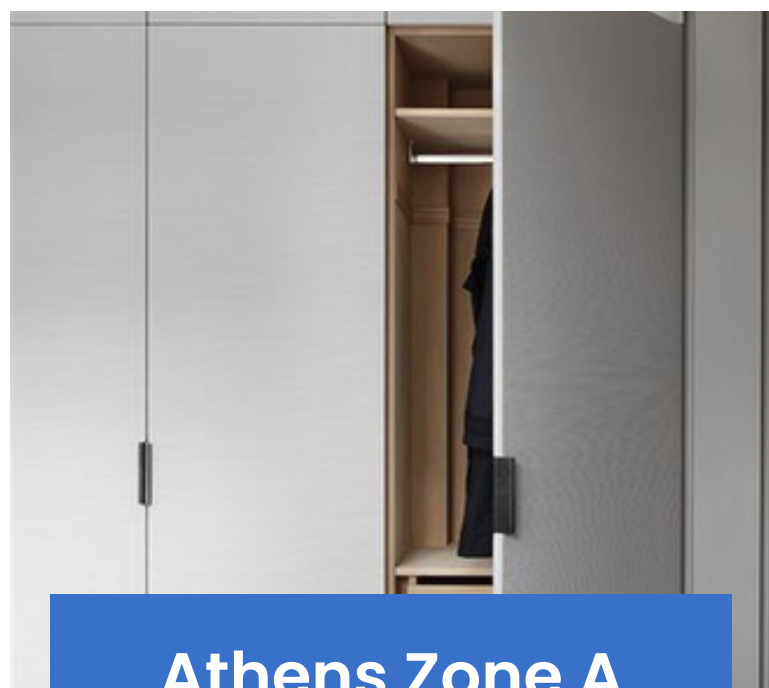
### Parking & Storage

Dedicated ground floor parking of 16 sqm with direct connection, plus 5 sqm basement storage. Total usable area: 107 sqm.





**Rostan 30 Area**



**Athens Zone A**

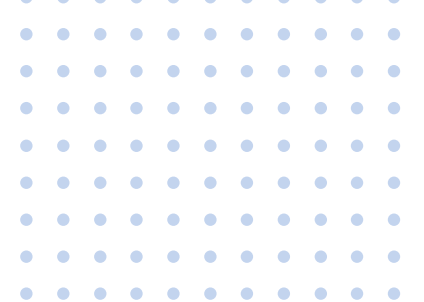
## CENTRAL ATHENS LOCATION &

## CONNECTIVITY

Situated in high-demand Zone A of Athens, Rostan 30 benefits from year-round market liquidity and strong investor interest. Athens is rapidly evolving into a 15-minute city with an expanding metro and transit network.

Close proximity to international schools, JCI-accredited hospitals, cultural landmarks, and lifestyle amenities makes this location exceptionally desirable for families and professionals alike.





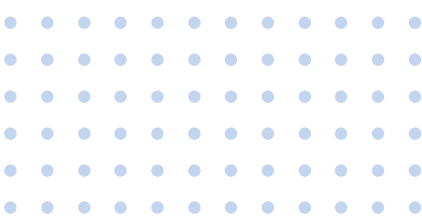
# ATHENS PROPERTY MARKET DYNAMICS

## Market Performance

8–12% annual property value appreciation in central Athens (2020–2025). Athens accounts for over 90% of all Golden Visa applications in Greece, reflecting unmatched investor confidence in the capital.

## Demand Drivers

Chronic under-construction supply is driving sustained apartment demand. Strong foreign-buyer and Golden Visa applicant interest continues to grow. Urban redevelopment and public works upgrades are actively enhancing asset values across central Athens.



# GOLDEN VISA OPPORTUNITY

The Golden Visa program offers international investors a powerful pathway to EU residency through qualifying property investment. Rostan 30 in Athens meets the criteria for Zone A eligibility, making it an exceptional opportunity for those seeking both a premium asset and European residency rights.



Rostan 30 qualifies under Greece's Golden Visa Zone A criteria. Investors gain a renewable 5-year EU residency permit, with freedom of movement across the Schengen Area for the entire family.

