

GET GREEK
GOLDEN VISA



A⁺ ENERGY CLASS
BUILDING

EDGE
RESIDENCE

EDGE Residence

Attaleias 10 - Kryoneri - Attiki - Greece

Why invest in Greece

Greece's Golden Visa Program, introduced in 2013, presents a strategic opportunity for non-EU investors seeking residency in Europe. By acquiring real estate valued at the required threshold, investors are granted a five-year renewable residence permit, as long as property ownership is maintained.

The program is distinguished by its efficient application process and the absence of a minimum stay requirement, offering maximum flexibility. This residency pathway not only secures access to the Schengen Zone but also opens the door to future business, lifestyle, and investment opportunities within the European Union.

Key Facts



INVESTMENT OF €250.000 INTO REAL ESTATE



UNRESTRICTED ACCESS TO THE SCHENGEN AREA



FULL FAMILY RESIDENCY

 SPOUSE
  CHILDREN UNDER 24 THE AGE OF 21
  PARENTS OF THE MAIN APPLICANT
  PARENTS OF BOTH SPOUSES



GREEK CITIZENSHIP CAN BE APPLIED AFTER 7 YEARS



NO MINIMUM STAY IN GREECE REQUIREMENT



RENEWAL EVERY 5 YEARS



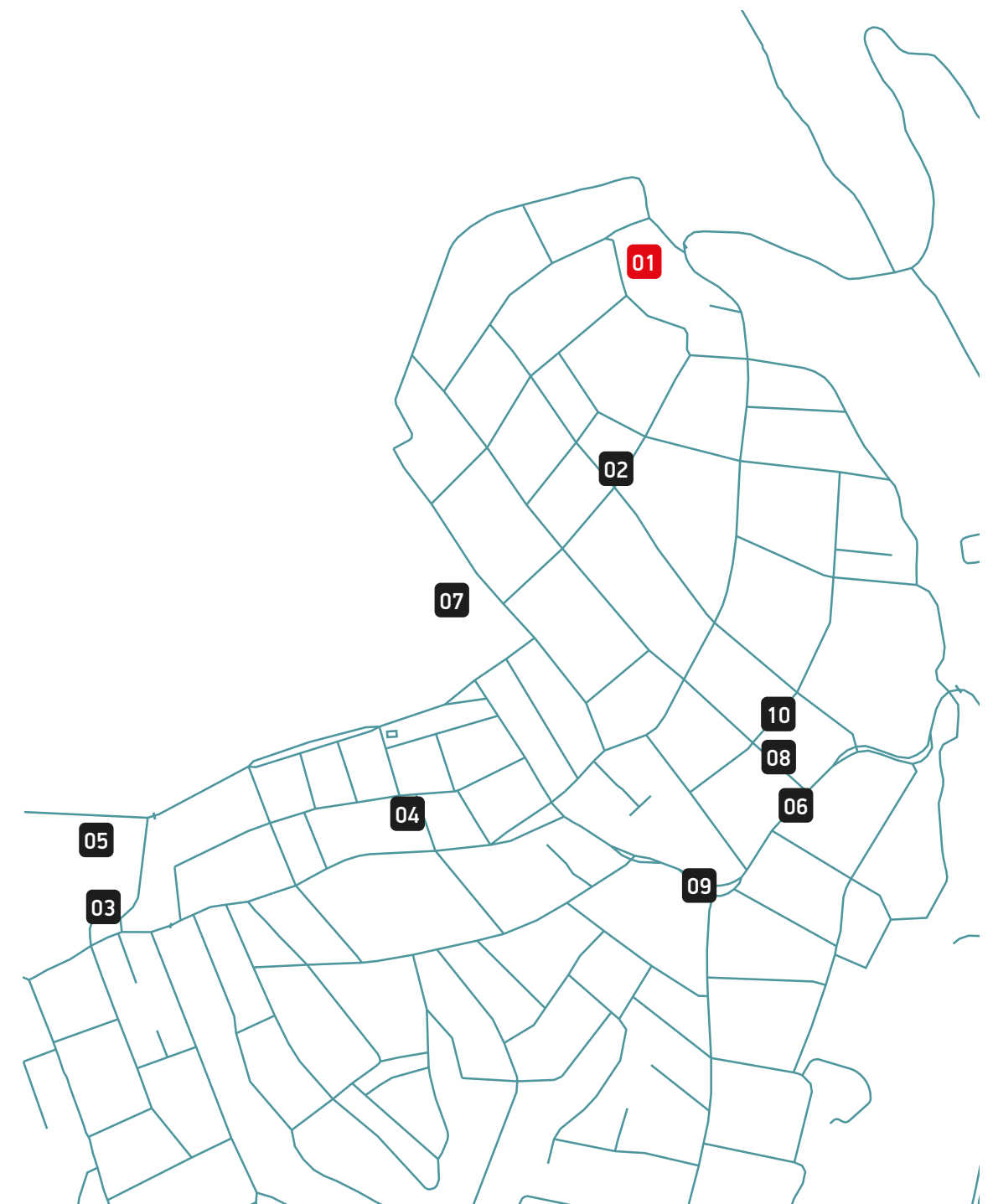
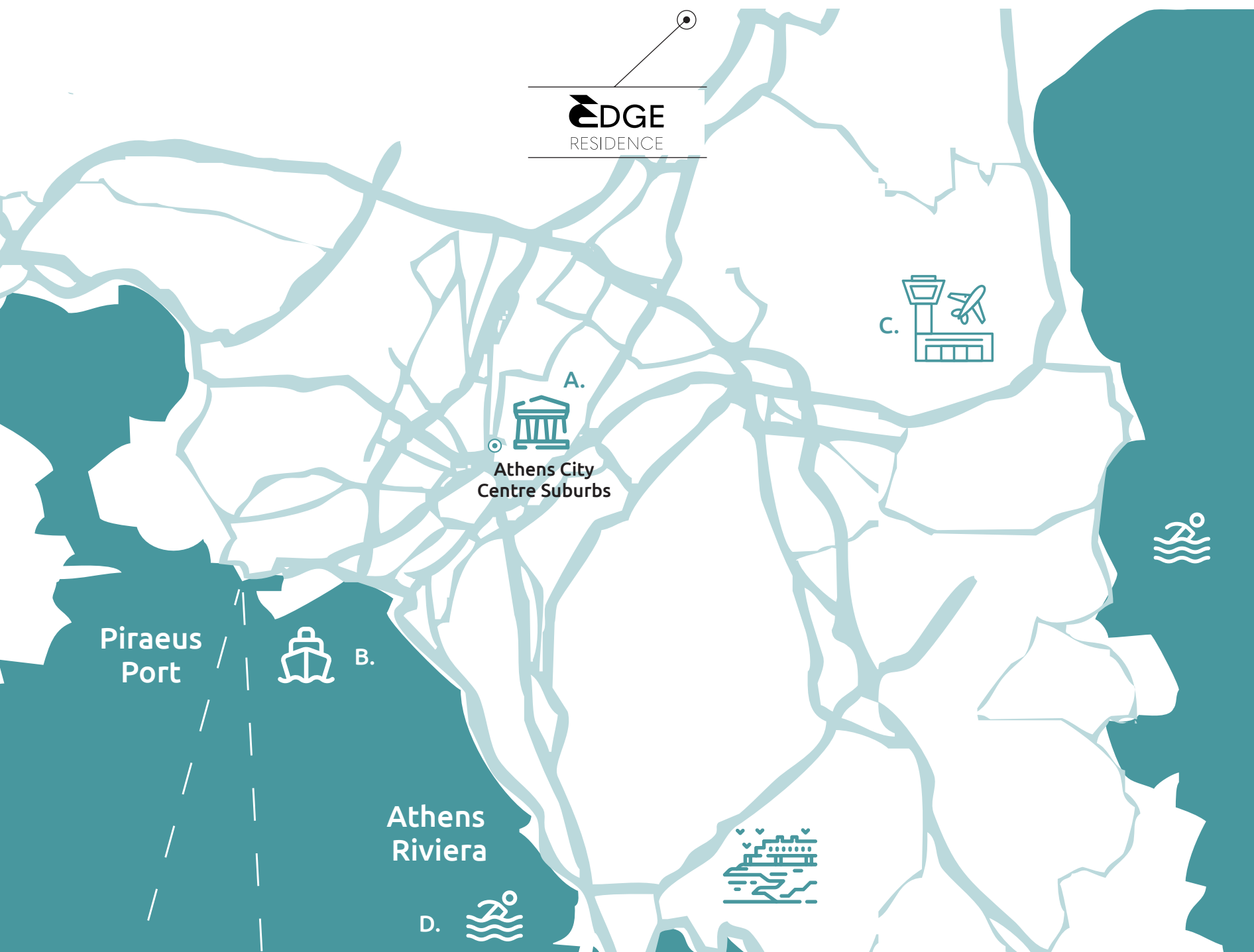
OPPORTUNITY TO RENT OUT THE INVESTMENT PROPERTY



FAST APPLICATION PROCESS

WE
BUILD
A **BETTER**
WORLD





EDGE Residence

Attaleias 10 - Kryoneri - Attiki - Greece

Location

