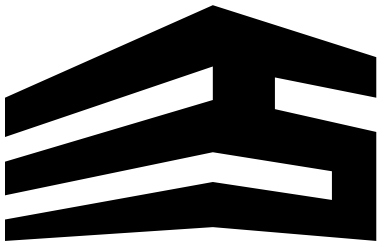


GET GREEK
GOLDEN VISA



A+ ENERGY CLASS
BUILDING



SKYGARDEN
RESIDENCE

Skygarden Residence

40 Solonos St. & 7 Kouvopoulou St. - Agia Paraskevi - 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



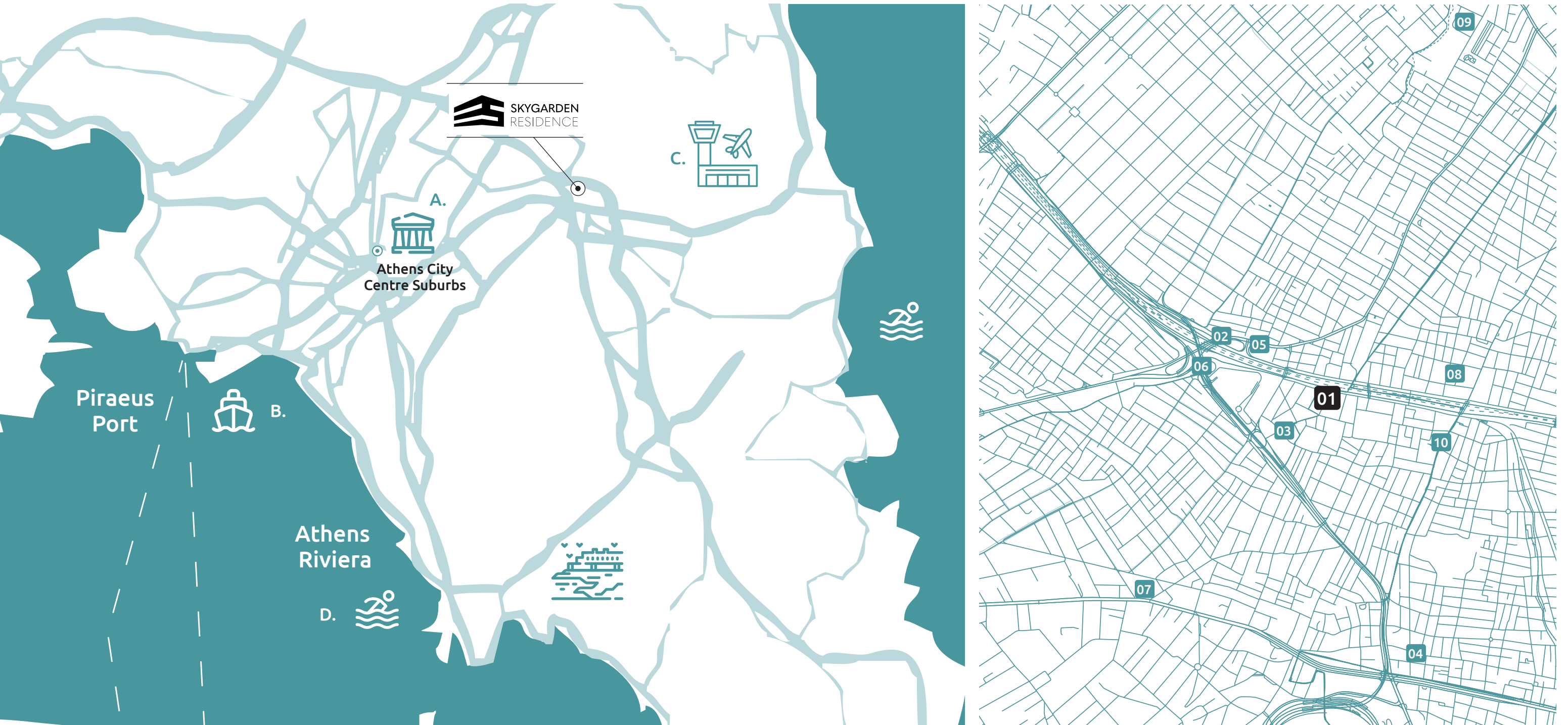
OPPORTUNITY TO RENT OUT THE INVESTMENT PROPERTY



FAST APPLICATION PROCESS

WE
BUILD
A **BETTER**
WORLD





Skygarden Residence

40 Solonos St. & 7 Kouvoupoulou St. - Agia Paraskevi - Greece

Location

The property is located in Agia Paraskevi, a leafy, well-connected suburb in northern Athens. With direct access to key roads, major highways and metro lines, Skygarden Residence places the entire city within easy reach. Whether you're commuting to the business district, heading to the airport, or enjoying iconic cultural landmarks such as the Acropolis and Syntagma Square, everything is within reach. Experience the perfect balance - the calm of elegant suburban living, seamlessly connected to the vibrant rhythm of central Athens.

