

GET GREEK
GOLDEN VISA



A+ ENERGY CLASS
BUILDING

 **VIVERE**
RESIDENCE

Vivere Residence

210 Ioannou Drosopoulou St. - Kypseli - 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



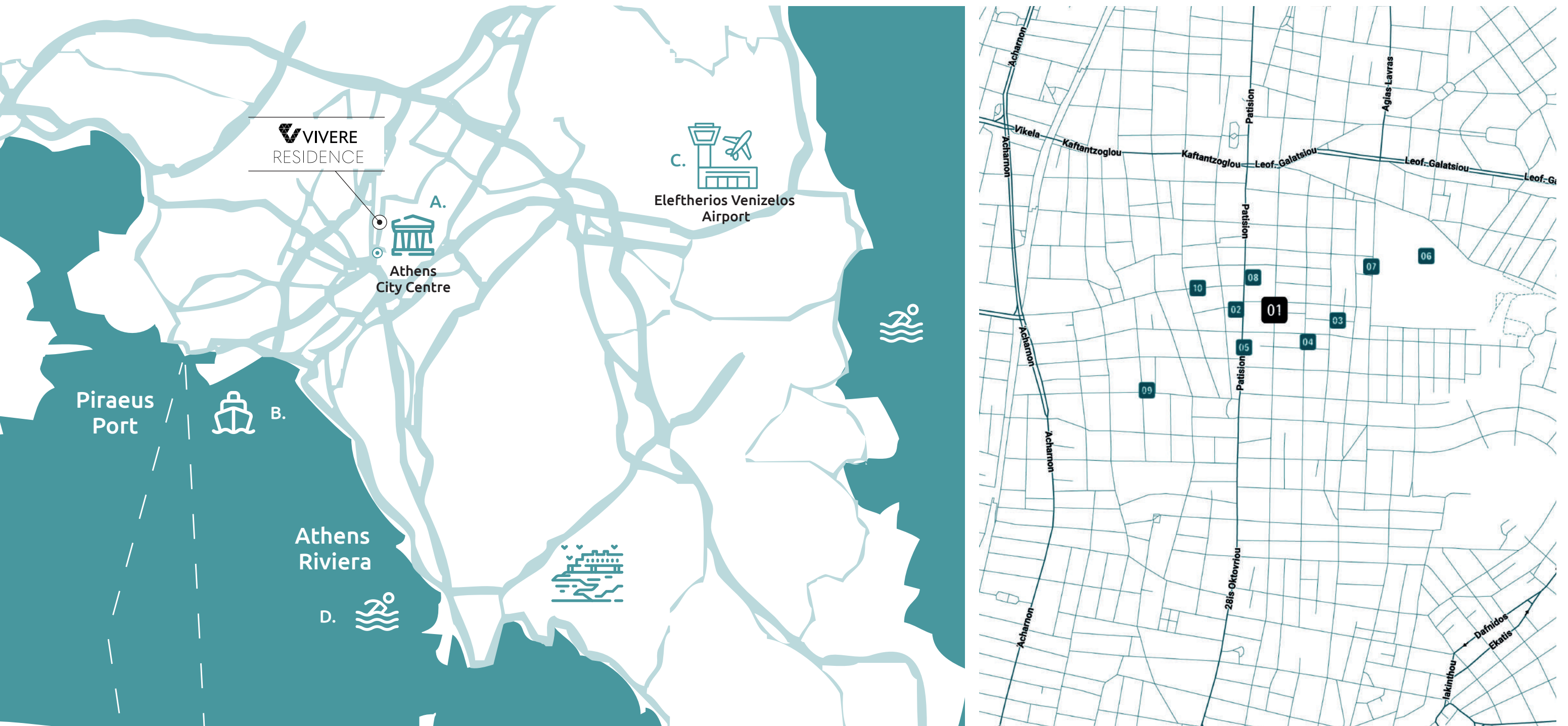
OPPORTUNITY TO RENT OUT THE INVESTMENT PROPERTY



FAST APPLICATION PROCESS

WE
BUILD
A **BETTER**
WORLD





Vivere Residence

210 Ioannou Drosopoulou St. - Kypseli - Athens - Greece

Location

Vivere is located in Kypseli, an up-and-coming neighborhood of Athens, with easy access to Piraeus Port, Eleftherios Venizelos Airport, Athens Riviera and key areas such as Syntagma Square, Plaka, Monastiraki, Psiri, and the Acropolis.

The Agios Nikolaos metro station is 10 minutes away and offers fast and easy connectivity to every hotspot in Athens.

