

GET GREEK
GOLDEN VISA



A⁺ ENERGY CLASS
BUILDING

 METROPOLIS
RESIDENCE

Metropolis Residence

31 Geraniou St. - Athens - 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.

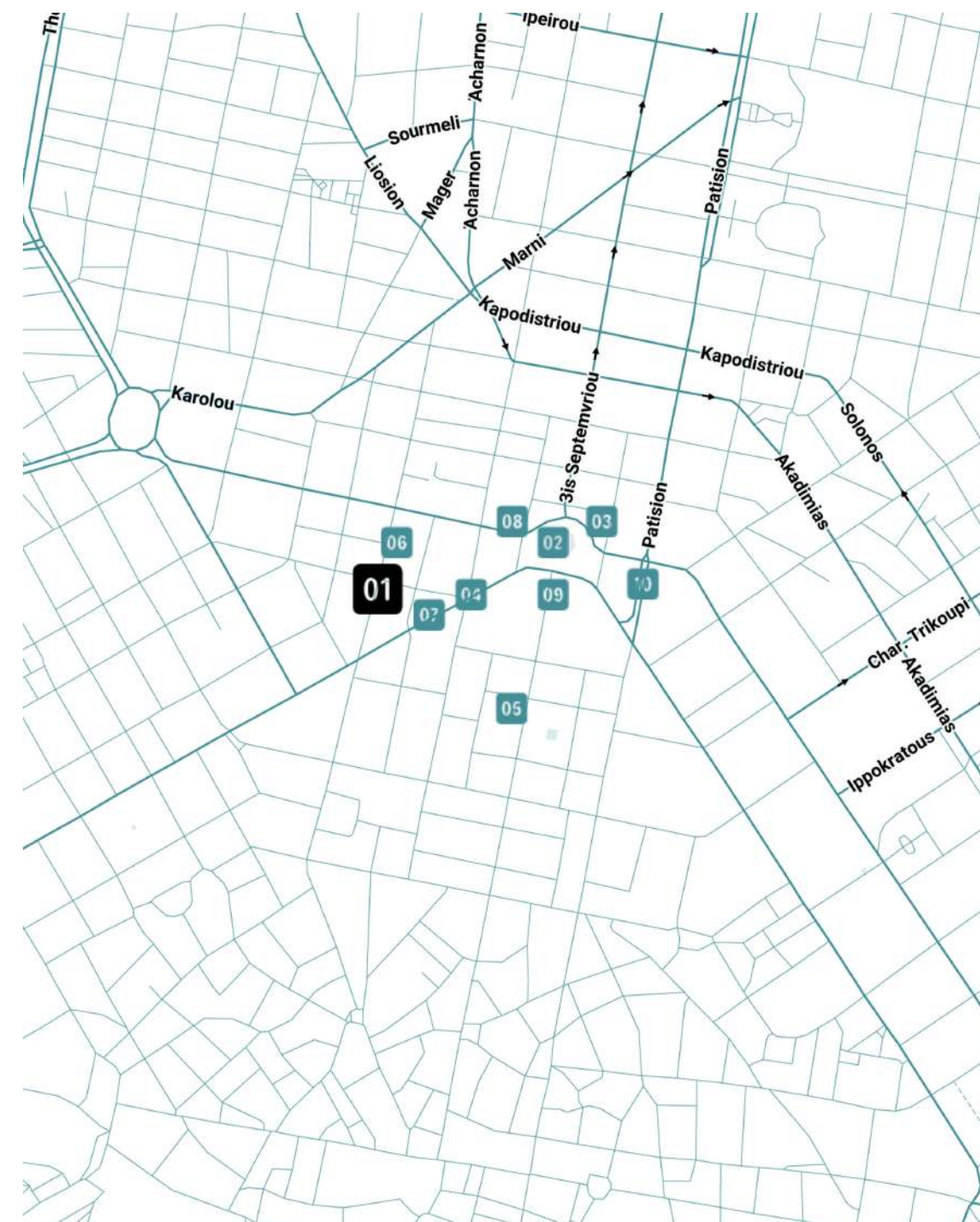
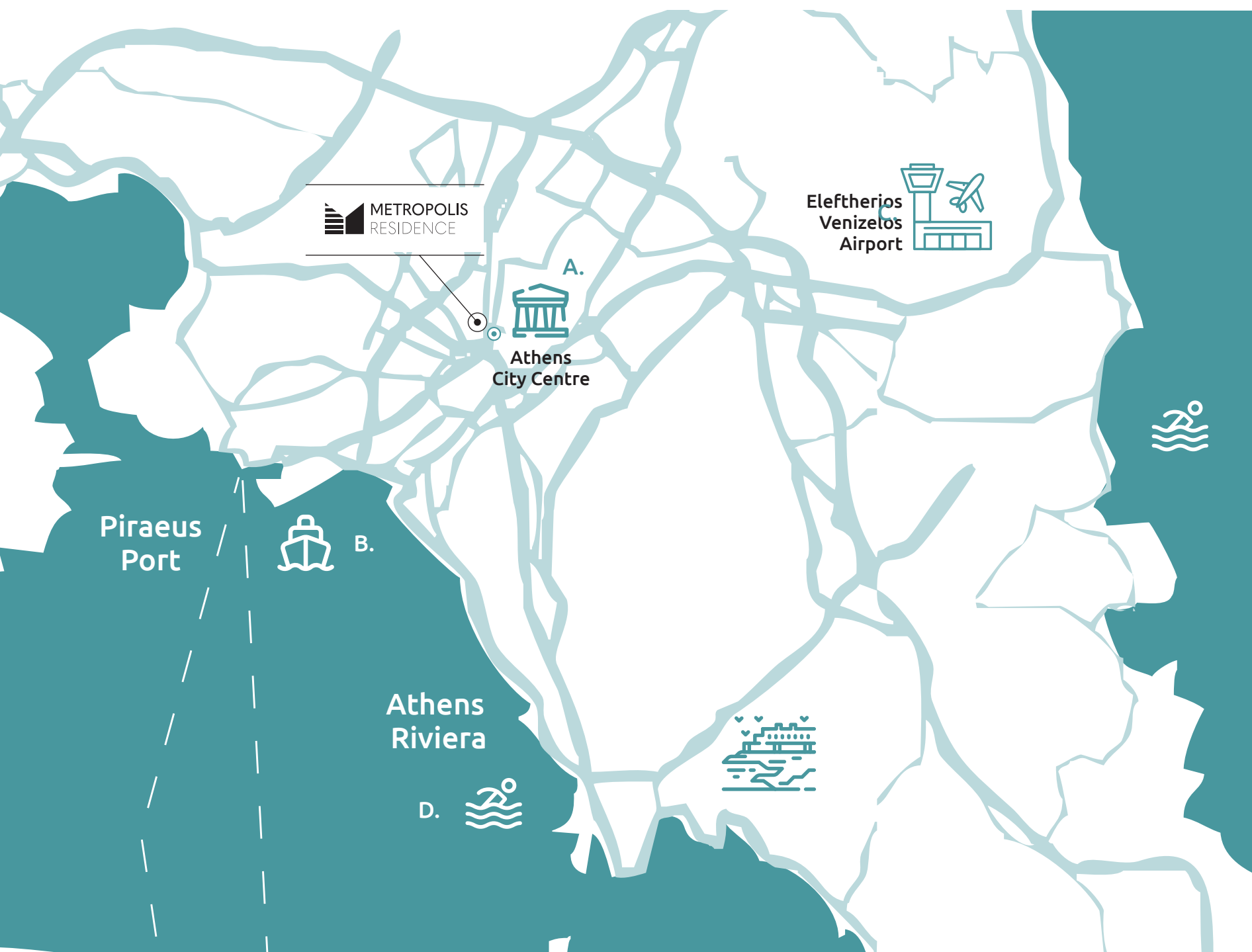
The program is distinguished by its efficient application process and the absence of a minimum stay requirement, offering maximum flexibility. This residency pathway not only secures access to the Schengen Zone but also opens the door to future business, lifestyle, and investment opportunities within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





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Location

The property is located in the heart of Omonoia, with easy access to Piraeus Port, Eleftherios Venizelos Airport, the Athens Riviera, and key areas such as Syntagma Square, Plaka, Monastiraki, Psiri, and the Acropolis.