- A. Acropolis → 14.9Km
- B. Piraeus Port → 24.6Km
- C. Eleftherios Venizelos Airport → 19.8Km
- D. Athens Riviera, beaches → 28.3Km

- 01. Your home → 0m
- 02. Supermarket → 1.8Km
- 03. 9th Primary School → 1.2Km
- 04. 3rd Primary School of Gerakas → 1.6Km
- 05. Pharmacy → 1.8Km

- 06. Metro Station Dukissis Plakentias → 1.8Km
- 07. Bank → 2.4Km
- 08. Swimming pool → 1.5Km
- 09. Vrilissia Municipal Stadium → 2.9Km
- 10. ATM → 350m

Skygarden Residence

40 Solonos St. & 7 Kouvopoulou St. - Agia Paraskevi - Greece

Location

Skygarden Residence is in Agia Paraskevi, a green, family-friendly suburb in northern Athens. Known for its quality of life, private clinics, excellent schools, and vibrant local amenities, the area is just a short drive from city center and offers a calm residential atmosphere without sacrificing convenience. Its blend of suburban comfort and urban accessibility makes it a smart choice for homebuyers and investors alike.



Transportation

Movement

Athens Landscapes

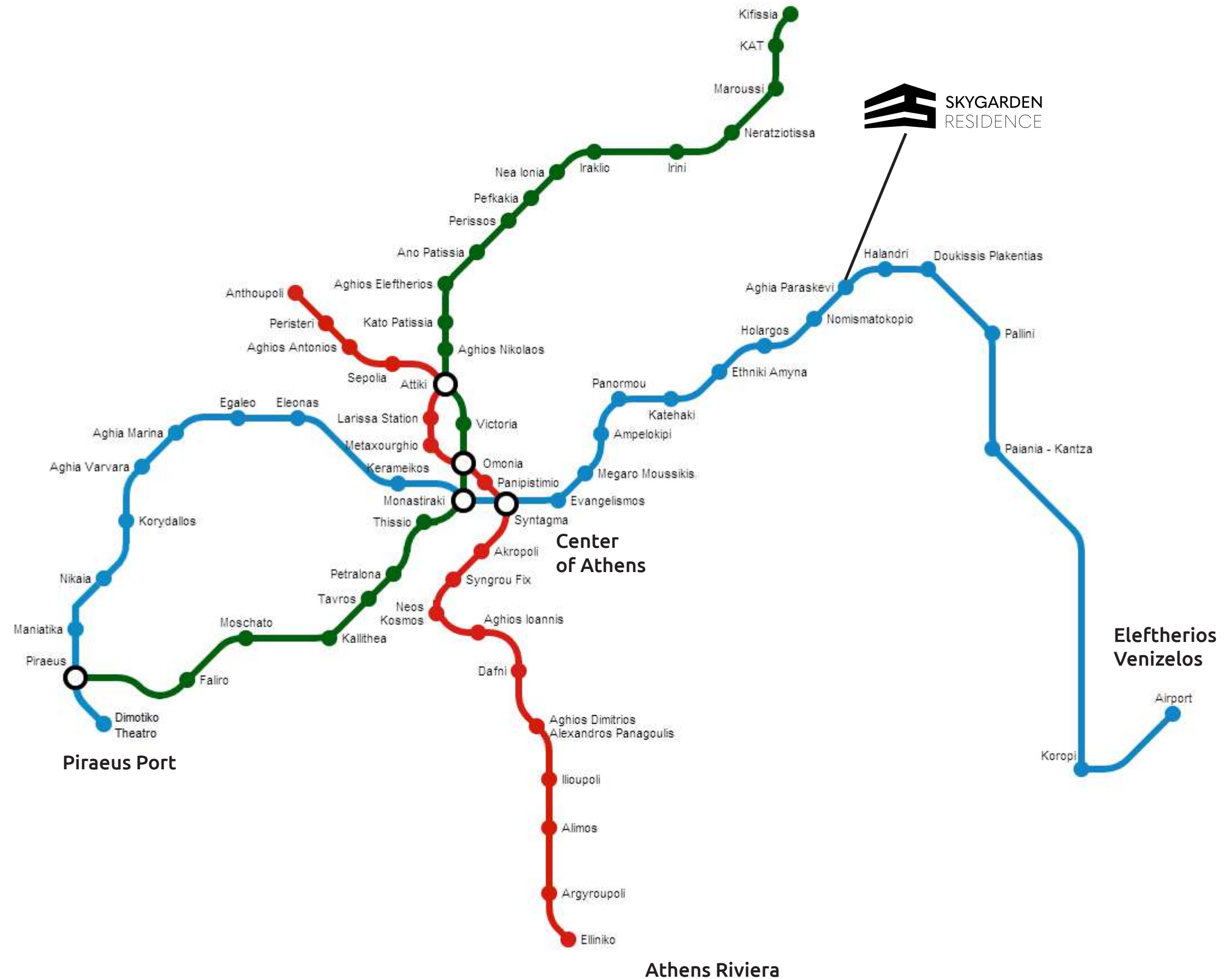
The center of Athens offers a unique blend of historical charm and contemporary city life. Vibrant squares, pedestrian streets, and nearby parks create a balance between urban energy and peaceful green spaces. The area is rich in leisure and cultural offerings, with a wide range of cafés, restaurants, 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.

