

GET GREEK  
GOLDEN VISA

**LUX&EASY**  
RESIDENCES



**A+** ENERGY CLASS  
BUILDING

**AFEA**  
RESIDENCE

Afea Residence  
Mesagros, Agia Marina - Aegina

# 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 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

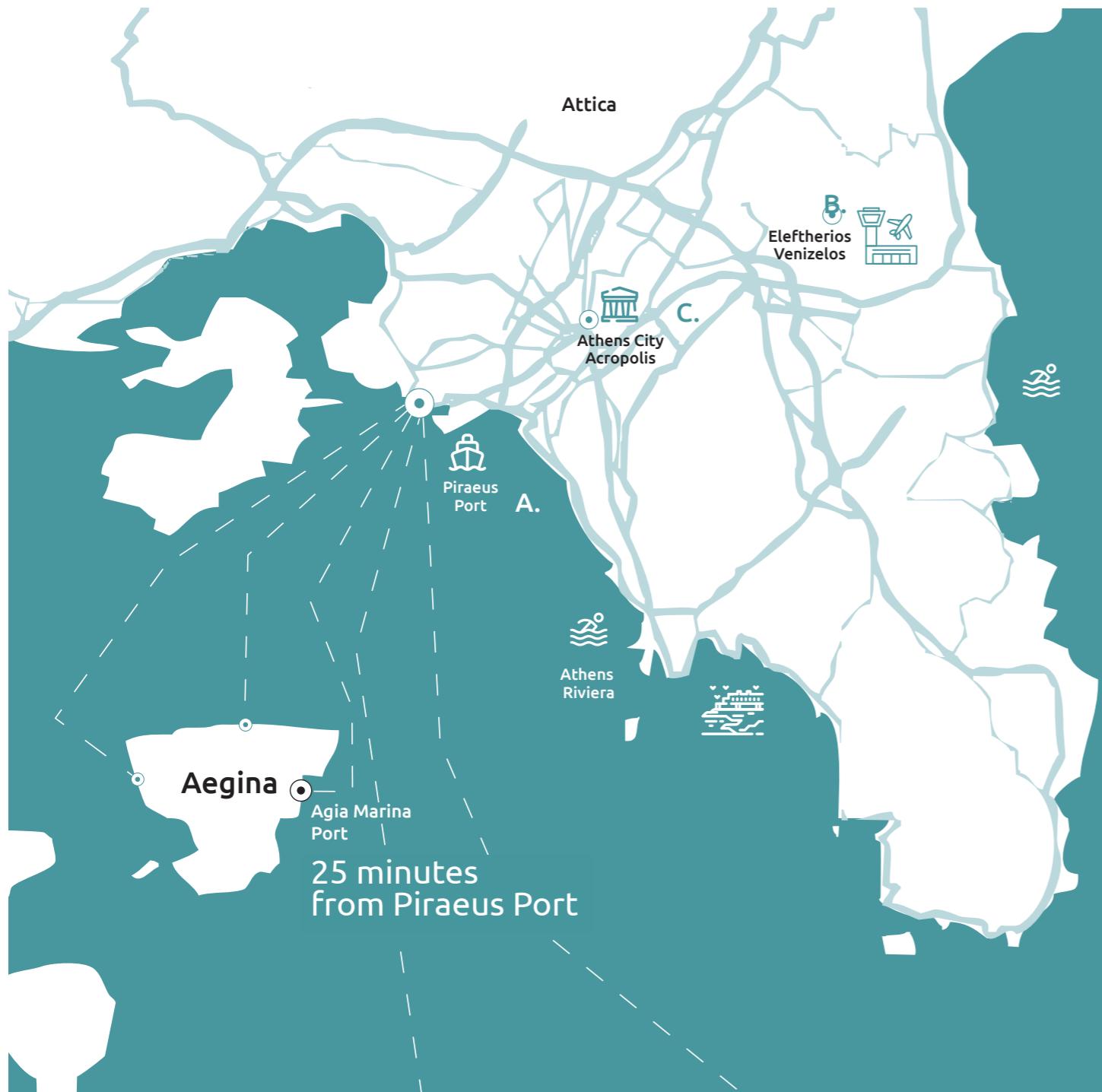


OPPORTUNITY TO RENT OUT THE INVESTMENT PROPERTY



FAST APPLICATION PROCESS





## Afea Residence

Mesagros, Agia Marina - Aegina

## Location

The property is located in Agia Marina, Aegina's vibrant harbour town. Its quaint villages and laid-back lifestyle make it a favorite for both weekend retreats and year-round living. Easily accessible from the port of Piraeus by a short ferry ride, Agia Marina offers convenience alongside island charm.

- A.** Piraeus Port to Aegina Island — 25 minutes
- B.** Eleftherios Venizelos Airport — 50km
- C.** Athens City, Acropolis — 41,9km



- 01. Your home — 0m
- 02. Agia Marina Beach — 800m
- 03. Vagia Beach — 3.8km
- 04. Aegina Town — 11,1km
- 05. Perdika Town — 17,6km
- 06. Klima Beach — 20,9km
- 07. Moni Island — 6,5km
- 08. Saint Nektarios — 6,2km

# Afea Residence

Mesagros, Agia Marina - Aegina - Greece

## Location



Agia Marina is the most popular seaside area of Aegina, known for its long sandy beaches, crystal-clear shallow waters, and picturesque harbour. Surrounded by a lush pine forest, it enjoys a pleasant microclimate and a distinctive sense of relaxation. With a full range of tourist amenities, traditional tavernas, cafés, beach bars, mini markets, and easy access to the famous Temple of Aphaia, the area appeals to visitors of all ages. It's an excellent choice for a holiday home or a tourism-oriented 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.

