

GET GREEK  
GOLDEN VISA



A<sup>+</sup> ENERGY CLASS  
BUILDING

 SEASCAPE  
RESIDENCE

Seascape Residence

Petrothalassa, Ermioni - Peloponnese - 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



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





## Seascape Residence

Petrothalassa, Ermioni - Peloponnese - Greece

# Location

Seascape Residence is located in Ermioni, a picturesque coastal town in the Peloponnese, offering easy access to nearby islands like Hydra and Spetses, as well as historic sites such as Epidaurus and Nafplio. The town is well-connected by road and sea, with Porto Heli and the Costa ferry point just a short drive away, providing convenient links to Athens and the wider region. Seascape Residence combines serene living with excellent accessibility to some of Greece's most desirable destinations.

- |   |  |  |                                      |
|---|--|--|--------------------------------------|
| <b>A.</b> Porto Heli —————→ 12 Km                 | <b>01.</b> Your home (Petrothalassa) —→ 0m | <b>05.</b> Supermarket —————→ 120m       | <b>09.</b> Supermarket —————→ 400m   |
| <b>B.</b> Kalamata Airport —————→ 219 Km          | <b>02.</b> Petrothalassa Beach —————→ 1km  | <b>06.</b> Kranidi High School —→ 7,8 km | <b>10.</b> Elementary School —→ 250m |
| <b>C.</b> Eleftherios Venizelos Airport —→ 202 Km | <b>03.</b> Pharmacy —————→ 150m            | <b>07.</b> Public Gym —————→ 200m        |                                      |
| <b>D.</b> Athens —————→ 174 Km                    | <b>04.</b> Theater —————→ 100m             | <b>08.</b> Bank —————→ 100m              |                                      |

# Seascape Residence

Petrothalassa, Ermioni - Peloponnese - Greece

## Location

Ermioni is a charming seaside town in the Peloponnese, known for its relaxed atmosphere and natural beauty. Situated along the Argolic Gulf, it offers easy access to nearby islands and cultural sites. Ermioni blends small-town charm with a growing appeal for visitors and second-home buyers. With its picturesque waterfront, local tavernas, and welcoming community, Ermioni is an ideal destination for both holiday living and tourism-oriented investment.

Ermioni 2km

# 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.

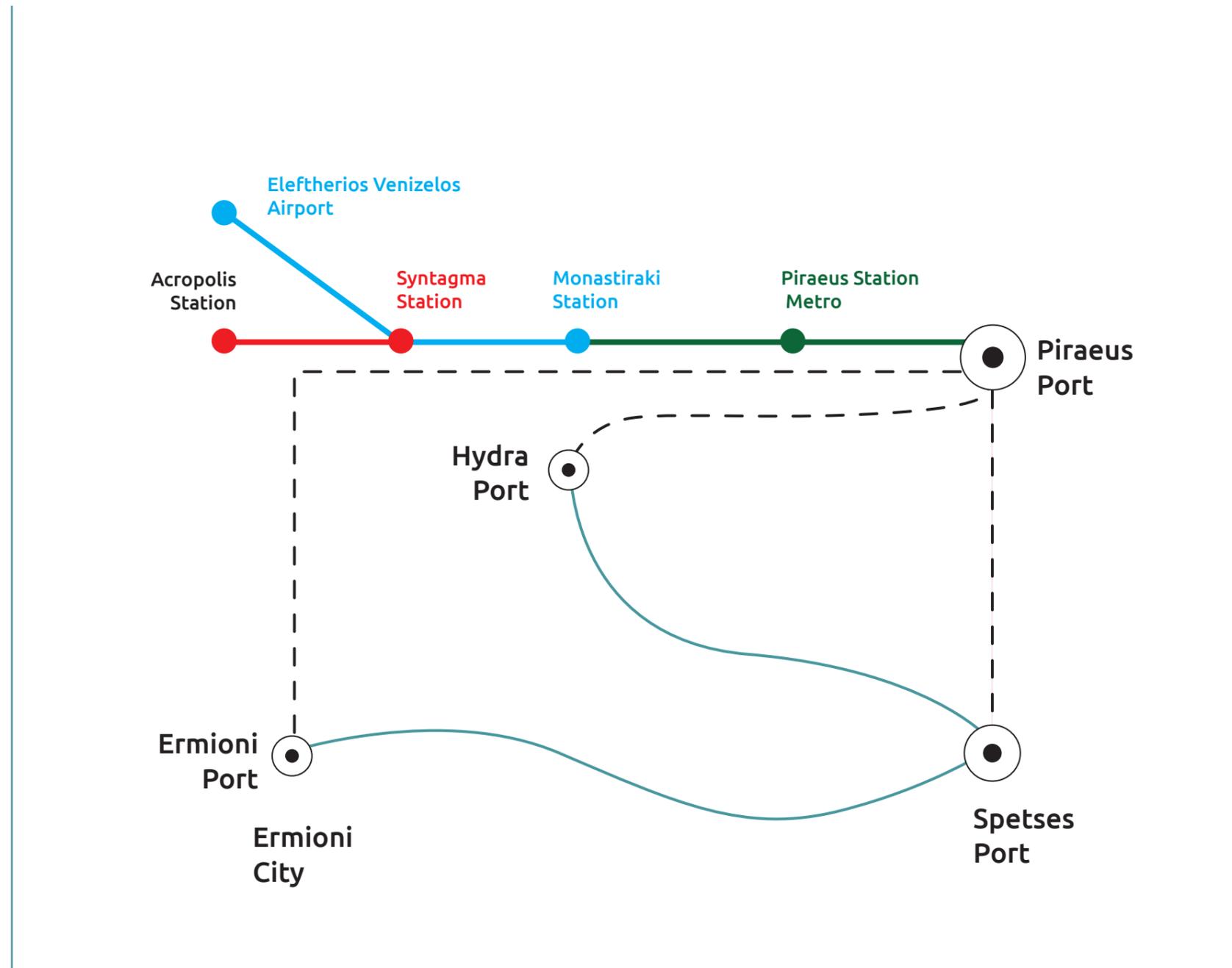
The area is rich in leisure and cultural offerings, with a wide range of cafés, restaurants, shops, and bars. Within close proximity are theaters, museums, and galleries — including the National Archaeological Museum — offering both cultural depth and vibrant nightlife. Popular neighborhoods such as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

