

GET GREEK
GOLDEN VISA



A⁺ ENERGY CLASS
BUILDING

TERRANOVA
RESIDENCE

Terranova Residence

12 K. Gkliati str. - Markopoulo - 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



GREEK CITIZENSHIP CAN BE APPLIED AFTER 7 YEARS



NO MINIMUM STAY IN GREECE REQUIREMENT



RENEWAL EVERY 5 YEARS



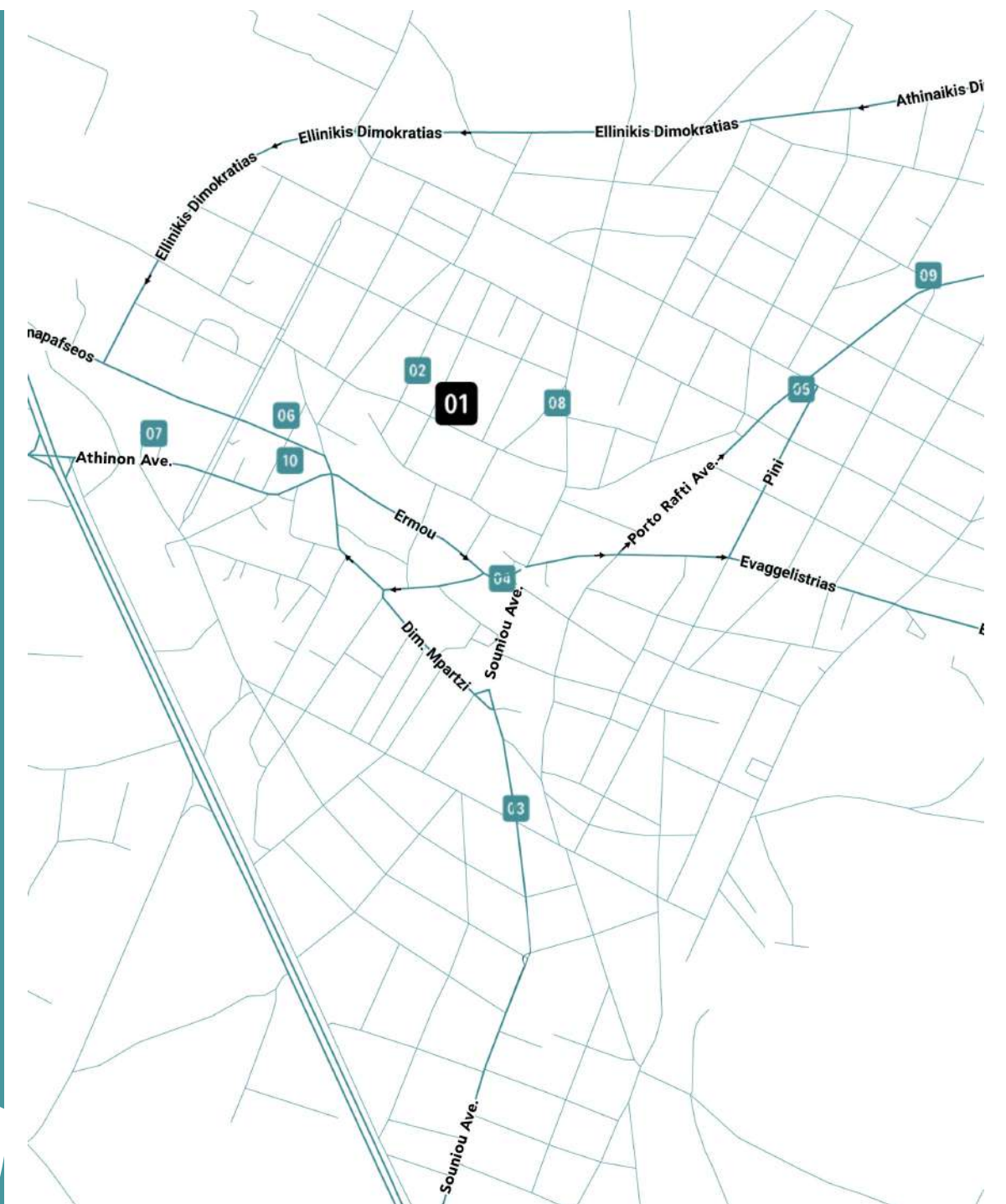
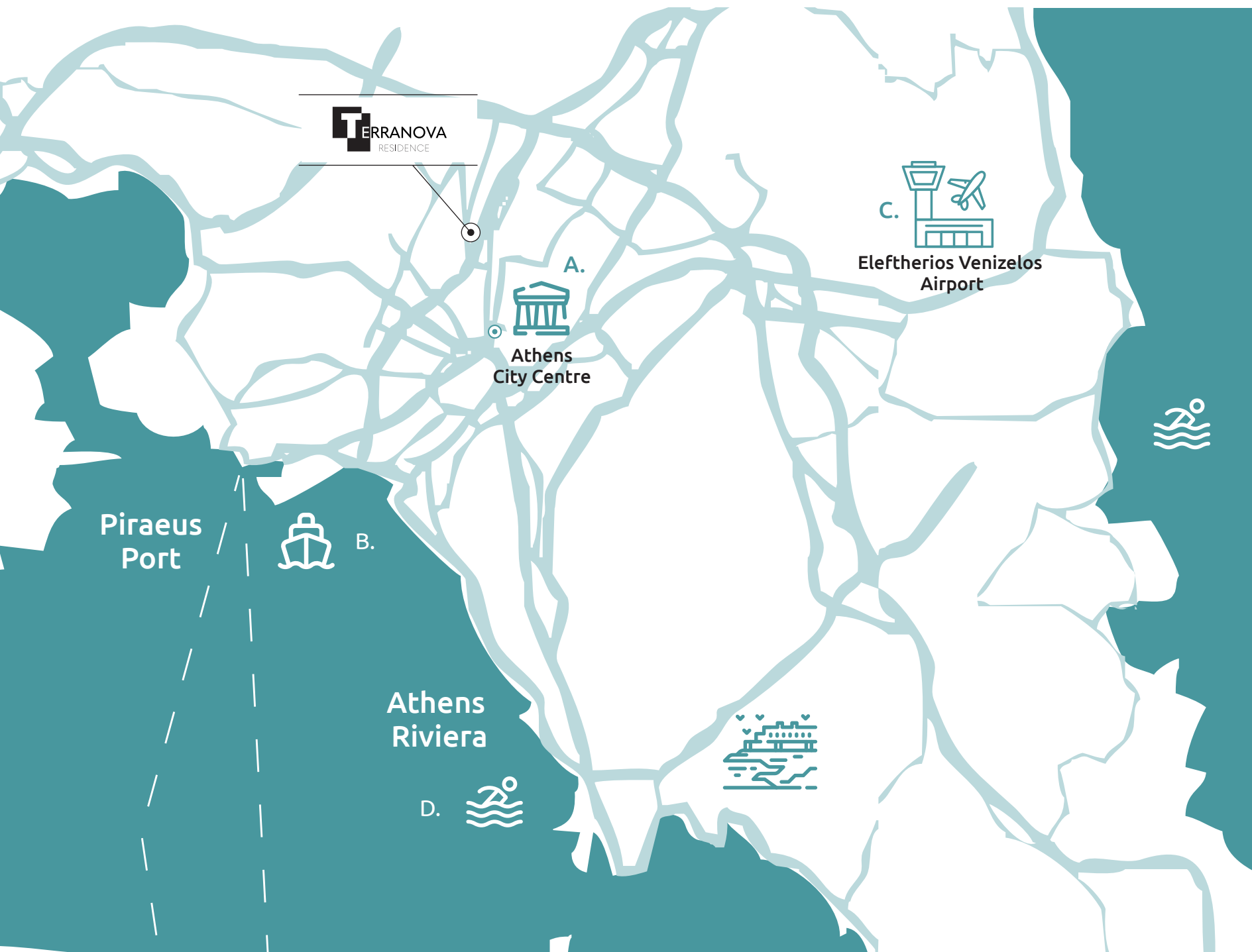
OPPORTUNITY TO RENT OUT THE INVESTMENT PROPERTY



