

GET GREEK
GOLDEN VISA



A⁺ ENERGY CLASS
BUILDING

SOLMAR
RESIDENCE

Solmar Residence

23 Aidiniou St. - Glyfada - 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



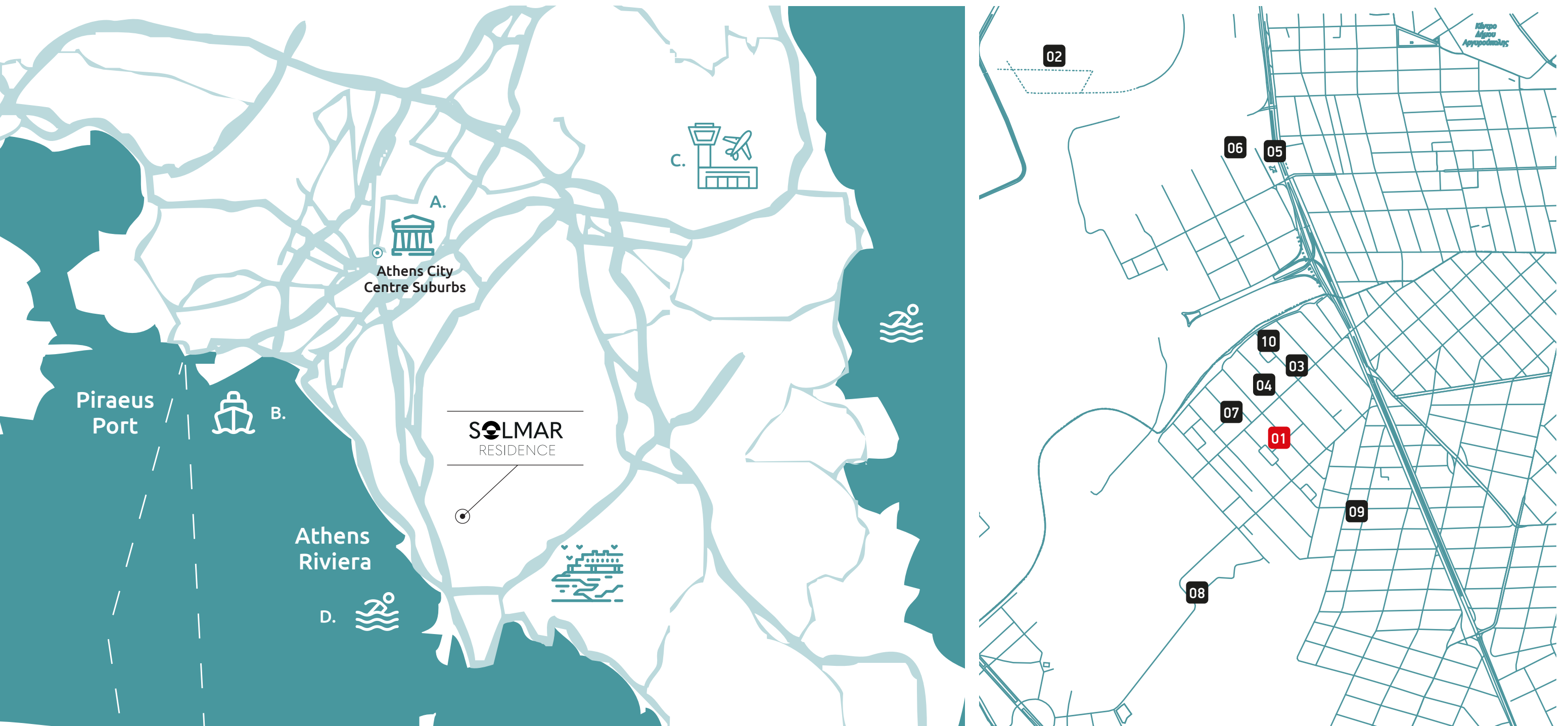
OPPORTUNITY TO RENT OUT THE INVESTMENT PROPERTY



FAST APPLICATION PROCESS

WE
BUILD
A BETTER
WORLD





Solmar Residence

23 Aidiniou St. - Glyfada - Athens - Greece

Location

Solmar Residence is ideally located in the heart of Glyfada, one of the most prestigious and lively neighborhoods in southern Athens. Positioned along the Athenian Riviera, Glyfada offers seamless connectivity to Athens city center via the tram, as well as direct bus links to Piraeus Port. Athens International Airport is easily accessible through Vouliagmenis Avenue and the Attiki Odos. The residence also enjoys proximity to the prime coastal areas of Voula, Vouliagmeni, and Alimos, making it an exceptional base for both urban living and seaside leisure.