### Ermioni Landscapes

If you are seeking a peaceful escape, rich in natural beauty, Ermioni is your answer. Nestled between pine-covered hills and the sparkling Argolic Gulf, this seaside town blends coastal charm with authentic Greek character. Take a walk along the palm-lined Mandrakia promenade, enjoy the sea breeze by the harbor, or explore the olive groves and countryside trails that surround the town. Ermioni offers a slower pace of life, together with access to nature and tradition.

### Ermioni Culture & Leisure

Far from mass tourism, Ermioni invites you to experience Greece like a local. From open-air tavernas and weekly farmers' markets to family-run cafés and festivals that celebrate regional heritage, Ermioni thrives on its community spirit. The nearby towns of Porto Heli and Kranidi offer boutique shops, local art studios, and seaside dining. With regular boat connections to Hydra and Spetses, Ermioni is also your gateway to the Saronic Islands, making weekend escapes effortless.



# Landscapes



Nafplio | Peloponnese



Porto Cheli | Peloponnese

Lion Gate | Franchthi

Mandrakia | Ermionis



# Entertainment



Ancient Theater of Epidaurus  
Hydra



Porto Heli Marina  
Nafplio



# Argolida



Argolida Gulf

Beach View

Wild Life



# Project Seascape Residence

Petrothalassa - Ermioni

Prime investment in Ermioni: A pair of stylish lofts with the option to merge into one large unit, qualifying for the Golden Visa program.

Close to the beach of Petrothalassa, we have created the SEASCAPE Residence complex, consisting of six energy-efficient A+ lofts with an area of 77 – 164.5m<sup>2</sup>. Each residence has 2-6 bedrooms, a garden and a swimming pool, offering unobstructed sea views.

The shades of grey and white enhance the atmosphere of relaxation, while the strategic location ensures privacy. Residents can enjoy the tranquility of the surroundings and the outdoor activities offered by the area, making it an ideal choice for permanent or holiday residence.