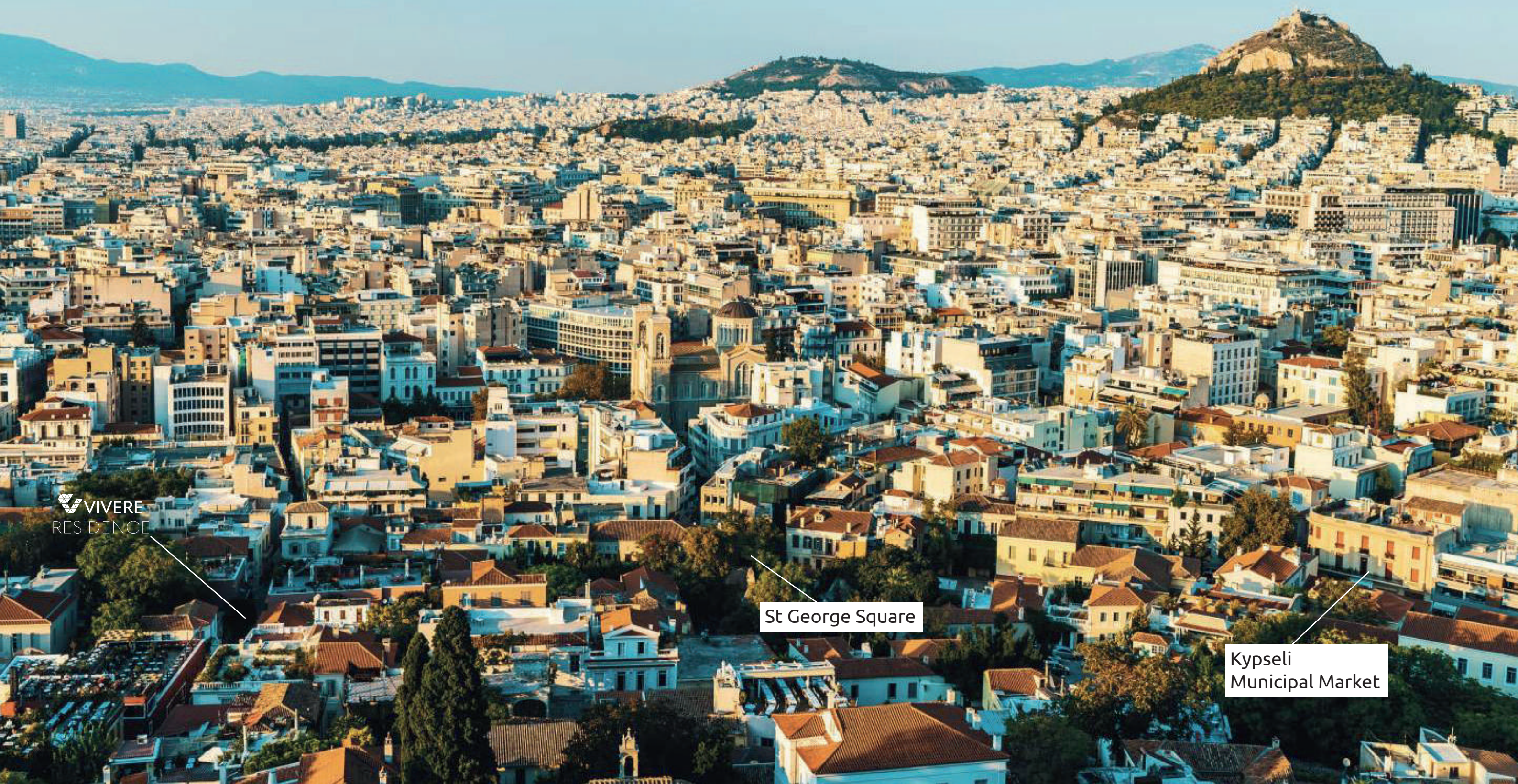
- | | | | |
|---|--|------------------------------------|--------------------------------------|
| A. Acropolis —————→ 5Km | 01. Your home (I.Drosopoulou 210) —→ 0m | 05. Supermarket —————→ 120m | 09. Supermarket —————→ 400m |
| B. Piraeus Port —————→ 15.1Km | 02. Private Hospital —————→ 100m | 06. Schools —————→ 400m | 10. Elementary School —→ 250m |
| C. Eleftherios Venizelos Airport —→ 32.6Km | 03. Pharmacy —————→ 150m | 07. Public Gym —————→ 200m | |
| D. Athens Riviera, beaches —————→ 16.8Km | 04. Theater —————→ 100m | 08. Bank —————→ 100m | |

Vivere Residence

210 Ioannou Drosopoulou St. - Kypseli - Athens - Greece

Location

Kypseli is a vibrant and historic neighborhood in Athens. Located just a short distance from the city center, it combines convenience with a strong sense of community. Kypseli offers a diverse and inclusive atmosphere that will satisfy every taste. With growing interest in the area and ongoing revitalization projects, Kypseli is an ideal choice for both city living 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

Escape the tourist crowds and explore the place where Athenian culture thrives. Kypseli is home to an eclectic mix of theaters, galleries, indie bookstores, community-run markets, art pop-ups and cinemas. Do you want to taste something more international? Perhaps you are an art lover. Then Kypseli 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.