The Omonoia Metro Station, just a short walk away, offers excellent public transportation links for quick travel throughout the city.

- | | | | |
|---|--|---|------------------------------------|
| A. Acropolis —————→ 2.5Km | 01. Your home (Geraniou 31) —————→ 0m | 05. Athens City Hall —————→ 250m | 09. Pharmacy —————→ 210m |
| B. Piraeus Port —————→ 10.7Km | 02. Omonoia Square —————→ 180m | 06. Western Union —————→ 70m | 10. Supermarket —————→ 330m |
| C. Eleftherios Venizelos Airport —————→ 40.0Km | 03. Subway Station —————→ 200m | 07. Bank —————→ 50m | |
| D. Athens Riviera, beaches —————→ 9.5Km | 04. University Hospital —————→ 100m | 08. Pharmacy —————→ 100m | |

Metropolis Residence

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Location

The neighborhood is well-connected with essential public services, including hospitals, schools and post offices. Omonoia Metro Station ensures easy access to the rest of the city, and residents benefit from nearby banks, government buildings and efficient public transportation.



Moxy Athens City

Metro Station

Omonoia Square



Transportation

Movement

Landscapes

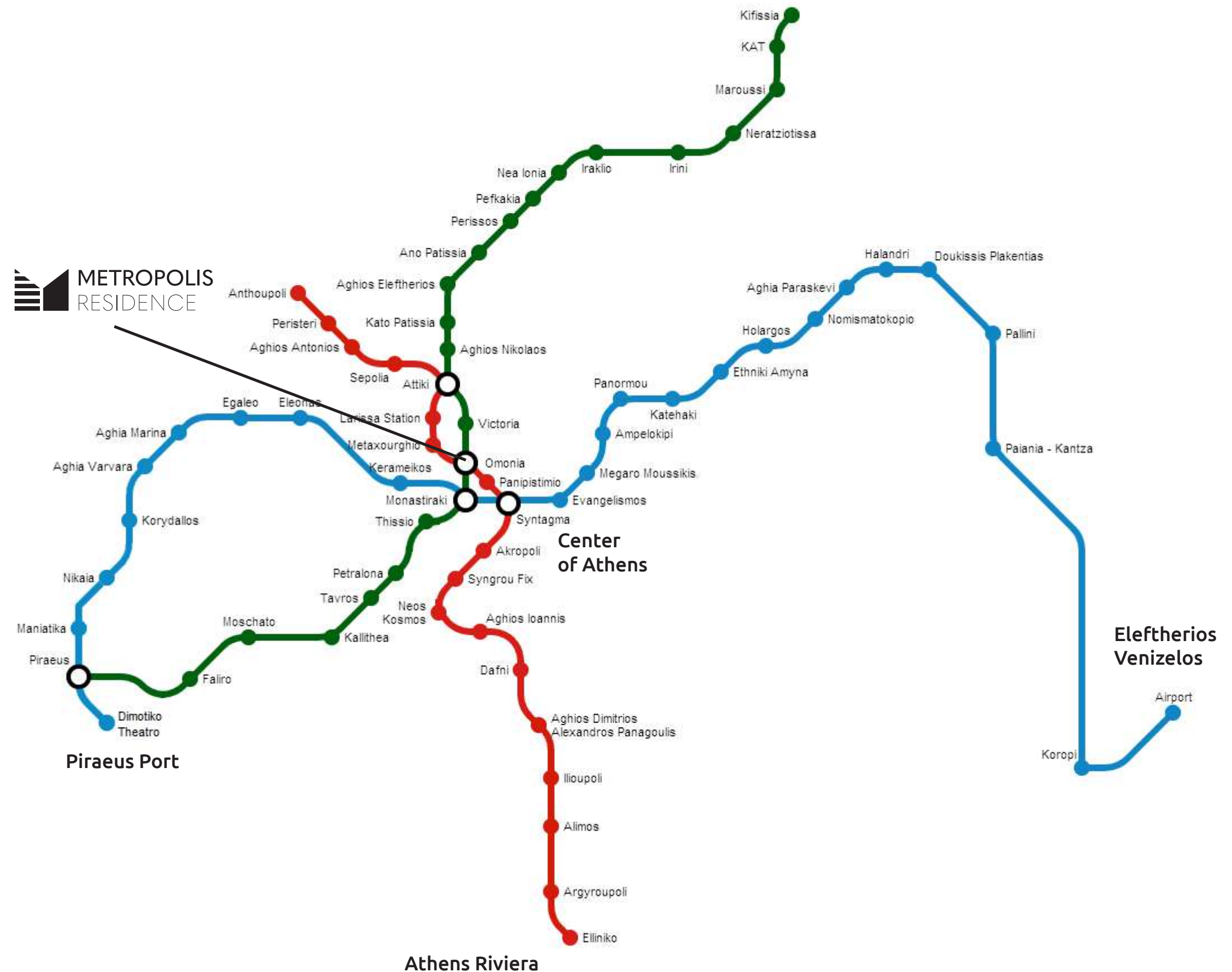
The center of Athens offers a mix of historic charm and modern landscapes. The area features lively squares, pedestrian streets and nearby parks, providing a balance between urban energy and green spaces. Residents enjoy scenic views of Athens and the Acropolis, just a short walk away.

Entertainment

The area is rich in entertainment options, with numerous cafes, restaurants, shops and bars. It is also close to theaters, museums, and galleries, including the National Archaeological Museum, offering a mix of cultural and nightlife experiences. Popular districts like Monastiraki and Psiri are nearby for even more entertainment.

Athens Riviera

The Athens Riviera stretches along the southern coastline of Athens, offering a unique blend of natural beauty, seaside charm, and upscale lifestyle. Renowned for its crystal-clear waters, vibrant marinas, and fine dining options, the area provides an ideal setting for both leisure and high-end living, just a short drive from the city center.