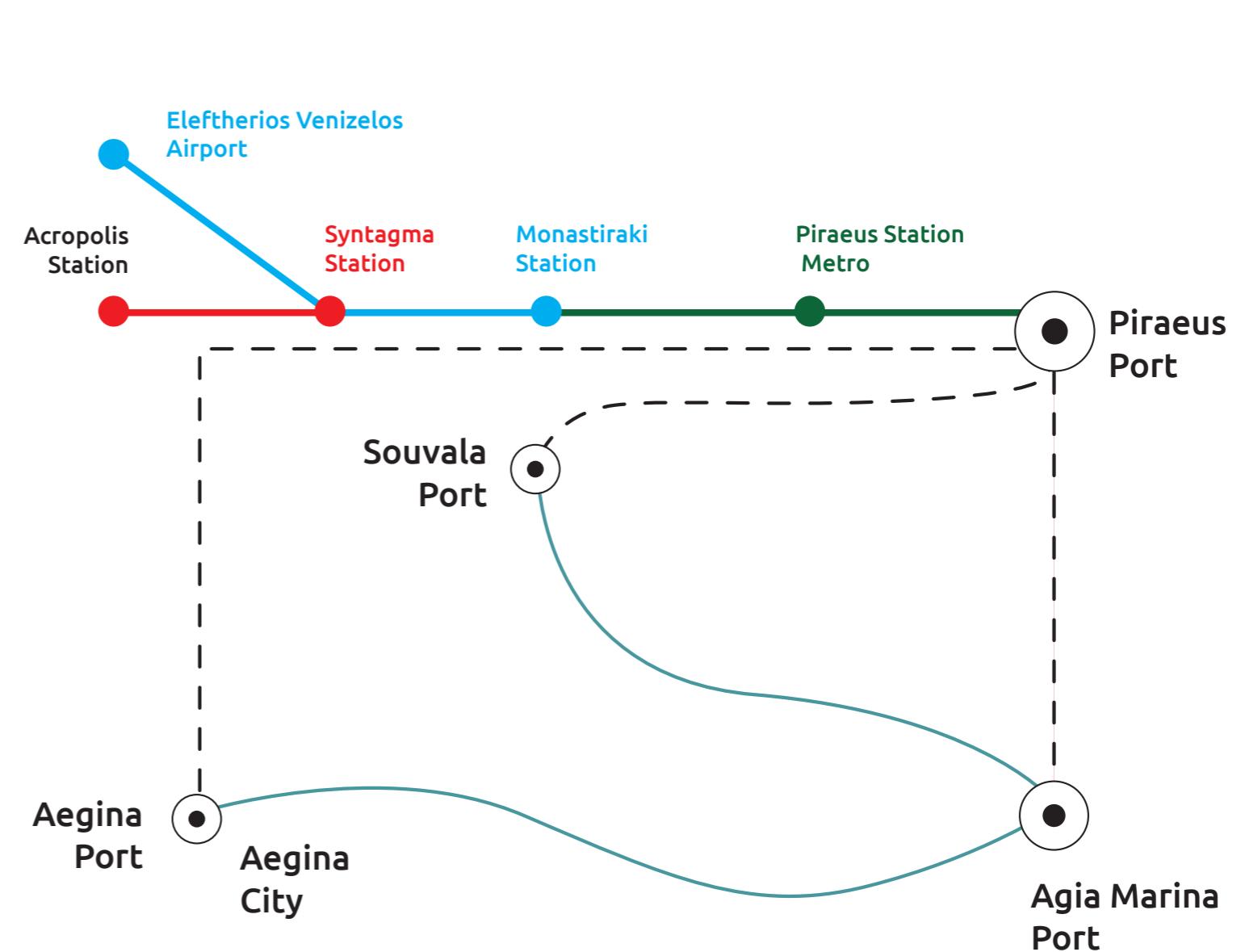
The area is rich in leisure and cultural offerings, with a wide range of cafés, restaurants, shops, and bars. Within close proximity are theaters, museums, and galleries — including the National Archaeological Museum — offering both cultural depth and vibrant nightlife. Popular neighborhoods such as Monastiraki and Psiri add to the area's diverse and lively character.

# Aegina | Landscapes

Aegina captivates with its diverse and authentic landscapes, from pine-covered hills and olive groves to charming coastal villages and crystal-clear beaches. The island blends serene countryside with dramatic sea views, offering a perfect balance between relaxation and natural elegance. Just a short ferry ride from Athens, Aegina's scenery is both accessible and unforgettable.

# Aegina | Culture

Aegina is not only a picturesque island but also a place rich in culture and history. Visitors can explore the ancient Doric Temple of Afea, which offers both architectural beauty and panoramic views. The island is also home to the impressive Church of Saint Nektarios, one of the largest in the Balkans. Art lovers will appreciate the Kapralos Museum, dedicated to the famous Greek sculptor Christos Kapralos, where his works are displayed in the serene setting of his former studio. Meanwhile, the Archaeological Museum of Kolona showcases artifacts from Aegina's long and storied past, located near the ruins of an ancient acropolis.