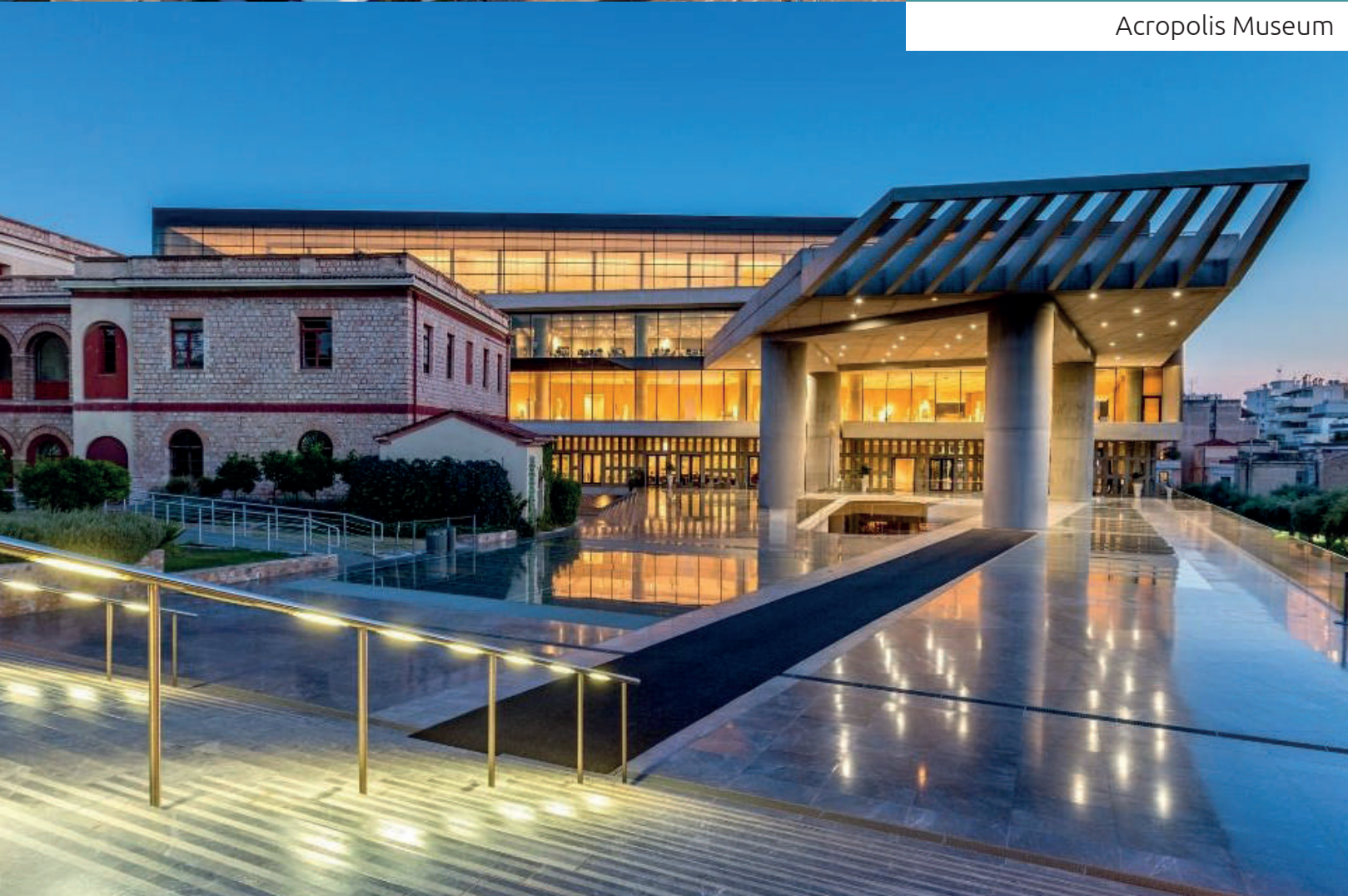
Landscapes



Acropolis | Monastiraki | Plaka
Acropolis Museum



Lycabettus | Lycabettus theatre
Acropolis Museum



Entertainment



Herodion Ancient Theatre of Athens
Plaka | Old Historical Neighborhood of Athens



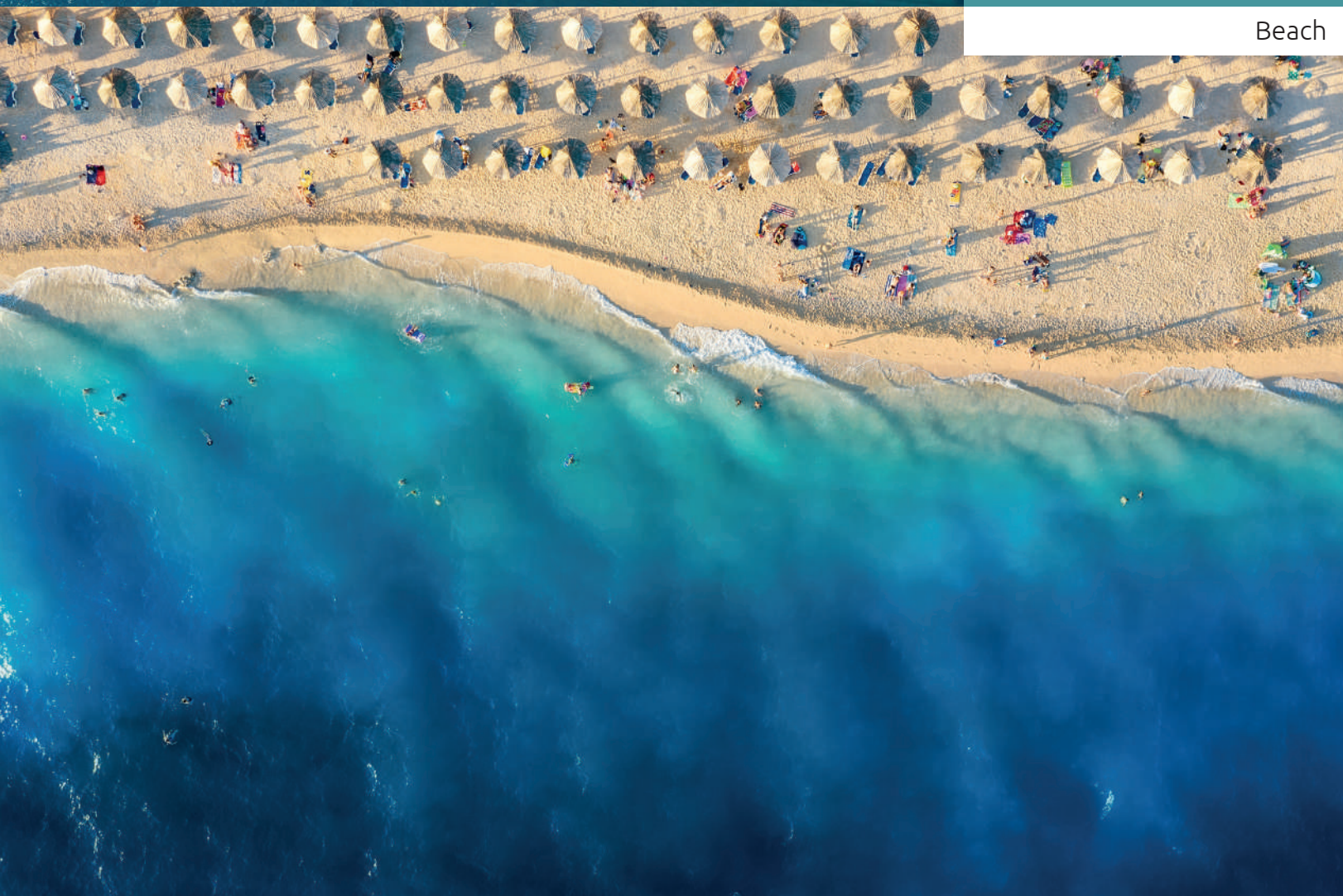
Ermou St. | Athens City Shopping Center
Stavros Niarchos Foundation Cultural Center



Athens Riviera



Athens Riviera | Athens Riviera Beaches



Beach



The Ellinikon Project

Project

Vivere Residence

210 Ioannou Drosopoulou St. - Kypseli - Athens - Greece

This modern and sophisticated complex consists of 15 studios, ideally located just a short walk from Kato Patissia Metro Station. Designed for those seeking both comfort and convenience, the development features a range of exceptional amenities.