Living in Agia Paraskevi

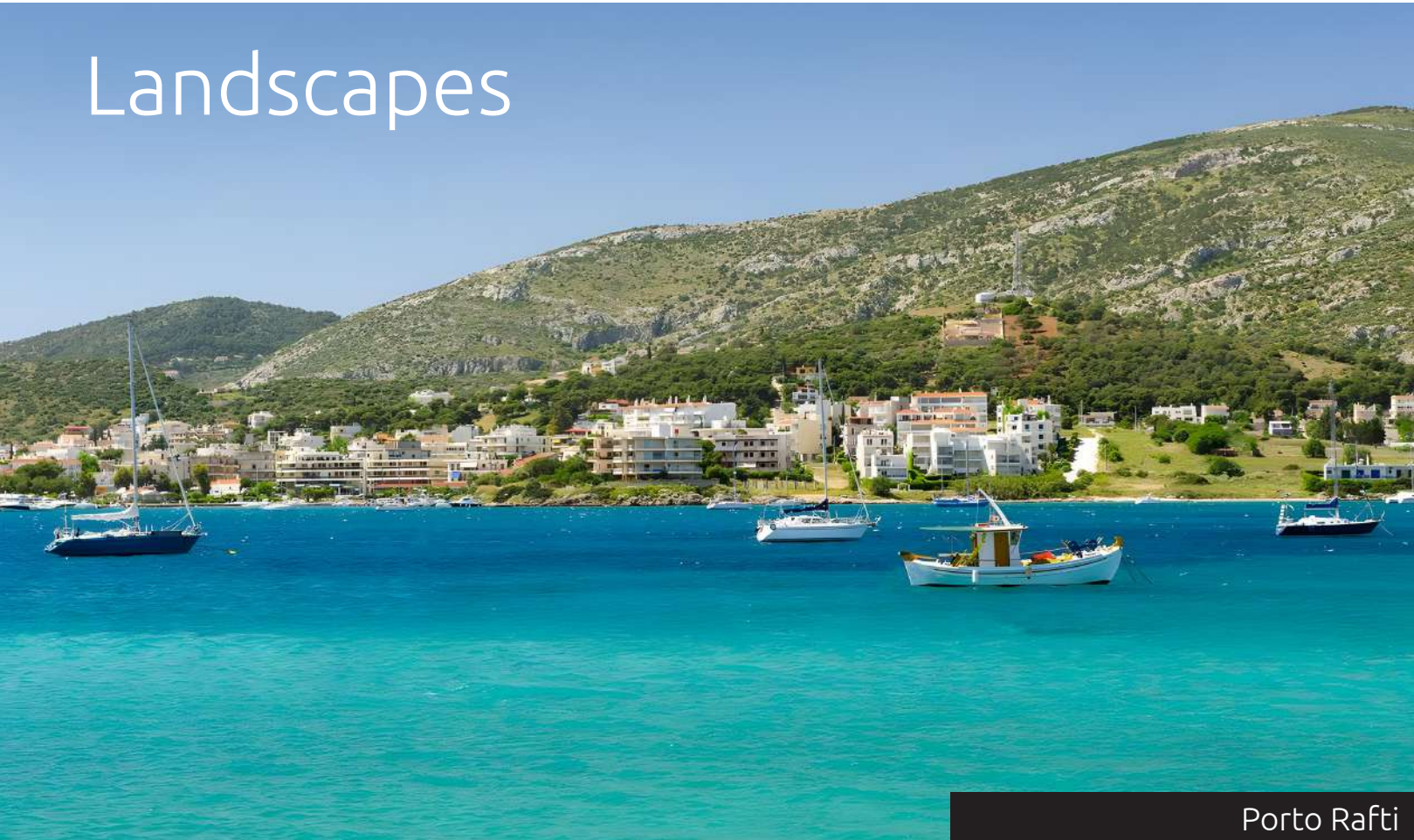
For those in search of a serene yet well-connected lifestyle, Agia Paraskevi strikes the ideal balance. Located in Athens' northern suburbs, this refined neighborhood blends modern living with understated elegance. Walk along tree-lined streets, explore curated farmers' markets, or unwind in sophisticated cafés that reflect the area's cultured charm. With a strong sense of community, private clinics, exceptional educational institutions, and a full range of premium amenities, Agia Paraskevi delivers a standard of living that is both elevated and effortless.

Entertainment

Ideally located on the eastern side of Athens, at the foothills of Mount Hymettus, Agia Paraskevi is one of Athens' most desirable residential areas - offering a rare combination of urban comfort, natural beauty, and easy access to the Athenian countryside and coastline. The area provides effortless access to some of East Attica's most beautiful beaches - including Porto Rafti, Avlaki, and Artemida - perfect for weekend escape. The nearby Mesogeia wine region, with its historic vineyards and renowned estates, adds a unique cultural and gastronomic dimension, ideal for leisure and exploration. Locally, Agia Paraskevi boasts a vibrant town center with gourmet dining, charming cafés, open-air cinemas and boutique shopping, as well as access to parks, hiking trails on Mount Hymettus, and cultural events throughout the year.