- A.** Acropolis —————→ 11Km
- B.** Piraeus Port —————→ 10Km
- C.** Eleftherios Venizelos Airport —————→ 18Km
- D.** Athens Riviera, beaches —————→ 2,5Km

- 01.** Your home (23 Aidiniou St.) —→ 0m
- 02.** The Ellinikon Park —————→ 2km
- 03.** Supermarket —————→ 500m
- 04.** Pharmacy —————→ 350m

- 05.** Metro Station —————→ 1.2km
- 06.** Primary School —————→ 1.6km
- 07.** Evrialis Park —————→ 200m
- 08.** Glyfada Golf Club —————→ 950m

- 09.** Pharmacy —————→ 550m
- 10.** Private Hospital —————→ 650m

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Location

Glyfada is one of the most sought-after coastal neighborhoods in Athens, known for its vibrant lifestyle, upscale boutiques, and seaside charm. With its lively dining scene, premium shopping, and proximity to beaches, marinas, and golf courses, Glyfada attracts both residents and investors alike. Ongoing developments, including The Ellinikon Project, are elevating the area even further.



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

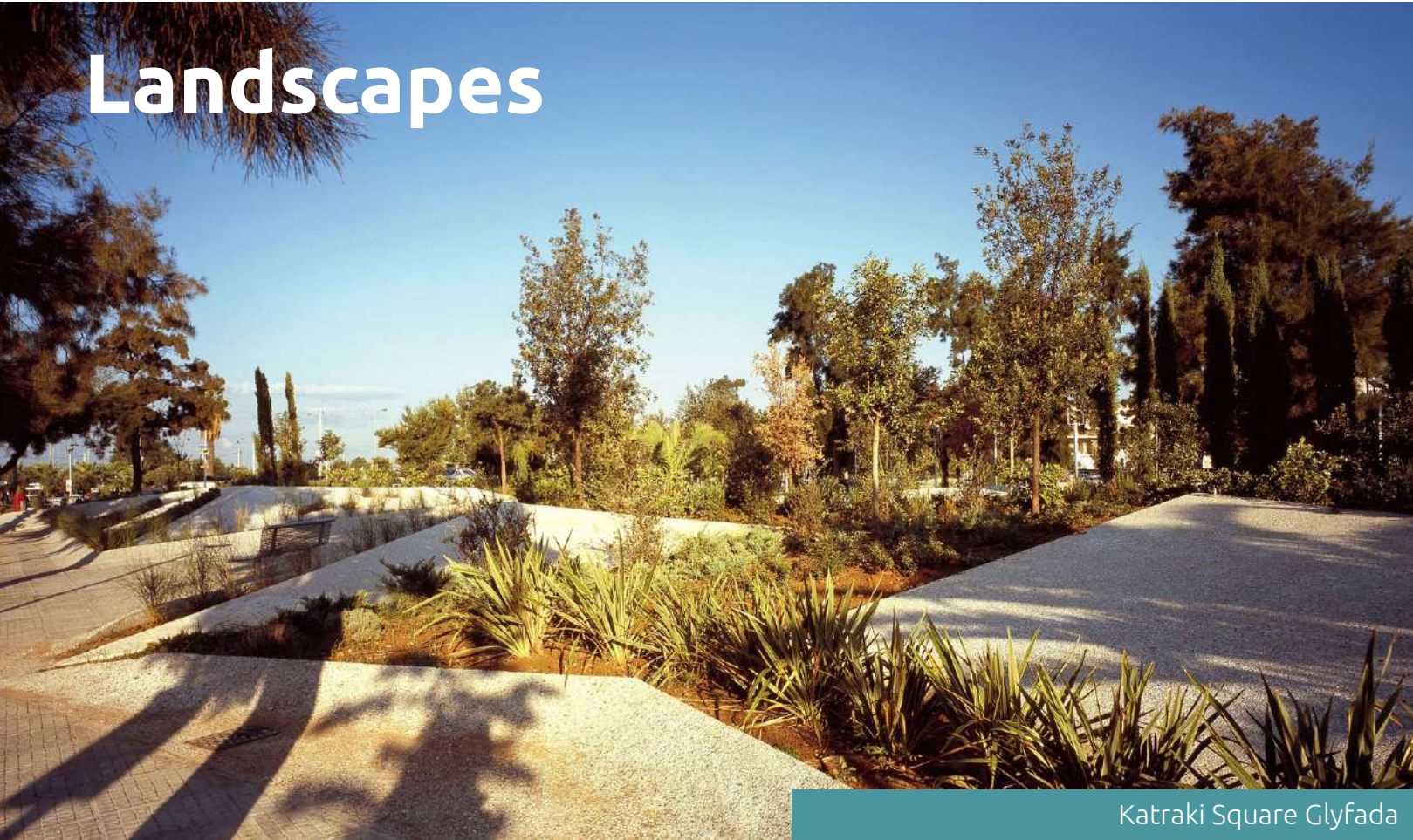
Glyfada offers more than stunning beaches and luxury shopping. Discover independent galleries, open-air cinemas, and stylish cafés, all woven into a relaxed seaside atmosphere. Glyfada's diverse culinary scene serves up everything from gourmet Greek cuisine to international dining experiences. Whether you're a design enthusiast, art lover, or simply someone who appreciates coastal sophistication, Solmar Residence places you at the center of it all.