Edge Residence is nestled in the tranquil neighborhood of Kryoneri, offering a blend of peaceful suburban living and convenient access to the city. Surrounded by natural beauty and a strong sense of community, Edge provides residents with a lifestyle that balances relaxation and connectivity. Local parks, traditional tavernas, essential services, and everyday conveniences are all close at hand.

- A. Acropolis → 36Km
- B. Piraeus Port → 34Km
- C. Eleftherios Venizelos Airport → 42Km
- D. Athens Riviera, beaches → 37Km

- 01. Your home (23 Aidiniou St.) → 0m
- 02. Junior High school → 210m
- 03. Cultural Center → 1.2Km
- 04. Pharmacy → 850m

- 05. Court → 1.2km
- 06. Gym → 850m
- 07. St. Annies Grove → 550m
- 08. Supermarket → 800m

- 09. Pharmacy → 900m
- 10. Primary School → 1.2Km

EDGE Residence

Attaleias 10 - Kryoneri - Attiki - Greece

Location

Kryoneri is a peaceful and increasingly sought-after suburb in northern Athens, known for its natural beauty, clean air, and strong sense of community. Nestled near the foothills of Mount Parnitha and close to the historic Tatoi Estate, it offers a serene environment ideal for families and nature lovers alike. With local parks, schools, shops, and everyday amenities nearby, residents of Edge Residence enjoy both comfort and convenience. Its strategic location provides easy access to key roadways, making it a smart choice for those seeking a balanced lifestyle with close ties to nature and the city.



