

GET GREEK
GOLDEN VISA



A⁺ ENERGY CLASS
BUILDING



Orion Residence

16 Marinou Antypa St. - Alimos - 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



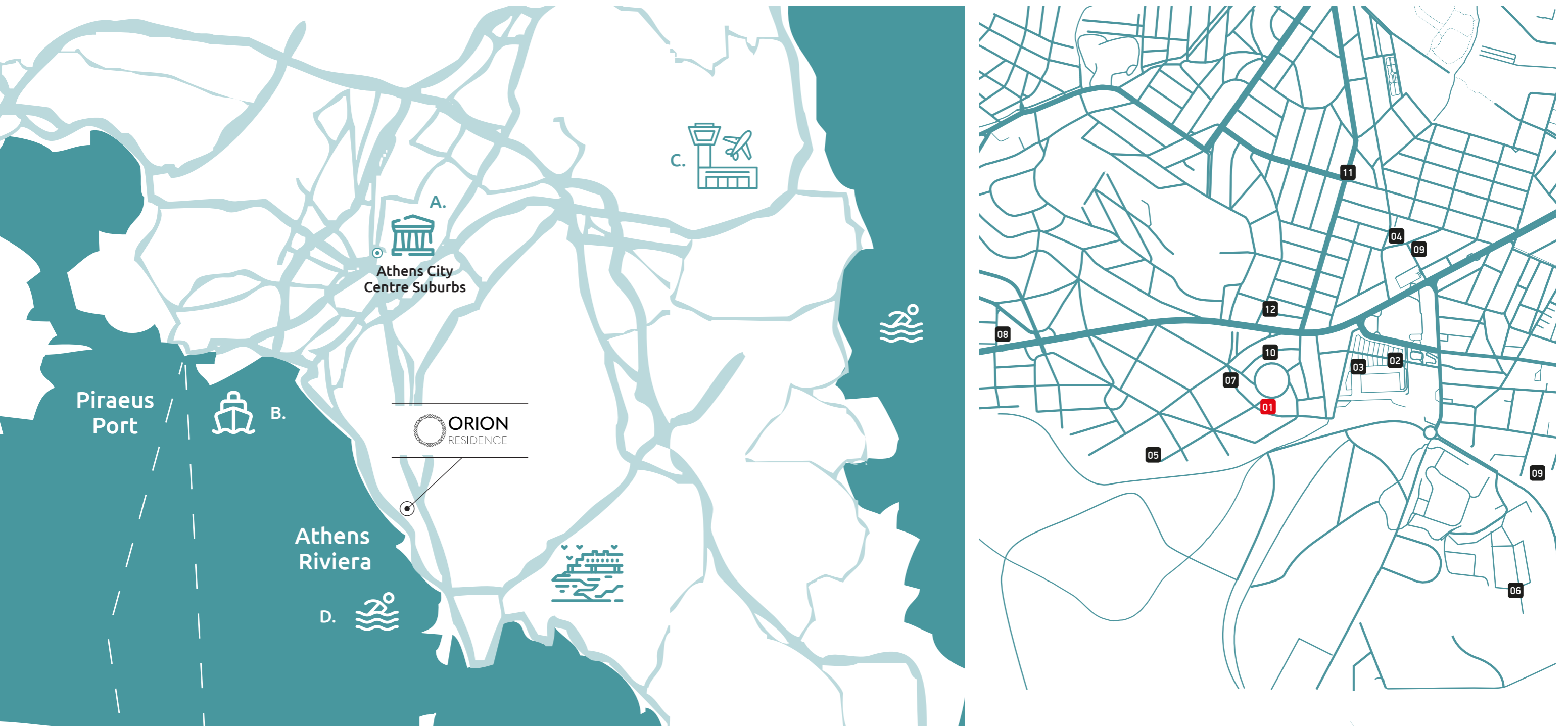
OPPORTUNITY TO RENT OUT THE INVESTMENT PROPERTY



FAST APPLICATION PROCESS

WE
BUILD
A **BETTER**
WORLD





Orion Residence

16 Marinou Antypa St. - Alimos - Athens - Greece

Location

Orion Residence is nestled in the serene coastal neighborhood of Alimos, a sought-after destination along the prestigious Athens Riviera. Blending the charm of seaside living with metropolitan accessibility, Orion offers residents a relaxed yet connected lifestyle. Alimos also benefits from excellent connectivity, with easy access to Athens' city center, Glyfada, and the Athens International Airport via metro, tram, and the coastal expressway.