FAST APPLICATION PROCESS

WE
BUILD
A **BETTER**
WORLD





Terranova Residence

12 K. Gkliati str. - Markopoulo - Athens - Greece

Location

Terranova Residence is nestled in the heart of Markopoulo, a charming and fast-growing area of Attiki that blends modern living with authenticity. From local markets and traditional tavernas to schools and essential services, everything you need is close at hand. With swift access to Athens International Airport and direct connections to central Athens, Terranova ensures effortless connectivity while preserving the tranquility of suburban life.

- A. Acropolis —————→ 5Km
- B. Piraeus Port —————→ 25Km
- C. Eleftherios Venizelos Airport —————→ 5Km
- D. Athens Riviera, beaches —————→ 16.8Km

- 01. Your home (12 K.Gliati str.) —————→ 0m
- 02. Municipal Nursery —————→ 150m
- 03. Markopoulo Indoor Gym —————→ 450m
- 04. Markopoulo Square —————→ 400m
- 05. Supermarket —————→ 500m
- 06. Pharmacy —————→ 400m
- 07. Bus Station —————→ 700m
- 08. High School —————→ 100m
- 09. Bank —————→ 350m
- 10. Bakery —————→ 400m

Terranova Residence

12 K. Gkliati str. - Markopoulo - Athens - Greece

Location

Markopoulo represents one of Attica's most distinguished emerging residential destinations. The area combines the tranquility of a suburban setting with exceptional connectivity, being located only a few minutes from Athens International Airport. Offering close proximity to renowned vineyards, equestrian facilities, and the coastal town of Porto Rafti, Markopoulo seamlessly integrates everyday convenience with lifestyle and leisure opportunities. Furthermore, its strategic location ensures easy access to the Athenian Riviera, one of Greece's most prestigious coastal areas. This unique blend positions the area as an attractive prospect for families as well as discerning investors seeking long-term value.



Transportation Movement

Athens | Landscapes

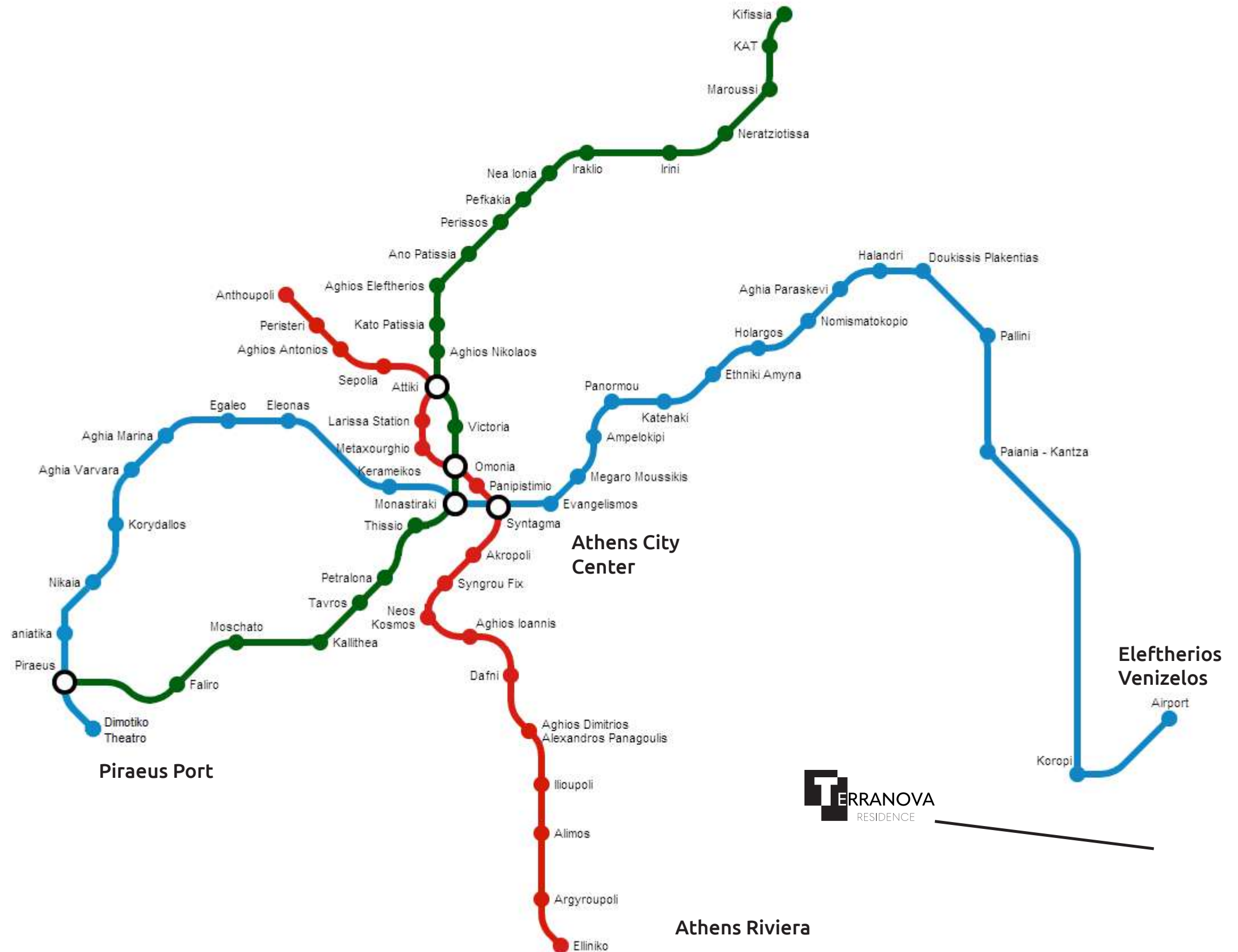
The center of Athens offers a unique blend of historical charm and contemporary city life. Vibrant squares, pedestrian streets, and nearby parks strike a balance between urban energy and peaceful green spaces. The area is rich in leisure and cultural offerings, with a wide range of cafés, restaurants,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