# Athens | Landscapes



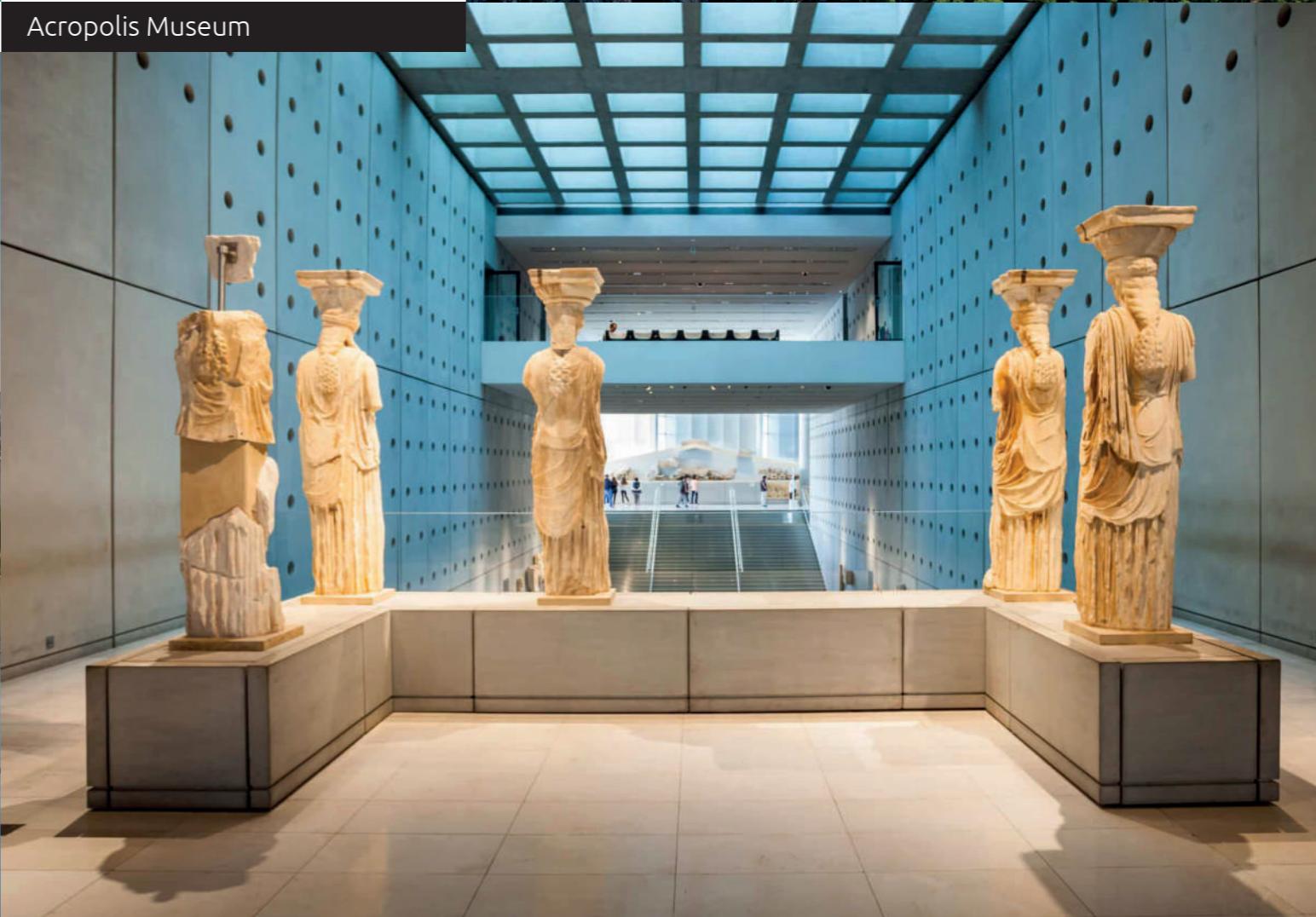
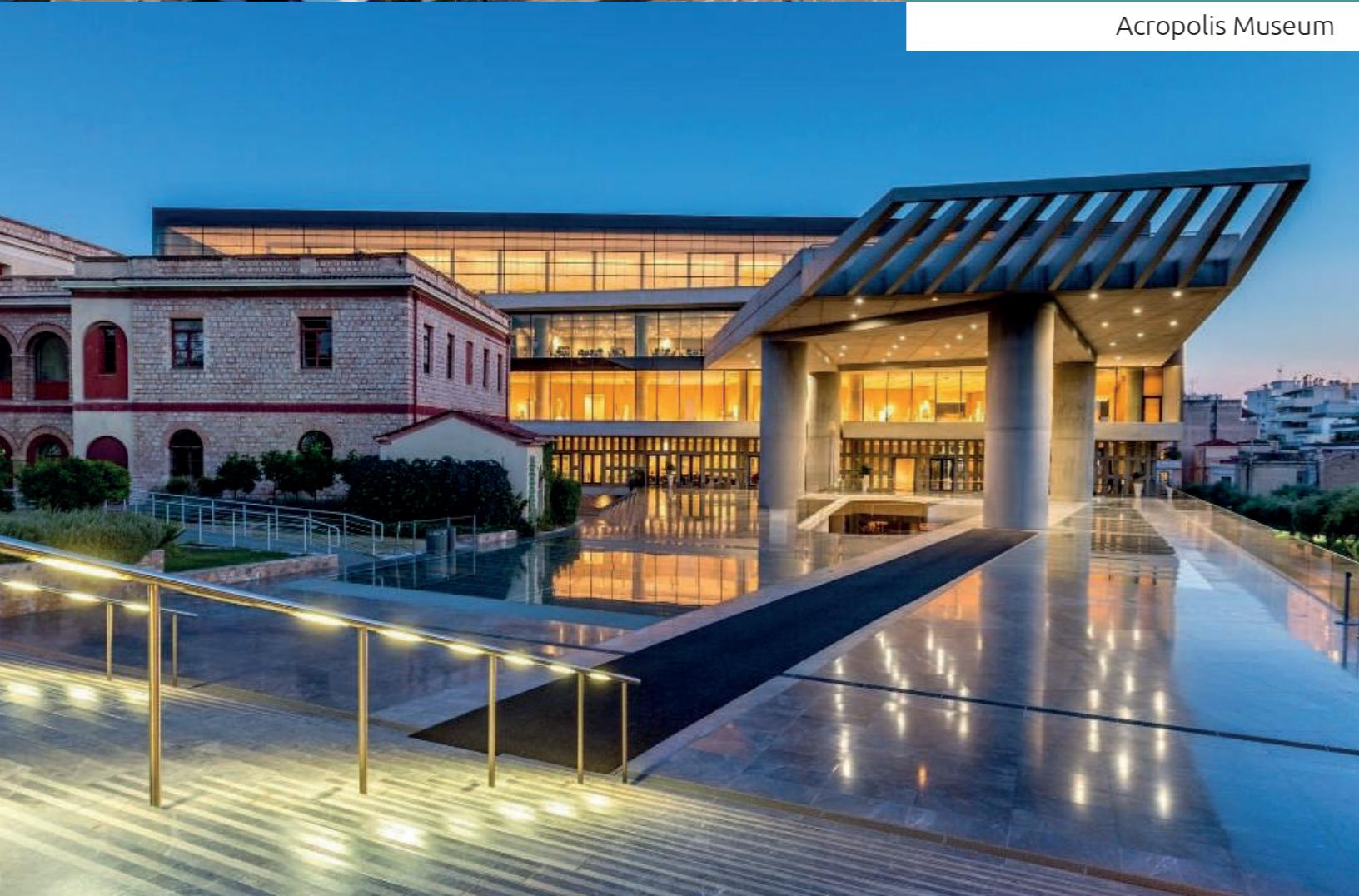
Acropolis | Monastiraki | Plaka