Athens Riviera

Athens Riviera unfolds along the southern coast of Athens, offering a unique blend of natural beauty, seaside charm, and an elevated lifestyle. Known for its clear blue waters, vibrant marinas, and fine dining options, the Riviera is the perfect setting for both leisure and high-end living, just a short drive from the city center.



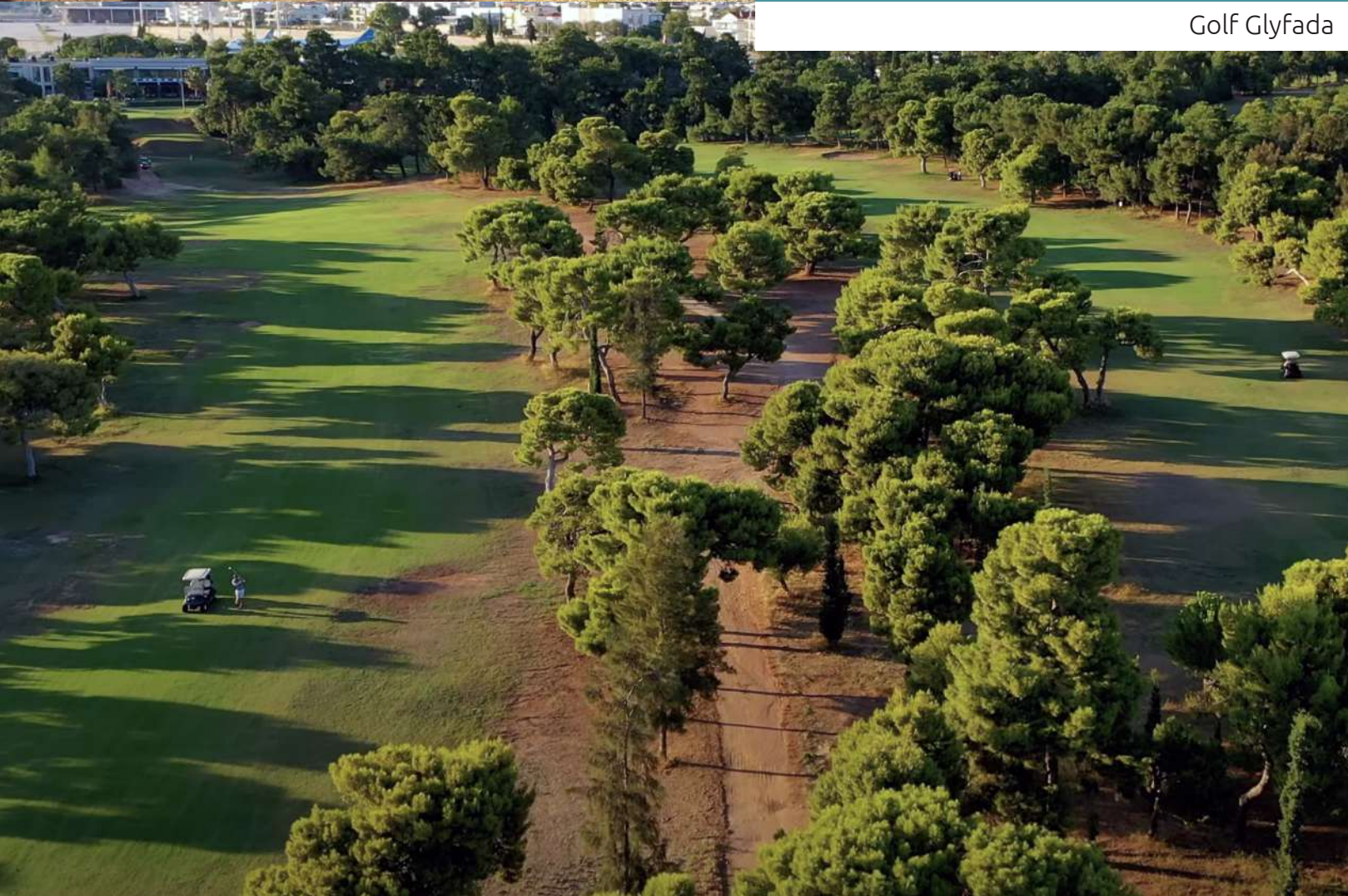
Landscapes



Katraki Square Glyfada
Golf Glyfada



Paralia Asteria Glyfada
Metaxa str. Glyfada





Shopping
Gourmet Spots



Greek Traditional Restaurants
Glyfada Nightlife



Athens Riviera



Athens Riviera | Athens Riviera Beaches

Beach

The Ellinikon Project



Project Solmar Residence

23 Aidiniou St. - Glyfada - Athens - Greece

Solmar Residence is a modern and elegant development comprising 12 spacious apartments and lofts, ideally located in the prestigious neighborhood of Glyfada, just moments from the coast and vibrant city life of the Athens Riviera.

Designed for those who value refined comfort and contemporary living, each residence ranges from 123 m² to 185 m², featuring three generously sized bedrooms, thoughtfully designed layouts, and high-end finishes throughout.

Residents can enjoy premium amenities, such as swimming pools, jacuzzies, open terraces and gardens. Every apartment is bathed in natural light, with open-plan interiors and expansive balconies that invite the outdoors in.

With its prime Glyfada location, luxurious features, and exceptional design, Solmar Residence offers a truly elevated lifestyle.

Boutique Apartment Dimension ————— • 123 - 185 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 Solmar Residence

23 Aidiniou St. - Glyfada - 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 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.



