

**GET GREEK  
GOLDEN VISA**

**LUX&EASY  
RESIDENCES**



**S**  
**PIRAEUS  
SERENITY  
RESIDENCES**

**Piraeus Serenity Residence**

51 Vasilikon str., Piraeus - 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 of at least €250.000, investors are granted a five-year renewable residence permit, as long as property ownership is maintained.

The program is distinguished for 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 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

# Investment Opportunity in Piraeus

Luxury meets ROI in Piraeus - 4% yield in Serviced Apartments

## PIRAEUS SERENITY RESIDENCES

Experience the perfect blend of luxury & investment potential in the heart of Piraeus. A stunning new collection of luxury serviced apartments, a few minutes from the port, metro, and marina. This Golden Visa-eligible residential complex combines high-end design & premium amenities. These include a rooftop pool, gym, spa facilities, restaurant, cafe, pool cinema, reception - concierge and daily housekeeping. It's an ideal turnkey asset in an urban hub with high rental demand and a Net yield of 4%. Piraeus Serenity Residences is the perfect blend of lifestyle and investment, ready to enjoy from day one.

## WHY SHOULD YOU INVEST

- 4% Annual Return guaranteed
- Capital Appreciation of 5% - 8% annual estimation\*
- Property Management: The agreement provides investors with reliable and secure returns while also offering strong long-term prospects for capital growth through expert management of the property.

## \*CAPITAL APPRECIATION

This investment benefits from an annual appreciation rate of 5%-8%, proven by Greece's Residential Price Index since 1997.

*\*Last year 2024 it was 13,8%*

## PIRAEUS IS RISING - OWN A PIECE OF ITS FUTURE

Piraeus is becoming one of Athens' most vibrant and fast-growing districts. In 2024, Greece welcomed a record-breaking 40.7 million international visitors. The Port of Piraeus handled approximately 20 million passengers, making it one of Europe's busiest hubs, serving as a critical gateway between mainland Greece and the islands. Owning a residence here means securing a foothold in a dynamic future shaped by growth, connectivity, and opportunity.





[getgreekgoldenvisa.com/piraeus-serenity-residence](http://getgreekgoldenvisa.com/piraeus-serenity-residence)



# Luxury Serviced Apartments

Where smart investment meets sophisticated living

## INTRODUCING PIRAEUS SERENITY RESIDENCES

An exclusive collection of elegant studios and one-bedroom serviced apartments, set within a future architectural landmark of Athens. Designed with cutting-edge green technology, the building combines sustainability with sophistication, offering a lifestyle of comfort and prestige. Residents will enjoy a suite of premium amenities, including a rooftop pool with breathtaking views of Piraeus, a stylish rooftop bar & restaurant-café, an open-air pool cinema and reception - concierge services. Membership includes access to a private wellness club, featuring a fully equipped gym, sauna and massage suites. With its iconic design, elegant patios, and landscaped communal spaces, Piraeus Serenity seamlessly blends modern urban living with green, open areas for both business and leisure. The project is operated by LUX&EASY Apartments, a trusted brand managing multiple serviced apartment buildings across Greece and maintaining a strategic alliance with Hilton, particularly through Hilton Garden Inn Athens Syggrou Avenue and Hilton Garden Inn Chania City.

## SUSTAINABLE LUXURY

This building is designed for optimal performance and comfort, with a gated entrance ensuring privacy and security. Features include energy-efficient aluminium systems, armoured security doors, and photovoltaic systems, setting a new standard for smart living.