Acropolis Museum



Lycabettus Theatre

Acropolis Museum



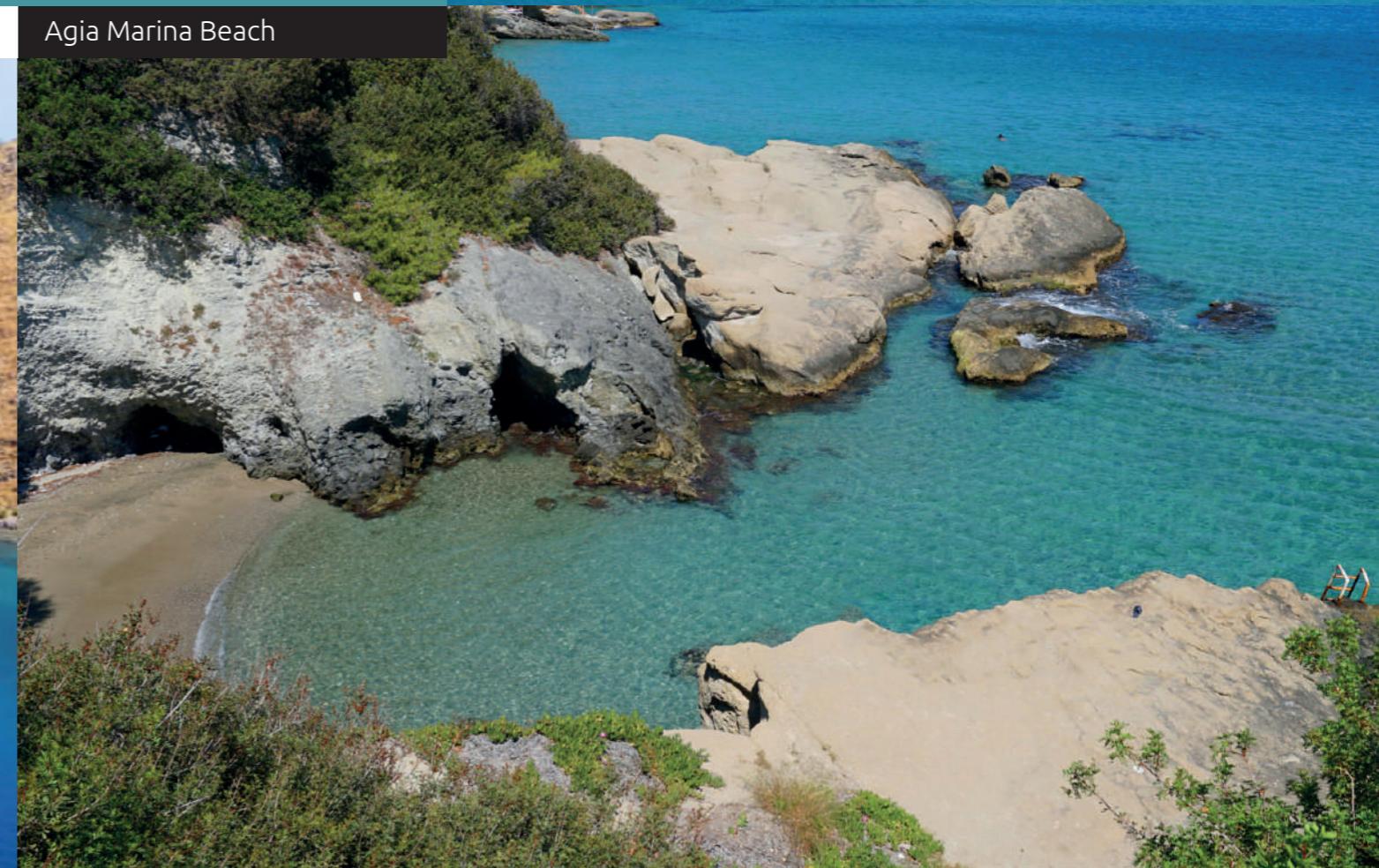
# Aegina | Landscapes



Town of Aegina

Klima Beach

Agia Marina Beach



# Aegina | Culture



Kapralos Museum



Agios Nektarios Monastery



Aphaia Temple

Archaeological Museum of Kolona



# Project

## Afea Residence

Mesagros, Agia Marina - Aegina

AFEA Residence by LUX&EASY in Aegina, consists of 11 apartments ranging from 28 to 66 sq.m., with one or two bedrooms. The building features a minimal aesthetic and modern design, equipped with energy-efficient aluminum systems, reinforced security door, Multi Aircondition system, and LED lighting. It is situated in a central location, in one of the most popular areas of Aegina.

Boutique Apartment Dimension • 28 qm – 66 sqm

Bedrooms • 1-2

-  Energy class A+ Building
-  Smart Home
-  Energy-efficient aluminum systems with high levels of thermal and sound insulation
-  Large openings to maximize the view
-  New technology LED lighting
-  Thermal facade
-  Solar Water Heater
-  Autonomous cooling-heating heat pump
-  Armored/Fire resistant security door



# Project Afea Residence

Mesagros, Agia Marina - Aegina

## 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. It's design stripped to its core function, realized through limited materials, neutral colors, and simple forms, avoiding extravagance to achieve a pure form of elegance.