Landscapes



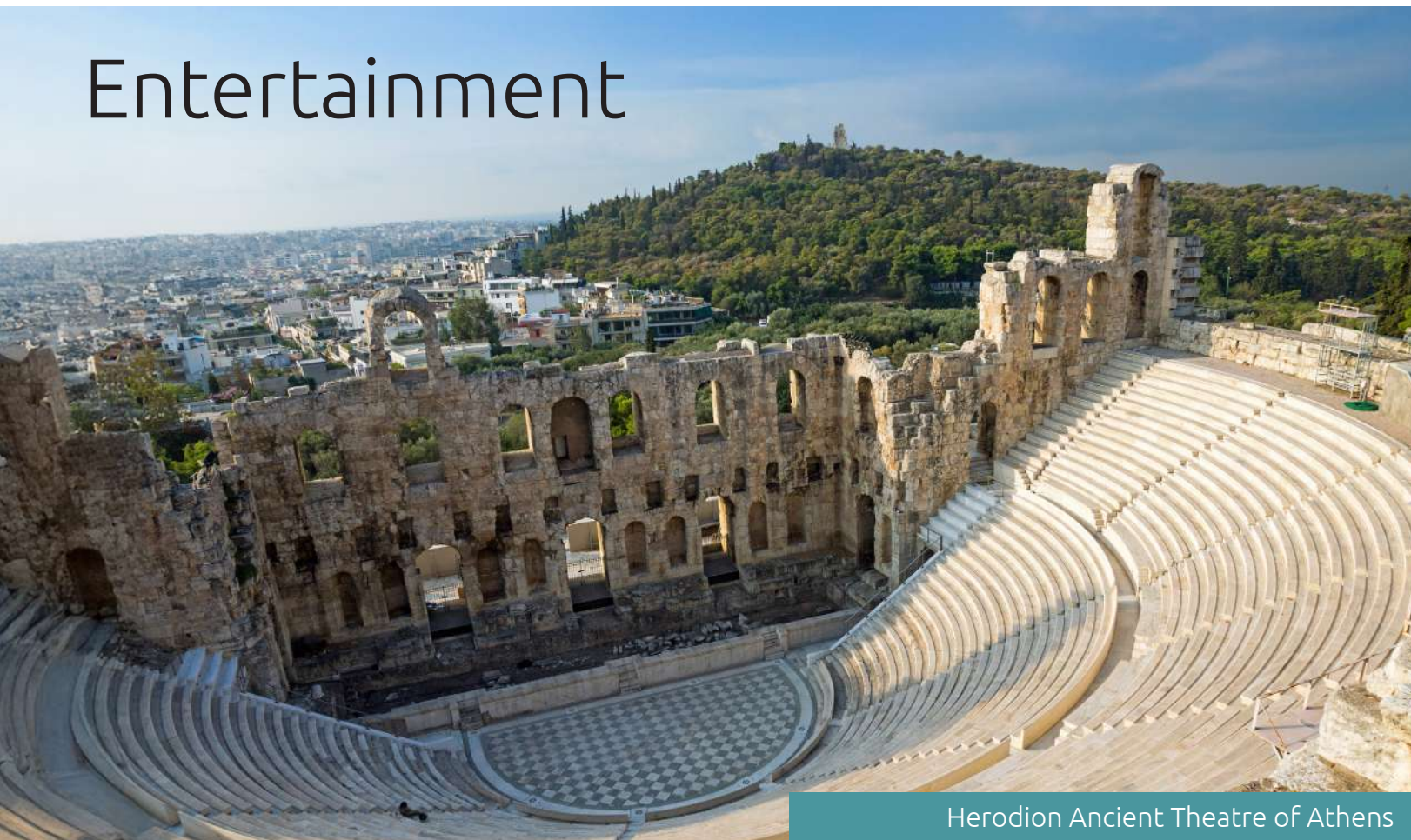
Acropolis | Monastiraki | Plaka
Acropolis Museum



Lycabettus | Lycabettus theatre
Acropolis Museum



Entertainment



Herodion Ancient Theatre of Athens
Plaka | Old Historical Neighborhood of Athens



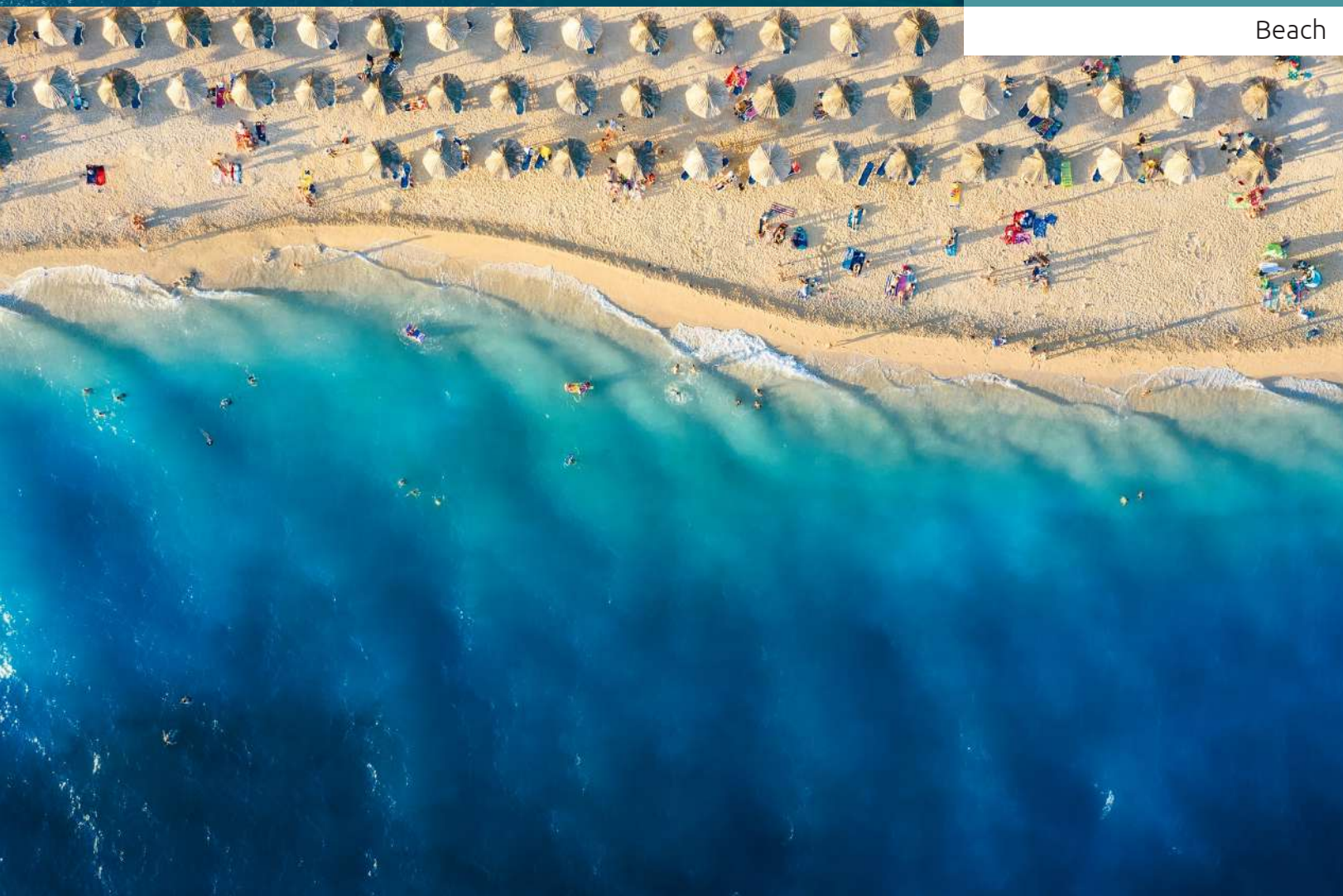
Ermou St. | Athens City Shopping Center
Stavros Niarchos Foundation Cultural Center



Athens Riviera



Athens Riviera | Athens Riviera Beaches



Beach



The Ellinikon Project

Project

Metropolis Residence

31 Geraniou St. - Athens - Greece

This modern and sophisticated complex consists of 47 studios, ideally located just a short walk from Omonia Metro Station. Designed for those seeking both comfort and convenience, the development features a range of outstanding amenities.