Residents can enjoy a fully equipped communal gym, sauna, and a stunning roof garden with breathtaking views of the Acropolis, offering a serene escape in the heart of Athens.

Each studio, ranging from 19.00 m² to 53.00 m², includes a well-designed layout with one bathroom, making it an ideal living space for singles or couples. The focus on modern living is complemented by high-quality finishes and plenty of natural light in every unit.

With its prime location, luxurious amenities, and contemporary design, this complex offers an exceptional urban lifestyle, combining relaxation, convenience, and vibrant city living.

Boutique Apartment Dimension ————— • 19.0sqm – 53.0sqm

Bedrooms ————— • 1



Energy class A+ Building



Energy-efficient aluminum systems with high levels of thermal and sound insulation



Armored/ Fire resistant security door



New technology LED lighting



Project Vivere Residence

210 Ioannou Drosopoulou St. - Kypseli - 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 is 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.



Project Vivere Residence



Gym & Sauna

The building offers a fully equipped communal gym and a sauna, providing a convenient and modern wellness amenity exclusively for the use of residents. These facilities are designed to enhance the daily living and working experience within the building.

24-hour Reception

The building is serviced by a 24-hour reception, ensuring continuous support and assistance for all residents and tenants. This dedicated front desk service enhances security, convenience, and overall comfort within the property.