Athens city center 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



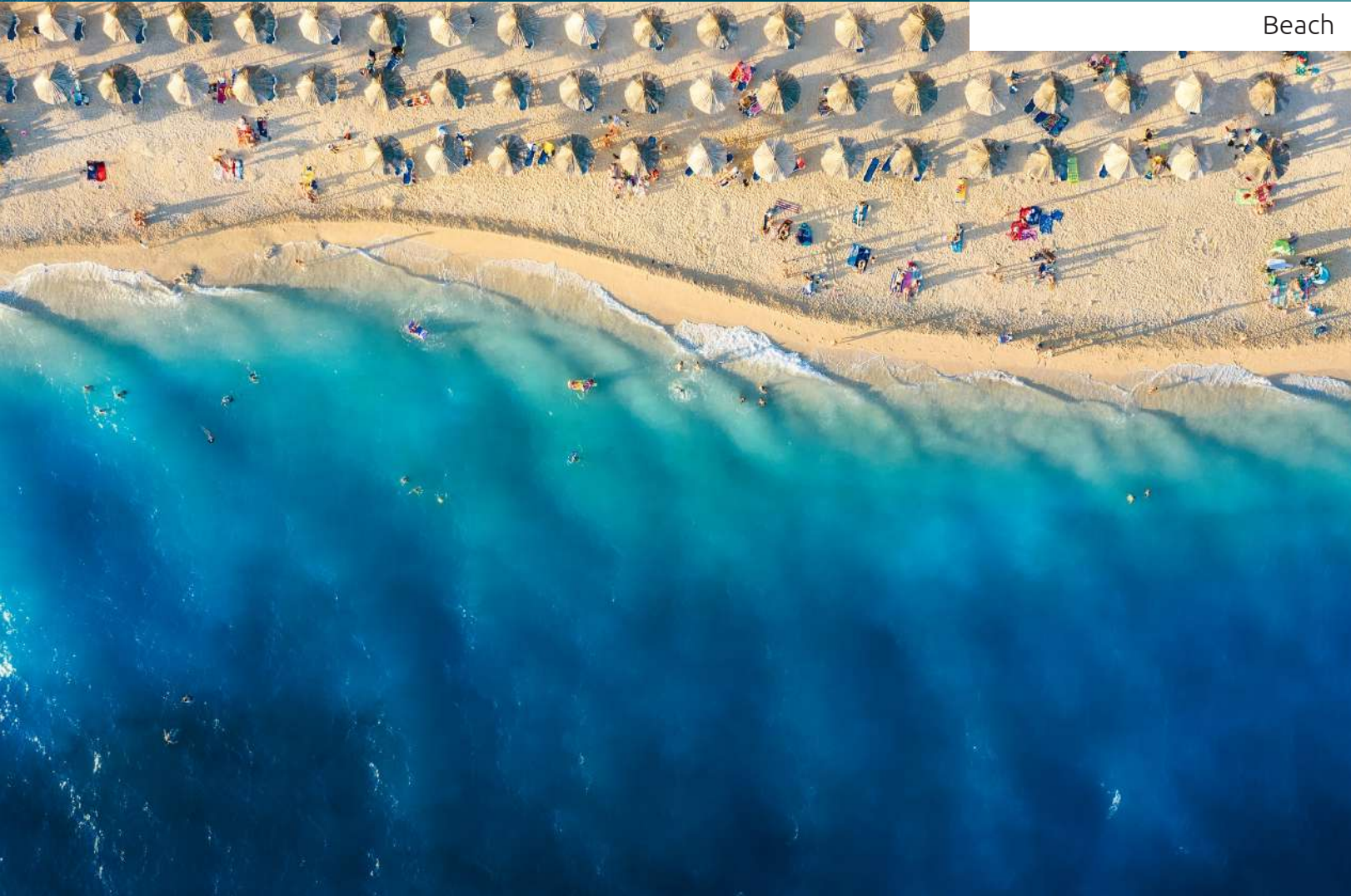
Ermou St. | Athens City Shopping Center
Stavros Niarchos Foundation Cultural Center



Athens Riviera



Athens Riviera | Athens Riviera Beaches



Beach



The Ellinikon Project

Project

Terranova Residence

12 K. Gkliati str. - Markopoulo - Athens - Greece

Terranova Residence is a modern and luxurious residential complex, ideally located in Markopoulo. Designed with minimal aesthetics and contemporary living in mind, the development consists of 50 residences ranging from 35 m² to 84 m², with thoughtfully planned layouts offering one or two bedrooms.

Each home is equipped with smart home technology, automatic lighting, large openings that maximize natural light, and the building has an A+ Energy Class. Features such as high-performance aluminum energy systems with excellent thermal and sound insulation, multi air-conditioning for both cooling and heating, armored fire-resistant doors, LED lighting, central antenna, and sleek kitchen and bathroom design ensure the highest standards of comfort and security.

Residents benefit from private parking and an exceptional location that offers immediate access to key destinations. Set against Markopoulo's backdrop of vineyards, olive groves, and mountain landscapes, the area combines natural beauty with modern convenience. With direct connections via Attiki Odos and the Suburban Railway, as well as close proximity to Athens International Airport, Terranova Residence delivers an ideal balance of tranquility, accessibility, and refined living.

Apartment Dimensions ————— • 35m² - 84m²

Bedrooms ————— • 1-2

-  A+ Energy Class building
-  High-performance aluminum systems with advanced thermal and acoustic insulation
-  Armored fire-resistant security door
-  Next-generation LED lighting
-  Central antenna
-  Multi-split air-conditioning system for cooling and heating



Project Terranova Residence

12 K. Gkliati str. - Markopoulo - Athens - Greece

Minimal Design

Minimalist design focuses on what truly matters: maximizing natural light, embracing sustainability, and creating spaces defined by durability and long-lasting functionality. It is an approach that values clarity and balance, where every element serves a purpose.