Residents can enjoy a fully equipped communal gym, sauna, and a stunning roof garden with breathtaking views of the Acropolis, offering a serene escape in the heart of Athens.

Each studio, ranging from 18.60 m² to 34.70 m², includes a well designed one-bathroom layout making it an ideal living space for singles or couples. The focus on modern living is complemented by high-quality finishes and plenty of natural light in every unit.

With its prime location, luxurious amenities, and contemporary design, this complex offers an exceptional urban lifestyle, combining relaxation, convenience, and vibrant city living.

Boutique Apartment Dimensions ————— • 18.6sqm – 34.7sqm

Bedrooms ————— • 1

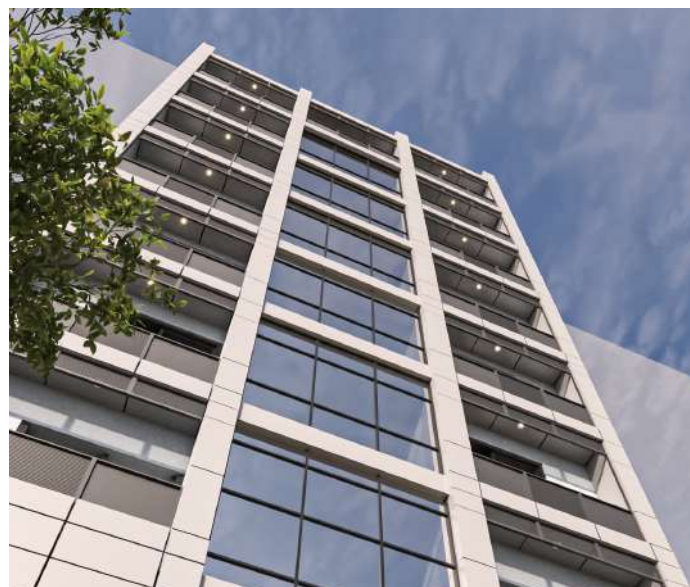
 Energy class A+ Building

 Smart Home

 Energy-efficient aluminum systems with high levels of thermal and sound insulation

 Large openings to maximize the view

 New technology LED lighting



Project Metropolis Residence

31 Geraniou St. - Athens - Greece

Minimal Design

Minimalist design is about prioritizing the essential: natural light, environmental consciousness, timeless aesthetics, reliability and long-term functionality.

Timeless Aesthetics

Timeless aesthetics is about subtle lines, adaptability, and outlasting trends. Design stripped to its core function, realized using limited materials, neutral colors, simple forms, while avoiding extravagance, a pure form of elegance.



Project Metropolis Residence



Gym & Sauna

The building offers a fully equipped communal gym and a sauna, providing a convenient and modern wellness amenity exclusively for residents. These facilities are designed to enhance the daily living and working experience within the building.

24-hour Reception

The building offers a 24-hour reception service, ensuring continuous support and assistance for all residents and tenants. This dedicated front desk service enhances security, convenience, and overall comfort within the property.

Floor Plans

Metropolis Residence

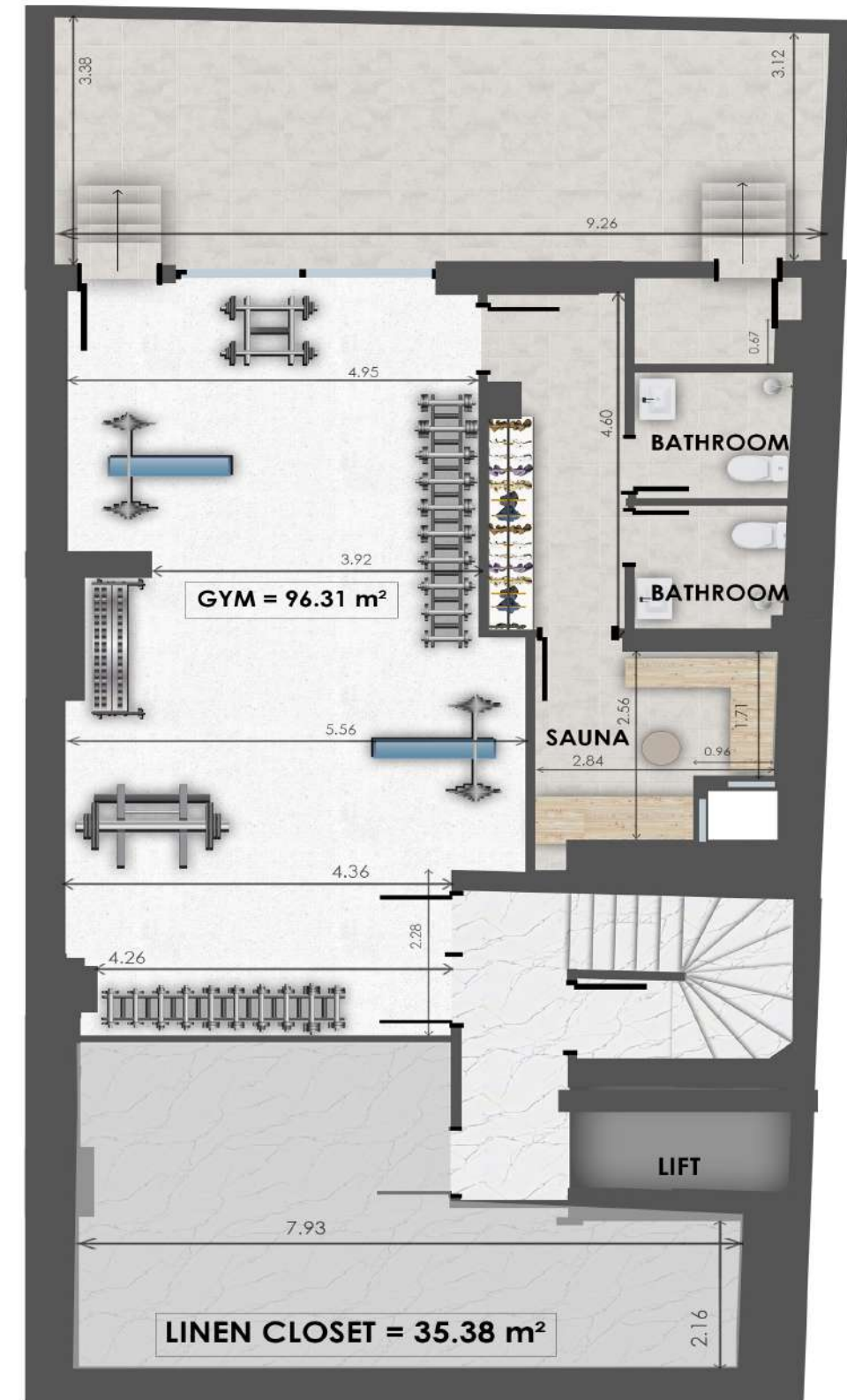
Underground Floor

Gym

Size	Floor
96.31sqm	Underground

Linen Closet

Size	Floor
35.38sqm	Underground



Floor Plans

Metropolis Residence

Mezzanine Floor

M1 | Studio

Size	Floor	Bedrooms	WC	Shower	Extra
30sqm	Mezzanine	1	1	1	Gym, Sauna (Underground Floor)