# Project Afea Residence



# Floor Plans

## Afea Residence

### Ground Floor 1

#### GF1 | Apartment

Size	Floor	Bedrooms	WC	Shower	Extra
65.50 m <sup>2</sup>	Ground Floor	2	1	1	Garden (Ground Floor), shared swimming pool on the Terrace



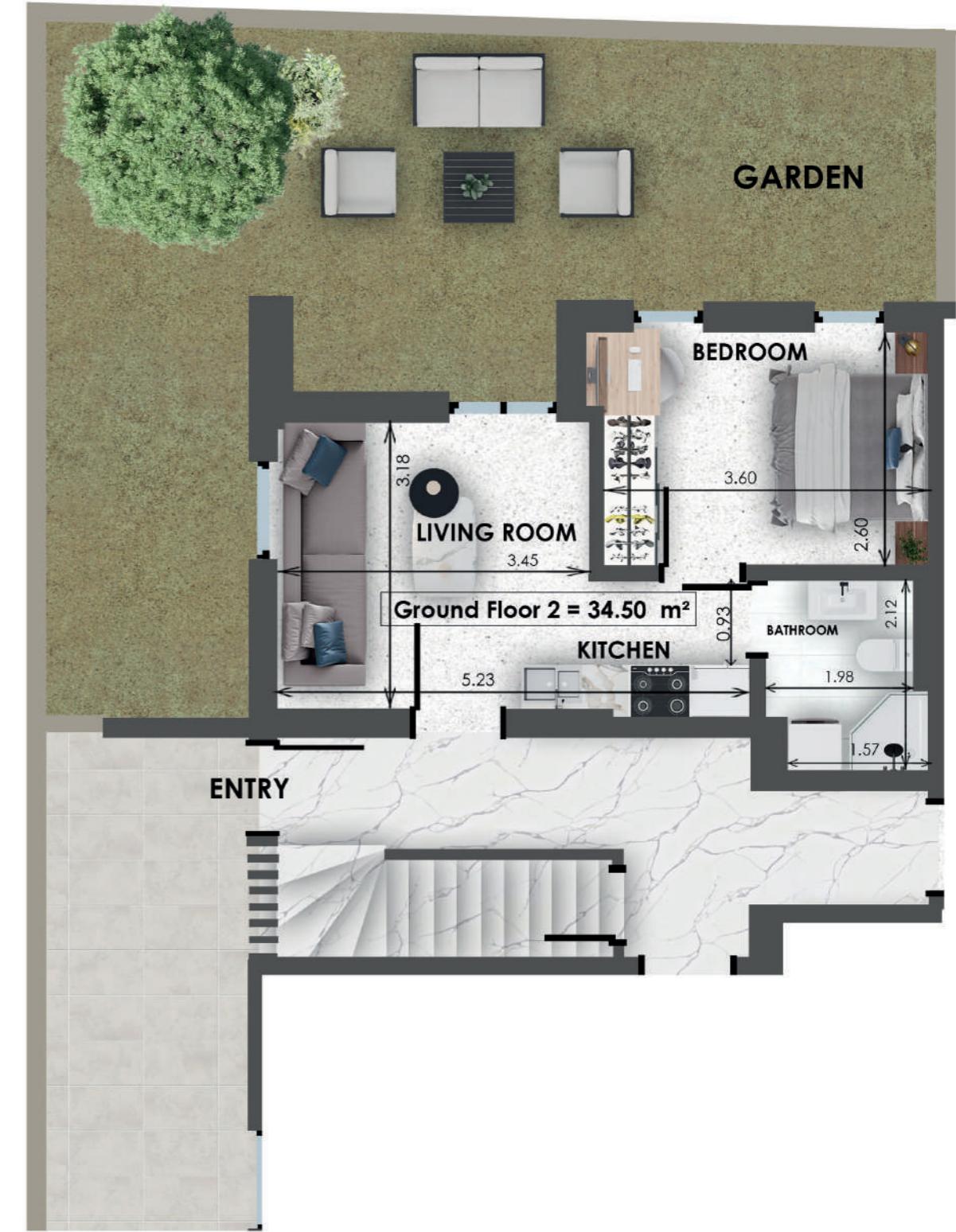
## Floor Plans

# Afea Residence

## Ground Floor 2

### GF2 | Apartment

Size	Floor	Bedrooms	WC	Shower	Extra
34.50 m <sup>2</sup>	Ground Floor	1	1	1	Garden (Ground Floor), shared swimming pool on the Terrace



## Floor Plans

# Afea Residence

## Ground Floor 3

### GF3 | Apartment

Size	Floor	Bedrooms	WC	Shower	Extra
41.50 m <sup>2</sup>	Ground Floor	1	1	1	Garden (Ground Floor), shared swimming pool on the Terrace