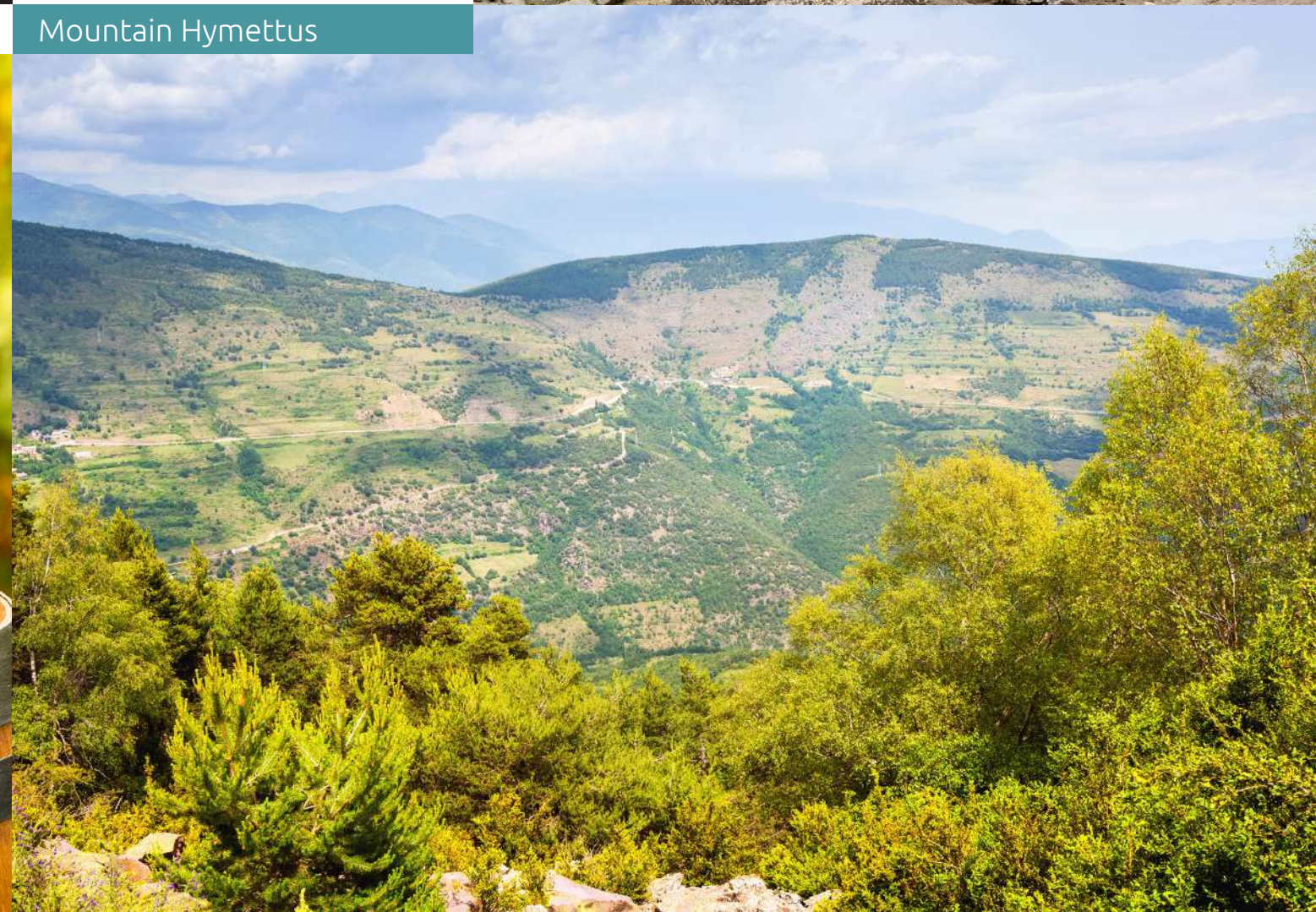
Landscapes



Porto Rafti
Mesogeia wine region



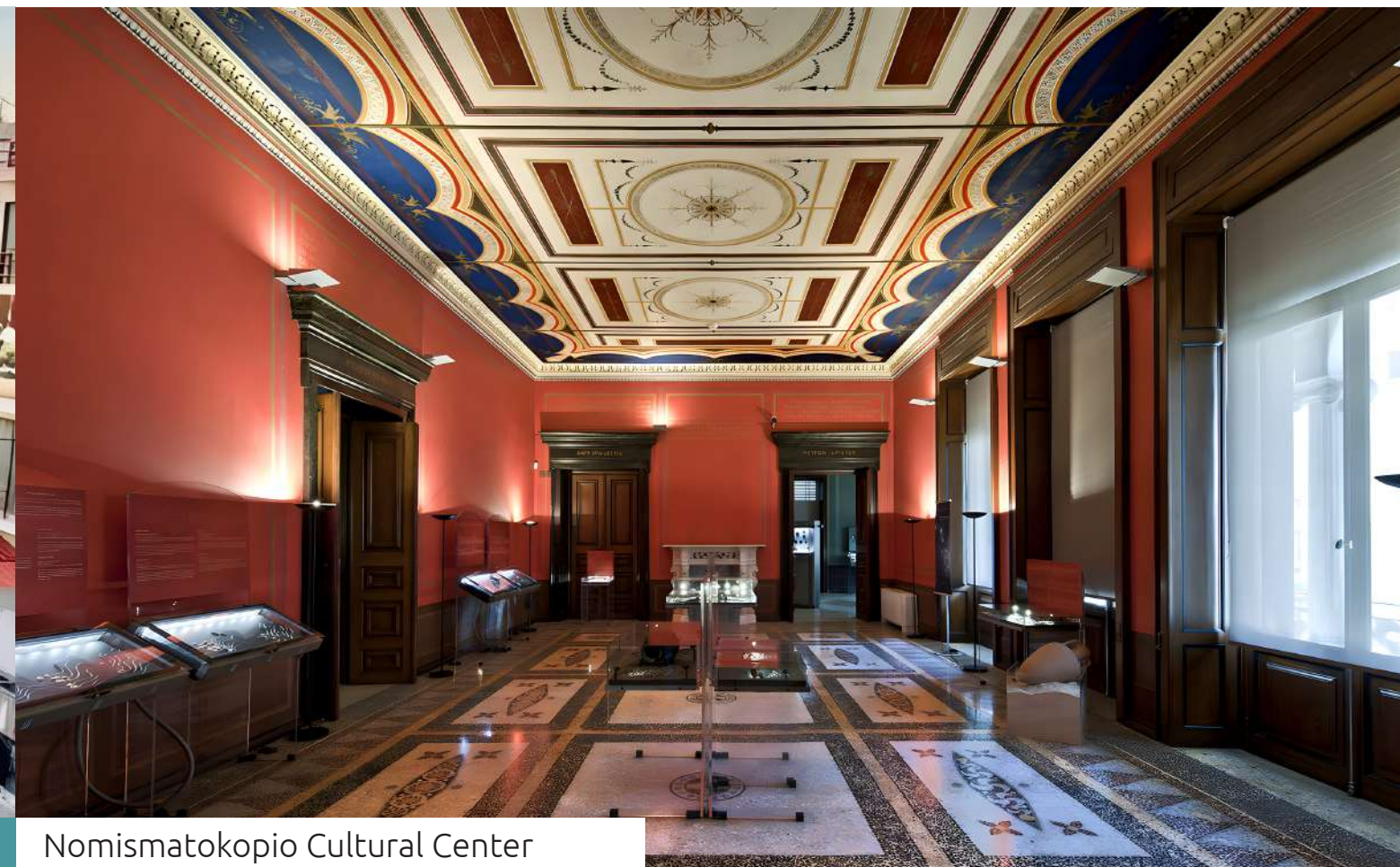
Artemida
Mountain Hymettus



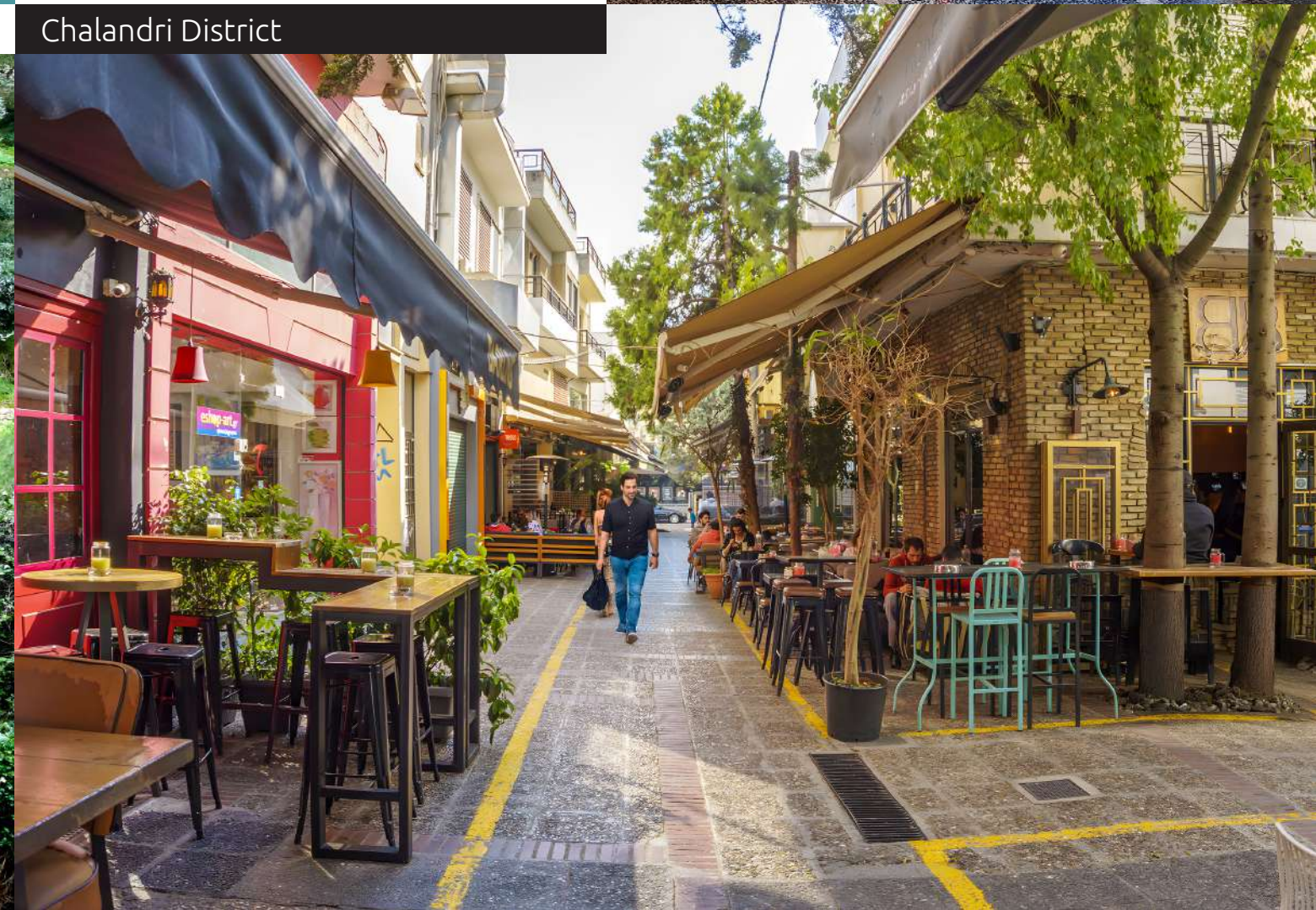
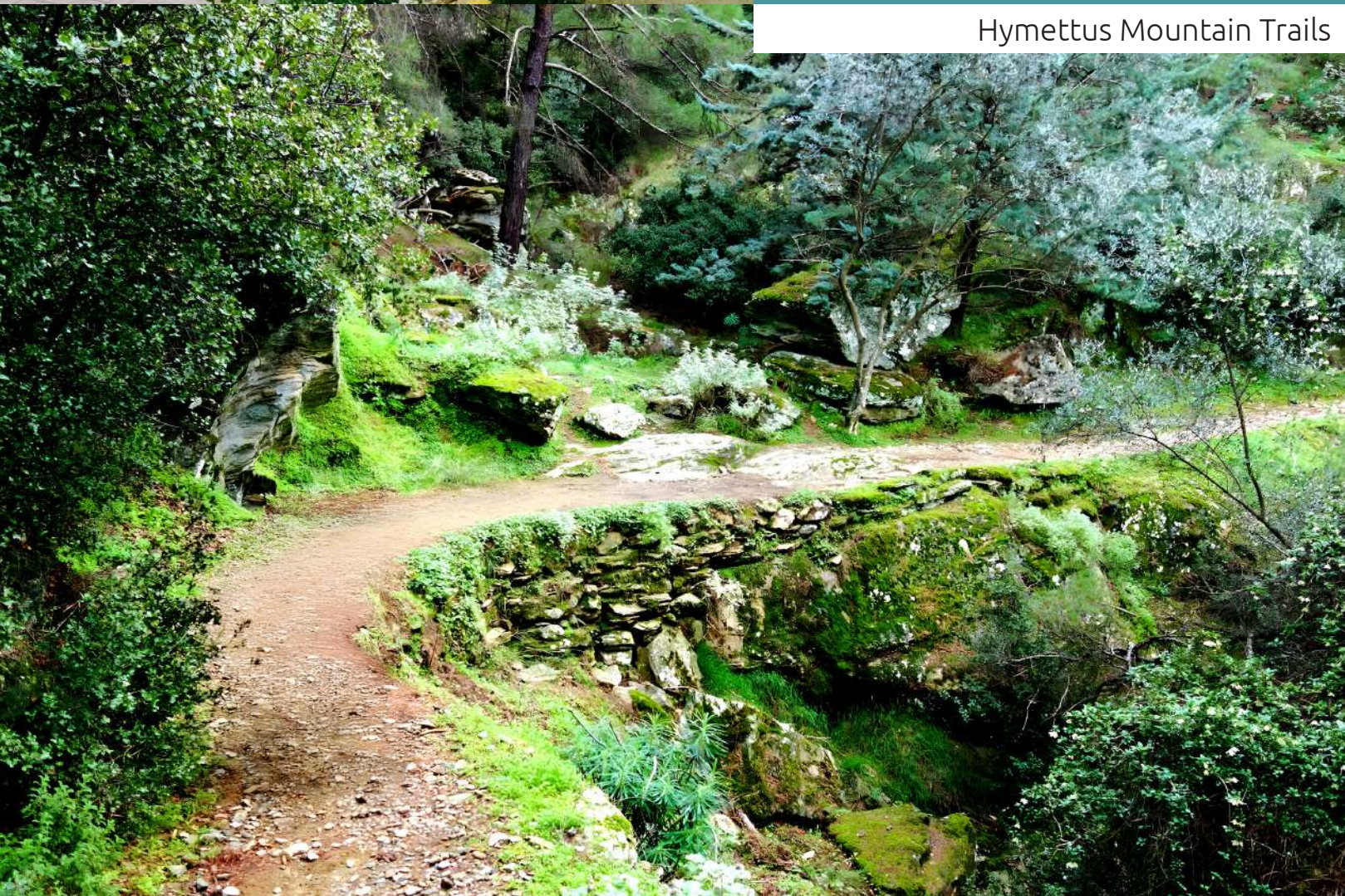
Entertainment



Agiou Ioanni street
Hymettus Mountain Trails



Nomismatokopio Cultural Center
Chalandri District



Project

Skygarden Residence

40 Solonos St. & 7 Kouvopoulou St. - Agia Paraskevi - Greece

Skygarden Residence is a boutique complex comprising 6 elegant apartments and 2 stylish lofts, ideally located in the sought-after suburb of Agia Paraskevi. With sizes ranging from 81sq.m to 122 sq.m and offering 2 to 3 bedrooms each, the residences cater to families, couples and singles.