## Amenities



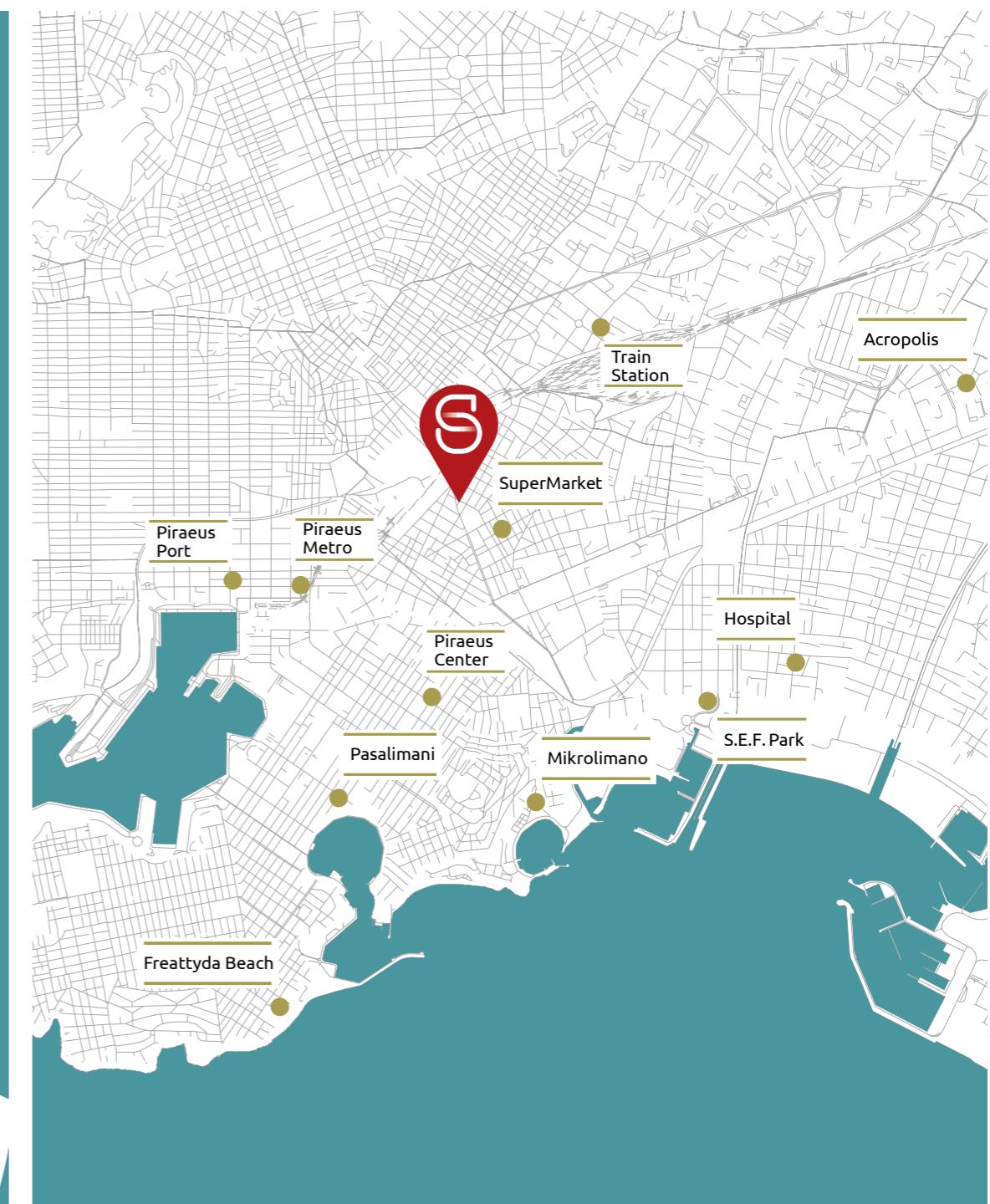
Rooftop Café Bar  
Restaurant  
Pool Cinema



Gym  
Sauna  
Massage Area  
Swimming Pool



Concierge-Reception  
Gated Entrance  
Daily Housekeeping  
Convenience Store  
Laundry Room



