

GET GREEK  
GOLDEN VISA



A<sup>+</sup> ENERGY CLASS  
BUILDING



 **NOVUS**  
RESIDENCE

Novus Residence

52 Timotheou St. - Pangrati - 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 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



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

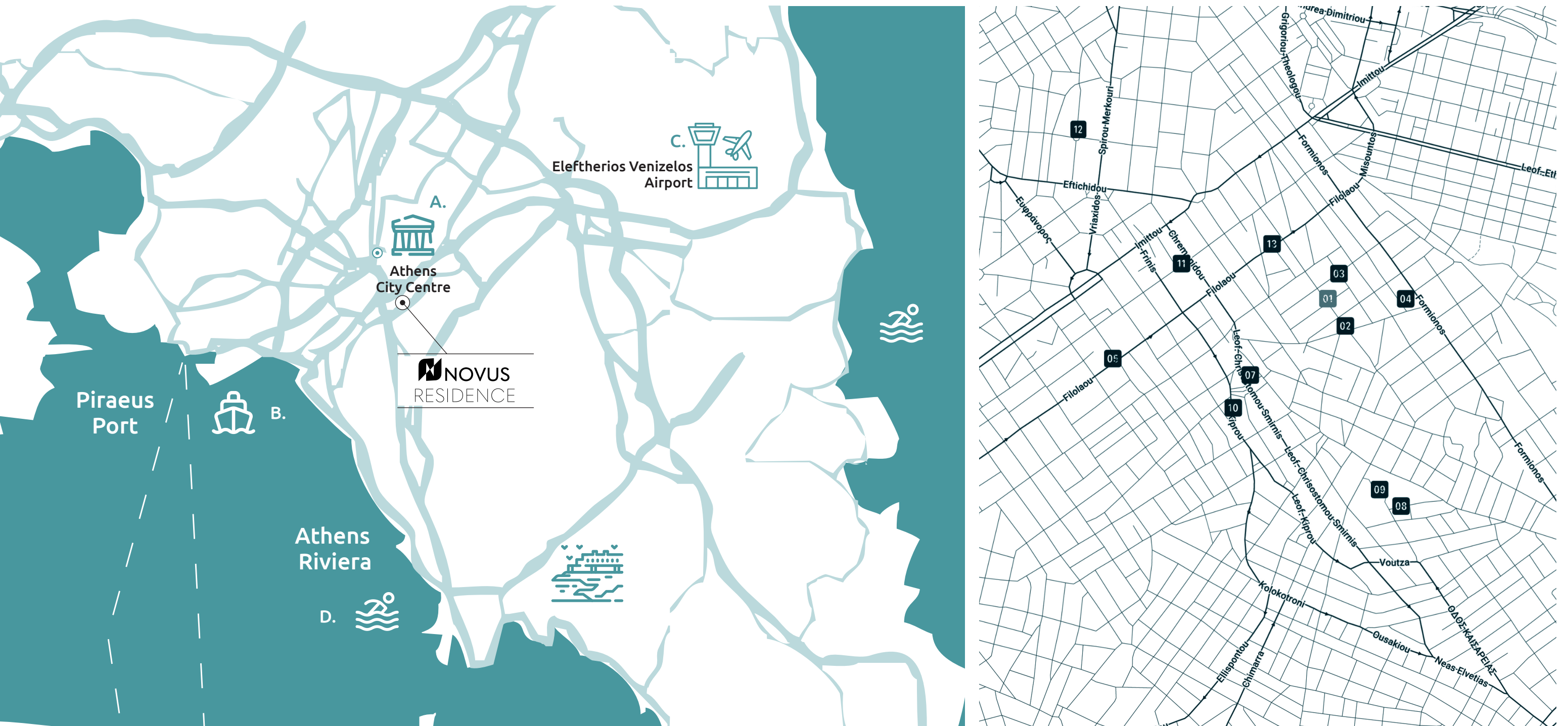


FAST APPLICATION PROCESS

WE  
**BUILD**  
A **BETTER**  
WORLD







## Novus Residence

52 Timotheou St. - Pangrati - Athens - Greece

## Location

The property is located in Pangrati, home to the Athenian intelligentsia and lively streets. With easy access to Piraeus Port, Eleftherios Venizelos Airport, Athens Riviera and key areas such as Syntagma Square, Plaka, Monastiraki, Psiri, and the Acropolis. 20 minutes from the Evangelismos metro station, for fast and easy access to every hotspot in Athens.