Floor Plans

Vivere Residence

Underground Floor

Gym

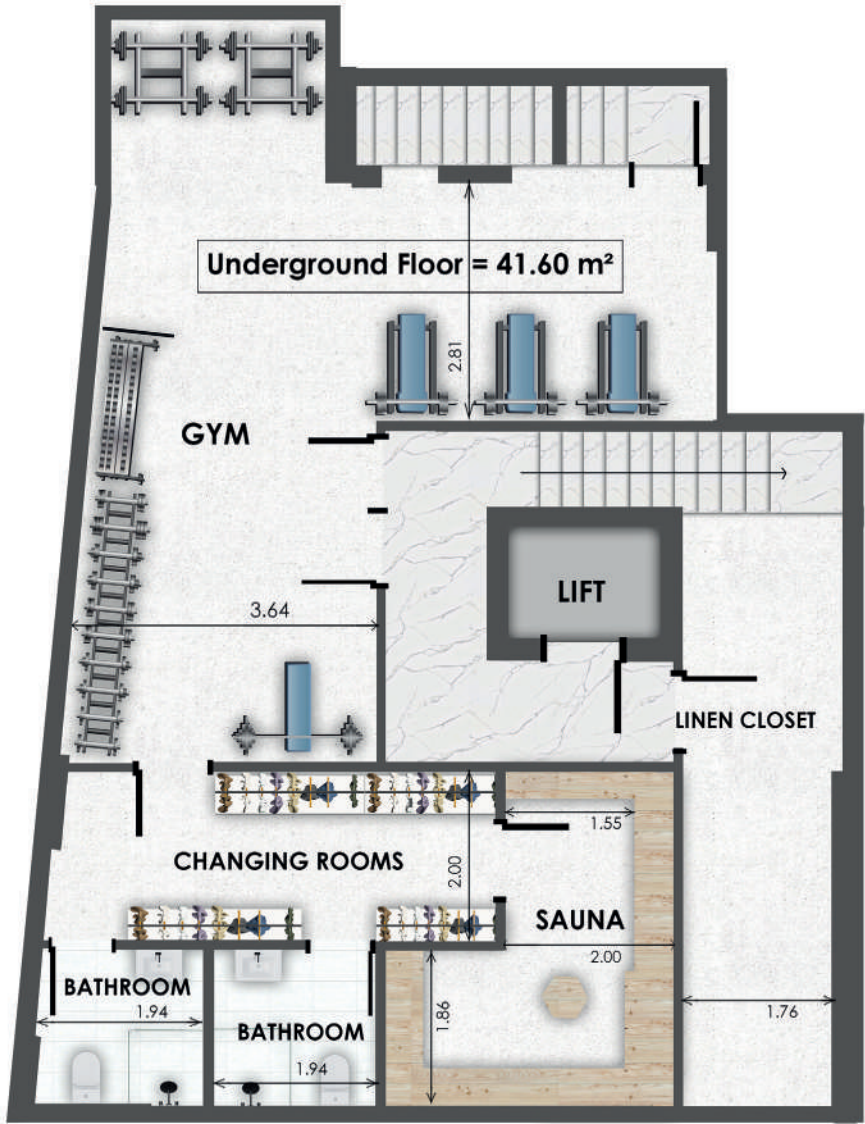
Size	Floor
29.45sqm	Underground

Sauna

Size	Floor
07.72sqm	Underground

Linen Closet

Size	Floor
13.58sqm	Underground



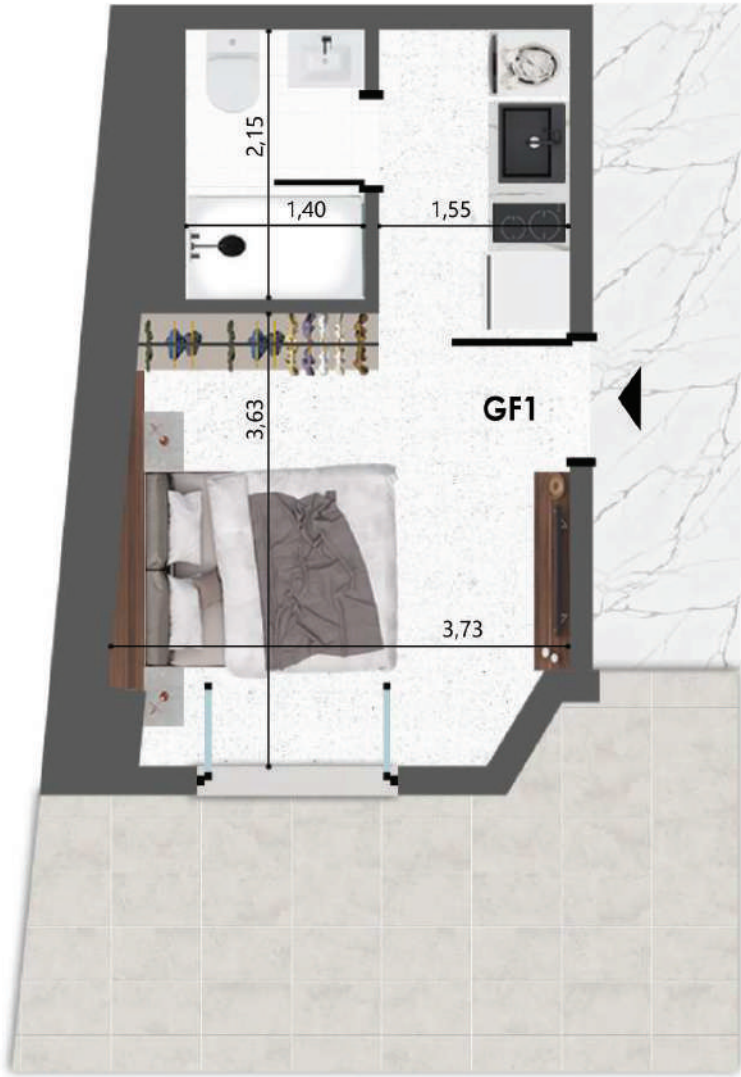
Floor Plans

Vivere Residence

Ground Floor

Ground Floor 1 | Apartment

Size	Floor	Bedrooms	Kitchen	Bathroom	Extra
25.67sqm	Ground Floor 1	1	1	1	Gym, Sauna (Underground Floor)



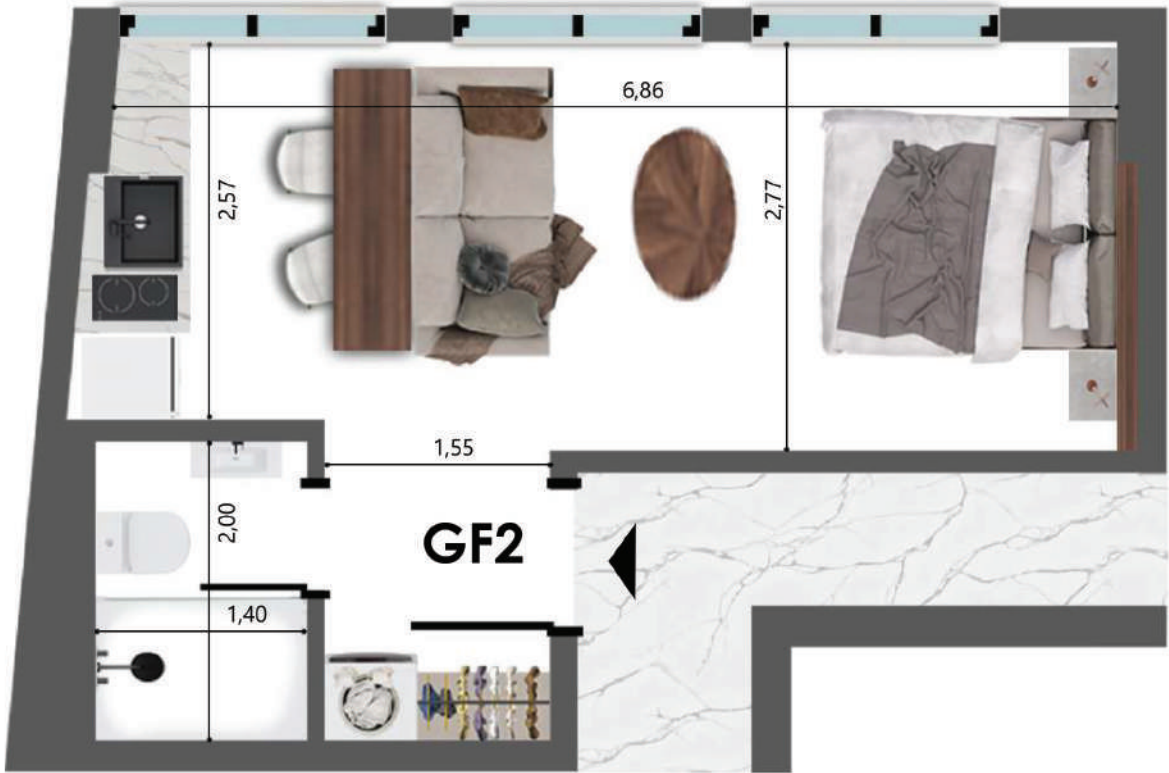
Floor Plans

Vivere Residence

Ground Floor

Ground Floor 2 | Studio

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
31.10sqm	Ground Floor 2	1	1	1	1	Gym, Sauna (Underground Floor)



Floor Plans
Vivere Residence

1st Floor

A1 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
50.00sqm	1st Floor	1	1	1	1	Gym, Sauna (Underground Floor)



Floor Plans
Vivere Residence

1st Floor

A2 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
47.00sqm	1st Floor	1	1	1	1	Gym, Sauna (Underground Floor)