## Piraeus Serenity Residence

51 Vasilikon str., Piraeus, Greece

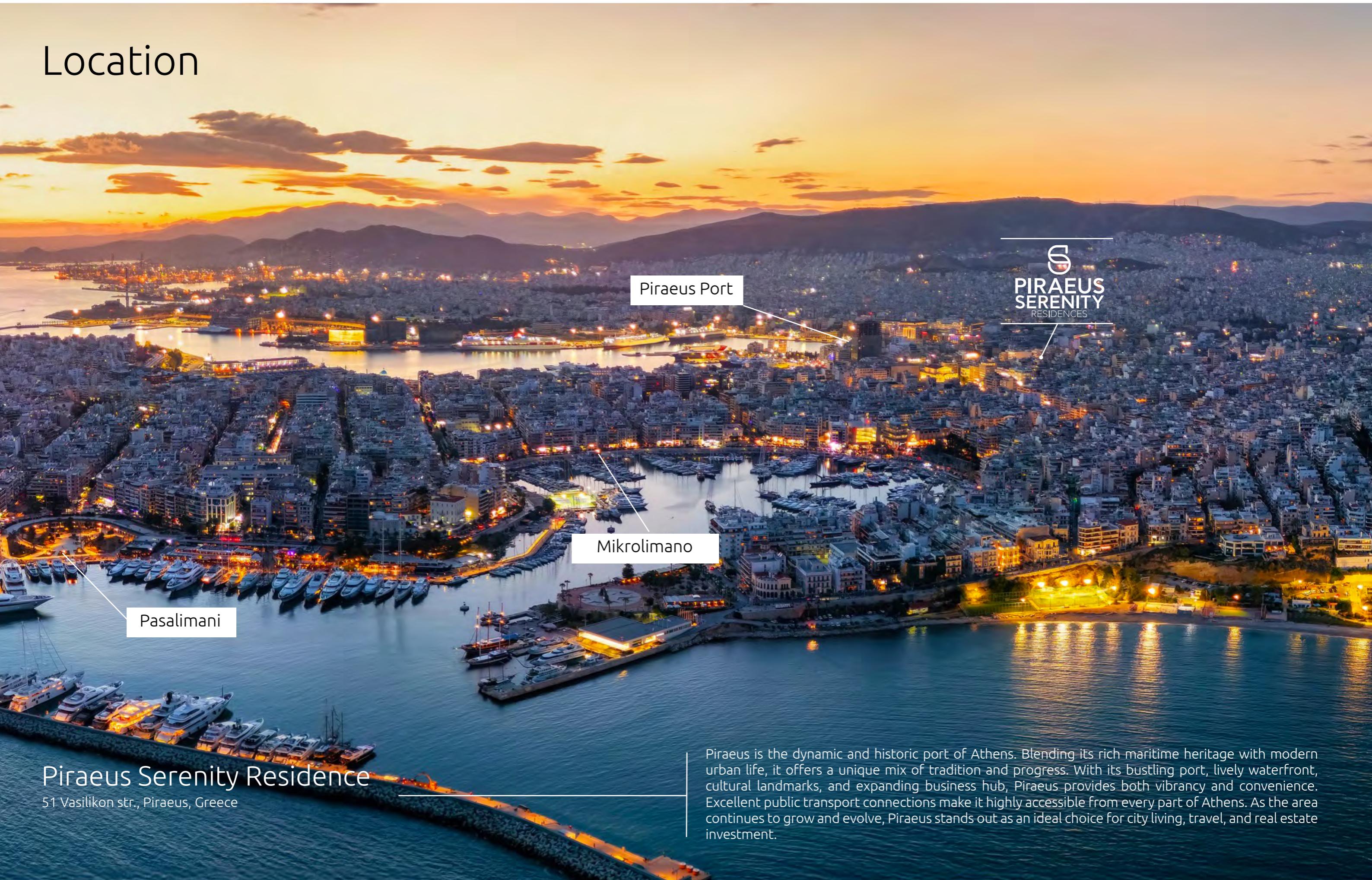
## Location

Piraeus Serenity is ideally situated in Piraeus, surrounded by the city's lively waterfront, marinas, shops, and dining spots. With Piraeus Port just minutes away, island getaways are within easy reach and excellent transport links make getting around effortless. Piraeus metro station and suburban railway connect you directly to central Athens, the airport, and beyond, while buses, trams, and ferries ensure seamless access to every destination

- A.** Acropolis —————• 6km
- B.** Piraeus Port —————• 900m
- C.** Eleftherios Venizelos Airport —————• 26km
- D.** Athens Riviera, beaches —————• 7km

- 01.** Your home (Vasilikon 51) —————• 0m
- 02.** Freatyda Beach —————• 2,4km
- 03.** Piraeus Center —————• 1km
- 04.** Piraeus Metro Station —————• 800m
- 05.** Train Station —————• 400m
- 06.** S.E.F Park —————• 1,5km
- 07.** Metropolitan Hospital —————• 650m
- 08.** ATM —————• 450m
- 09.** Supermarket —————• 400m
- 10.** Pharmacy —————• 200m