## Zone A Eligibility



Golden Visa eligibility significantly enhances the property's resale value and rental demand. International buyers actively seek Zone A assets, ensuring strong liquidity and a premium on both rental income and capital appreciation.

## Market Appeal & Liquidity



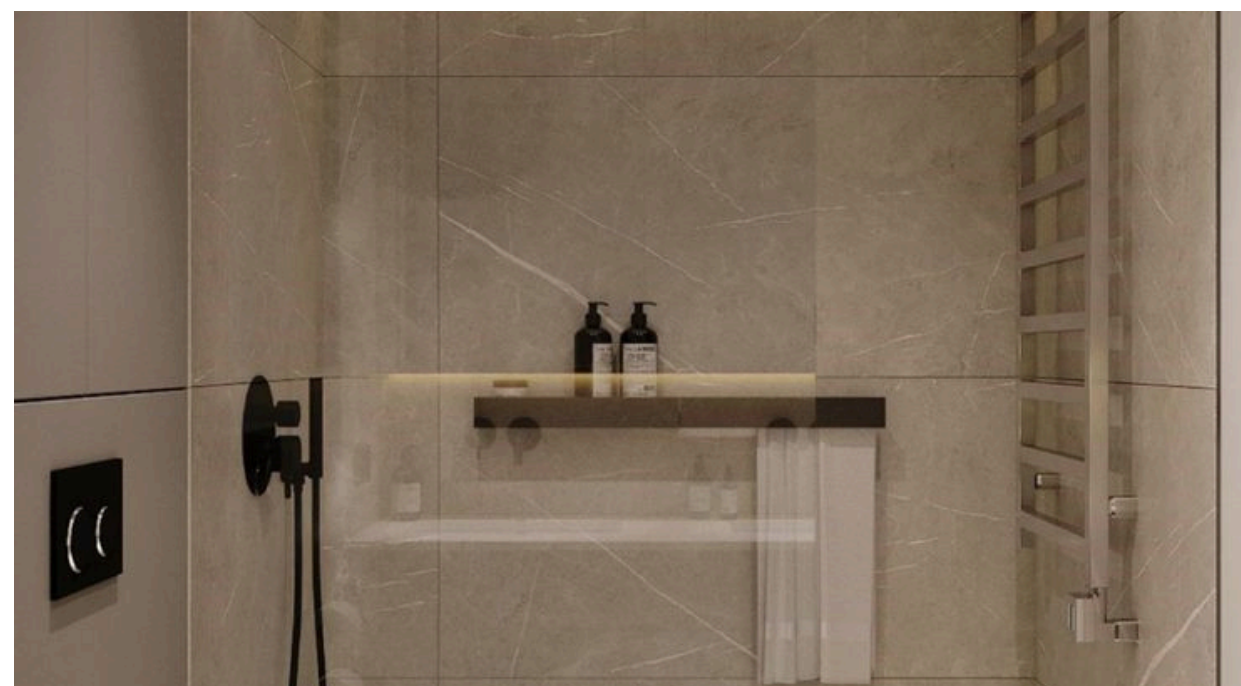
Rostan 30

Athens

# INVESTMENT HIGHLIGHTS AT A GLANCE

## ✓ Key Selling Points

Ground floor accessibility with direct parking connection · Basement storage enhancing usability · Two-bedroom layout for diverse tenant profiles · Prime central Athens location · High rental demand · Golden Visa eligibility as a unique value driver.





# ACCESSIBILITY & NEIGHBORHOOD AMENITIES

**Rostan 30,  
Athens**



## Transit & Connectivity

Easy access to Athens metro lines and public transport. Situated in a 15-minute city with expanding transit network and direct links to key districts.



## Lifestyle & Amenities

Close to cultural centers, international schools, JCI-accredited hospitals, cafes, boutique shops, and vibrant lifestyle destinations.



**DISCOVER YOUR INVESTMENT  
OPPORTUNITY AT ROSTAN 30 TODAY**

[Contact Us For More Information](#)

**SCHEDULE A VISIT OR CONSULTATION**