Timeless Aesthetics

Timeless style emerges through clean lines, versatility, and an elegance that transcends fleeting trends. By using a restrained palette of materials, soft neutral tones, and simple geometric forms, minimalism avoids excess and achieves a refined sense of harmony.



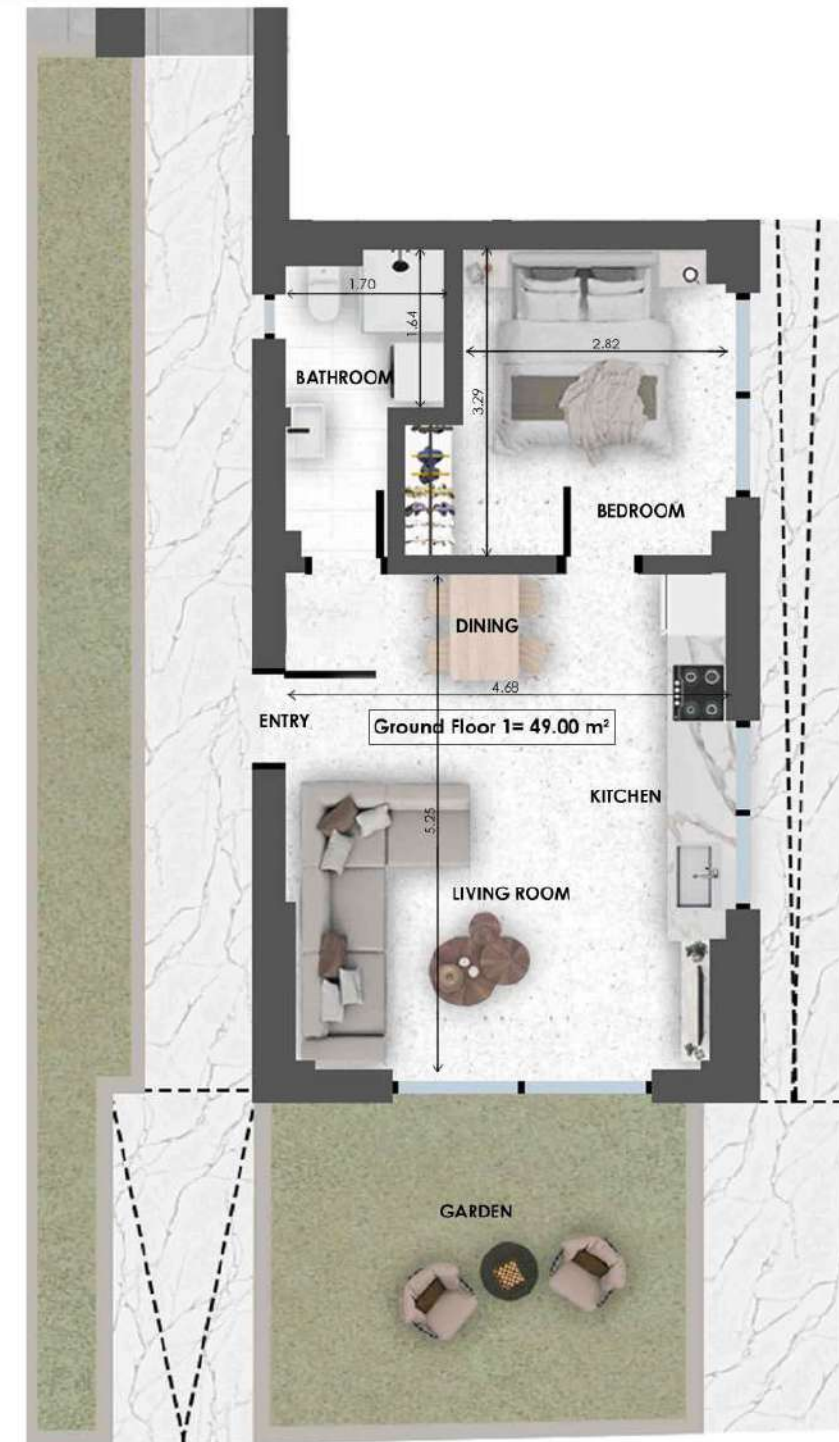
Floor Plans

Terranova Residence

Ground Floor

Ground Floor 1 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
49.00m ²	Ground Floor 1	1	1	1	1	Garden



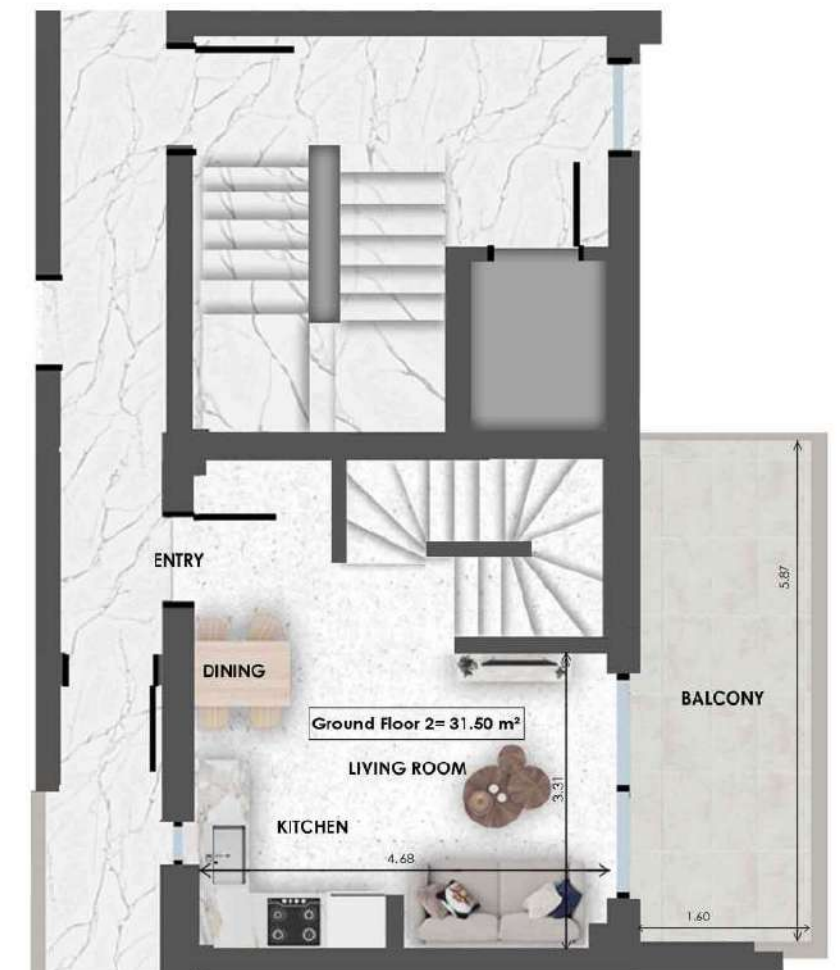
Floor Plans

Terranova Residence

Ground Floor

Ground Floor 2 | Loft

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
58.00m ²	Ground Floor 2	1	1	1	1