- |  |  |  |  |
|--|--|--|--|
| <b>A.</b> Acropolis → 3,4Km                      | <b>01.</b> Your home (Timotheou 52) → 0m | <b>05.</b> ATM → 160m                  | <b>09.</b> Bakery → 350m               |
| <b>B.</b> Piraeus Port → 12.5Km                  | <b>02.</b> Cinema → 200m                 | <b>06.</b> Supermarket → 1Km           | <b>10.</b> Schools → 850m              |
| <b>C.</b> Eleftherios Venizelos Airport → 23.4Km | <b>03.</b> Alsos Pagkratiou → 950m       | <b>07.</b> Smirnis Square → 650 m      | <b>11.</b> Mini Market → 250m          |
| <b>D.</b> Athens Riviera, beaches → 9Km          | <b>04.</b> Pharmacy → 160m               | <b>08.</b> Vyrnas Health Center → 700m | <b>12.</b> Panathinaiko Stadium → 250m |



# Novus Residence

52 Timotheou St. - Pangrati - Athens - Greece

## Location

Pangrati, once home to famous composer Manos Hatzidakis, continues to attract musicians, writers, directors, academics, and journalists even today. Museums, galleries and the renowned Panathenaic Stadium are waiting for you to explore, along with numerous cafes and bars. Pangrati offers all modern amenities and is well-connected thanks to Evangelismos subway station and multiple buses.

Varnava Square

**NOVUS**  
RESIDENCE

Kalimarmaro  
Panathenaic stadium



# 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.

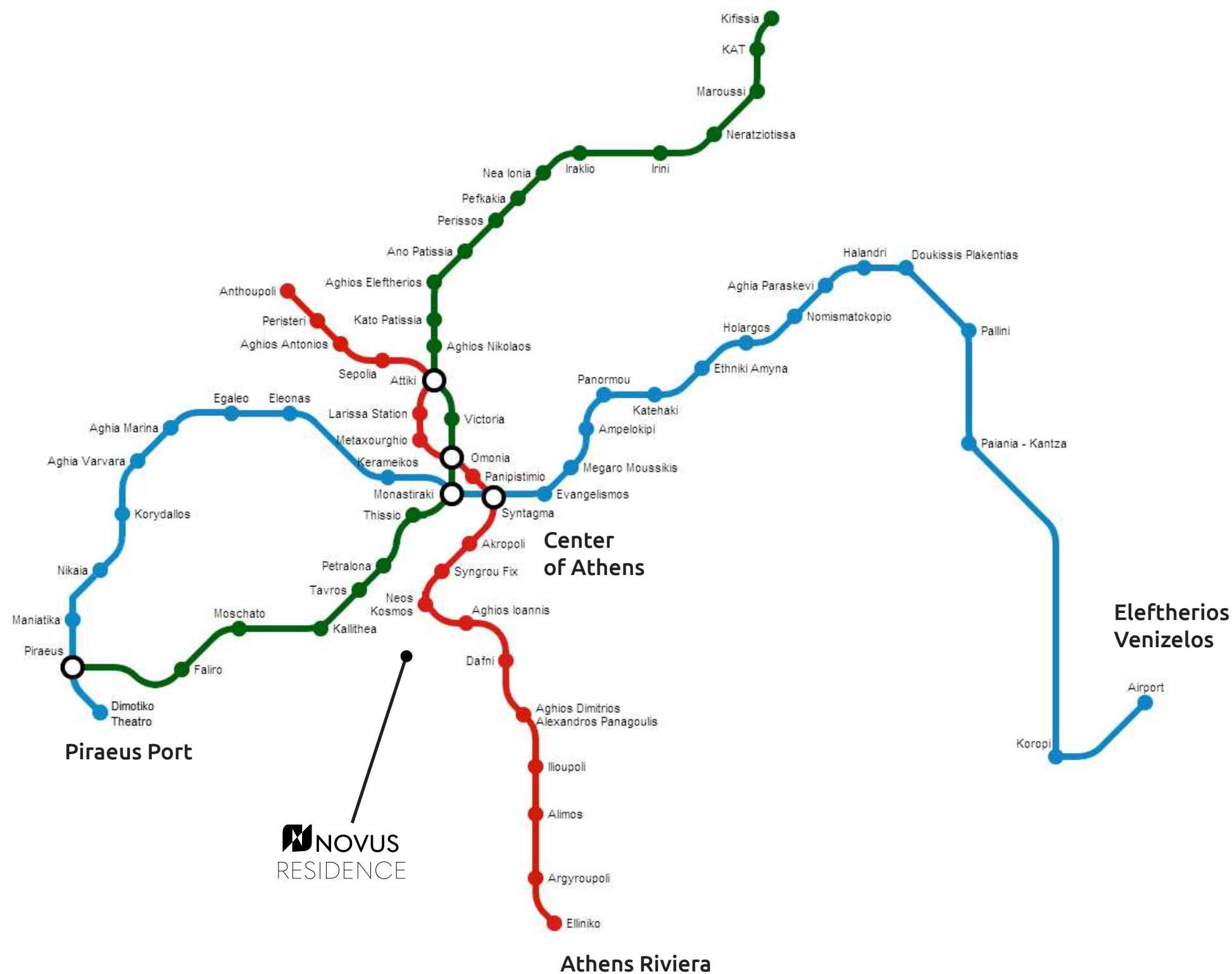
The area is rich in leisure and cultural offerings, with a wide range of cafés, restaurants, shops, and bars. Within close proximity are theaters, museums, and galleries — including the National Archaeological Museum — offering both cultural depth and vibrant nightlife. Popular neighborhoods such as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