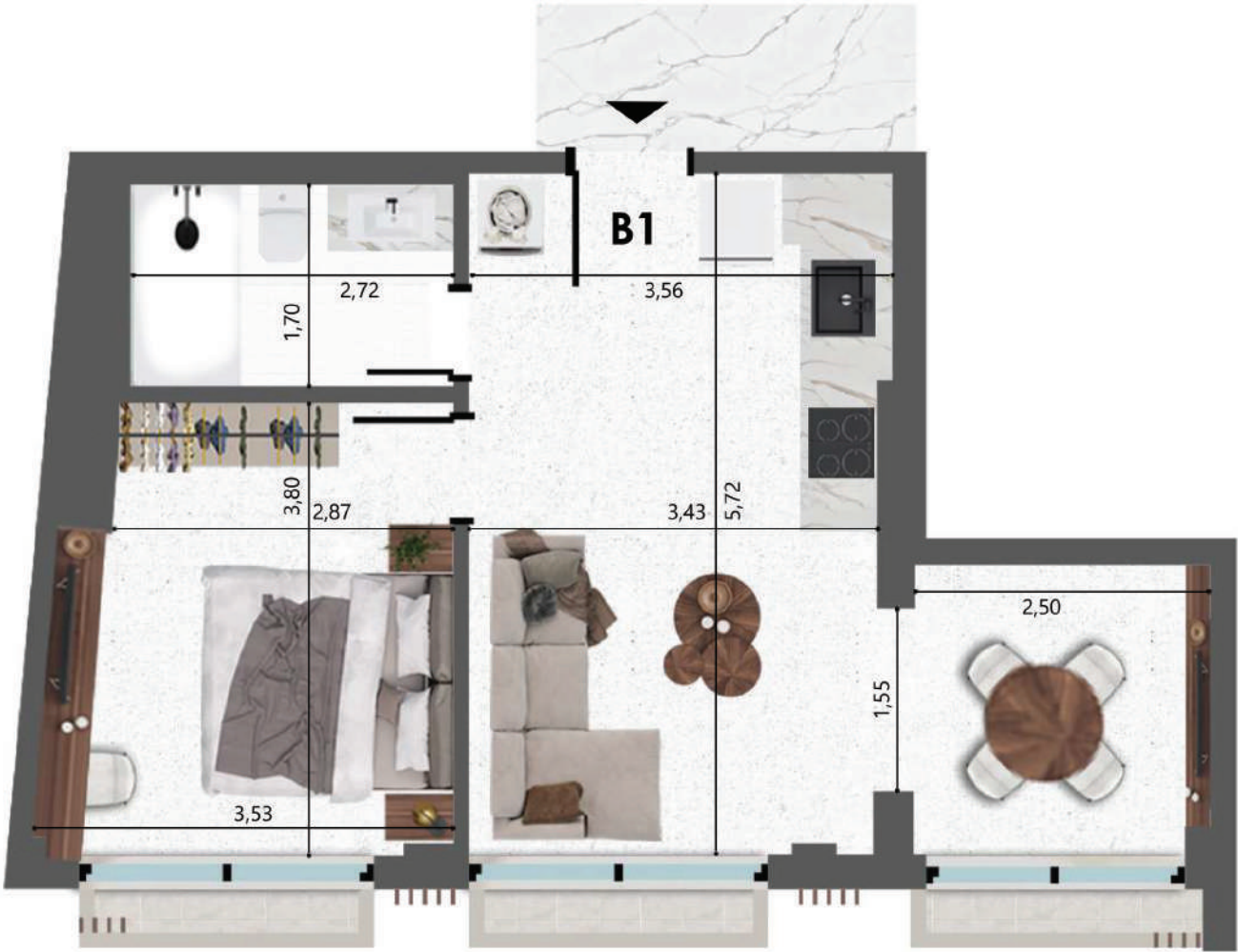
Floor Plans

Vivere Residence

2nd Floor

B1 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
53.00sqm	2nd Floor	1	1	1	1	Gym, Sauna (Underground Floor)



Floor Plans

Vivere Residence

2nd Floor

B2 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
50.50sqm	2nd Floor	1	1	1	1	Gym, Sauna (Underground Floor)