Lofts with an area of \_\_\_\_\_ • 77.0sqm – 164.5m<sup>2</sup>

Bedrooms \_\_\_\_\_ • 2 - 4

-  Energy class A+ Building
-  Smart Home
-  Energy-efficient aluminum systems with high levels of thermal and sound insulation
-  Thermal facade
-  Solar Water Heater
-  Autonomous cooling-heating heat pump
-  Armored/ Fire resistant security door
-  New technology LED lighting



# Project Seascape Residence

Petrothalassa - Ermioni

## Minimal Design

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

## Timeless Aesthetics

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



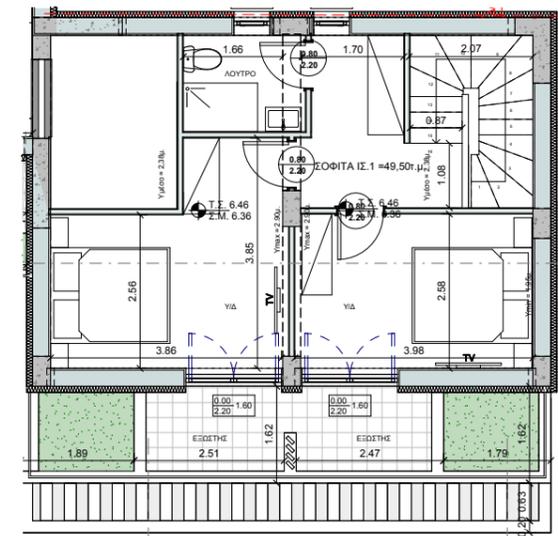
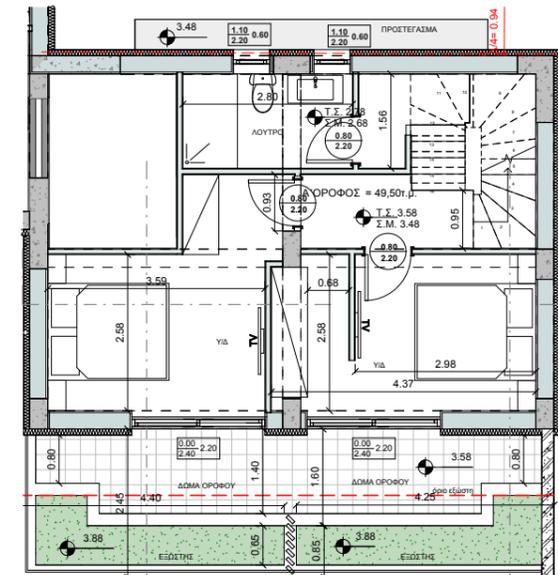
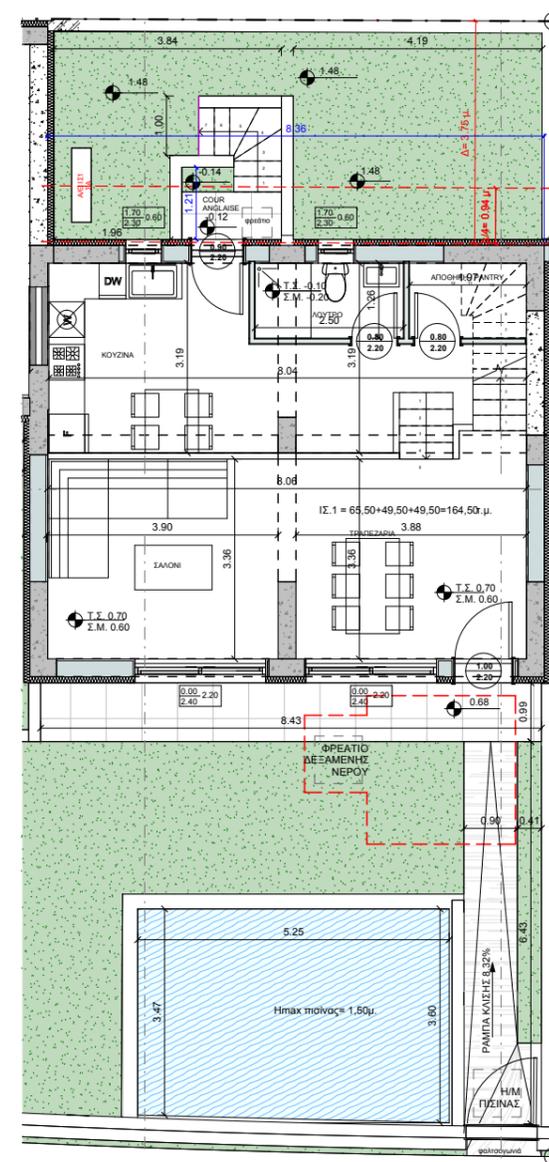
# Floor Plans

## Seascape Residence

### Ground Floor

#### Loft

Size	Floor	Bedrooms	Kitchen	Bathroom	Extra
164.50m <sup>2</sup>	Ground Floor 1st floor Attic	4	1	3	Garden, Pool, Parking





# 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 building 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.





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