Floor Plans

Terranova Residence

Ground Floor

Ground Floor 3 | Loft

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
74.50m ²	Ground Floor 3	1	1	1	1	Garden



Floor Plans

Terranova Residence

Ground Floor



Ground Floor 4 | Loft

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
63.00m²	Ground Floor 4	1	1	1	1	Garden



Floor Plans

Terranova Residence

Ground Floor

Ground Floor 5 | Loft

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
60.50m ²	Ground Floor 5	1	1	1	1	Garden



Floor Plans

Terranova Residence

Ground Floor



Ground Floor 6 | Loft

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
59.50m²	Ground Floor 6	1	1	1	1	Garden



Floor Plans

Terranova Residence

Ground Floor



Ground Floor 7 | Loft

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
67.50m²	Ground Floor 7	1	1	1	1	Garden



Floor Plans

Terranova Residence

Ground Floor

Ground Floor 8 | Loft

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
64.50m ²	Ground Floor 8	1	1	1	1	Garden



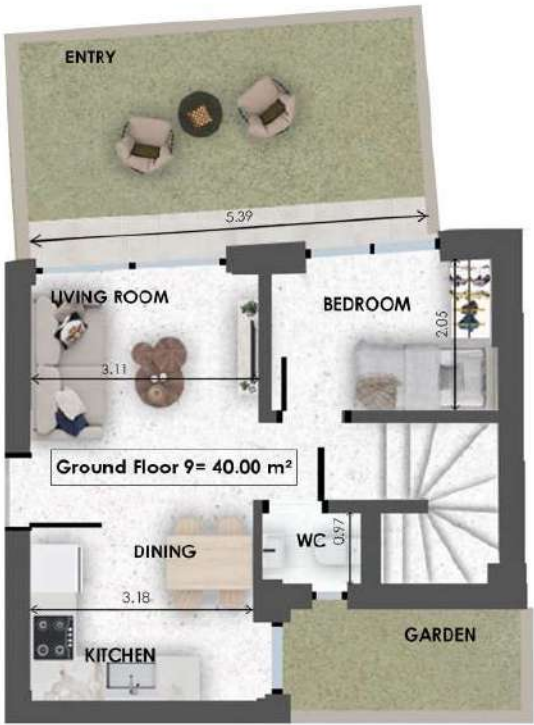
Floor Plans

Terranova Residence

Ground Floor

Ground Floor 9 | Loft

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
67.50m ²	Ground Floor 9	1	1	1	1	Garden



Floor Plans

Terranova Residence

1st Floor

A1 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
62.00m ²	1st Floor	2	1	1	1



Floor Plans

Terranova Residence

1st Floor

A2 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
37.00m ²	1st Floor	1	1	1	1



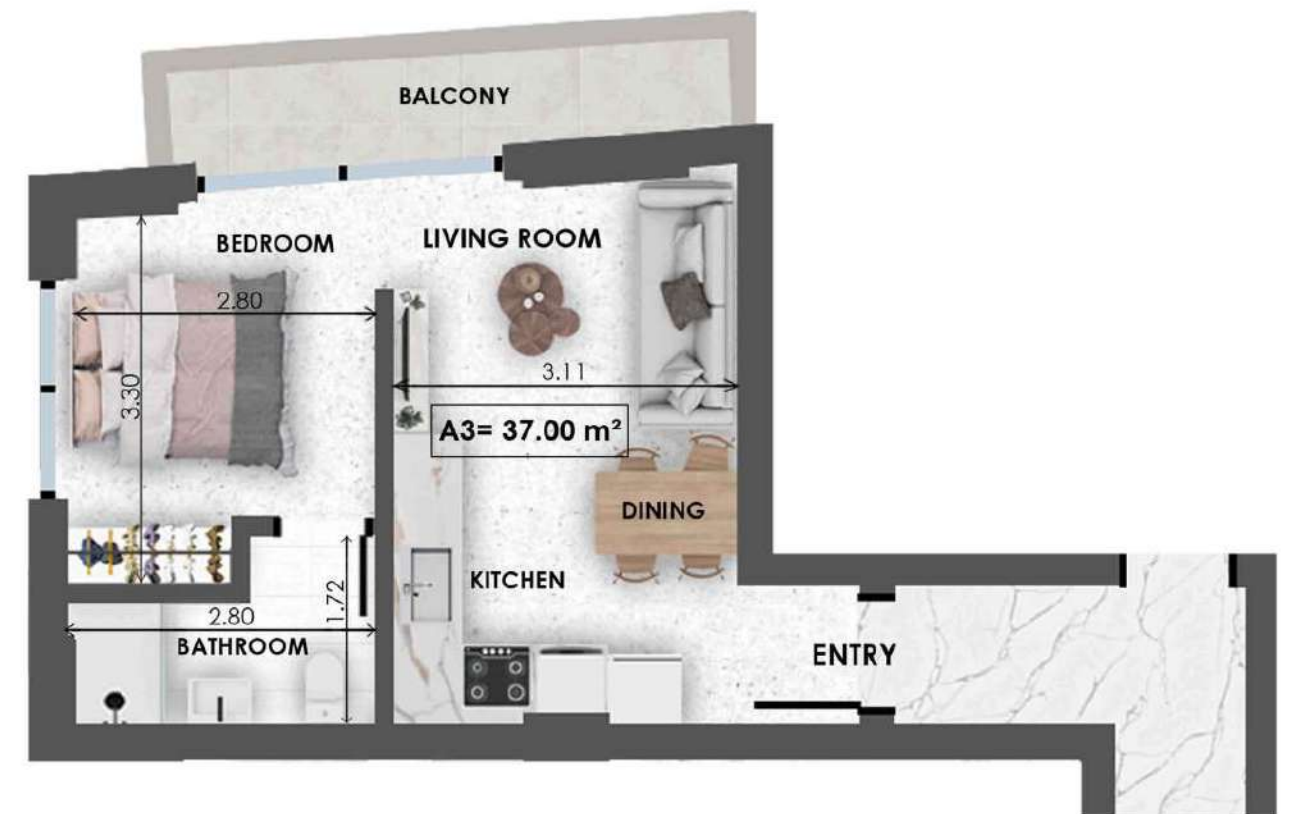
Floor Plans

Terranova Residence

1st Floor

A3 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
37.00m ²	1st Floor	1	1	1	1