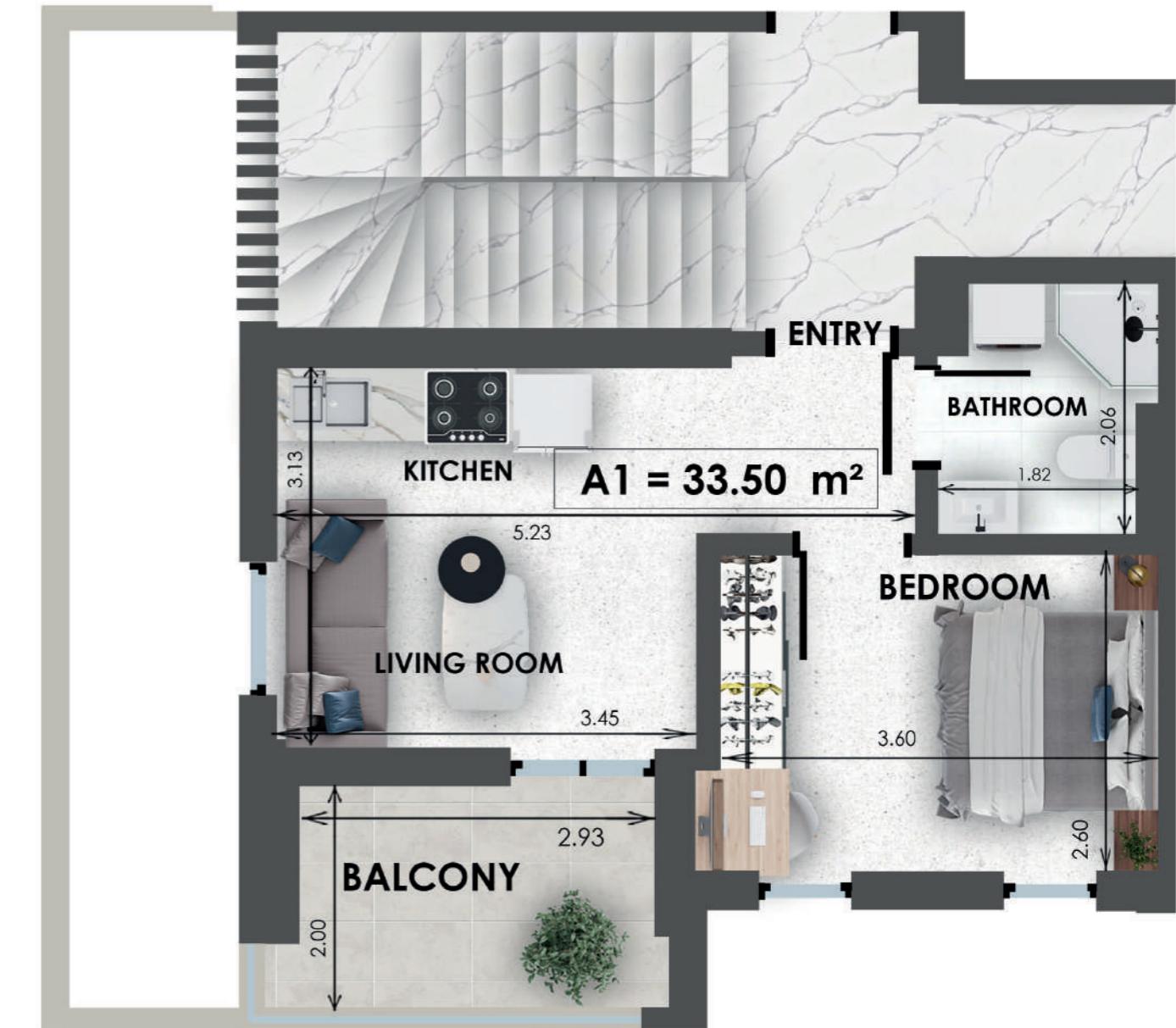
# Floor Plans

## Afea Residence

### 1st Floor

#### A1 | Apartment

Size	Floor	Bedrooms	WC	Shower	Extra
33.50 m <sup>2</sup>	1st Floor	1	1	1	shared swimming pool on the Terrace



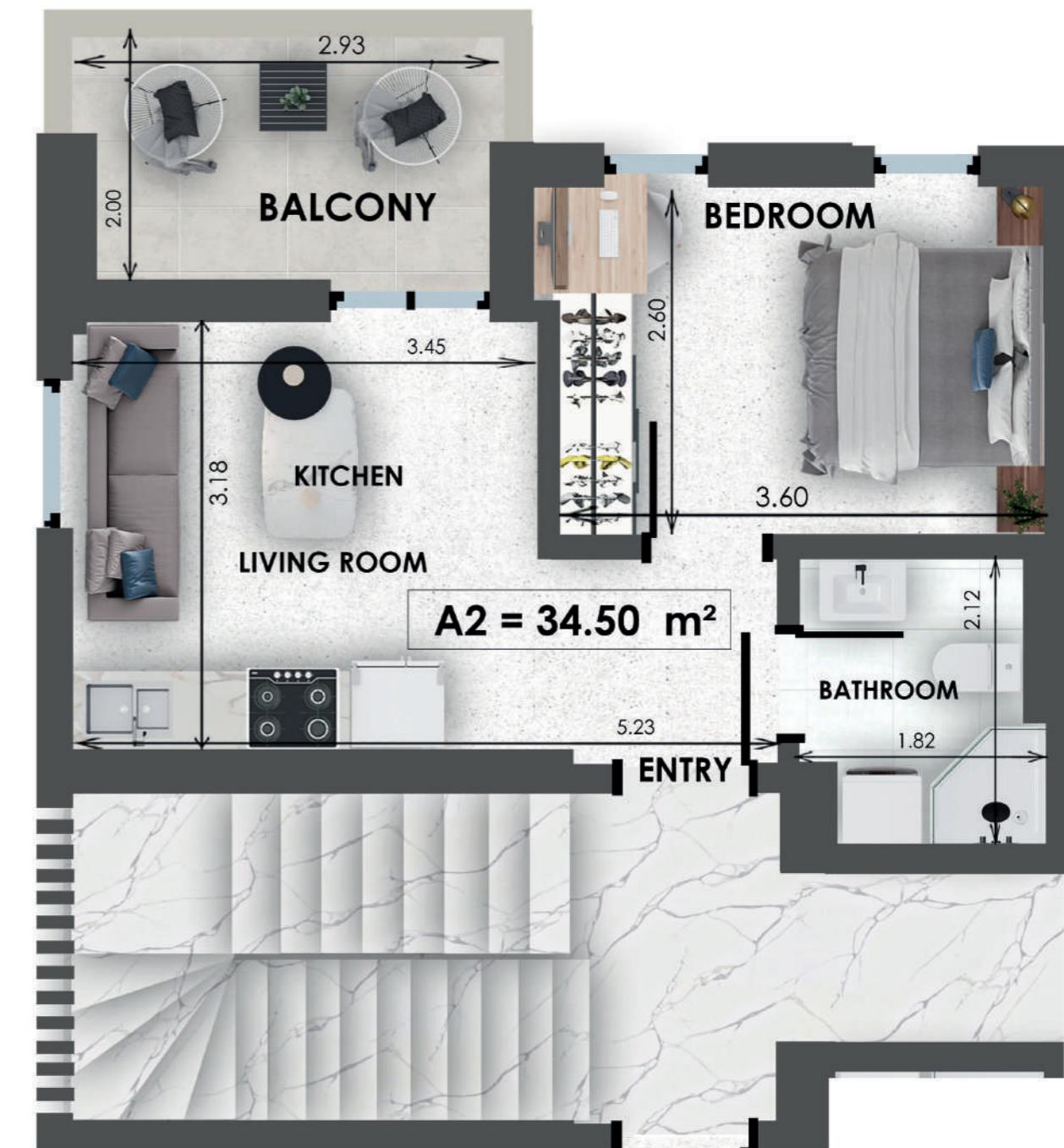
# Floor Plans

## Afea Residence

### 1st Floor

#### A2 | Apartment

Size	Floor	Bedrooms	WC	Shower	Extra
34.50 m <sup>2</sup>	1st Floor	1	1	1	shared swimming pool on the Terrace