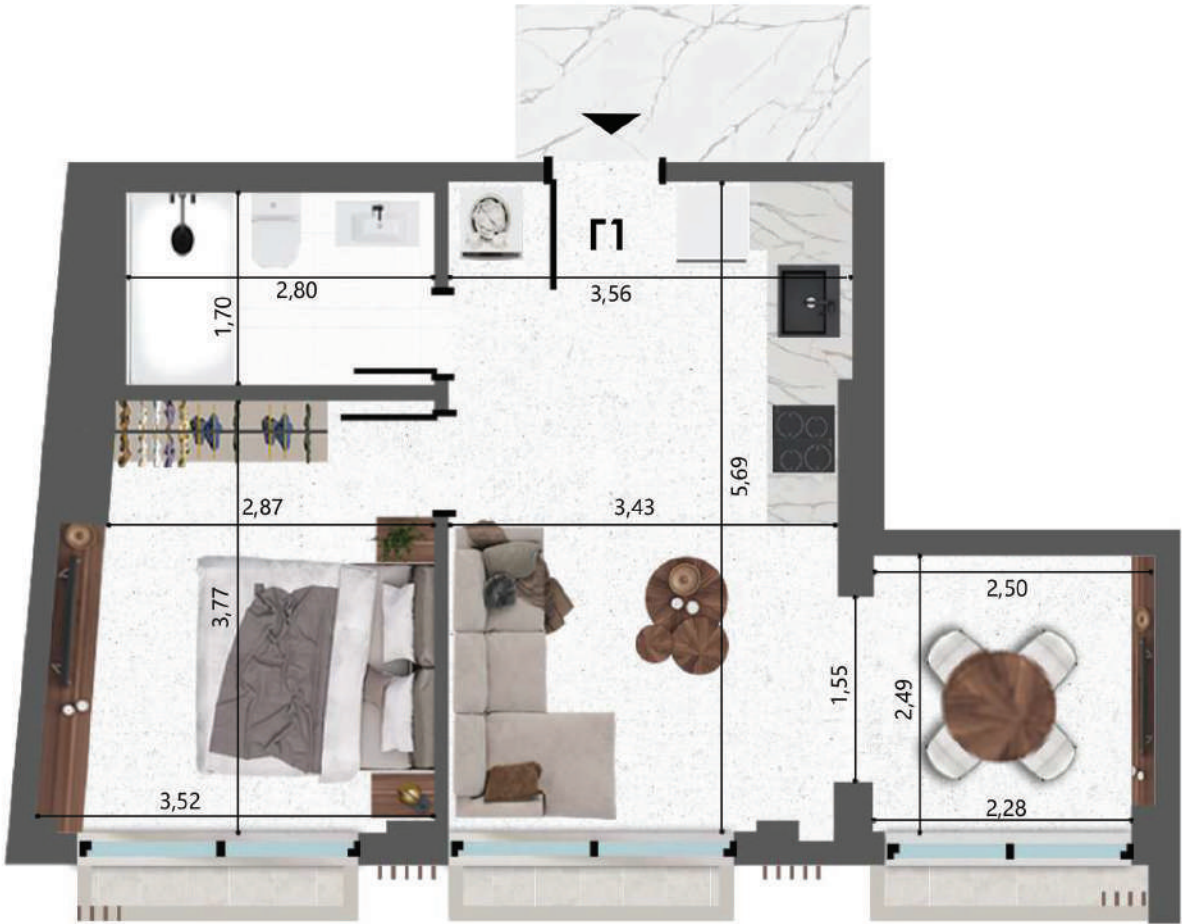
Floor Plans

Vivere Residence

3rd Floor

C1 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
53.00sqm	3rd Floor	1	1	1	1	Gym, Sauna (Underground Floor)



Floor Plans
Vivere Residence

3rd Floor

C2 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
50.50sqm	3rd Floor	1	1	1	1	Gym, Sauna (Underground Floor)



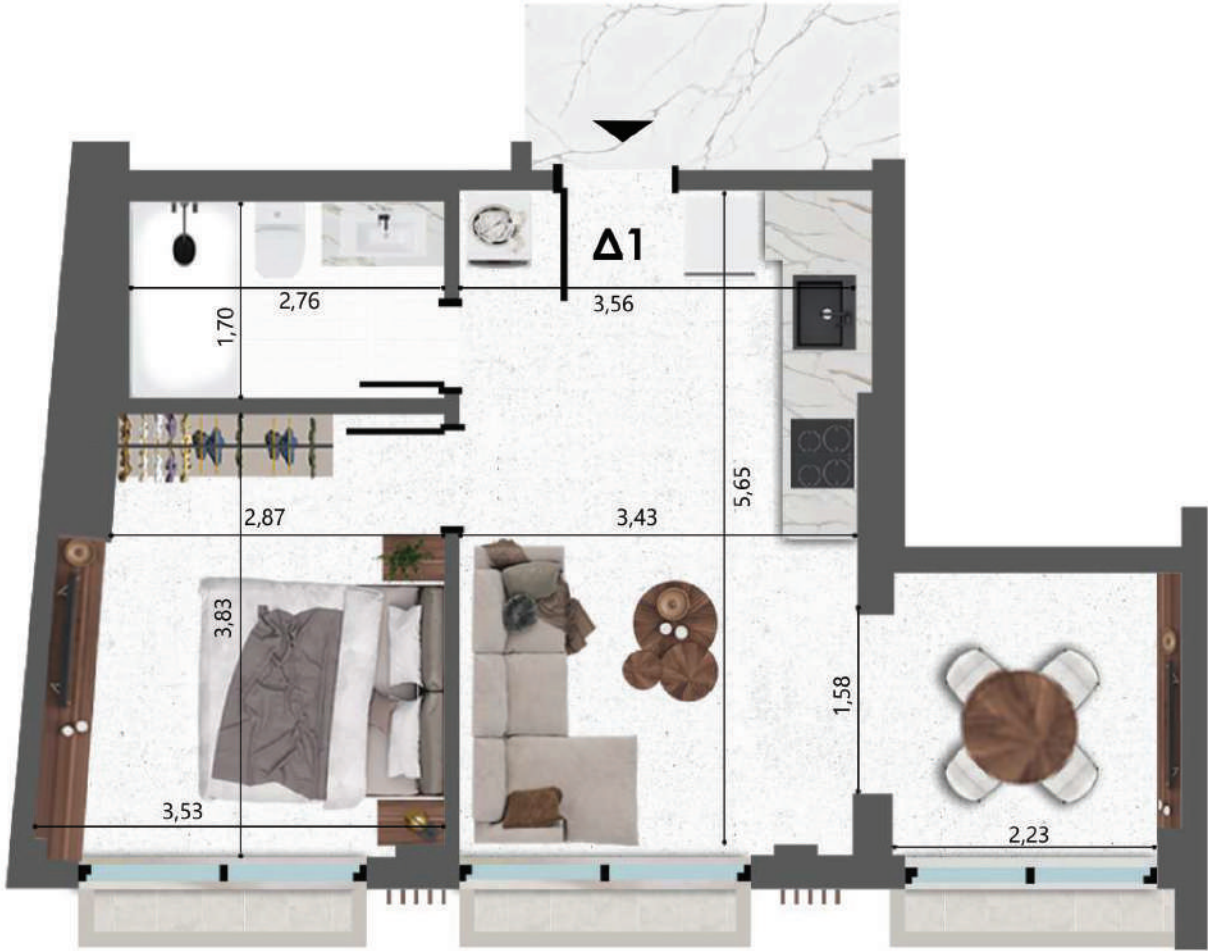
Floor Plans

Vivere Residence

4th Floor

D1 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
53.00sqm	4th Floor	1	1	1	1	Gym, Sauna (Underground Floor)



Floor Plans

Vivere Residence

4th Floor

D2 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
50.50sqm	4th Floor	1	1	1	1	Gym, Sauna (Underground Floor)



Floor Plans

Vivere Residence

5th Floor

E1 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra	Balcony
37.50sqm	5th Floor	1	1	1	1	Gym, Sauna (Underground Floor)	26.00sqm