Transportation

Movement

Athens Landscapes

The center of Athens offers a unique blend of historical charm and contemporary city life. Vibrant squares, pedestrian streets, and nearby parks create a balance between urban energy and peaceful green spaces.

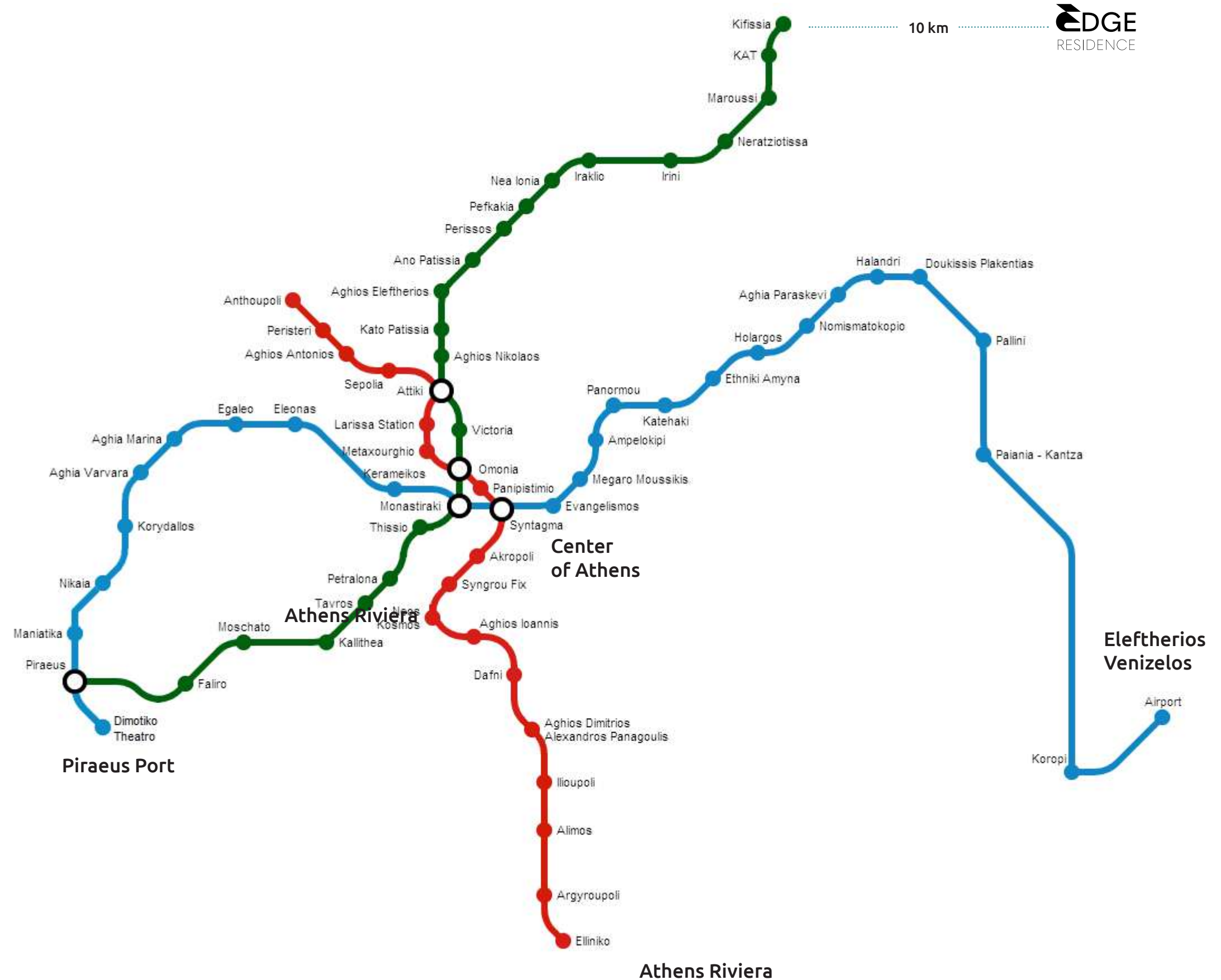
The area is rich in leisure and cultural offerings, with a wide range of cafés, restaurants, shops, and bars. Within close proximity are theaters, museums, and galleries - including the National Archaeological Museum - offering both cultural depth and vibrant nightlife. Popular neighborhoods such as Monastiraki and Psiri add to the area's diverse and lively character.