Floor Plans

Metropolis Residence

Mezzanine Floor

M2 | Studio

Size	Floor	Bedrooms	WC	Shower	Extra
24sqm	Mezzanine	1	1	1	Gym, Sauna (Underground Floor)



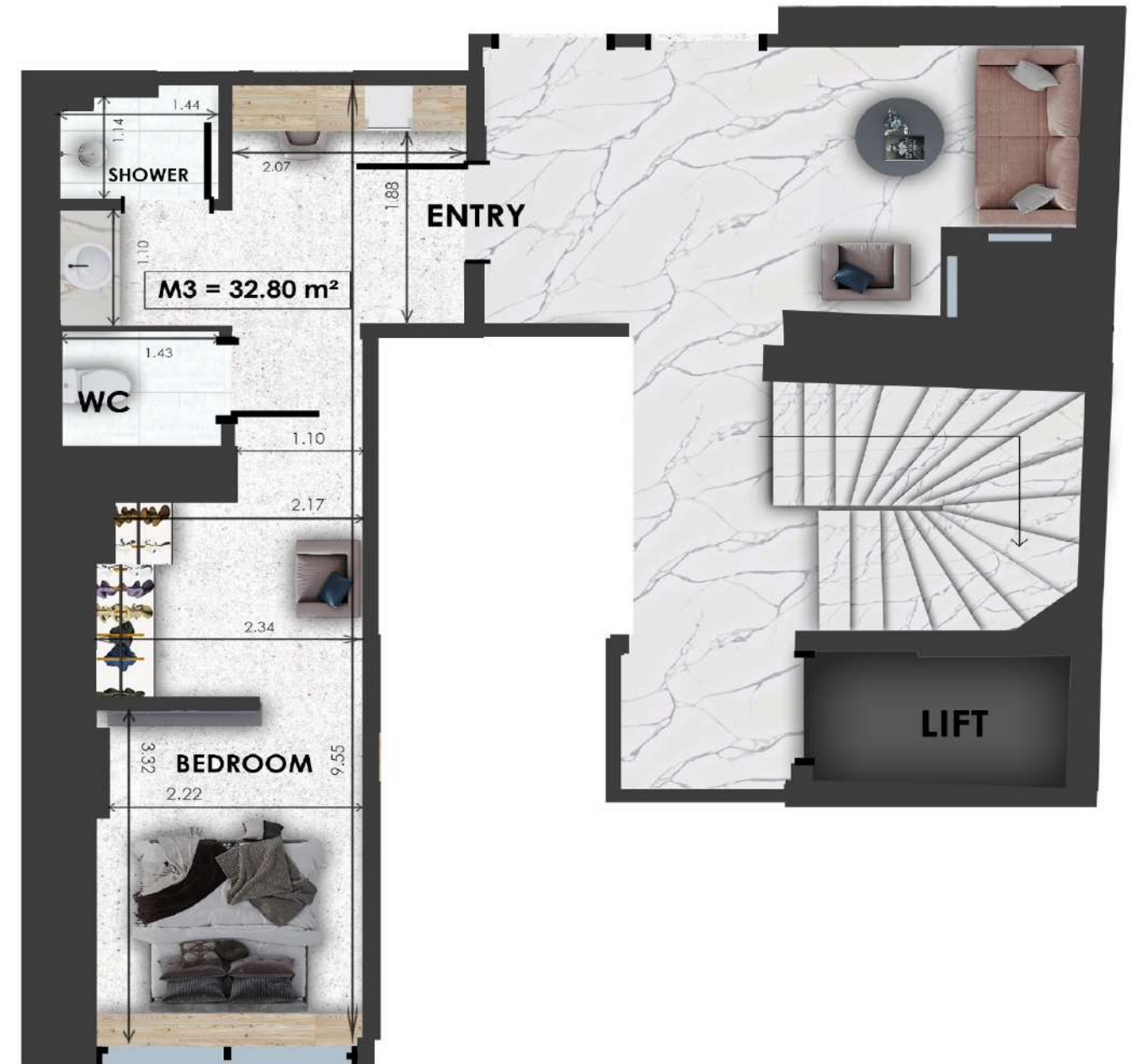
Floor Plans

Metropolis Residence

Mezzanine Floor

M3 | Studio

Size	Floor	Bedrooms	WC	Shower	Extra
33sqm	Mezzanine	1	1	1	Gym, Sauna (Underground Floor)