- A. Acropolis → 8.8Km
- B. Piraeus Port → 13.5Km
- C. Eleftherios Venizelos Airport → 30Km
- D. Athens Riviera, beaches → 4Km

- 01. Your home (23 Aidiniou St.) → 0m
- 02. Supermarket → 400m
- 03. Bank → 350m
- 04. Primary School → 850m
- 05. Soccer field → 2.2km
- 06. Depot Tram → 1.6km
- 07. International School → 160m
- 08. Pharmacy → 950m
- 09. Supermarket → 850m
- 10. Gym → 350m
- 11. Bakery → 850m
- 12. Bus stop → 500m

Orion Residence

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Location

Alimos is an increasingly desirable coastal neighborhood in Athens, celebrated for its laid-back ambience, scenic marina, and effortless connection to the city. With sandy beaches, seaside cafés, and a growing selection of restaurants and shops, Alimos combines everyday comfort with leisure appeal. Its strategic location near the city center and proximity to The Ellinikon Project make it a prime area for both residents and forward-looking investors.



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

Experience the best of coastal living at Orion Residence, with the Flisvos Marina, Glyfada, and the SNFCC just minutes away. From yachting and waterfront dining to concerts, culture, and boutique fitness, every day unfolds with style and ease. Alimos offers a seamless blend of leisure and sophistication. It's your gateway to a life shaped by elegance and sea.

Athens Riviera

Stretching along the southern edge of the city, the Athens Riviera is where natural beauty meets lifestyle elegance. Alimos, with its easy marina access, serene beaches, and proximity to cultural and leisure destinations, is an integral part of this prestigious coastal stretch. It's an area designed for both rejuvenation and sophistication, a timeless setting for modern living.



Landscapes



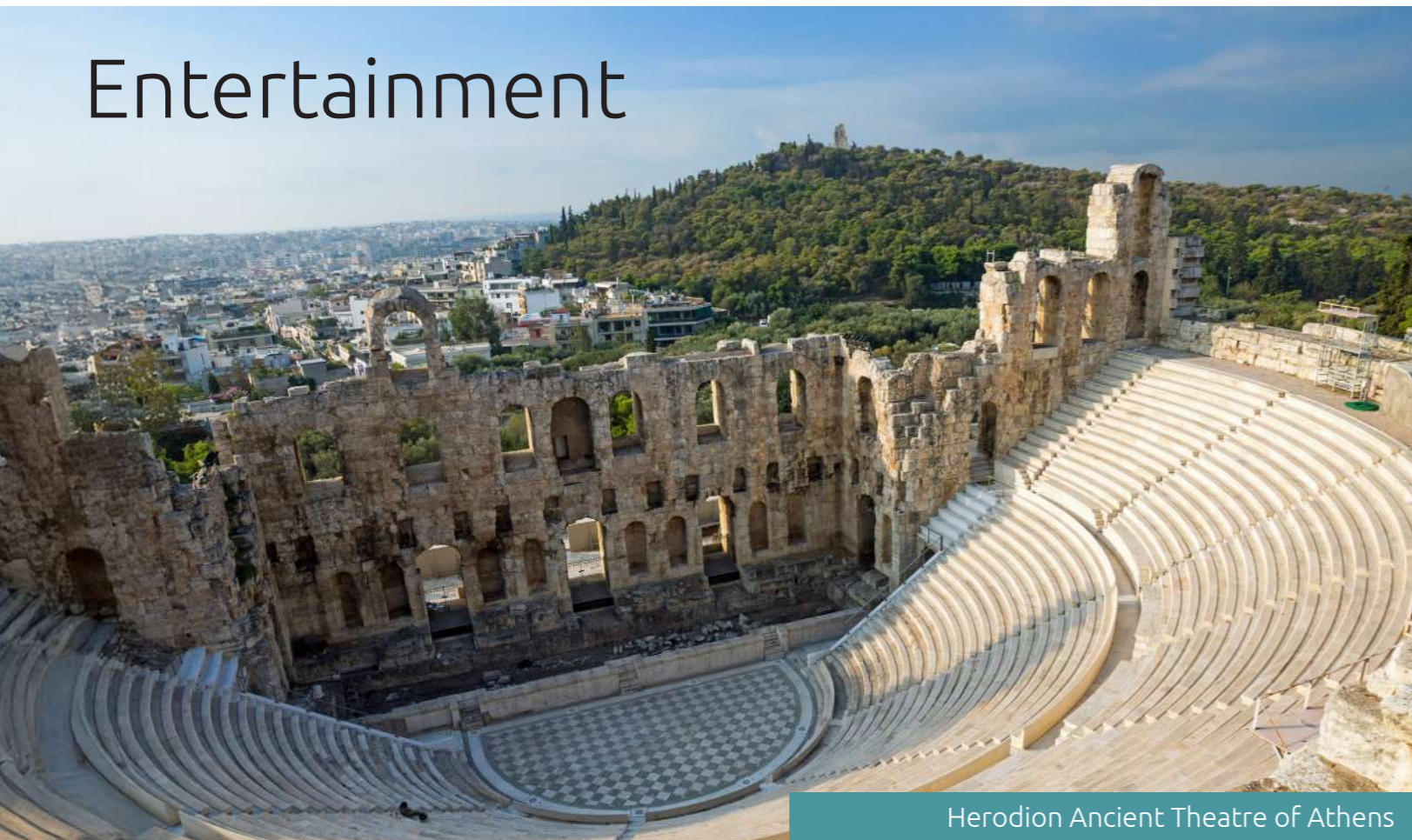
Acropolis | Monastiraki | Plaka
Acropolis Museum