Entertainment

Life in Kryoneri combines the charm of a close-knit community with access to local culture and recreation. Nearby, you'll find traditional tavernas, cozy cafés, open-air parks, and seasonal festivals that reflect the area's authentic character. For sports enthusiasts, local athletic facilities and hiking paths around Parnitha offer plenty of options to stay active. And with Tatoi just a short drive away, weekends can be spent exploring royal gardens, historic landmarks, or hidden woodland paths.

Northern Elegance

Located in the green northern suburbs of Athens, Kryoneri offers a peaceful, residential setting surrounded by nature, ideal for those seeking tranquility and space. Nearby Kifisia and Marousi provide upscale shopping, dining, and excellent services, blending suburban comfort with urban convenience. The area is enriched by natural and historical landmarks such as the Tatoi Estate, former royal grounds now popular for walking and cycling, the pine-covered slopes of Penteli, and Marathonas, known for its historic significance and scenic coastline. While this region feels like a retreat from the city, Athens is easily accessible by car.



Landscapes



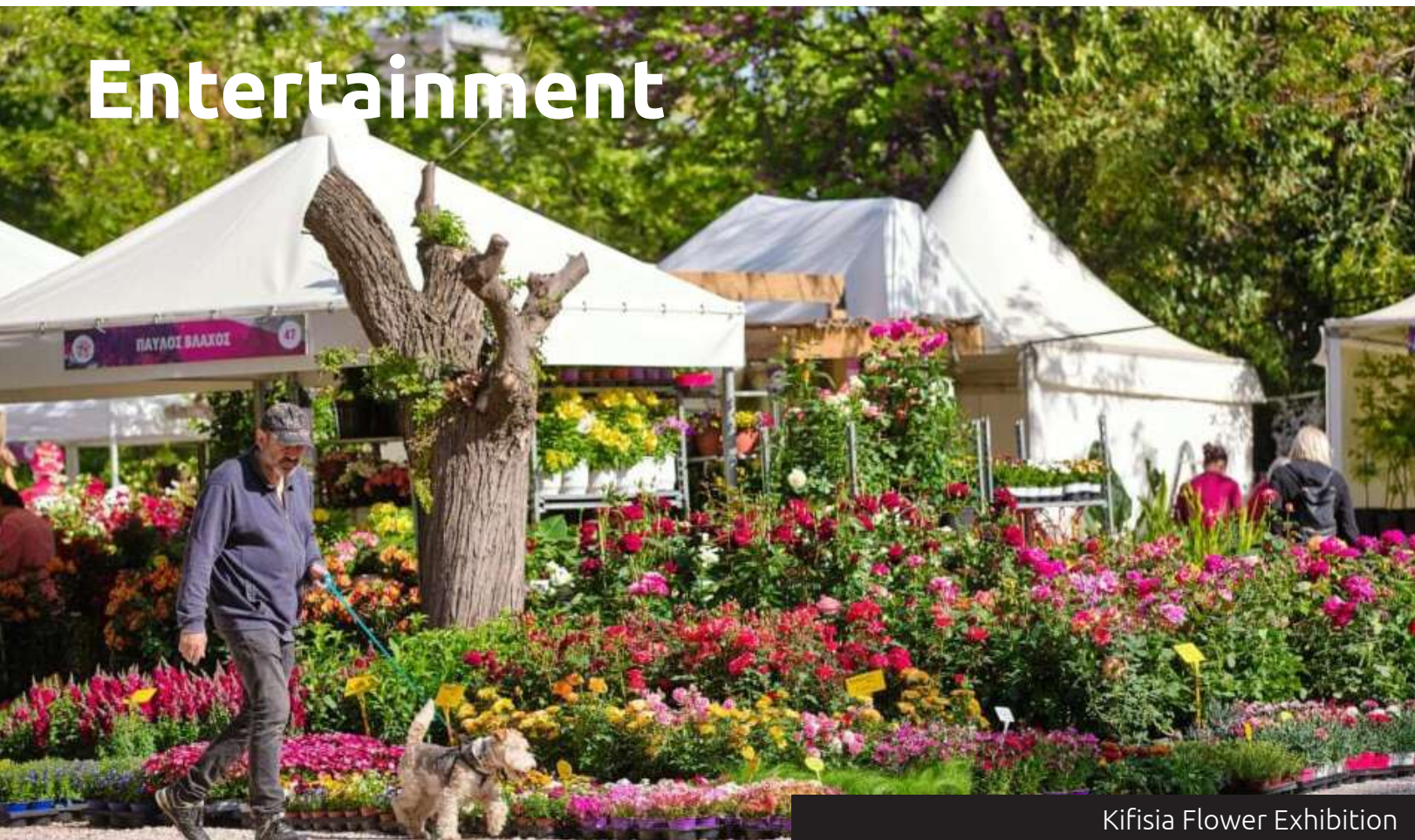
Mount Parnitha National Park
Cave and Ancient Quarries of Penteli