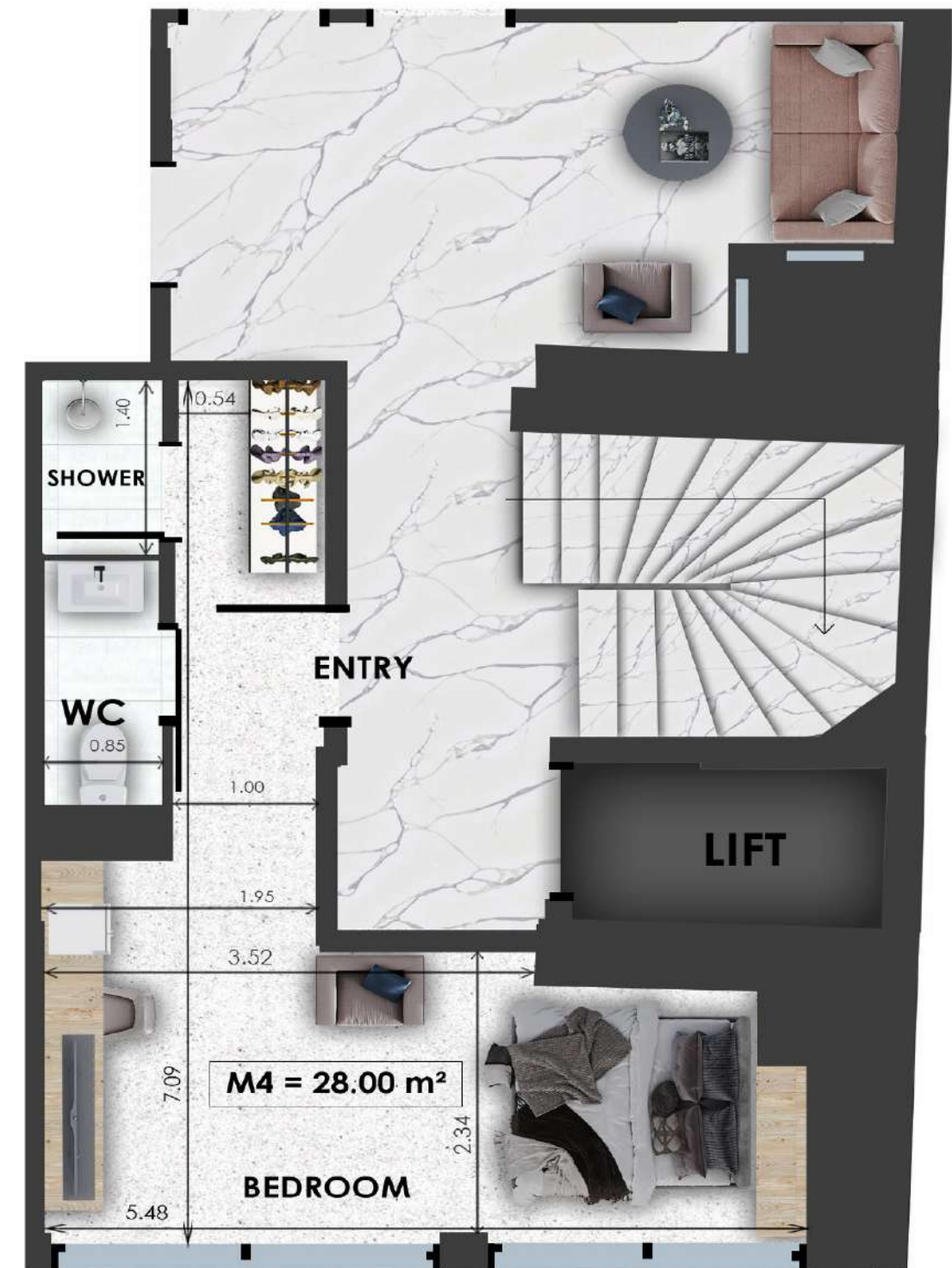
Floor Plans

Metropolis Residence

Mezzanine Floor

M4 | Studio

Size	Floor	Bedrooms	WC	Shower	Extra
28sqm	Mezzanine	1	1	1	Gym, Sauna (Underground Floor)



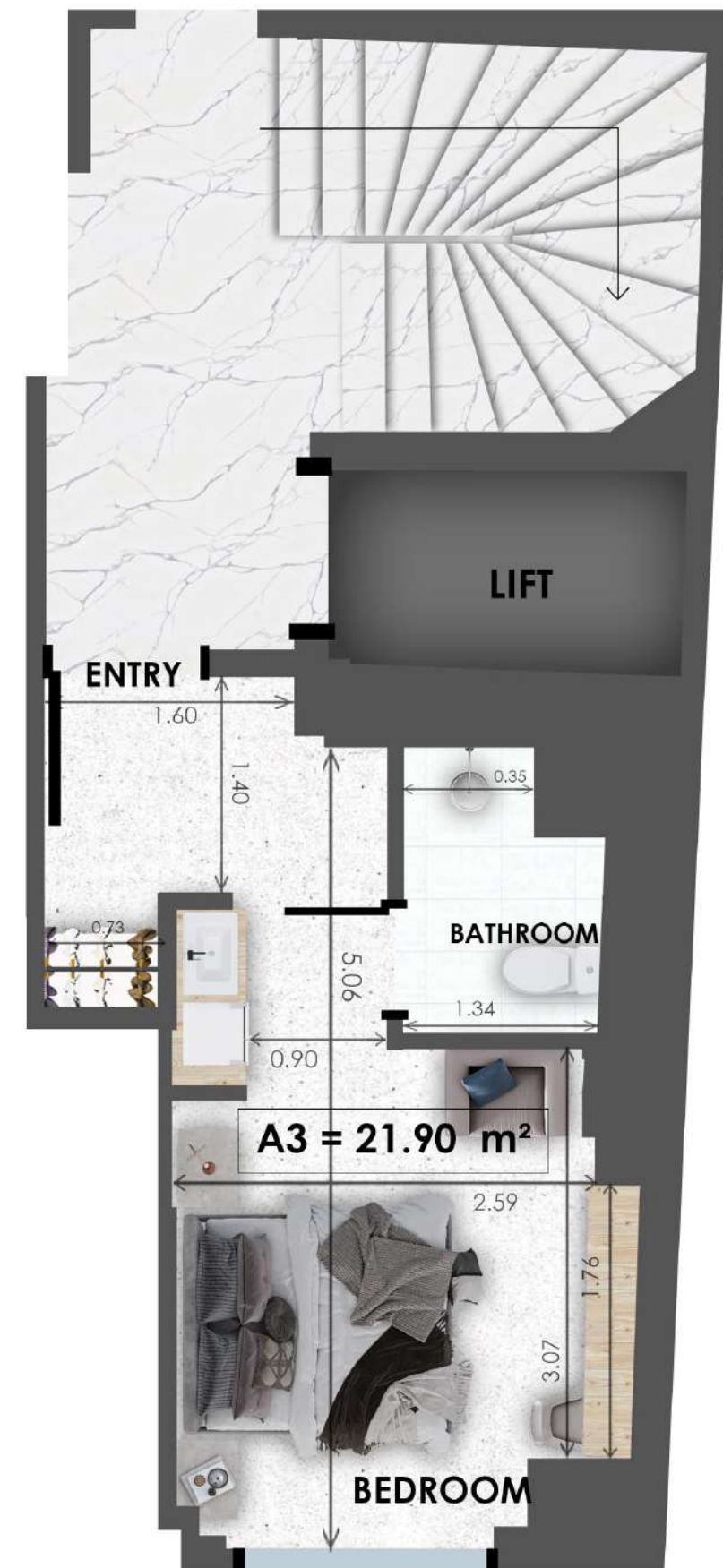
Floor Plans

Metropolis Residence

1st Floor

A3, | Apartment

Size	Floor	Bedrooms	WC	Shower	Extra	Balcony
22sqm	1	1	1	1	Gym, Sauna (Underground Floor)	1,20sqm



Floor Plans

Metropolis Residence

3rd Floor

C1, | Studio

Size	Floor	Bedrooms	WC	Shower	Extra	Balcony
28sqm	1	1	1	1	Gym, Sauna (Underground Floor)	2,0sqm