# Location



**Piraeus Serenity Residence**  
51 Vasilikon str., Piraeus, Greece

Piraeus is the dynamic and historic port of Athens. Blending its rich maritime heritage with modern urban life, it offers a unique mix of tradition and progress. With its bustling port, lively waterfront, cultural landmarks, and expanding business hub, Piraeus provides both vibrancy and convenience. Excellent public transport connections make it highly accessible from every part of Athens. As the area continues to grow and evolve, Piraeus stands out as an ideal choice for city living, travel, and real estate investment.

# 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

Step beyond the port and discover a city where history and modern life meet. Piraeus is home to lively marinas, fresh fish markets, neoclassical landmarks, and a growing culinary and cultural scene. Do you want to enjoy a seaside stroll, savor authentic Greek flavors, or explore museums dedicated to Greece's maritime heritage? Perhaps you're drawn to coastal living with easy access to the islands. Then Piraeus is the neighborhood for you.

## Athens Riviera

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.



# Athens Landscapes



Piraeus Port  
Lycabettus | Lycabettus theatre



Acropolis | Monastiraki | Plaka  
Acropolis Museum



# Piraeus Entertainment



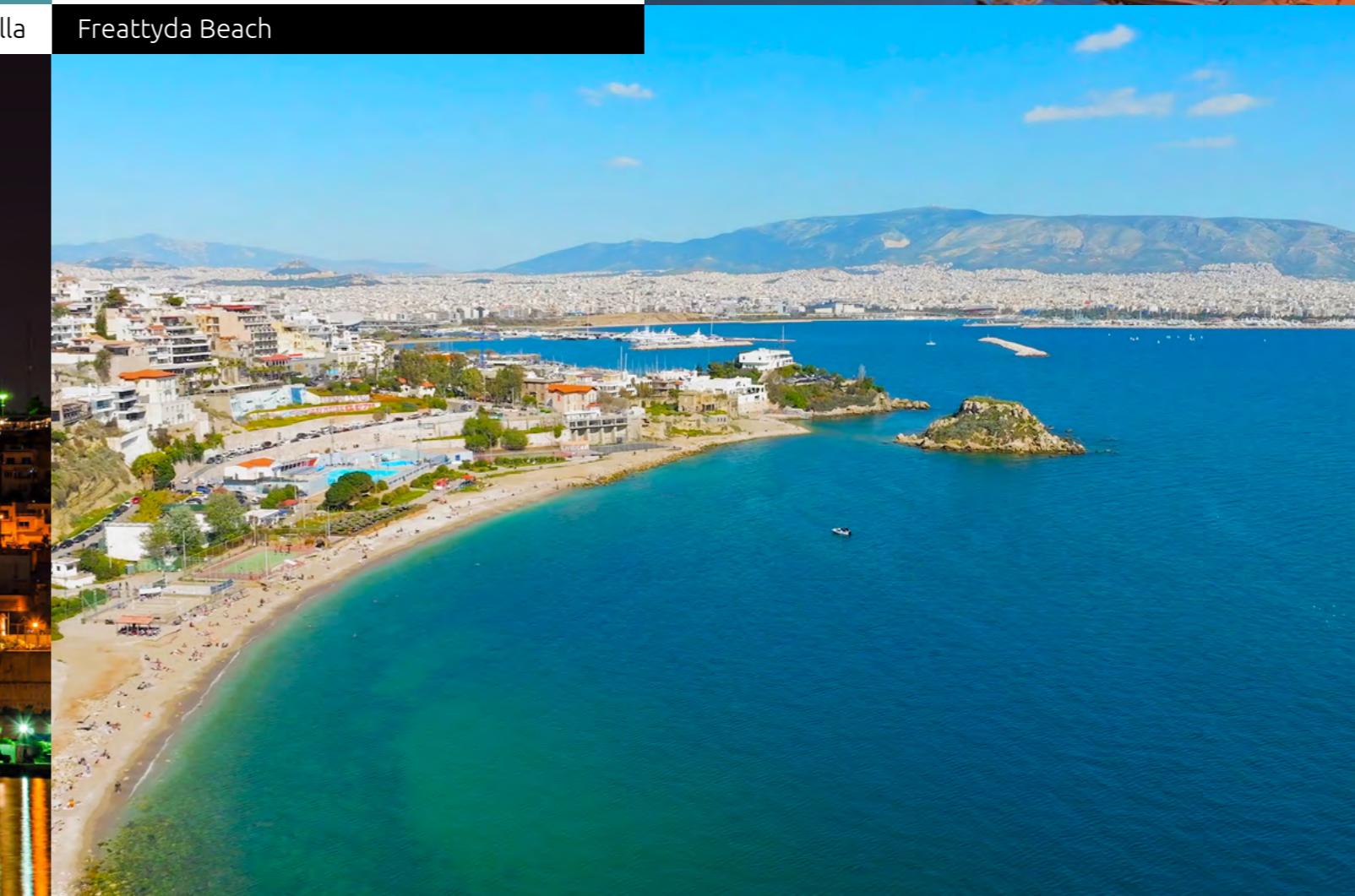
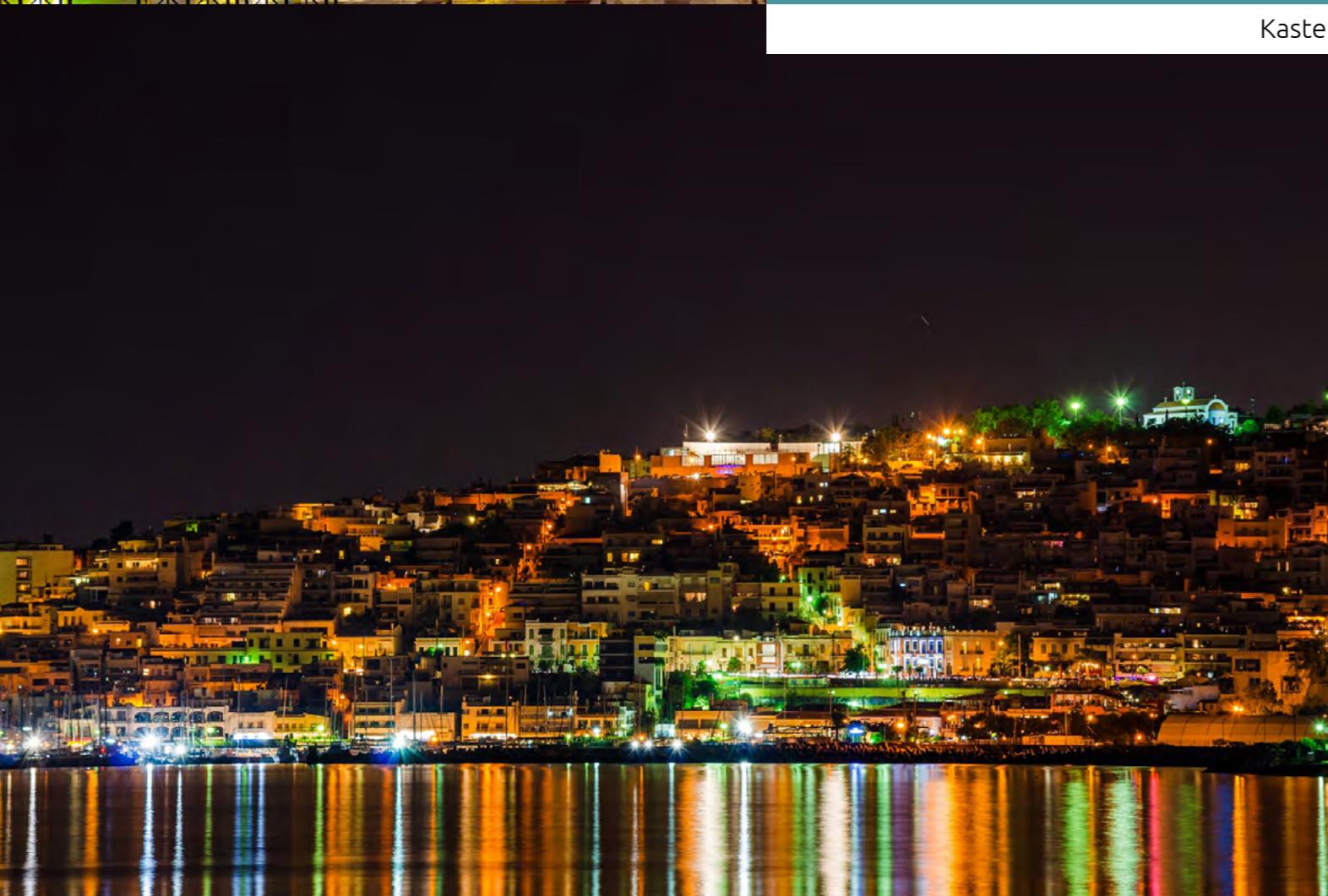
Dimotiko Theatre