Floor Plans

Terranova Residence

1st Floor

A4 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Office
58.00m ²	1st Floor	1	1	1	1	1



Floor Plans

Terranova Residence

1st Floor

A5 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
40.00m ²	1st Floor	1	1	1	1



Floor Plans

Terranova Residence

1st Floor

A6 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
39.50m ²	1st Floor	1	1	1	1



Floor Plans

Terranova Residence

1st Floor

A7 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
41.00m ²	1st Floor	1	1	1	1



Floor Plans

Terranova Residence

1st Floor

A8 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
42.00m ²	1st Floor	1	1	1	1



Floor Plans

Terranova Residence

1st Floor

A9 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
48.50m ²	1st Floor	1	1	1	1



Floor Plans

Terranova Residence

1st Floor

A10 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Laundry
52.00m ²	1st Floor	1	1	1	1	1



Floor Plans

Terranova Residence

1st Floor

A11 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
72.00m ²	1st Floor	2	1	1	1



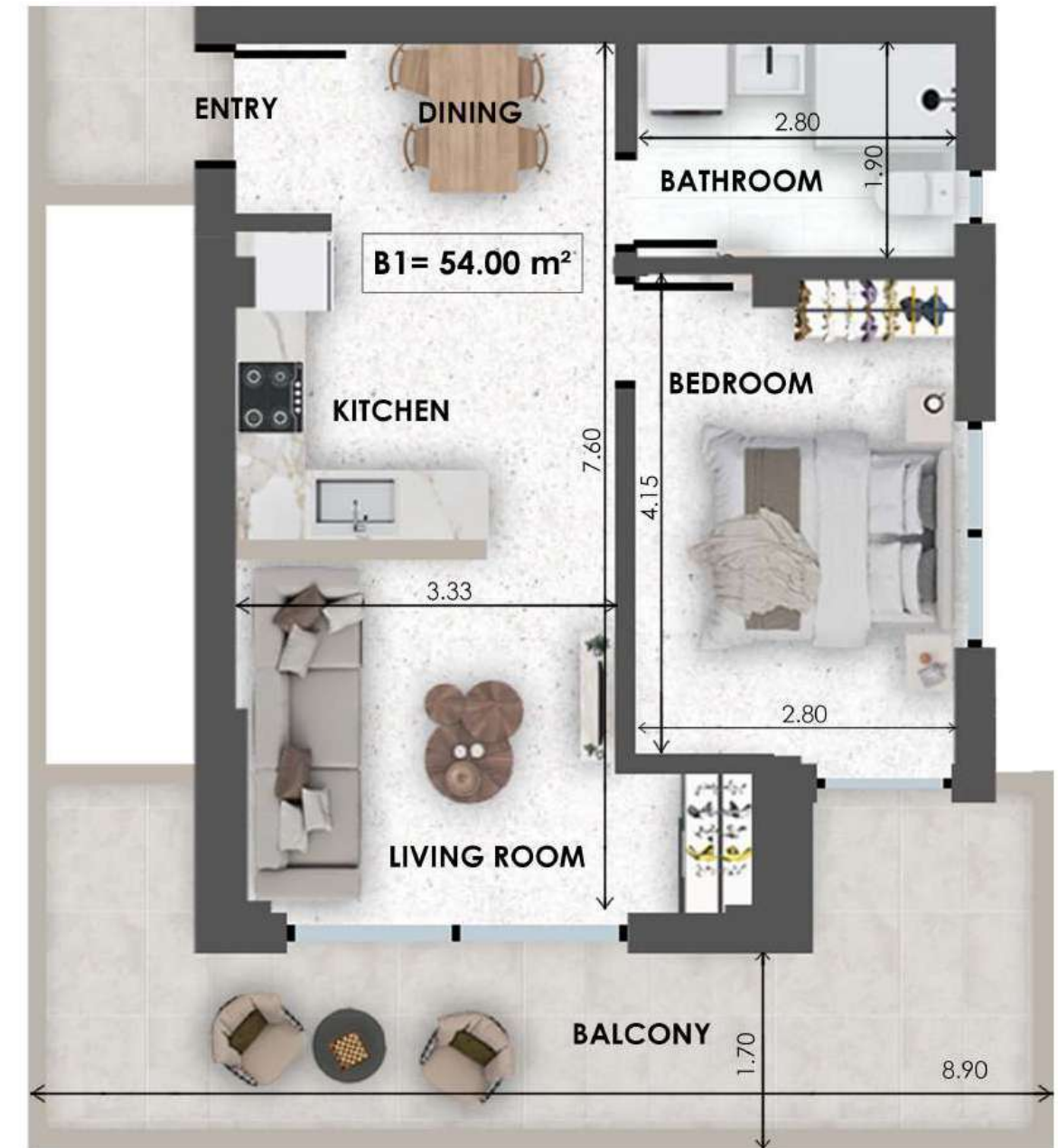
Floor Plans

Terranova Residence

2nd Floor

B1 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
54.00m ²	2nd Floor	1	1	1	1



Floor Plans

Terranova Residence

2nd Floor

B2 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
49.00m ²	2nd Floor	1	1	1	1



Floor Plans

Terranova Residence

2nd Floor

B3 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	WC	Laundry
83.50m ²	2nd Floor	2	1	1	1	1	1



Floor Plans

Terranova Residence

2nd Floor

B4 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Laundry
65.00m ²	2nd Floor	2	1	1	1	1



Floor Plans

Terranova Residence

2nd Floor

B5 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
68.50m ²	2nd Floor	2	1	1	1