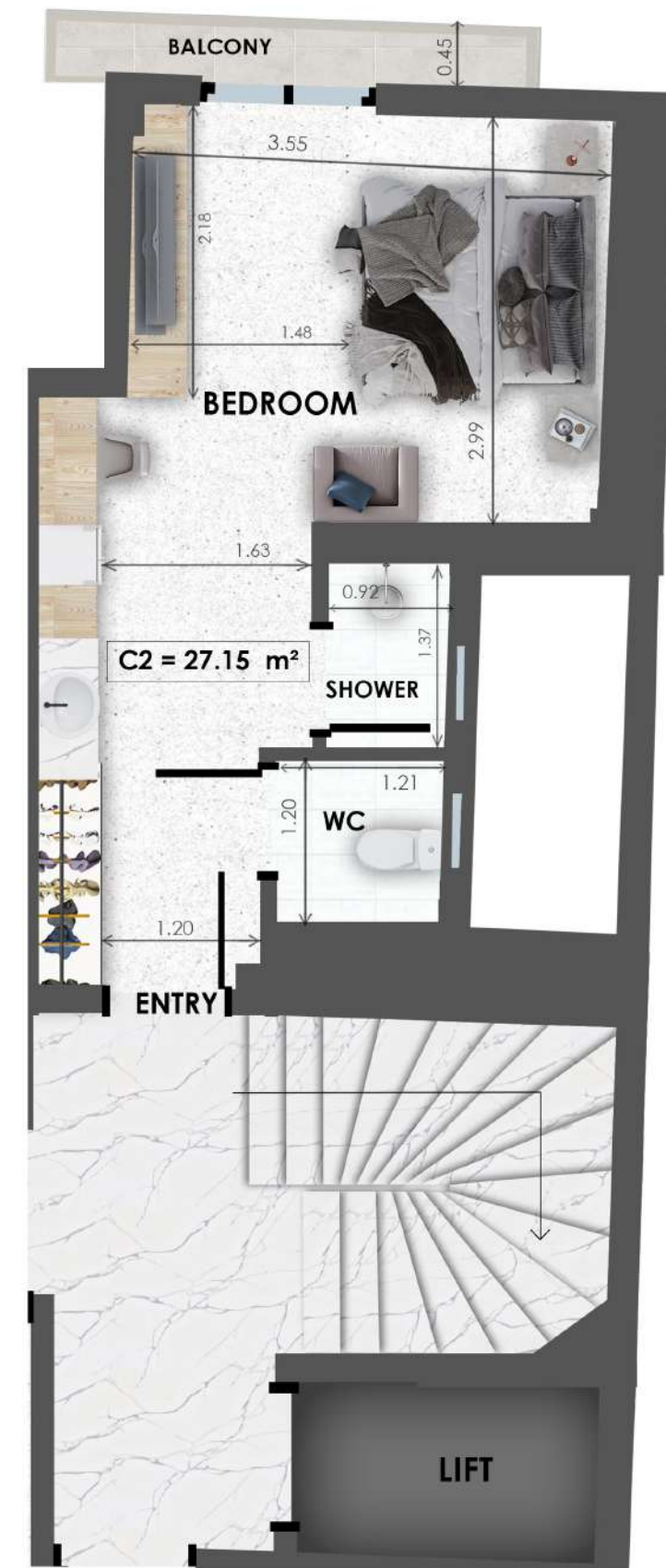
Floor Plans

Metropolis Residence

3rd Floor

C2, | Studio

Size	Floor	Bedrooms	WC	Shower	Extra	Balcony
27sqm	1	1	1	1	Gym, Sauna (Underground Floor)	1,65sqm



Floor Plans

Metropolis Residence

3rd Floor

C3, | Studio

Size	Floor	Bedrooms	WC	Shower	Extra
22sqm	1	1	1	1	Gym, Sauna (Underground Floor)



Floor Plans

Metropolis Residence

4th Floor

D3, | Studio

Size	Floor	Bedrooms	WC	Shower	Extra
22sqm	1	1	1	1	Gym, Sauna (Underground Floor)



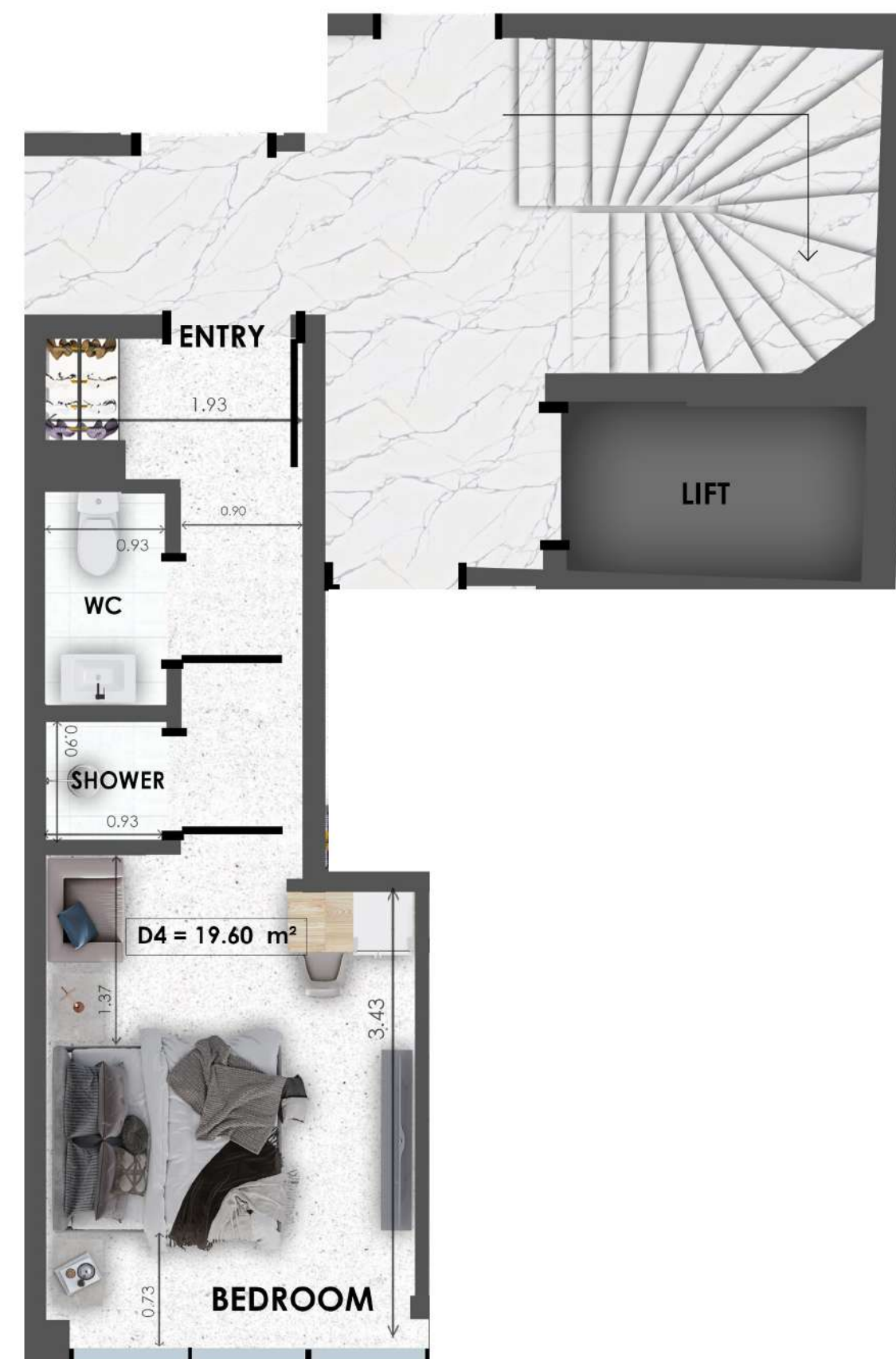
Floor Plans

Metropolis Residence

4th Floor

D4, | Studio

Size	Floor	Bedrooms	WC	Shower	Extra
20sqm	1	1	1	1	Gym, Sauna (Underground Floor)