Lycabettus | Lycabettus theatre
Acropolis Museum



Entertainment



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



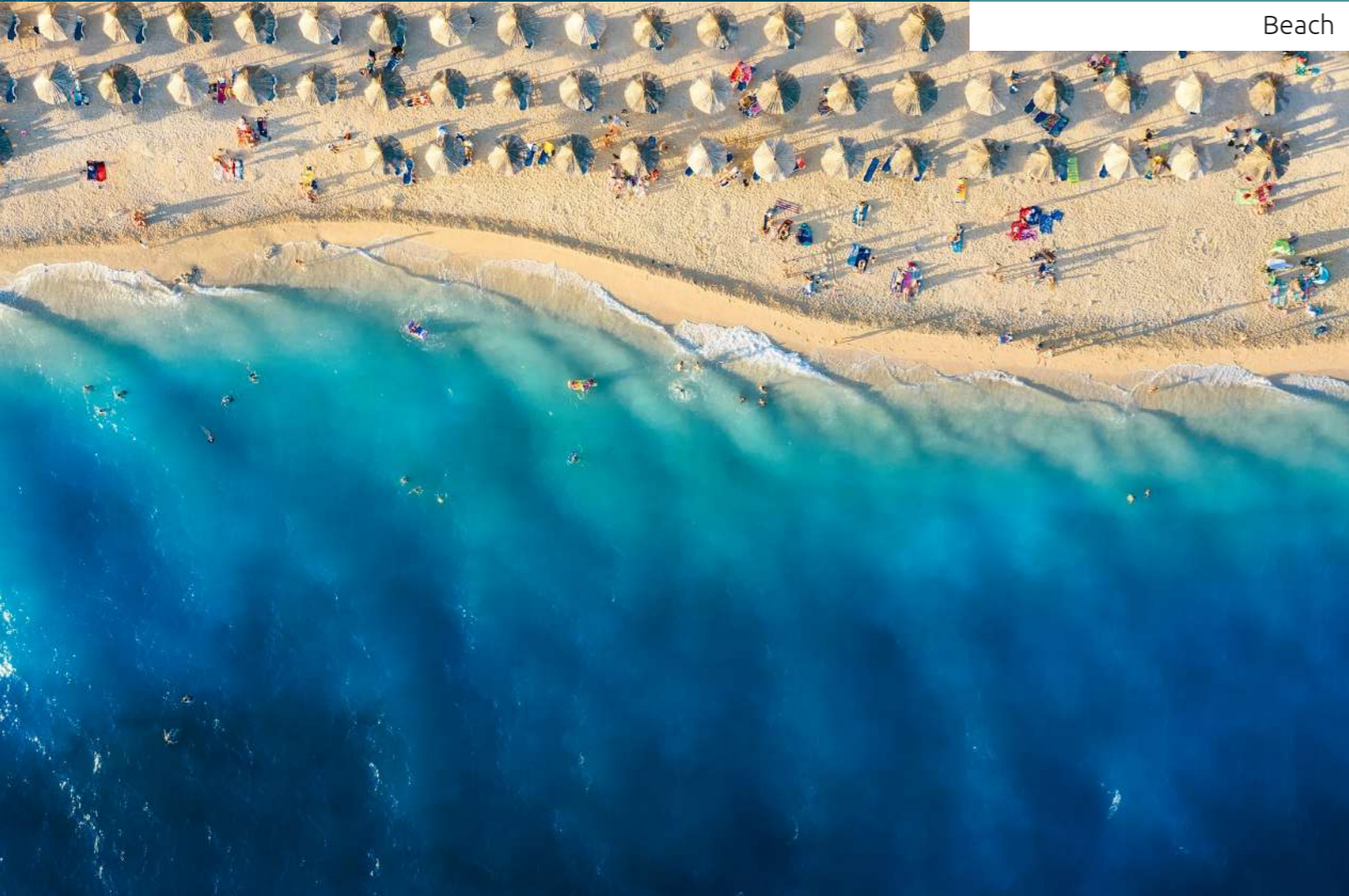
Ermou St. | Athens City Shopping Center
Stavros Niarchos Foundation Cultural Center