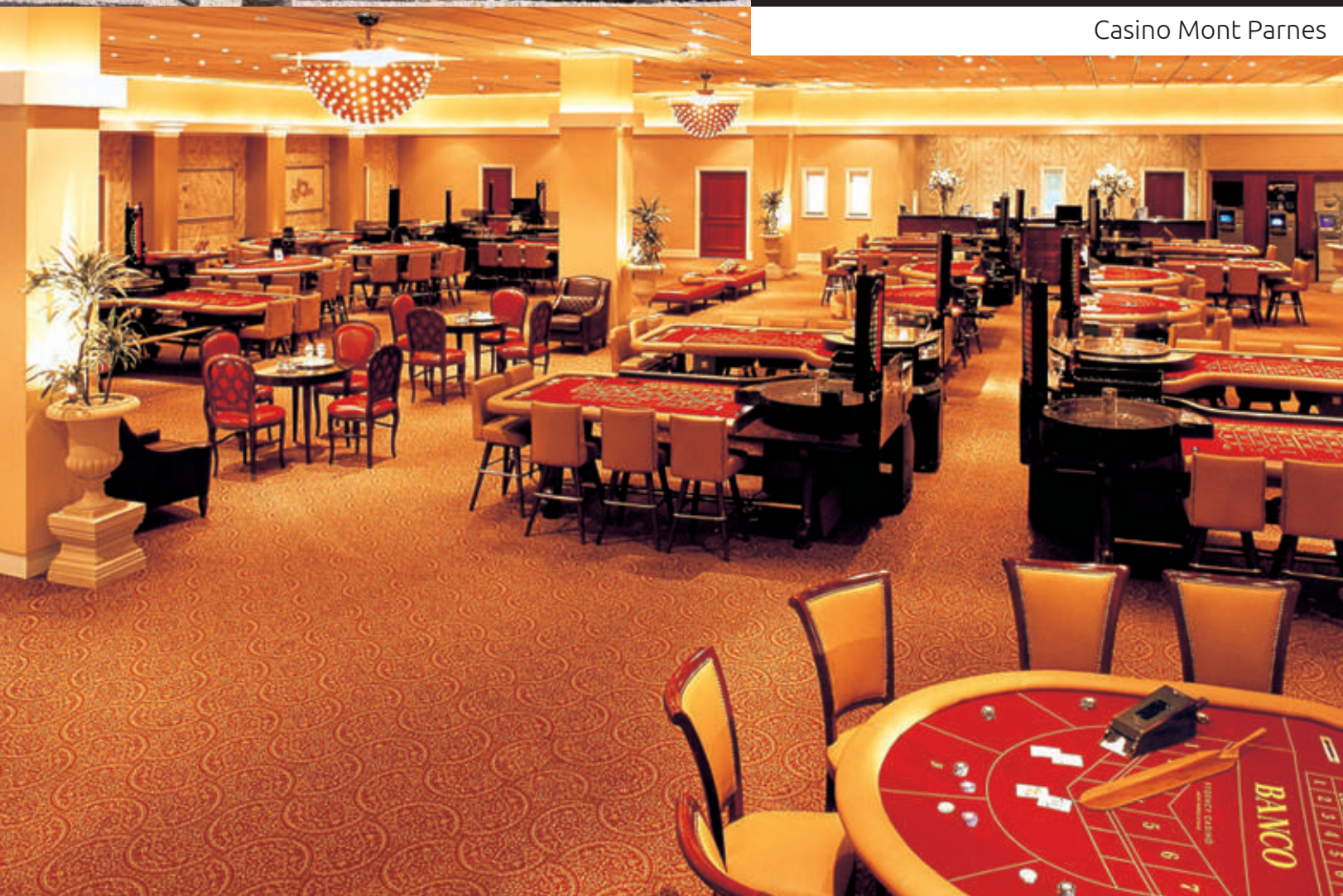
Marathon Dam and Lake Marathon
Schinias–Marathon National Park



Entertainment



Kifisia Flower Exhibition
Casino Mont Parnes



Golden Hall - Premium commercial & lifestyle center
Cinemas



Project

EDGE Residence

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Edge Residence is a refined and contemporary development nestled in the peaceful, green suburb of Kryoneri, just moments from the natural beauty of Mount Parnitha and the historic Tatoi Estate.

Comprising only 6 exclusive residences, each apartment features 3 spacious bedrooms and ranges from 140 to 203 sq.m, offering expansive living areas thoughtfully designed for comfort, functionality, and modern elegance.

Every home is enhanced by large balconies, generous natural light, and premium finishes that reflect a commitment to quality. Select residences include private gardens or terraces, dedicated parking, and smart home features for added convenience.

With its privileged location in one of northern Athens' most serene neighborhoods, and its focus on privacy, space, and design, Edge Residence offers a distinctive living experience for those who value nature, peace, and enduring style.

Boutique Apartment Dimension ————— • 140 - 203 m²

Bedrooms ————— • 3

 Energy class A+ Building

 Smart Home

 Energy efficient aluminium systems
with high levels of thermal and sound insulation

 Thermal facade

 Solar water heater

 Autonomous cooling- Heating pump

 Large openings to maximise the view

 Armoured / Strong door

 New LED lighting technology



Project EDGE Residence

Attaleias 10 - Kryoneri - Attiki - Greece

Minimal Design

At its core, essential design embraces clarity, light, and balance. It prioritizes sustainability and functionality, stripping away the unnecessary to highlight what truly matters. The result is an environment that feels calm, purposeful, and enduring.