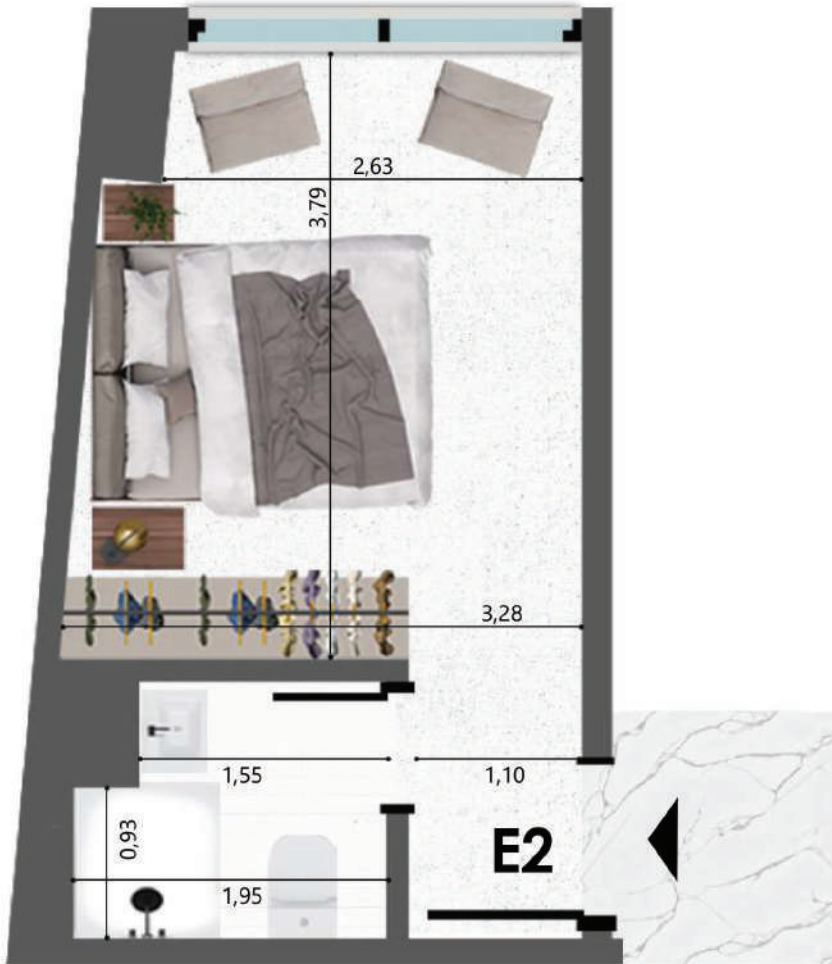
Floor Plans

Vivere Residence

5th Floor

E2 | Studio

Size	Floor	Bedrooms	Bathroom	Extra
20.00sqm	5th Floor	1	1	Gym, Sauna (Underground Floor)



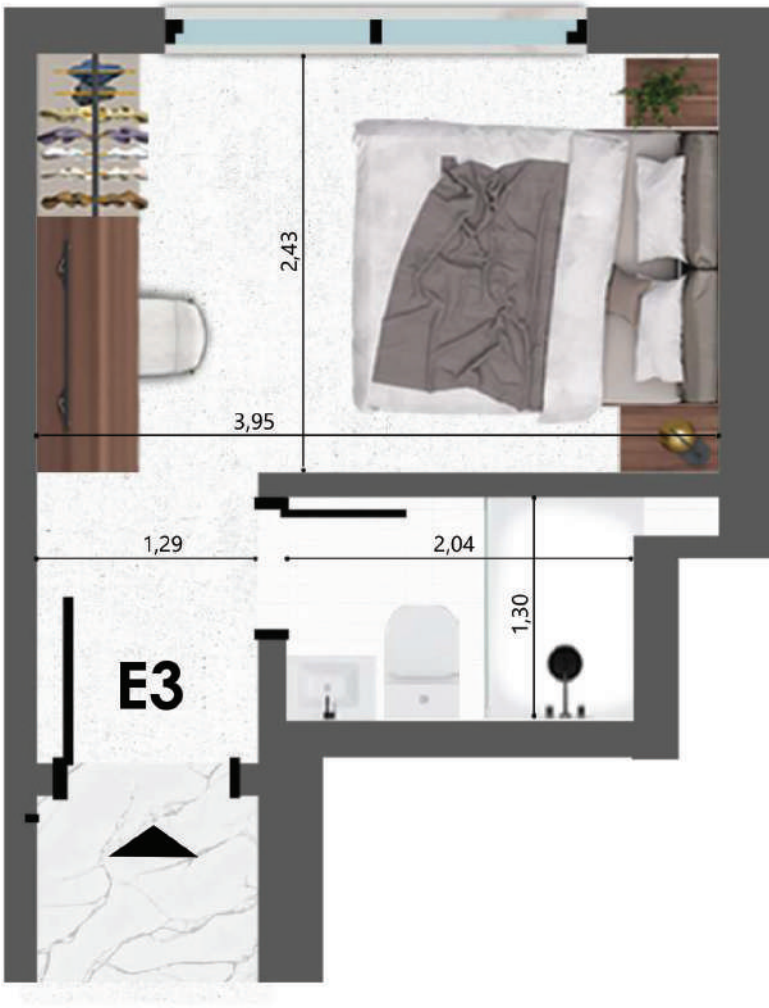
Floor Plans

Vivere Residence

5th Floor

E3 | Studio

Size	Floor	Bedrooms	Bathroom	Extra
18.00sqm	5th Floor	1	1	Gym, Sauna (Underground Floor)



Floor Plans

Vivere Residence

6th Floor

F1 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra	Balcony
34.50sqm	6th Floor	1	1	1	1	Gym, Sauna (Underground Floor)	11.00sqm



Floor Plans

Vivere Residence

6th Floor

F2 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra	Balcony
35.50sqm	6th Floor	1	1	1	1	Gym, Sauna (Underground Floor)	7.00sqm





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.



VIVERE
RESIDENCE



GET GREEK
GOLDEN VISA


LUX&EASY

getgreekgoldenvisa.com
luxandeasy.com