Kastella



Mikrolimano

Freattyda Beach



# Athens Riviera



Athens Riviera | Athens Riviera Beaches

Beach

The Ellinikon Project



# Project Piraeus Serenity Residence

51 Vasilikon str., Piraeus, Greece

An exclusive collection of elegant studios and one-bedroom serviced apartments, set within a future architectural landmark of Athens. Designed with cutting-edge green technology, the building combines sustainability with sophistication, offering a lifestyle of comfort and prestige. Residents will enjoy a suite of premium amenities, including a rooftop pool with breathtaking views of Piraeus, a stylish rooftop bar & restaurant-café, an open-air pool cinema and reception - concierge services. Membership includes access to a private wellness club, featuring a fully equipped gym, sauna and massage suites. With its iconic design, elegant patios, and landscaped communal spaces, Piraeus Serenity seamlessly blends modern urban living with green, open areas for both business and leisure.

Boutique Apartment Dimensions • 20.10m<sup>2</sup>– 58.80m<sup>2</sup>

1 or 2 Bedroom Apartments & Studios

## PREMIUM AMENITIES



### Entertainment

- Restaurant
- Café
- Convenience Store
- Pool Cinema



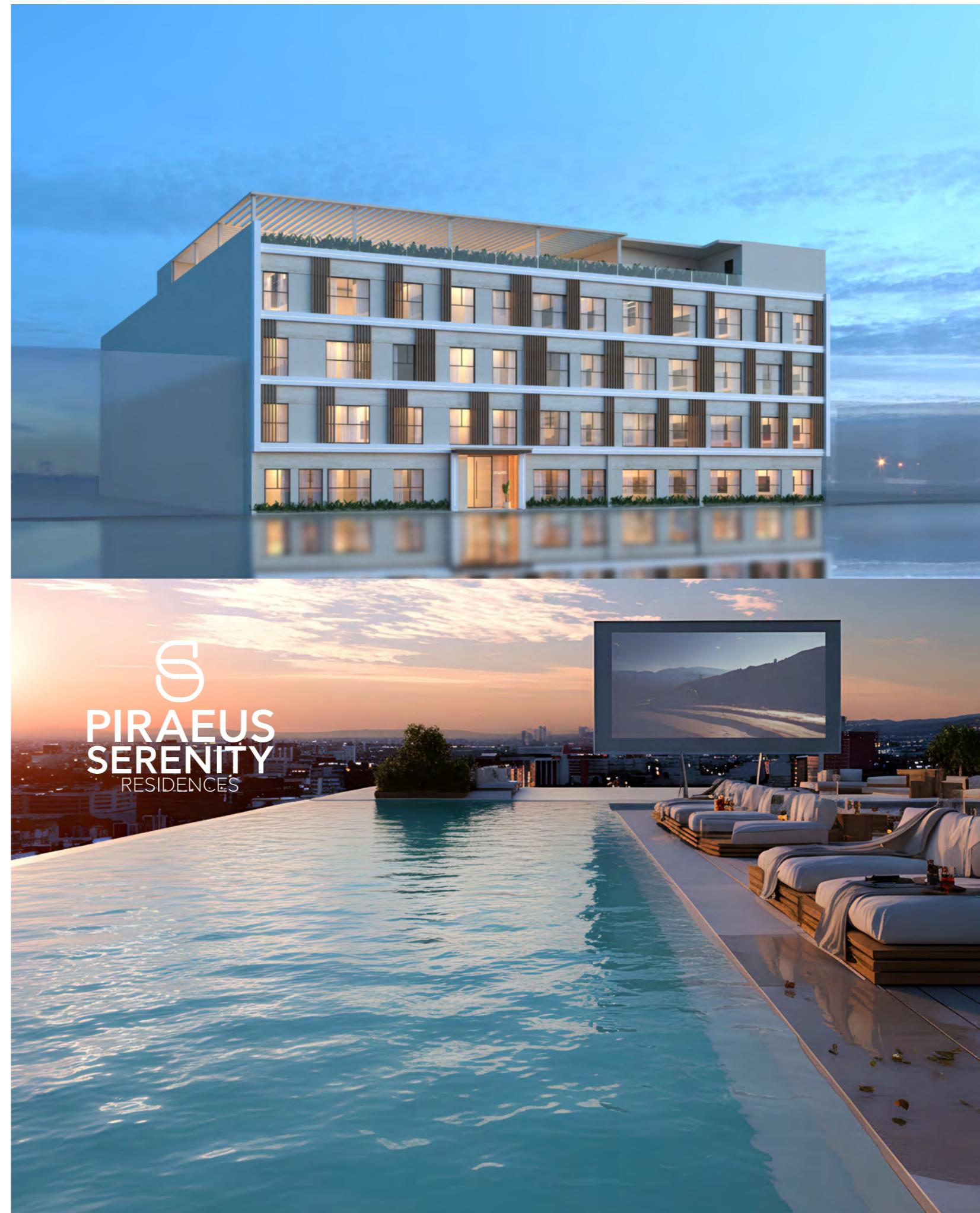
### Wellness Hub

- Gym
- Sauna
- Massage Area
- Swimming Pool



### VIP Services

- Reception - Concierge
- Gated Entrance
- Daily Housekeeping
- Laundry Room



## Wellness Hub

A sanctuary of rejuvenation and well-being. The Wellness Hub blends contemporary design with state-of-the-art facilities, offering residents the perfect balance of relaxation and revitalization.

## Gym

A fully equipped fitness center for powerful, dynamic workouts.

## Sauna

Indulge in ultimate relaxation, wellness, and detox in a serene, luxurious atmosphere.

## Massage Area

Therapeutic treatments and relaxing massages designed to restore harmony and balance.