Timeless Aesthetics

True style transcends trends. Rooted in thoughtful composition and subtle elegance, enduring design values simplicity over spectacle. It's an approach that favors intentional choices and quiet sophistication, remaining relevant and refined through time.



Floor Plans

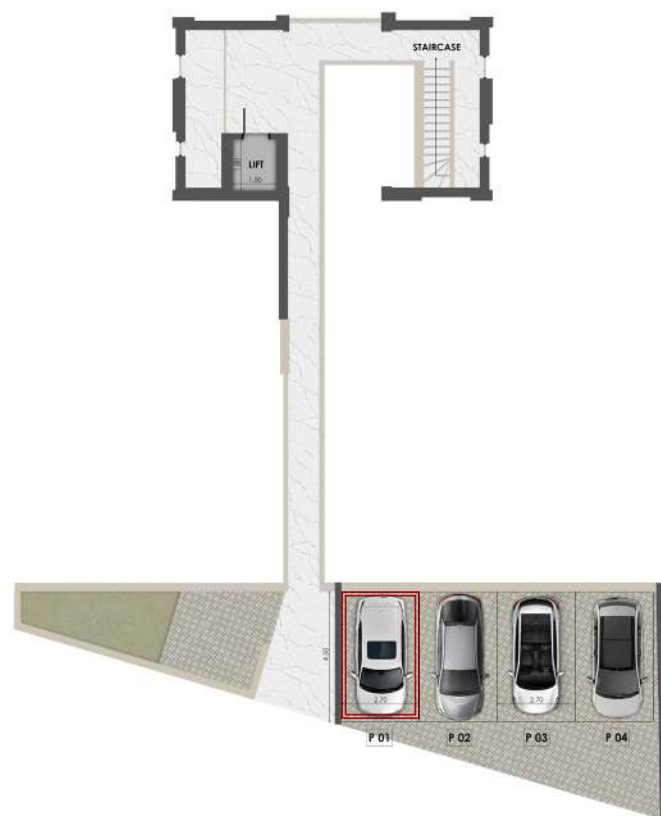
EDGE Residence

M1 - 4 Levels

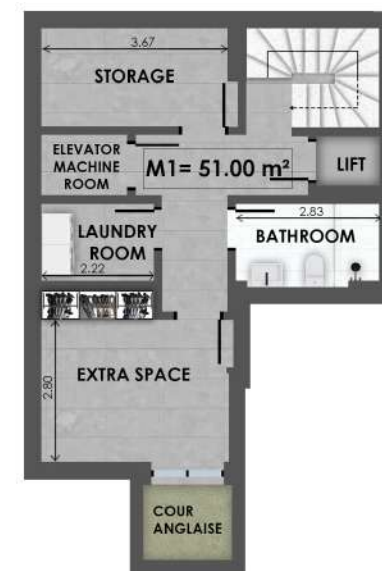
M1 | Loft

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
198.5m ²	Basement Ground Floor 1 st & 2 nd Floor	3	1	1	4	Garden Private Pool Pilotis Parking (P01)

M1 - Parking



M1 - Basement Floor Plan



M1 - Ground Floor Plan



M1 - 1st Floor Plan



M1 - 2nd Floor Plan



Floor Plans

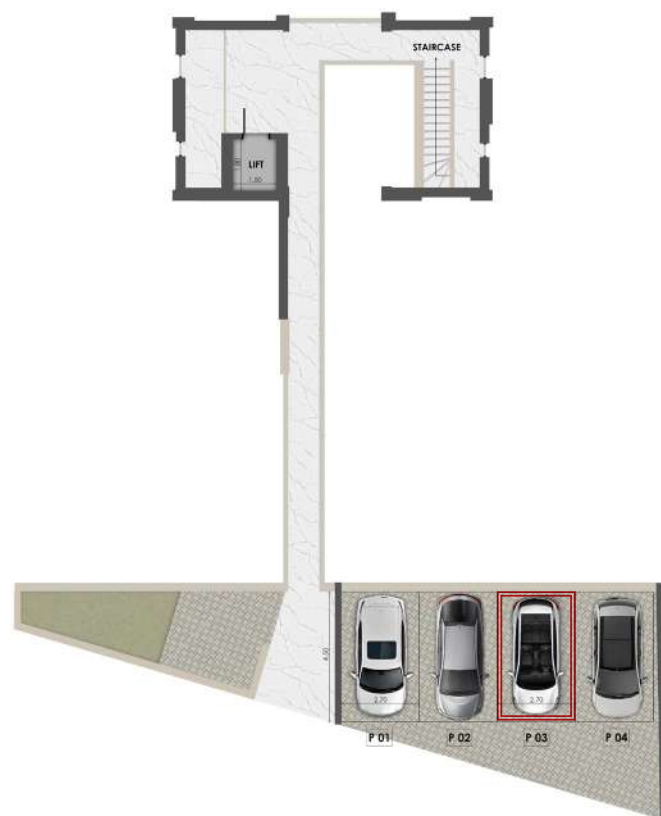
EDGE Residence

M2 - 4 Levels

M2 | Loft

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
198.0m ²	Basement Ground Floor 1 st & 2 nd Floor	3	1	1	4	Garden Private Pool Pilotis Parking (P03)