Athens Riviera



Athens Riviera | Athens Riviera Beaches



Beach



The Ellinikon Project

Project Orion Residence

16 Marinou Antypa St. - Alimos - Athens - Greece

Orion Residence is a sleek and sophisticated development featuring 12 spacious apartments and lofts, ideally located in the serene coastal neighborhood of Alimos, just minutes from the beach, marina, and the dynamic energy of the Athens Riviera.










Crafted for those who seek modern comfort and understated luxury, each residence ranges from 77 sq.m to 123 sq.m, offering 2 - 3 well-appointed bedrooms, smartly designed layouts, and premium finishes throughout.

Residents enjoy a curated selection of amenities, including private gardens, swimming pools, terraces, and parking. Generous balconies and floor-to-ceiling windows flood each home with natural light and embrace the surrounding sea breeze.

With its prime Alimos location, refined architecture, and elevated living spaces, Orion Residence is a coastal sanctuary designed for contemporary lifestyles.

Boutique Apartment Dimension ————— • 77 - 123 m²

Bedrooms ————— • 2 - 3

-  Energy class A+ Building
-  Smart Home
-  Energy efficient aluminium systems with high levels of thermal and sound insulation
-  Thermal facade
-  Solar water heater
-  Autonomous cooling- Heating pump
-  Large openings to maximise the view
-  Armoured / Strong door
-  New LED lighting technology



Project Orion Residence

16 Marinou Antypa St. - Alimos - 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 are 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.



Floor Plans

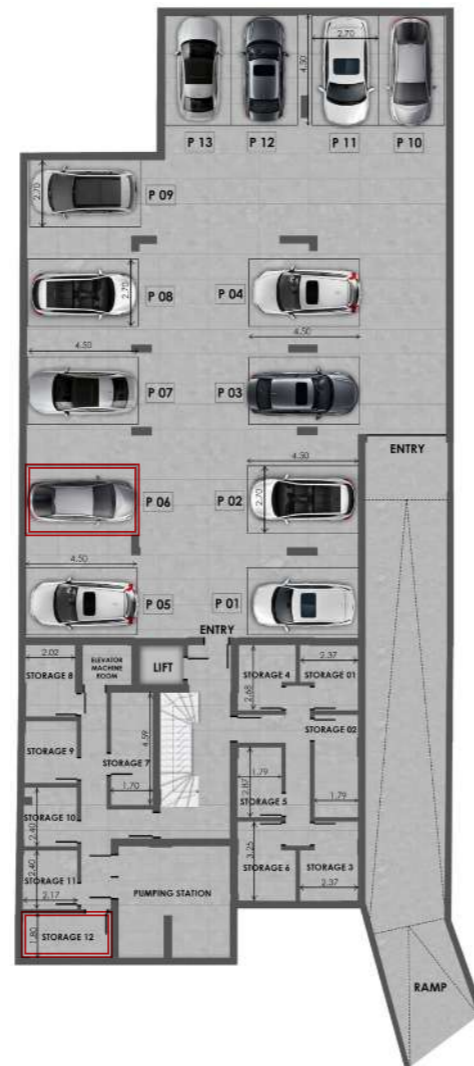
Orion Residence

A1 - 2nd Floor

A1 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
77.0m ²	2 nd Floor	2	1	1	1	Underground Parking (P06) Underground Storage (S12)

A1 - UNDERGROUND
Parking / Storage



A1 - 2nd Floor Plan



This detailed floor plan illustrates the layout of a 3-bedroom apartment. The overall dimensions are 11.67m by 7.72m. The layout includes:

- Living Room:** 3.30m wide, featuring a sofa, armchair, coffee table, and TV stand.
- Dining:** 3.30m wide, featuring a dining table and chairs.
- Kitchen:** 3.77m wide, featuring a kitchenette with a sink, stove, and refrigerator.
- Entry:** Includes a coat closet and a staircase leading to a lift.
- Bedrooms:** Two bedrooms are 3.60m wide, and the third is 3.10m wide. Each is furnished with a bed and wardrobe.
- Bathroom:** 1.50m wide, featuring a bathtub, toilet, and vanity.
- Balconies:** Three balconies are shown, with dimensions of 5.82m, 8.87m, and 1.30m.

The total area is $A3 = 81.50 \text{ m}^2$.