### Entertainment

Pangrati offers a vibrant, creative atmosphere, known for its independent cafes, bakeries, and wine bars. Trendy eateries and artisan shops line its main streets and alleys. Art galleries and small theaters bring a local flair, while nearby cultural venues like the Goulandris Museum add to its appeal. With its youthful energy and relaxed pace, Pangrati is ideal for both daytime strolls and lively evenings.

### 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





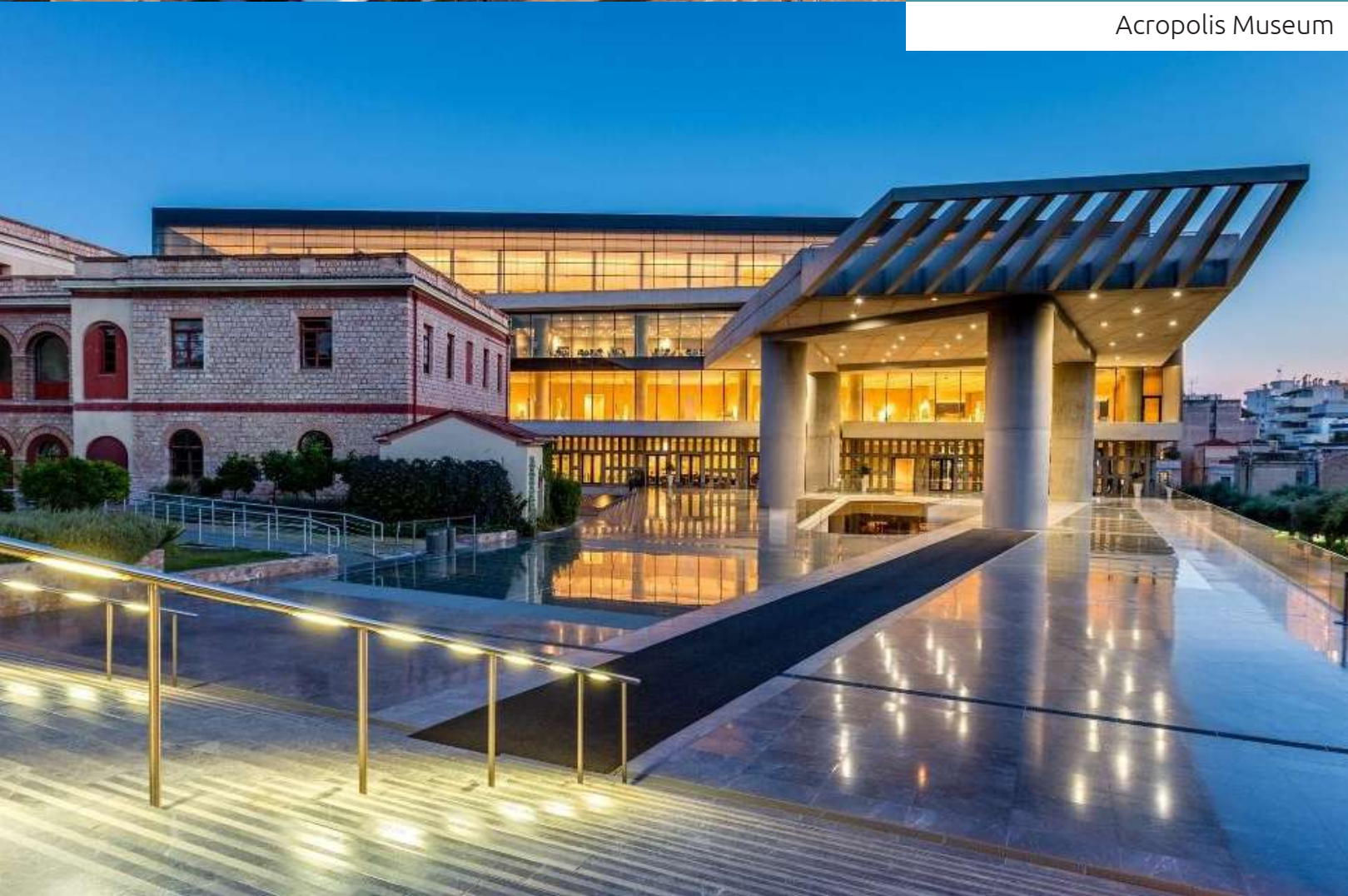
# Landscapes



Acropolis | Monastiraki | Plaka  
Acropolis Museum

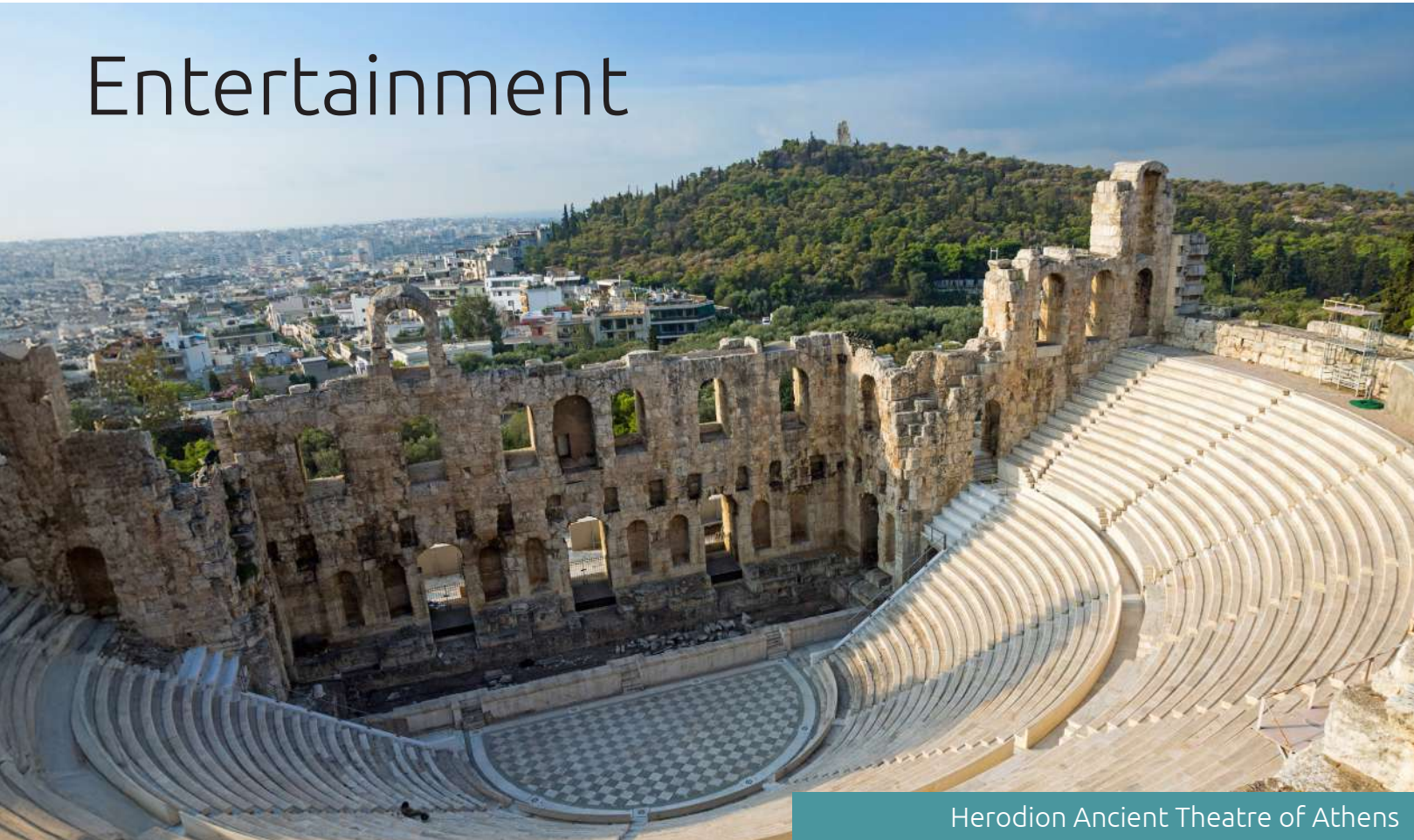


Lycabettus | Lycabettus theatre  
Acropolis Museum





# 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

## Novus Residence

52 Timotheou St. - Pangrati - Athens - Greece