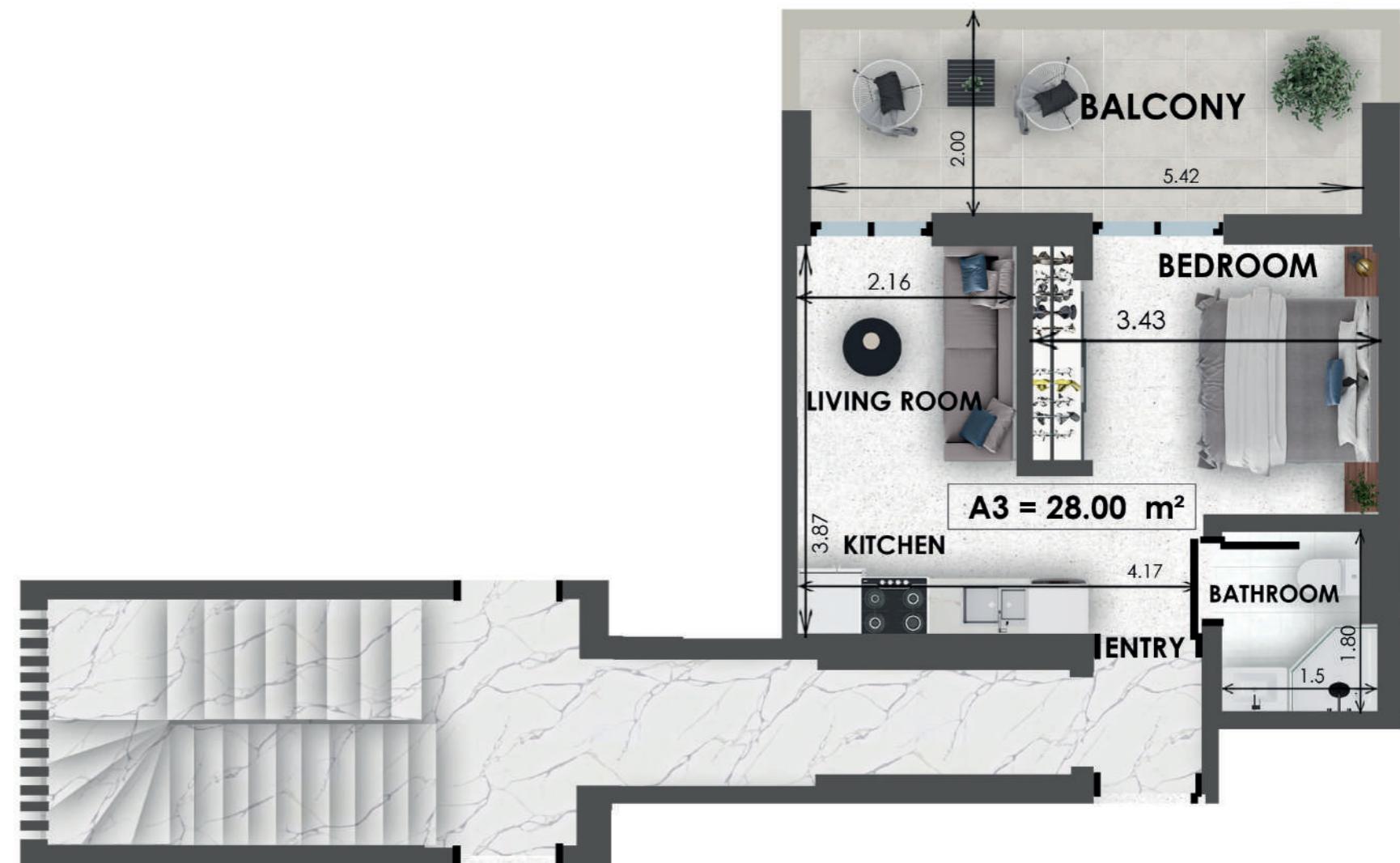
# Floor Plans

## Afea Residence

### 1st Floor

#### A3 | Apartment

Size	Floor	Bedrooms	WC	Shower	Extra
28.00 m <sup>2</sup>	1st Floor	1	1	1	shared swimming pool on the Terrace



# Floor Plans

## Afea Residence

### 1st Floor

#### A4 | Apartment

Size	Floor	Bedrooms	WC	Shower	Extra
27.50 m <sup>2</sup>	1st Floor	1	1	1	shared swimming pool on the Terrace



# Floor Plans

## Afea Residence

### 2nd Floor

B1   Apartment					
Size	Floor	Bedrooms	WC	Shower	Extra
33.50 m <sup>2</sup>	2nd Floor	1	1	1	shared swimming pool on the Terrace