Floor Plans

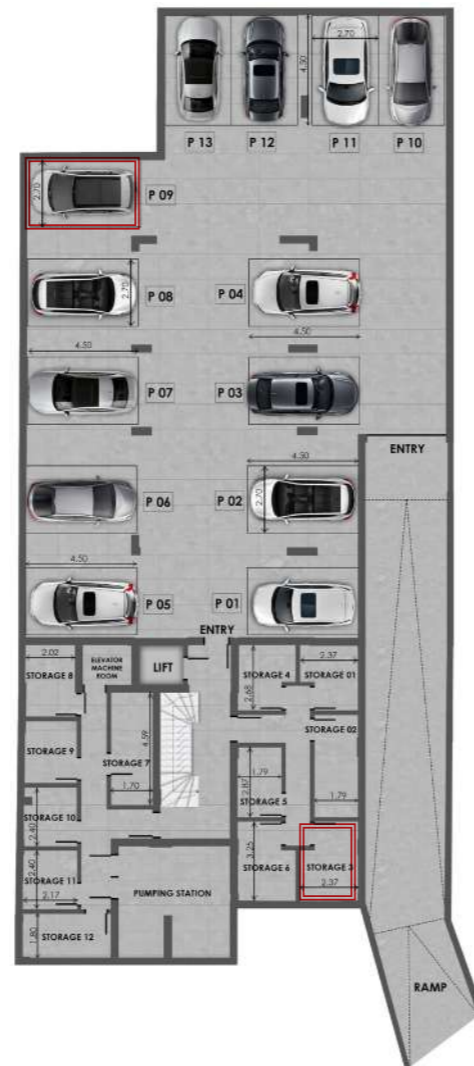
Orion Residence

B1 - 3rd Floor

B1 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
77.0m ²	3 rd Floor	2	1	1	1	Underground Parking (P09) Underground Storage (S03)