Each residence features spacious interiors, modern layouts, and abundant natural light. Designed with a focus on quality and functionality, Skygarden offers a serene, upscale atmosphere just moments from the conveniences of city life. A beautifully landscaped rooftop garden provides a peaceful retreat with panoramic views of the surrounding greenery and cityscape. Skygarden Residence delivers an exceptional lifestyle in one of Athens' most desirable neighborhoods.

Boutique Apartment Dimension ————— • 81 - 122 m²

Bedrooms ————— • 2 - 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 Skygarden Residence

40 Solonos St. & 7 Kouvopoulou St. - Agia Paraskevi - 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 are about subtle lines, adaptability, and outlasting trends. Design is 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

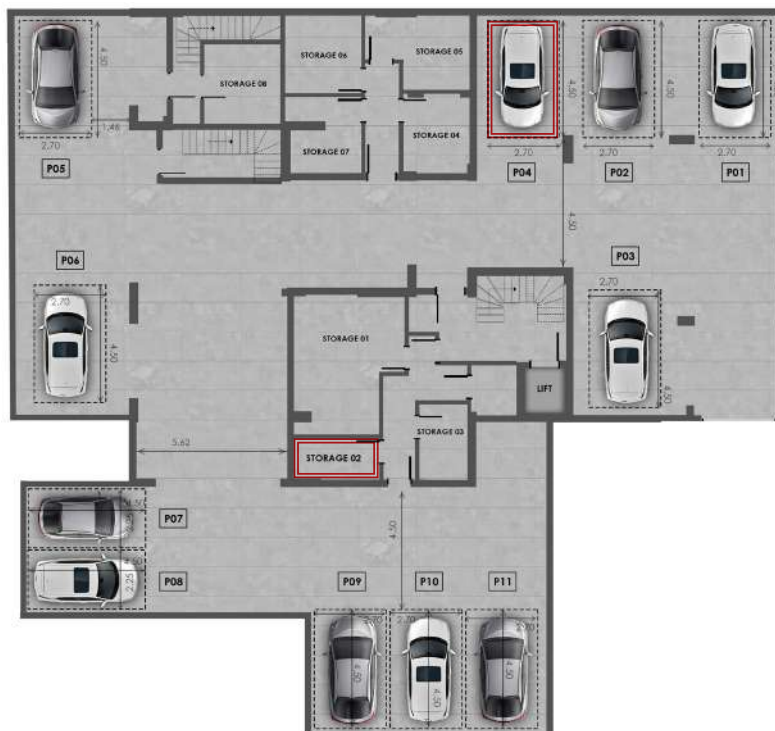
Skygarden Residence

A1 - 1st Floor

A1 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
81.0m ²	1 st Floor	2	1	1	1	Underground Parking (P04) Underground Storage (S02)

A1 - UNDERGROUND Parking / Storage



A1 - 1st Floor Plan



Floor Plans

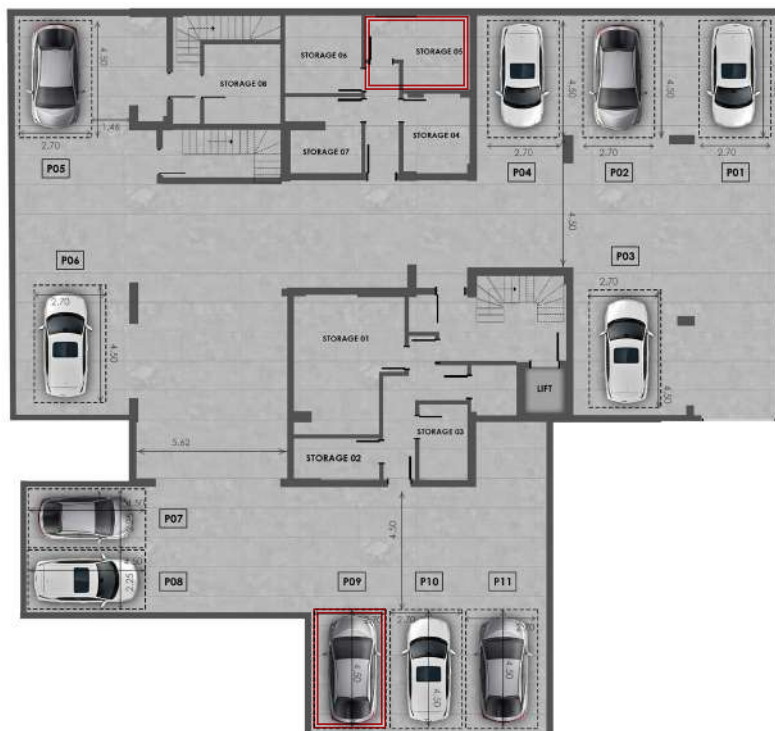
Skygarden Residence

B1 - 2nd & 3rd Floor

B1 | Loft

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
120.0m ²	2 nd & 3 rd Floor	3	1	1	2	Private Pool Underground Parking (P09) Underground Storage (S05)