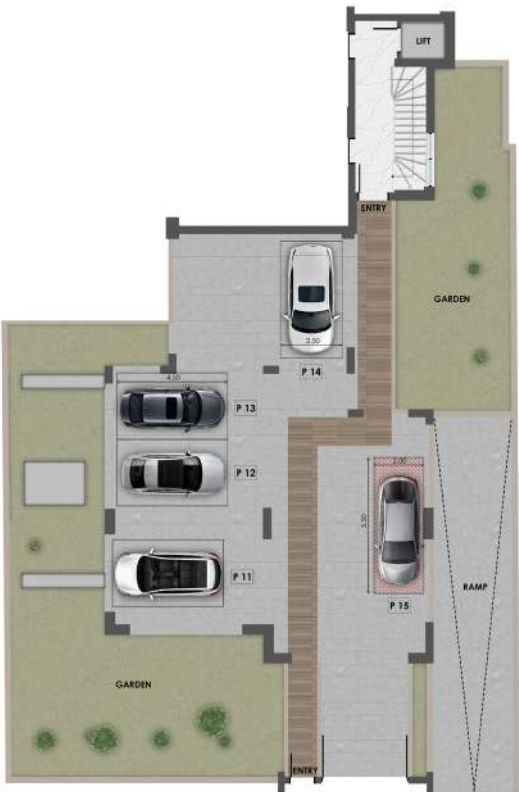
Floor Plans
Solmar Residence

A1 - 1st Floor

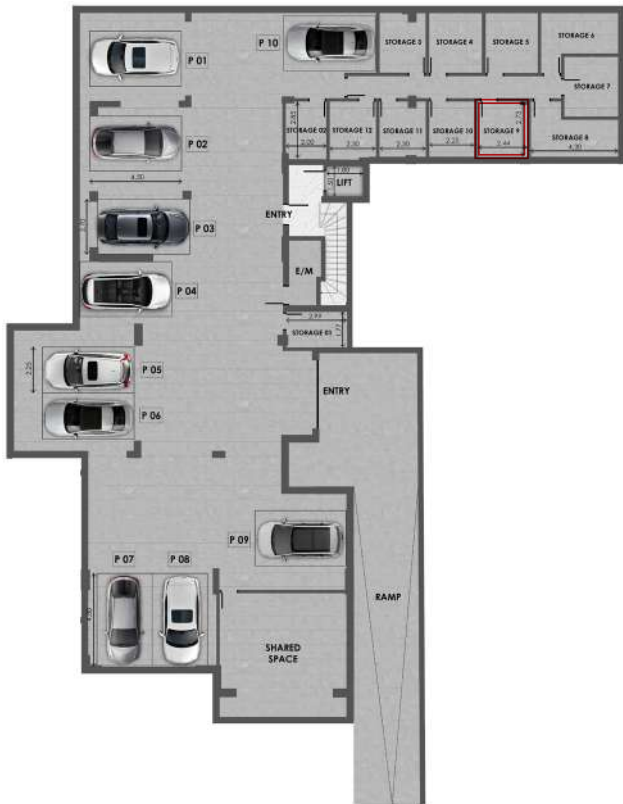
A1 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
123.0m ²	1st Floor	3	1	1	2	Jacuzzi Pilotis Parking (P15) Underground Storage (S09)

A1 - Pilotis Parking



A1 - Underground Storage



A1 - 1st Floor Plan



Floor Plans
Solmar Residence

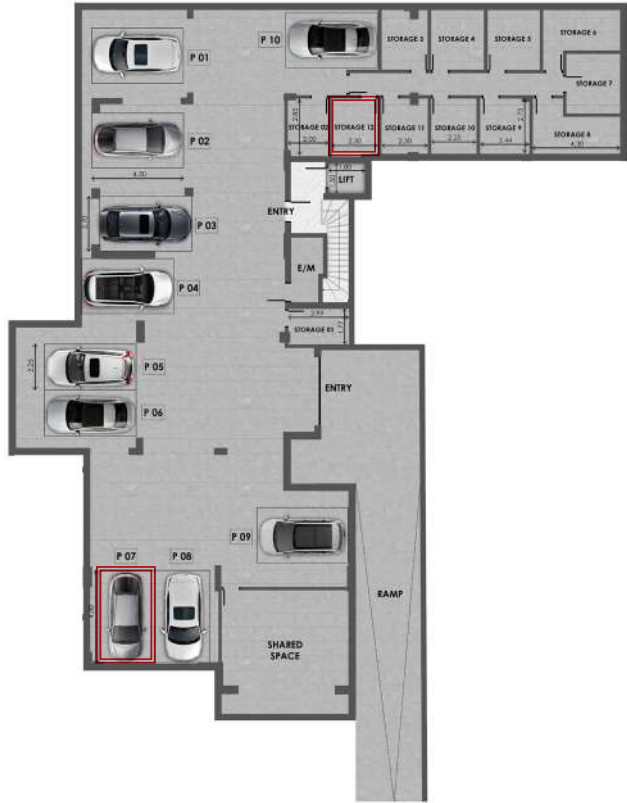
B4 - 2nd & 3rd Floor

B4 | Loft

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
131.5m ²	2 nd & 3 rd Floor	3	1	1	2	Jacuzzi Underground Parking (P07) Underground Storage (S12)