B1 - UNDERGROUND
Parking / Storage



B1 - 3rd Floor Plan



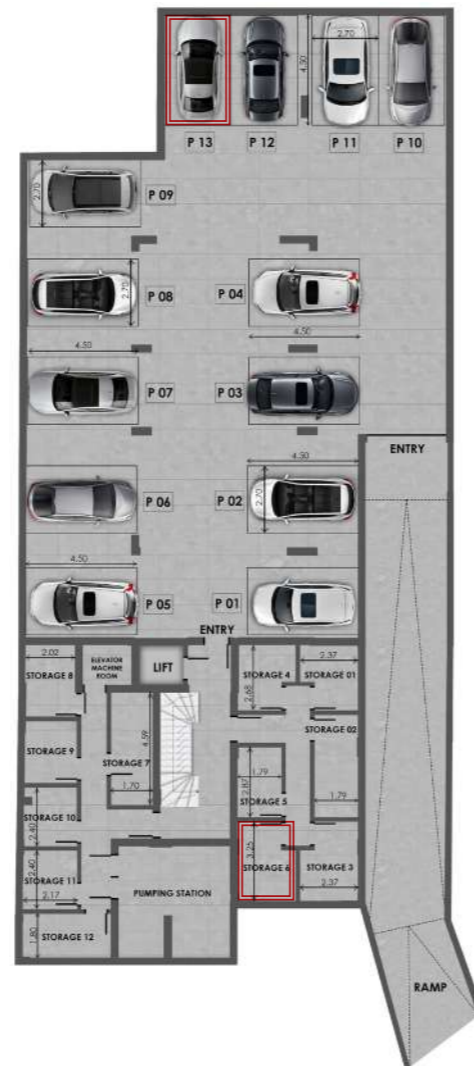
Floor Plans Orion Residence

B2 - 3rd Floor

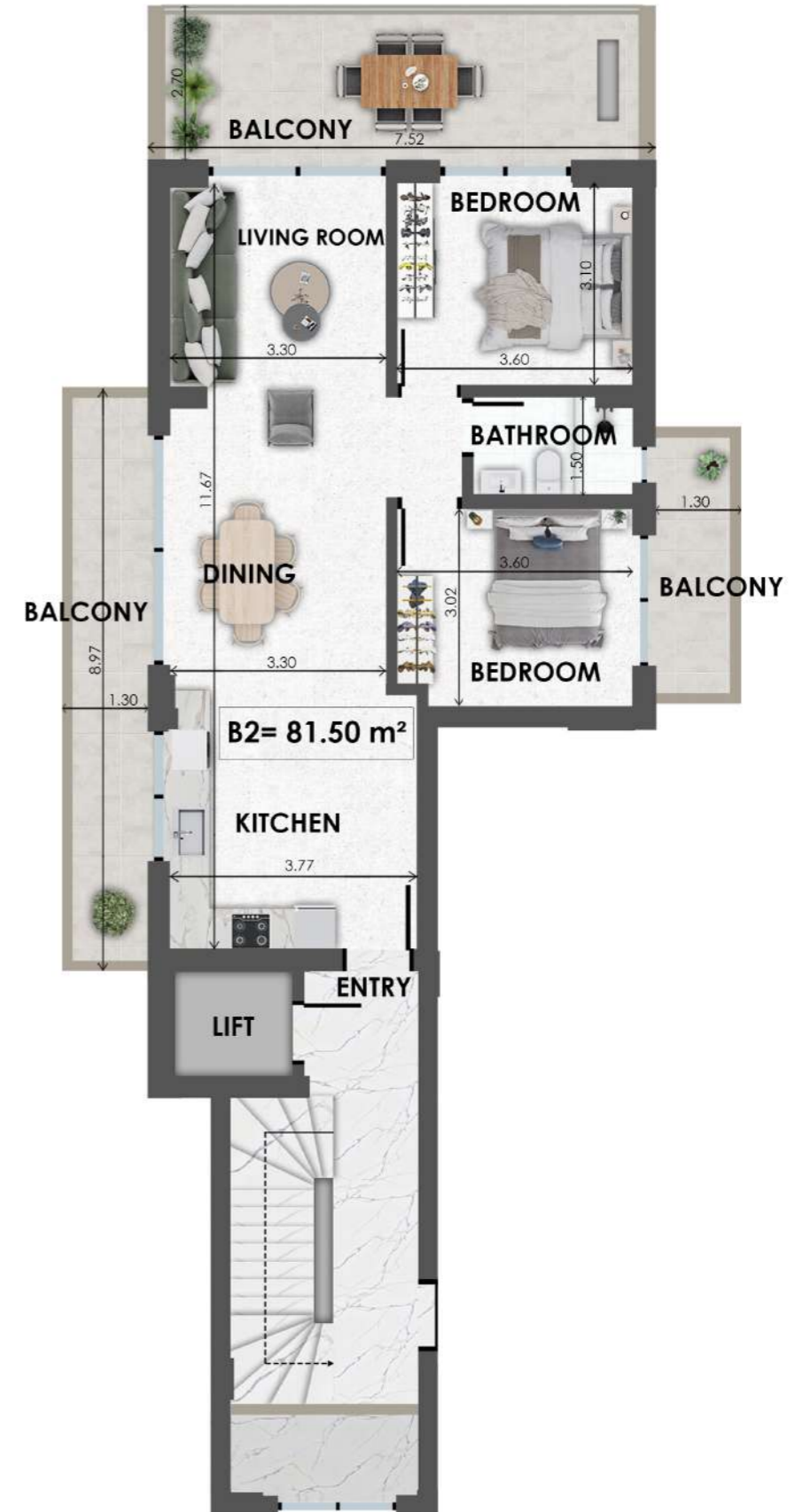
B2 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
81.5m ²	3 rd Floor	2	1	1	1	Underground Parking (P13) Underground Storage (S06)