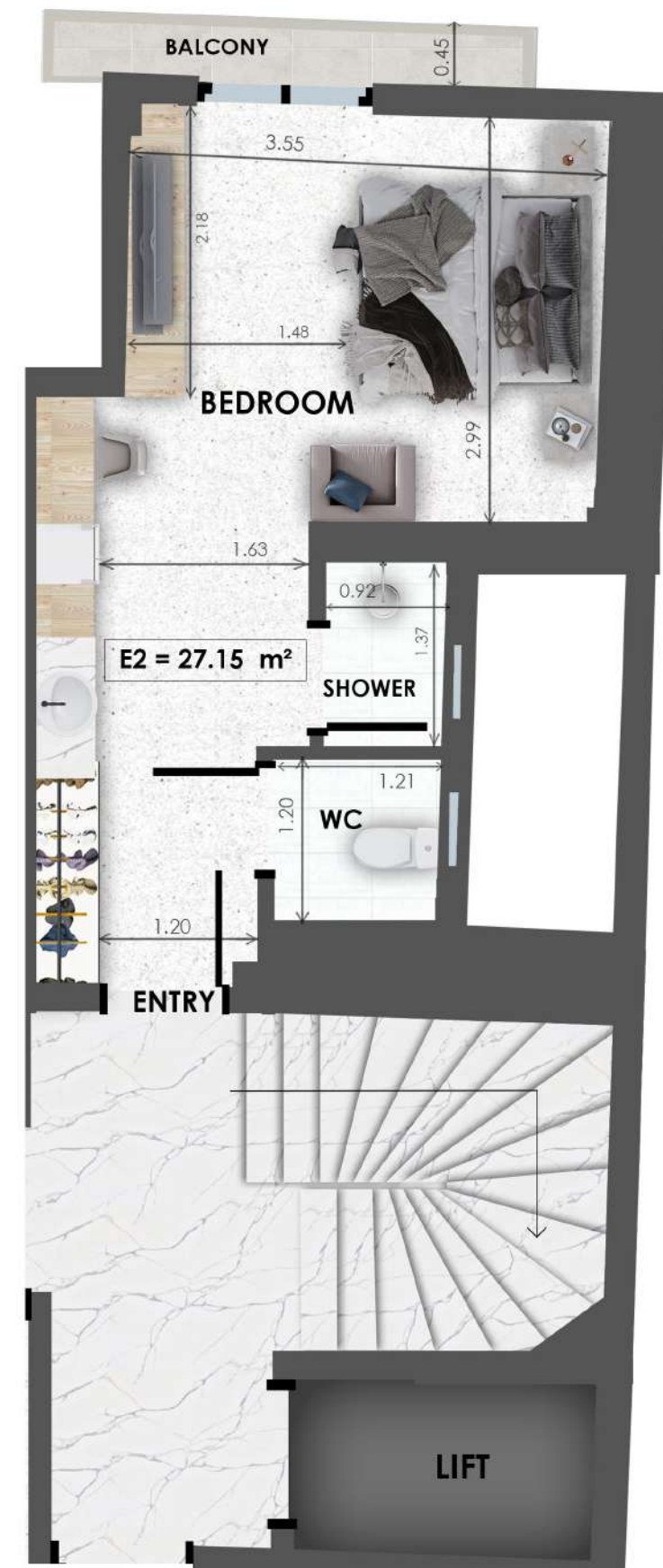
Floor Plans

Metropolis Residence

5th Floor

E2, | Studio

Size	Floor	Bedrooms	WC	Shower	Extra	Balcony
27sqm	1	1	1	1	Gym, Sauna (Underground Floor)	1,65sqm



Floor Plans

Metropolis Residence

7th Floor

G4, | Studio

Size	Floor	Bedrooms	WC	Shower	Extra
20sqm	1	1	1	1	Gym, Sauna (Underground Floor)



Floor Plans

Metropolis Residence

7th Floor

G5, | Studio

Size	Floor	Bedrooms	WC	Shower	Extra
25sqm	1	1	1	1	Gym, Sauna (Underground Floor)



Floor Plans

Metropolis Residence

8th Floor

H1, | Studio

Size	Floor	Bedrooms	WC	Shower	Extra	Balcony
26sqm	1	1	1	1	Gym, Sauna (Underground Floor)	2,2sqm



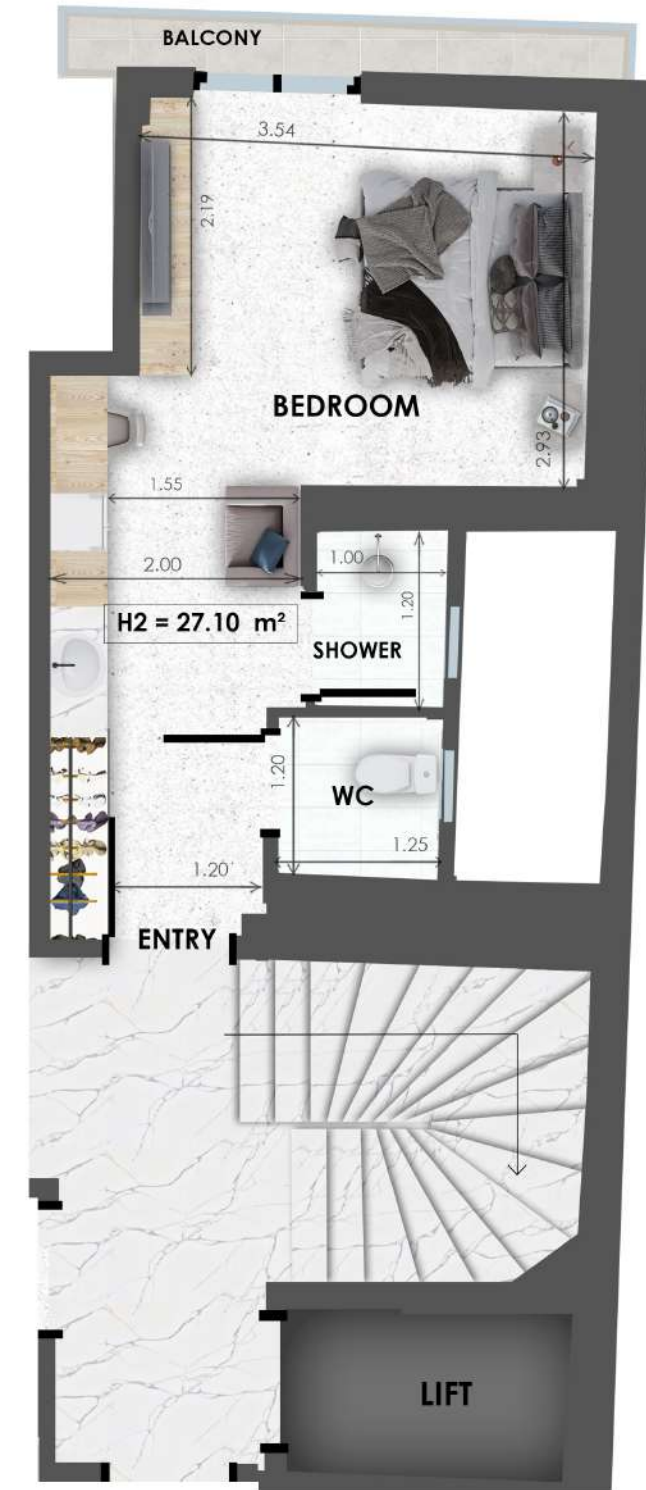
Floor Plans

Metropolis Residence

8th Floor

H2, | Studio

Size	Floor	Bedrooms	WC	Shower	Extra	Balcony
27sqm	1	1	1	1	Gym, Sauna (Underground Floor)	2,10sqm



Floor Plans

Metropolis Residence

8th Floor

H4, | Studio

Size	Floor	Bedrooms	WC	Shower	Extra	Balcony
25sqm	1	1	1	1	Gym, Sauna (Underground Floor)	7,90sqm





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.





METROPOLIS RESIDENCE



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GOLDEN VISA**


LUX&EASY

getgreekgoldenvisa.com
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