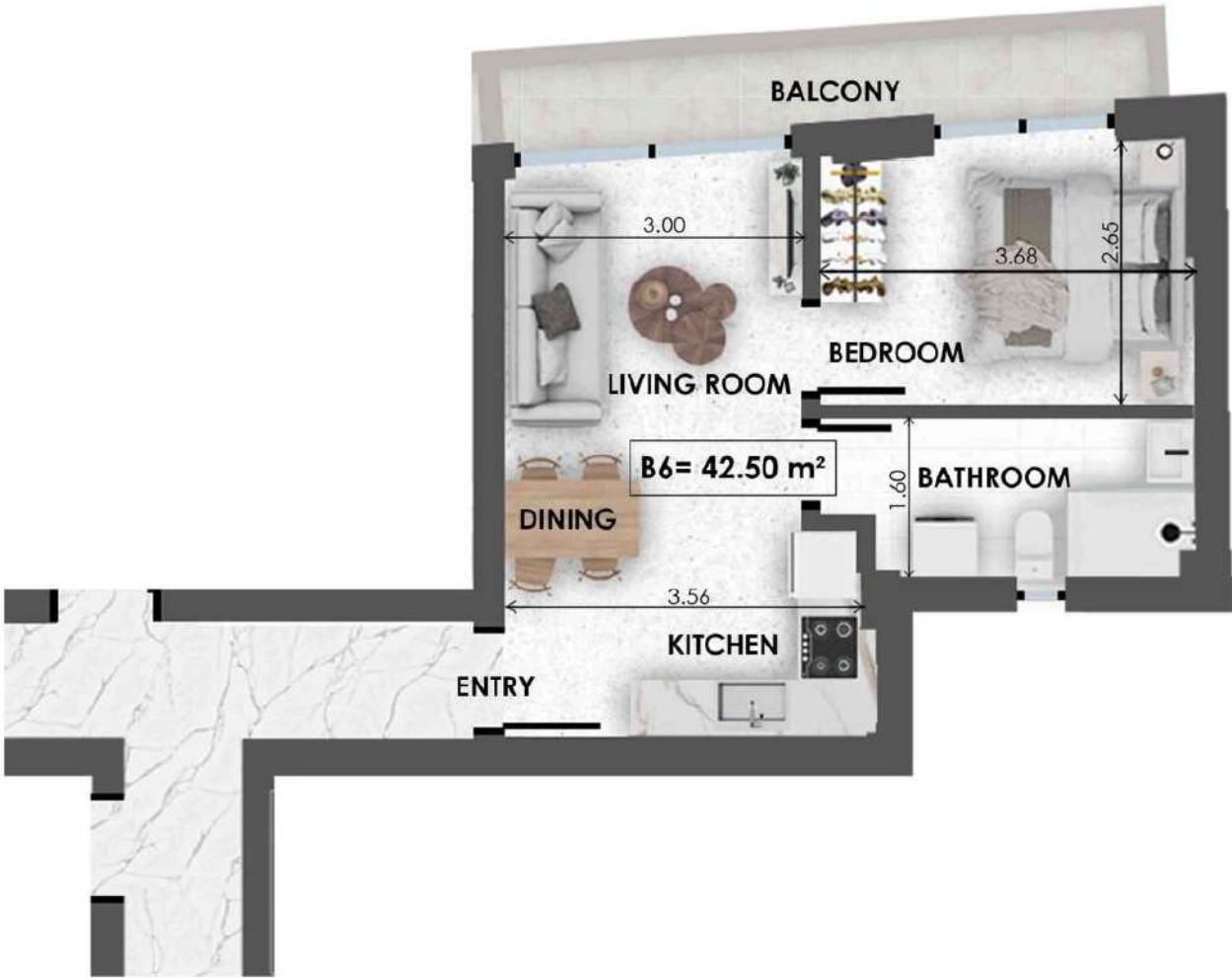
Floor Plans

Terranova Residence

2nd Floor

B6 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
42.50m ²	2nd Floor	1	1	1	1



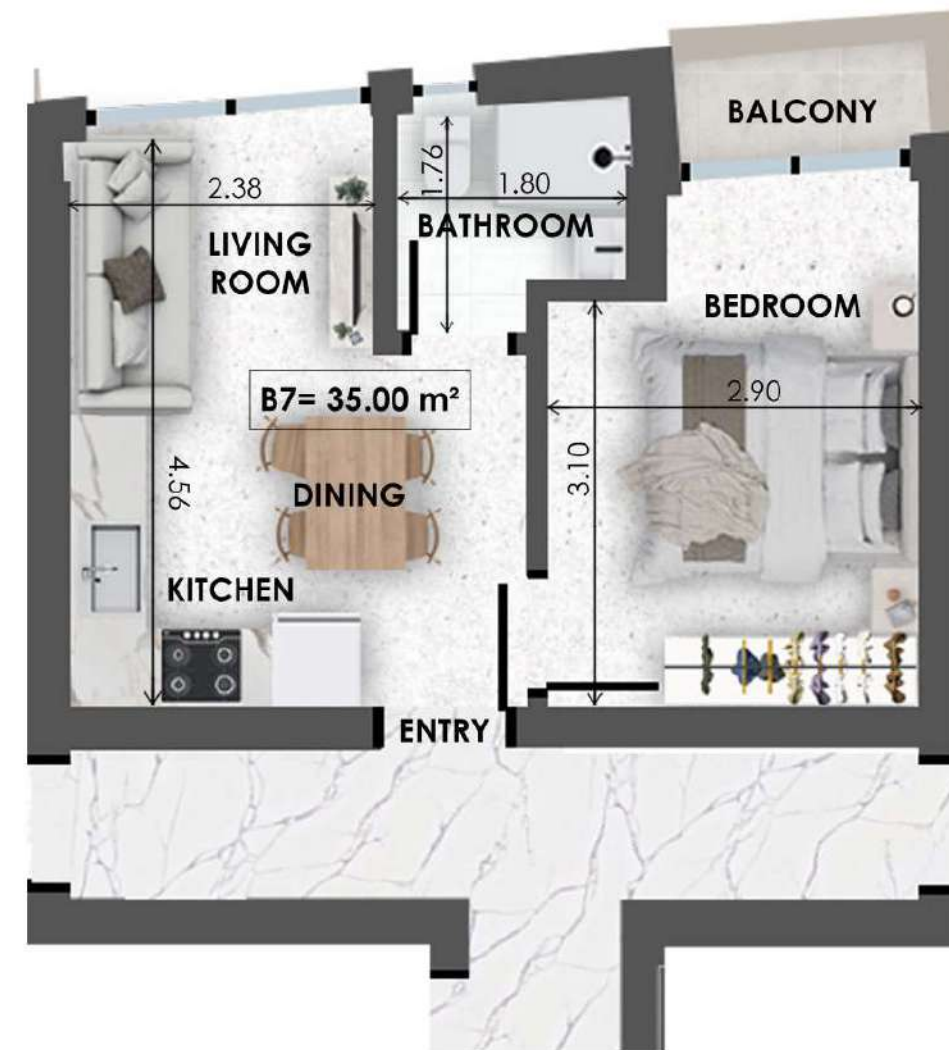
Floor Plans

Terranova Residence

2nd Floor

B7 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
35.00m ²	2nd Floor	1	1	1	1