B2 - UNDERGROUND
Parking / Storage



B2 - 3rd Floor Plan



Floor Plans

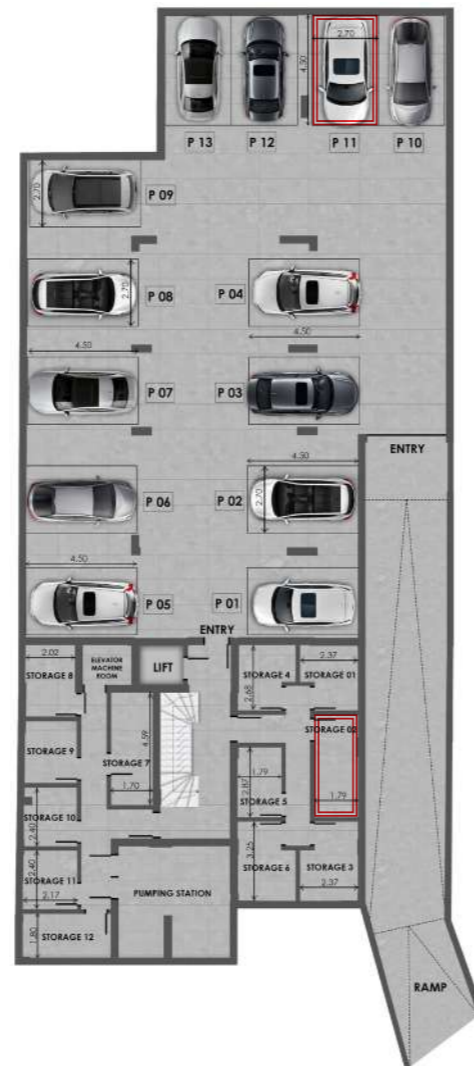
Orion Residence

C1 - 4th - 5th Floor

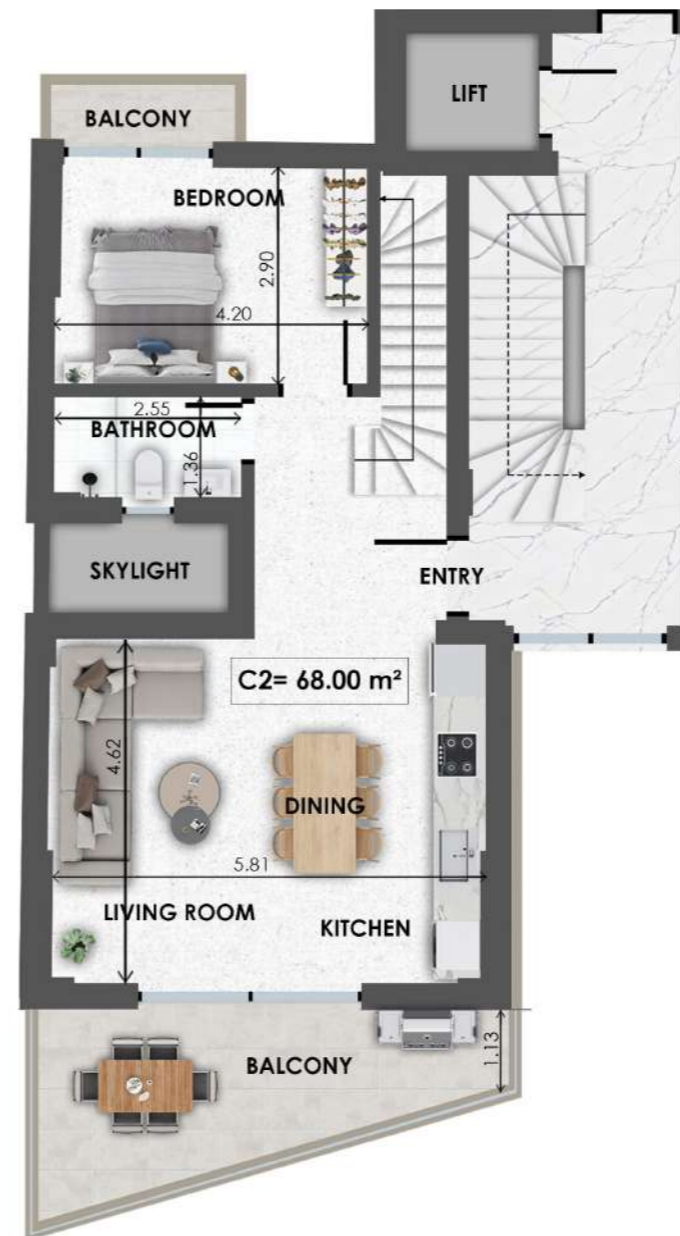
C1 | Loft

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
122.5m ²	4 th & 5 th Floor	3	1	1	2	Underground Parking (P11) Underground Storage (S02)