B4 - Underground Parking / Storage



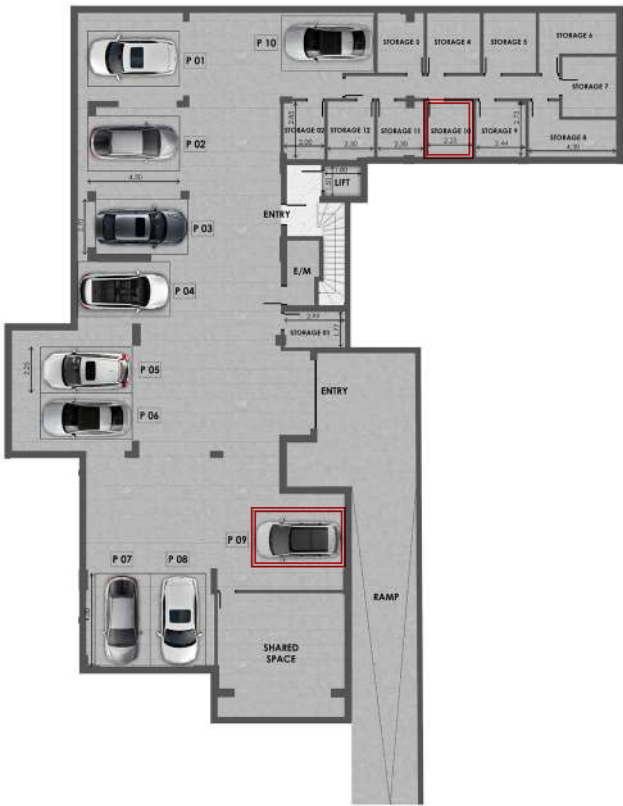
Floor Plans
Solmar Residence

B5 - 2nd & 3rd Floor

B5 | Loft

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
134.0m ²	2 nd & 3 rd Floor	3	1	1	3	Jacuzzi Underground Parking (P09) Underground Storage (S10)

B5 - Underground Parking / Storage



B5 - 2nd Floor



B5 - 3rd Floor



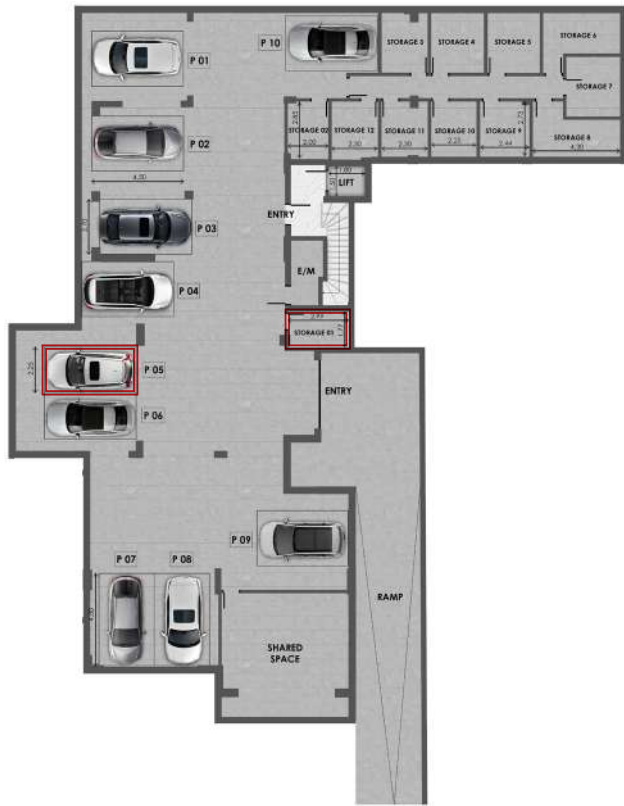
Floor Plans
Solmar Residence

C1 - 4th & 5th Floor

C1 | Loft

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
184.5m ²	4 th & 5 th Floor	3	1	1	3	Private Pool Underground Parking (P05) Underground Storage (S01)