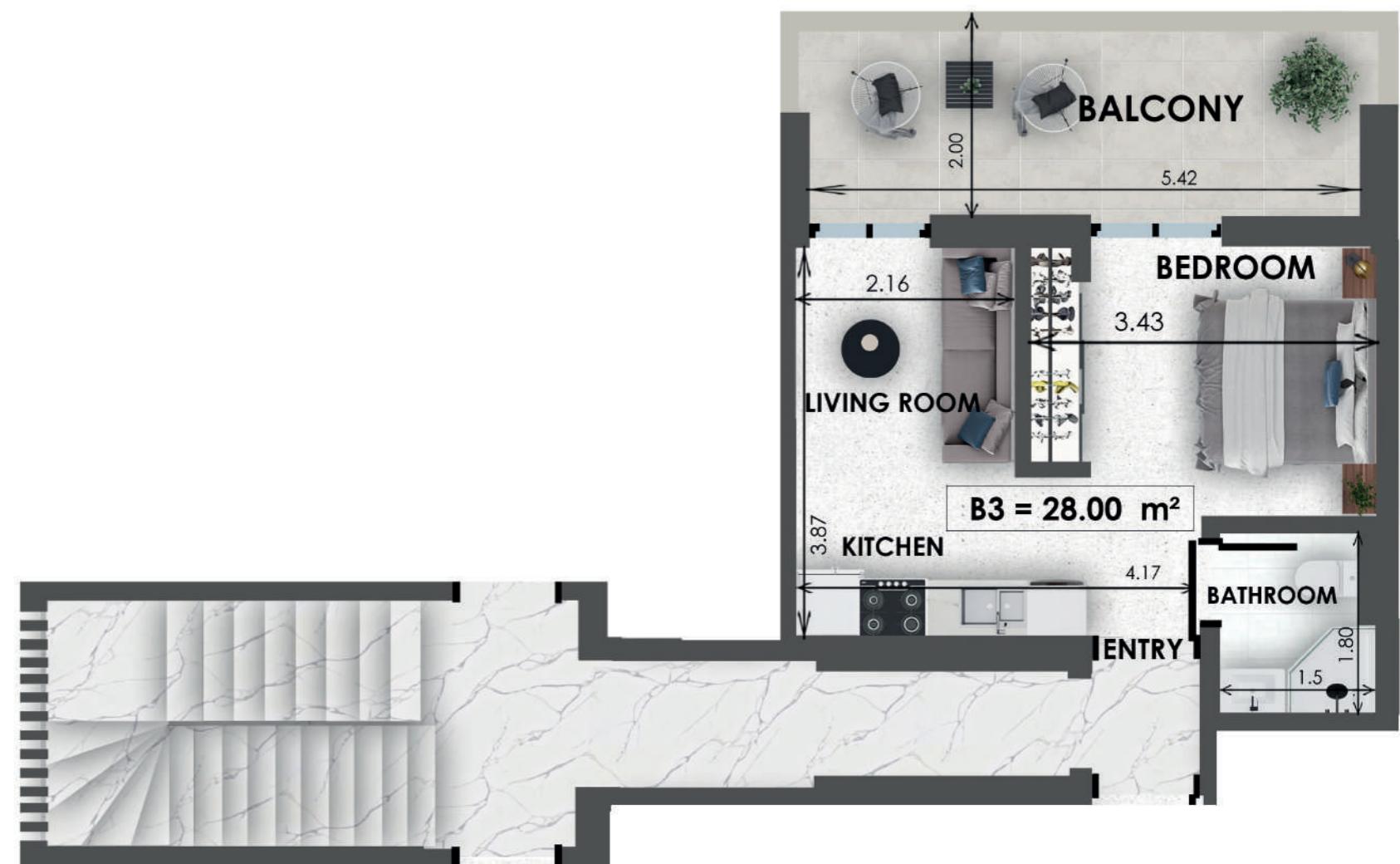
## Floor Plans

# Afea Residence

## 2nd Floor

### B3 | Apartment

Size	Floor	Bedrooms	WC	Shower	Extra
28.00 m <sup>2</sup>	2nd Floor	1	1	1	shared swimming pool on the Terrace



# Floor Plans

## Afea Residence

### 2nd Floor

B4   Apartment					
Size	Floor	Bedrooms	WC	Shower	Extra
27.50 m <sup>2</sup>	2nd Floor	1	1	1	shared swimming pool on the Terrace



# Floor Plans

## Afea Residence

### Terrace

#### Terrace

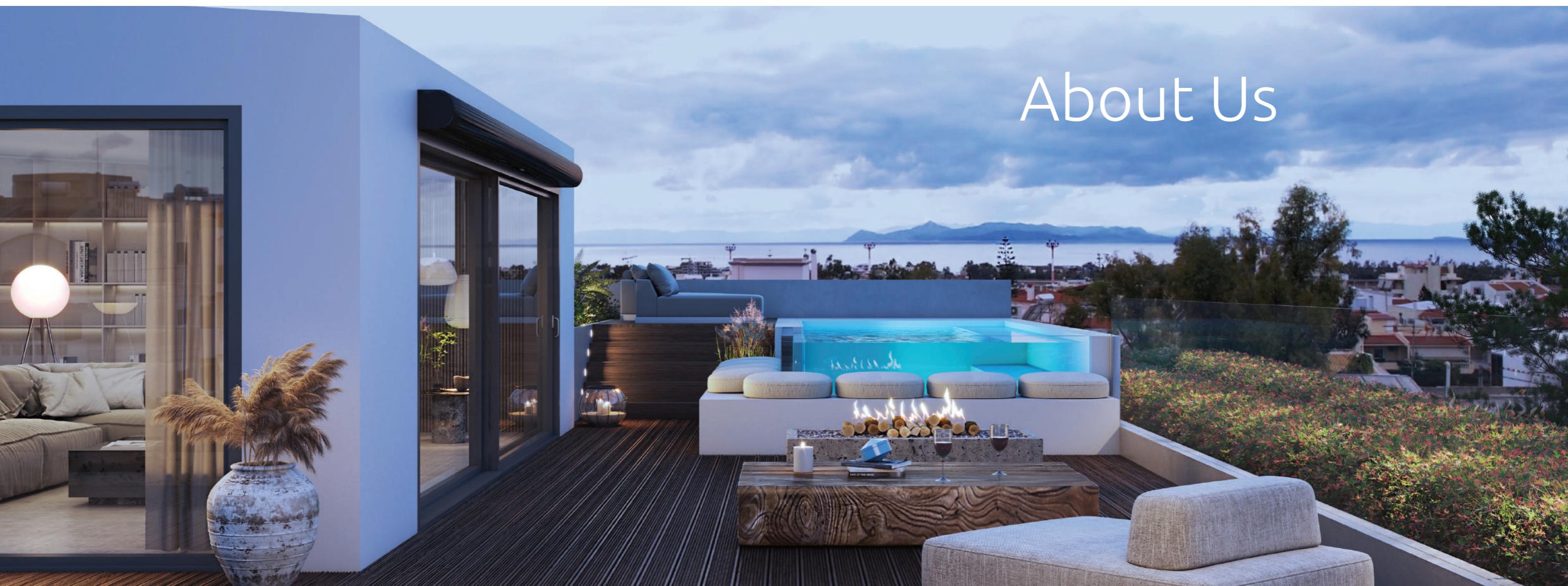
Size	Floor	Extra
143.80 m <sup>2</sup>	terrace area	shared swimming pool





LUX&EASY

RESIDENCES



# 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 Sygrou**, 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**



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