C1 - UNDERGROUND
Parking / Storage



C1 - 4th Floor



C1 - 5th Floor



Floor Plans

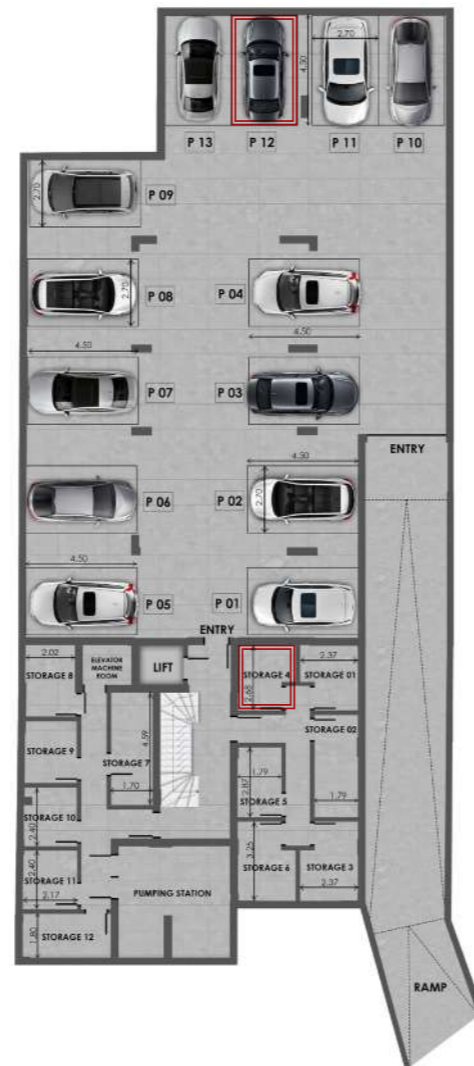
Orion Residence

C2 - 4th Floor

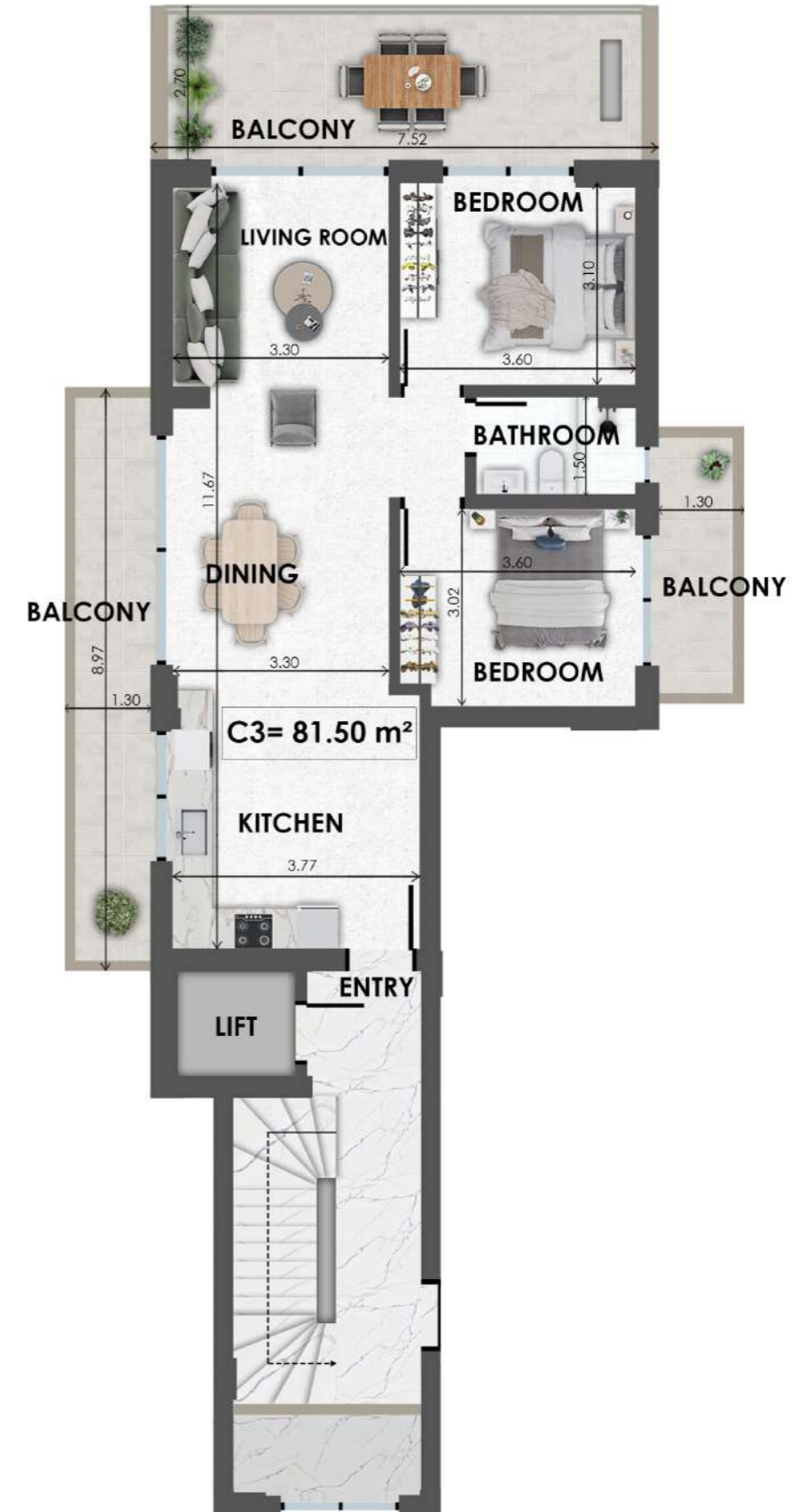
C2 | Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
81.5m ²	4 th Floor	2	1	1	1	Underground Parking (P12) Underground Storage (S04)

C2 - UNDERGROUND
Parking / Storage



C2 - 4th Floor





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.





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