C1 - Underground Parking / Storage



C1 - 4th Floor

C1 - 5th Floor

Floor Plans

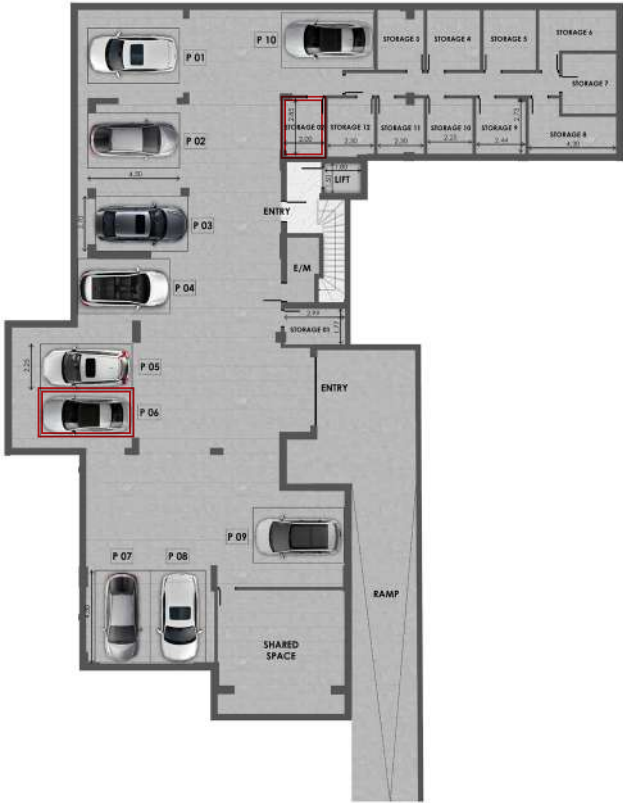
Solmar Residence

C2 - 4th & 5th Floor

C2 | Loft

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
155.0m ²	4 th & 5 th Floor	3	1	1	3	Jacuzzi Underground Parking (P06) Underground Storage (S02)

C2 - Underground Parking / Storage



C2 - 4th Floor

C2 - 5th Floor

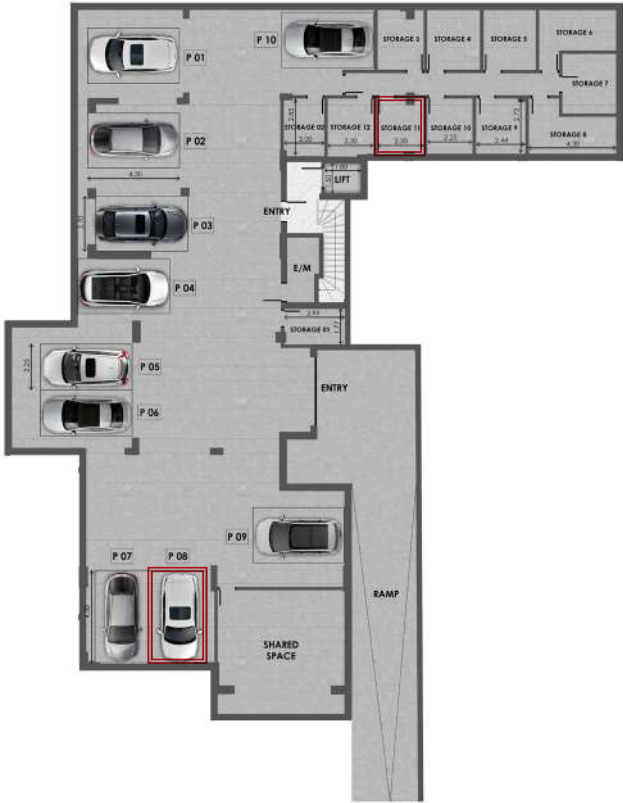
Floor Plans
Solmar Residence

C3 - 4th & 5th Floor

C3 | Loft

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
164.0m ²	4 th & 5 th Floor	3	1	1	3	Jacuzzi Underground Parking (P08) Underground Storage (S11)

C3 - Underground Parking / Storage



C3 - 4th Floor



C3 - 5th Floor





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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getgreekgoldenvisa.com
luxandeasy.com