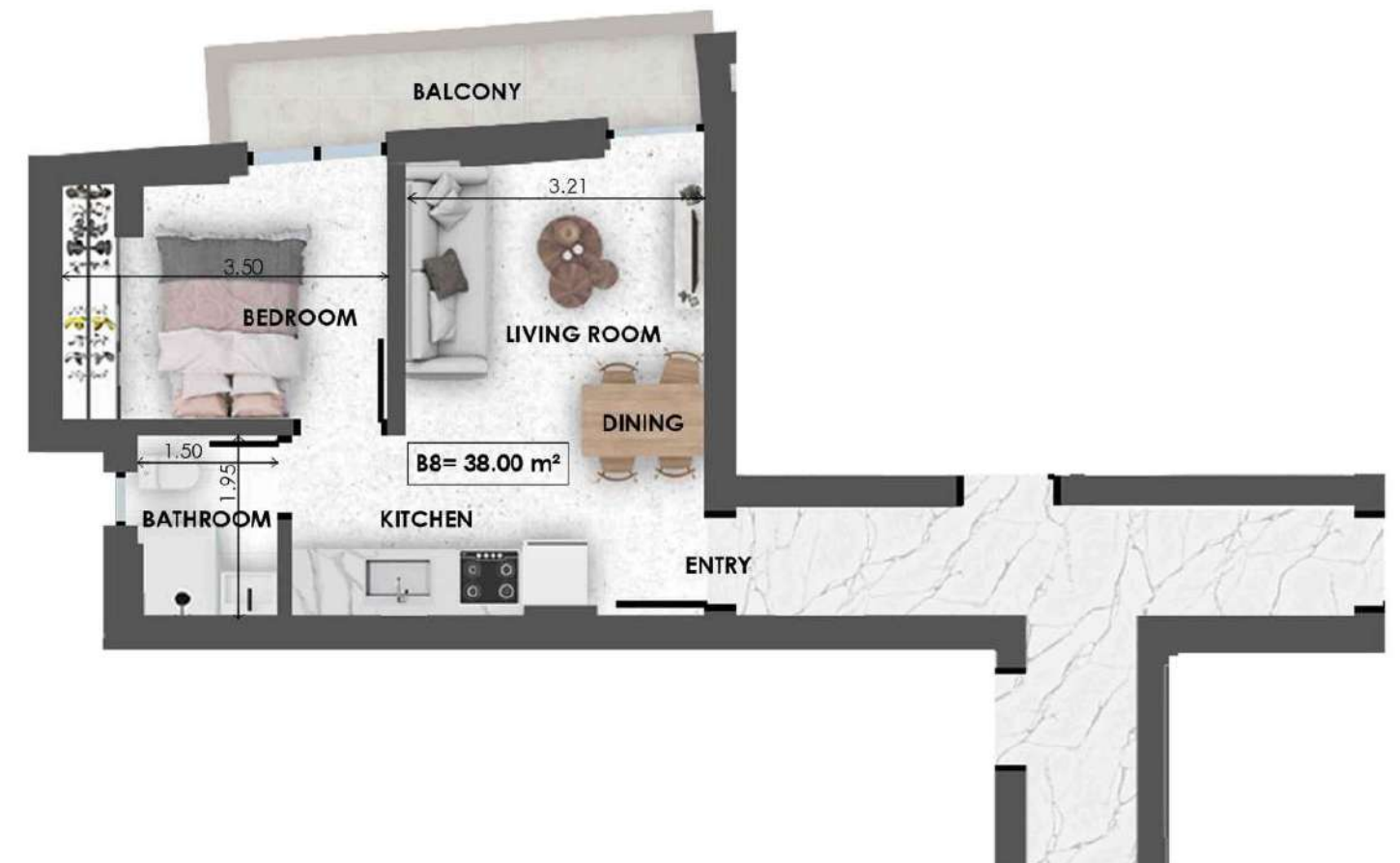
Floor Plans

Terranova Residence

2nd Floor

B8 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
38.00m ²	2nd Floor	1	1	1	1



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Floor Plans

Terranova Residence

2nd Floor

B9 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
54.50m ²	2nd Floor	1	1	1	1



Floor Plans

Terranova Residence

2nd Floor

B10 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
54.00m ²	2nd Floor	1	1	1	1

2nd FLOOR PLAN



Floor Plans

Terranova Residence

2nd Floor

B11 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
63.00m ²	2nd Floor	1	1	1	1

2nd FLOOR PLAN



Floor Plans

Terranova Residence

2nd Floor

B12 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
42.00m ²	2nd Floor	1	1	1	1

2nd FLOOR PLAN



Floor Plans

Terranova Residence

2nd Floor

B13 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
48.50m ²	2nd Floor	1	1	1	1

2nd FLOOR PLAN



Floor Plans

Terranova Residence

2nd Floor

B14 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
52.00m ²	2nd Floor	1	1	1	1



Floor Plans

Terranova Residence

2nd Floor

B15 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
72.00m ²	2nd Floor	2	1	1	1

2nd FLOOR PLAN



Floor Plans

Terranova Residence

3rd Floor

C1 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
54.00m ²	3rd Floor	1	1	1	1



Floor Plans

Terranova Residence

3rd Floor

C2 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
49.00m ²	3rd Floor	1	1	1	1



Floor Plans

Terranova Residence

3rd Floor

C3 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
49.00m ²	3rd Floor	1	1	1	1



Floor Plans

Terranova Residence

3rd Floor

C4 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Laundry
65.00m ²	3rd Floor	2	1	1	1	1



Floor Plans

Terranova Residence

3rd Floor

C5 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
68.50m ²	3rd Floor	2	1	1	1



Floor Plans

Terranova Residence

3rd Floor

C6 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
42.50m ²	3rd Floor	1	1	1	1



Floor Plans

Terranova Residence

3rd Floor

C7 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
35.00m ²	3rd Floor	1	1	1	1



Floor Plans

Terranova Residence

3rd Floor

C8 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
38.00m ²	3rd Floor	1	1	1	1



Floor Plans

Terranova Residence

3rd Floor

C9 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
54.50m ²	3rd Floor	1	1	1	1



Floor Plans

Terranova Residence

3rd Floor

C10 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
54.00m ²	3rd Floor	1	1	1	1



Floor Plans

Terranova Residence

3rd Floor

C11 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
63.00m ²	3rd Floor	1	1	1	1



Floor Plans

Terranova Residence

3rd Floor

C12 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
42.00m ²	3rd Floor	1	1	1	1



Floor Plans

Terranova Residence

3rd Floor

C13 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
48.50m ²	3rd Floor	1	1	1	1



Floor Plans

Terranova Residence

3rd Floor

C14 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
52.00m ²	3rd Floor	1	1	1	1



Floor Plans

Terranova Residence

3rd Floor

C15 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom
72.00m ²	3rd Floor	1	1	1	1





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.



TERRANOVA

RESIDENCE



GET GREEK
GOLDEN VISA


LUX&EASY

getgreekgoldenvisa.com
luxandeasy.com