## Swimming Pool

An elegant pool for refreshing escapes and vibrant social gatherings.



## Entertainment & Gourmet

At Piraeus Serenity Residences, life is enriched with flavor and sparkle through exclusive spaces for leisure and gastronomy. From the refined restaurant to the enchanting poolside cinema, every moment transforms into a celebration of style and luxury.

## Restaurant

An elevated fine-dining experience in an elegant and sophisticated setting.

## Café

The ideal spot for a relaxed coffee or a light meal, infused with urban chic.

## Pool Cinema

Unwind with open-air movie nights by the pool, set against breathtaking views.

## Services

At Piraeus Serenity Residences, luxury extends beyond design—it is woven into the everyday experience through seamless services that make life effortless. Every detail is handled with discretion, precision, and care.

### Reception - Concierge

Bespoke services tailored to your every wish.

### Gated Entrance

Uncompromising privacy and security with controlled access.

### Daily Housekeeping

Impeccable care and cleanliness, ensuring a worry-free stay.

### Convenience Store

Everyday convenience with a wide selection of essentials at your doorstep.

### Laundry Room

Modern facilities for convenient and efficient garment care.



# Project

## Piraeus Serenity Residence



## Wellness Hub

The Wellness Hub at Piraeus Serenity offers a complete range of facilities designed to support balance, relaxation, and healthy living. From the fully equipped gym and sauna, massage space and swimming pool, every detail encourages well-being and renewal within the comfort of home.

## Services

The building's Services provide residents with seamless convenience and peace of mind. A gated entrance, reception - concierge support, daily housekeeping, and on-site laundry facilities ensure comfort, security, and effortless living for all who call Piraeus Serenity home.