M2 - Parking



M2 - Basement Floor Plan



M2 - Ground Floor Plan



M2 - 1st Floor Plan



M2 - 2nd Floor Plan



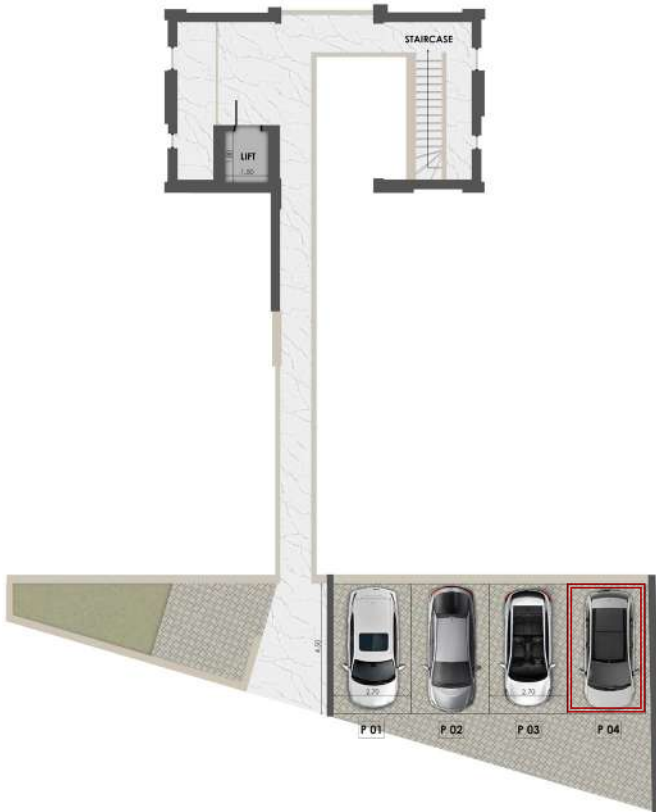
Floor Plans
EDGE Residence

M3 - 4 Levels

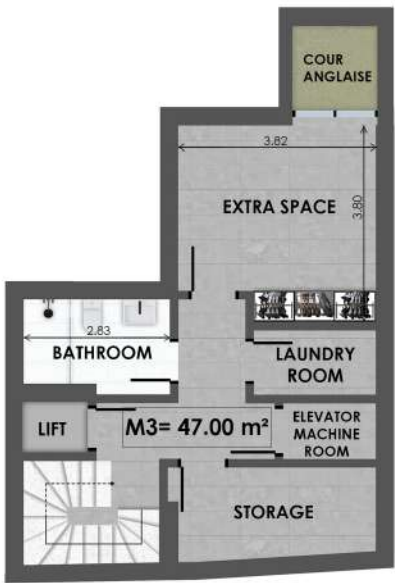
M3 | Loft

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
196.5m ²	Basement					
	Ground Floor	3	1	1	4	Garden
	1 st & 2 nd Floor					Private Pool Pilotis Parking (P04)

M3 - Parking



M3 - Basement Floor Plan



M3 - Ground Floor Plan



M3 - 1st Floor Plan



M3 - 2nd Floor Plan



Floor Plans

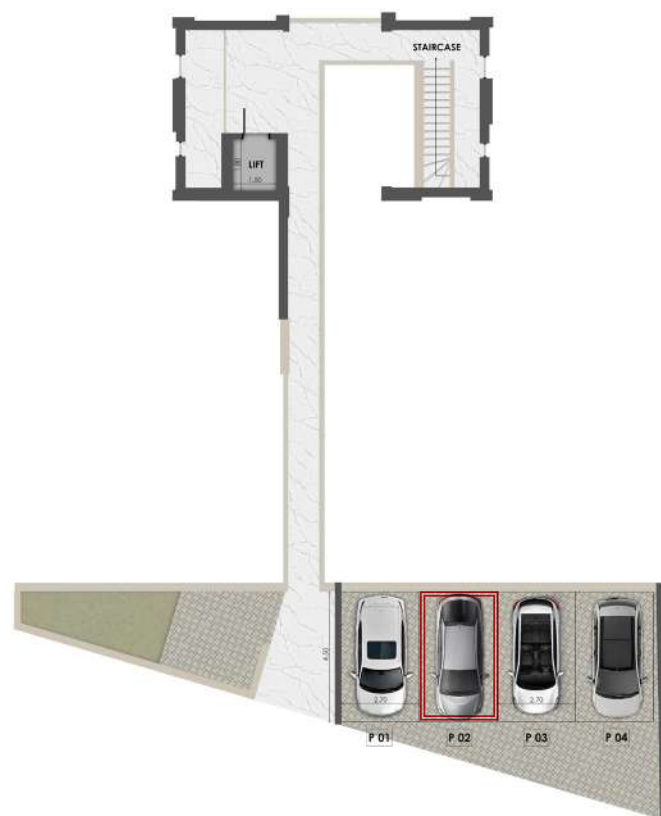
EDGE Residence

M4 - 4 Levels

M4 | Loft

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
202.5m ²	Basement Ground Floor 1 st & 2 nd Floor	3	1	1	4	Garden Private Pool Pilotis Parking (P02)