B1 - UNDERGROUND Parking / Storage



B1 - 2nd Floor Plan



B1 - 3rd Floor Plan



Floor Plans

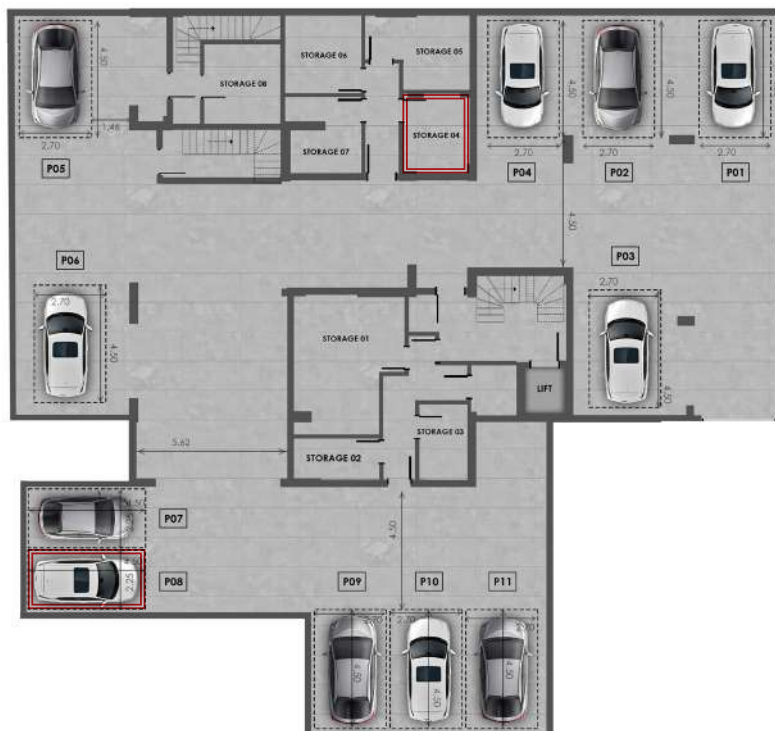
Skygarden Residence

B2 - 2nd & 3rd Floor

B2 | Loft

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
95.5m ²	2 nd & 3 rd Floor	2	1	1	2	Private Pool Underground Parking (P08) Underground Storage (S04)

B2 - UNDERGROUND Parking / Storage



B2 - 2nd Floor Plan



B2 - 3rd Floor Plan



Floor Plans

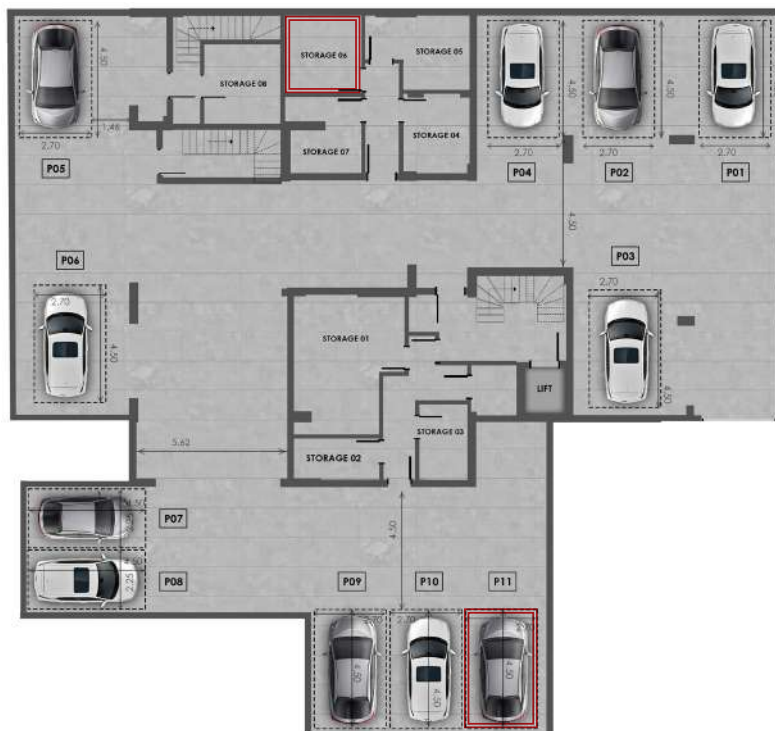
Skygarden Residence

B3 - 2nd & 3rd Floor

B3 | Loft

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
113.5m ²	2 nd & 3 rd Floor	3	1	1	2	Private Pool Underground Parking (P11) Underground Storage (S06)

B3 - UNDERGROUND Parking / Storage



B3 - 2nd Floor Plan



B3 - 3rd 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.





GET GREEK
GOLDEN VISA


LUX&EASY

getgreekgoldenvisa.com
luxandeasy.com