## Serviced Apartments

At Piraeus Serenity Residences, hotel-style luxury meets the comfort of home. Thoughtfully designed to simplify modern living, these residences offer daily housekeeping, reception - concierge services, premium wellness facilities, and refined dining options, all at your fingertips.

This is the perfect balance between privacy and five-star service: a personal retreat with all the privileges of a luxury hotel, from gourmet restaurants and cafés to spa, pool, and open-air cinema. With every detail taken care of, residents enjoy a lifestyle where every need is instantly fulfilled, and every moment is elevated.

# Project Piraeus Serenity Residence

51 Vasilikon str., Piraeus, Greece

## Minimal Design

Minimalist design embraces what truly matters: natural light, environmental awareness, timeless aesthetics, and enduring functionality. Every detail is intentional, creating spaces that are both reliable and effortless to live in.

## Timeless Aesthetics

Timeless aesthetics are defined by subtle lines, adaptability, and longevity. It is a design distilled to its essence. Crafted with limited materials, neutral tones, and simple forms. By avoiding excess, it achieves a pure and lasting elegance that transcends trends.



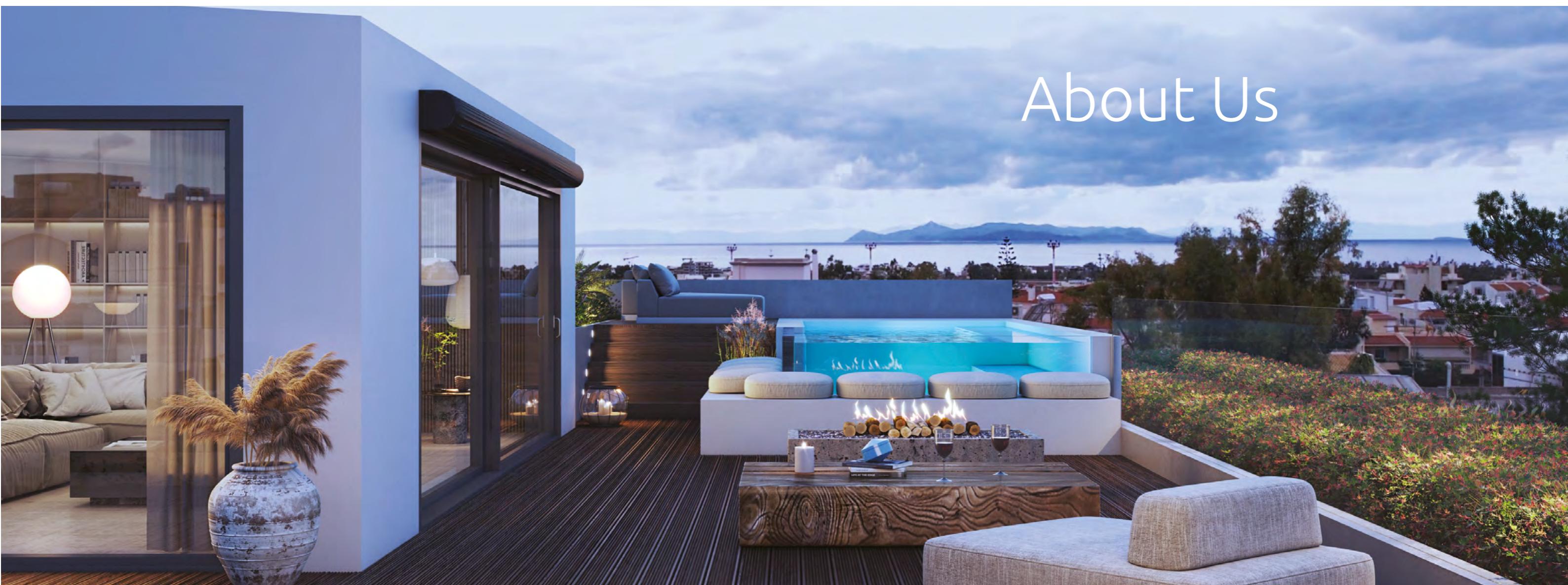


# LUX&EASY

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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 part of a strategic alliance with **Hilton Garden Inn Athens Syggrou**, 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 in strategic alliance with **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.



 **Hilton  
Garden Inn**

**S**  
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