M4 - Parking



M4 - Basement Floor Plan



M4 - Ground Floor Plan



M4 - 1st Floor Plan



M4 - 2nd Floor Plan



Floor Plans

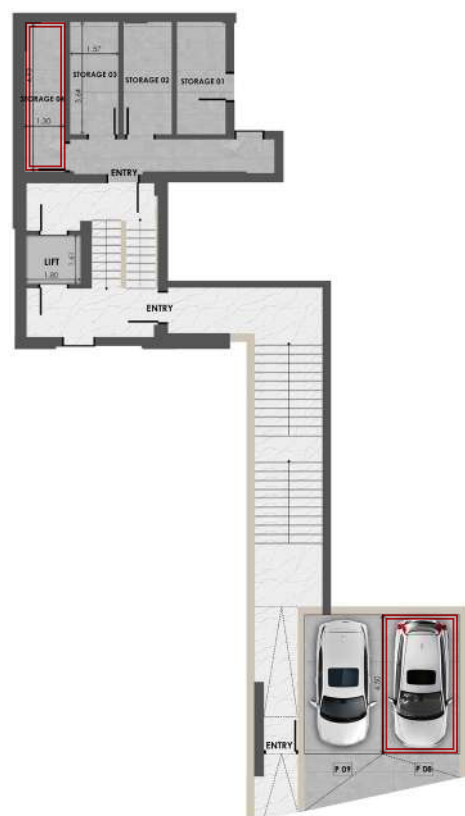
EDGE Residence

A1 - 1st & 2nd Floor

A1 | Loft

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
149.0m ²	1 st & 2 nd Floor	3	1	1	2	Underground Parking (P08) Underground Storage (S04)

A1 - Parking / Storage



A1 - 1st Floor Plan



A1 - 2nd Floor Plan



Floor Plans

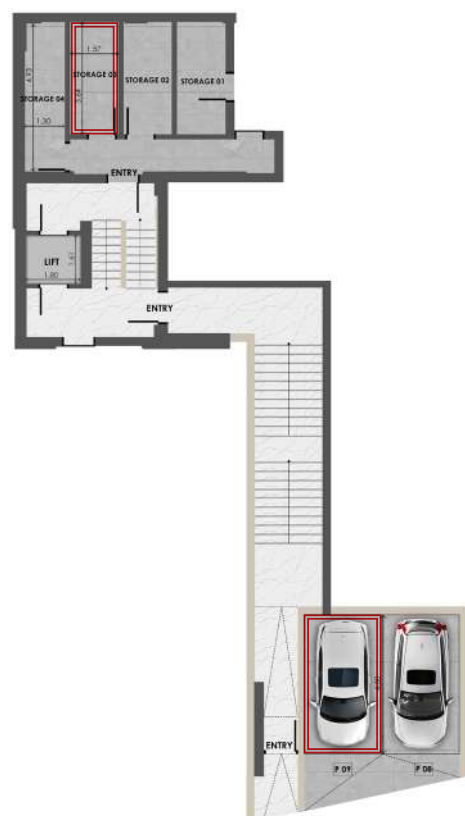
EDGE Residence

A2 - 1st & 2nd Floor

A2 | Loft

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
139.5m ²	1 st & 2 nd Floor	3	1	1	2	Underground Parking (P09) Underground Storage (S03)

A2 - Parking / Storage



A2 - 1st Floor Plan



A2 - 2nd Floor Plan





LUX&EASY

R E S I D E N C E S



About Us

Sustainable, A+ Energy-Efficient Buildings

LUX&EASY designs and develops eco-friendly, **A+ ENERGY-EFFICIENT** buildings that **combine luxury with sustainability**. Using innovative materials, **smart technologies**, and **green practices**, we create residences that minimize environmental impact, reduce energy consumption, and enhance quality of life. Our residences offer modern design, high efficiency, and long-term value, setting new standards for sustainable living in Greece.



Greenfield Hotel Development with LUX&EASY

LUX&EASY specializes in **greenfield hotel development**, turning prime locations into **high-performing hospitality assets**. As the franchisee of **Hilton Garden Inn Athens Syggrou Avenue**, we deliver world-class hotels with strong occupancy, premium guest experiences, and **sustainable returns**. From site acquisition to **full-scale development**, we create landmark properties that drive long-term value in Greece's booming tourism market.



SHAPING

THE FUTURE TOGETHER

LUX&EASY brand is proud to be the franchisee of **Hilton Garden Inn Athens Syggrou Avenue**, bringing world-class hospitality to Greece through premium hotel developments.

We celebrated the successful launch of the **Hilton Garden Inn Athens Syggrou Avenue** - the first of its kind in the city - offering modern comfort, upscale amenities, and an exceptional guest experience.

This milestone marks the beginning of our ambitious expansion, reinforcing our commitment to high-quality and internationally branded hospitality projects.



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LUX&EASY

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