This modern and sophisticated complex consists of 6 apartments, ideally located in a central location, in one of the most popular areas of Athens. Designed for those seeking both comfort and convenience, the development features a range of exceptional amenities.

The building features a minimal aesthetic and modern design, equipped with energy-efficient aluminum systems, a reinforced security door, a Multi Air-conditioning system, and LED lighting.

Each apartment, ranging from 39m<sup>2</sup> to 54m<sup>2</sup>, includes a well-designed layout and 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 ————— • 39.0sqm – 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

## Novus Residence

52 Timotheou St. - Pangrati - 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 extravagance to achieve a pure form of elegance.





Floor Plans

# Novus Residence

---

## Ground Floor

Ground Floor 1 | Studio

Size	Floor	Bedrooms	Kitchen	Bathroom
39.00sqm	Ground Floor 1	1	1	1





Floor Plans

Novus Residence

Ground Floor

Ground Floor 2 | Studio

Size	Floor	Bedrooms	Kitchen	Bathroom
39.50sqm	Ground Floor 2	1	1	1





Floor Plans

# Novus Residence

---

## Ground Floor

Ground Floor 3 | Studio

Size	Floor	Bedrooms	Kitchen	Bathroom
43.00sqm	Ground Floor 3	1	1	1





Floor Plans

# Novus Residence

---

## 1st Floor

First Floor 1 | Apartment

Size	Floor	Bedrooms	Kitchen	Bathroom
50.40sqm	1st Floor 1	1	1	1





Floor Plans

# Novus Residence

## 1st Floor

First Floor 2 | Apartment

Size	Floor	Bedrooms	Kitchen	Bathroom
49.50sqm	1st Floor 2	1	1	1





Floor Plans

# Novus Residence

## 1st Floor

First Floor 3 | Apartment

Size	Floor	Bedrooms	Kitchen	Bathroom
53.70sqm	1st Floor 3	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 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.





# NOVUS RESIDENCE



**GET GREEK**  
**GOLDEN VISA**

  
**LUX&EASY**

[getgreekgoldenvisa.com](https://getgreekgoldenvisa.com)  
[luxandeasy.com](https://luxandeasy.com)