GET GREEK GOLDEN VISA









RESIDENCE

Seascape Residence

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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



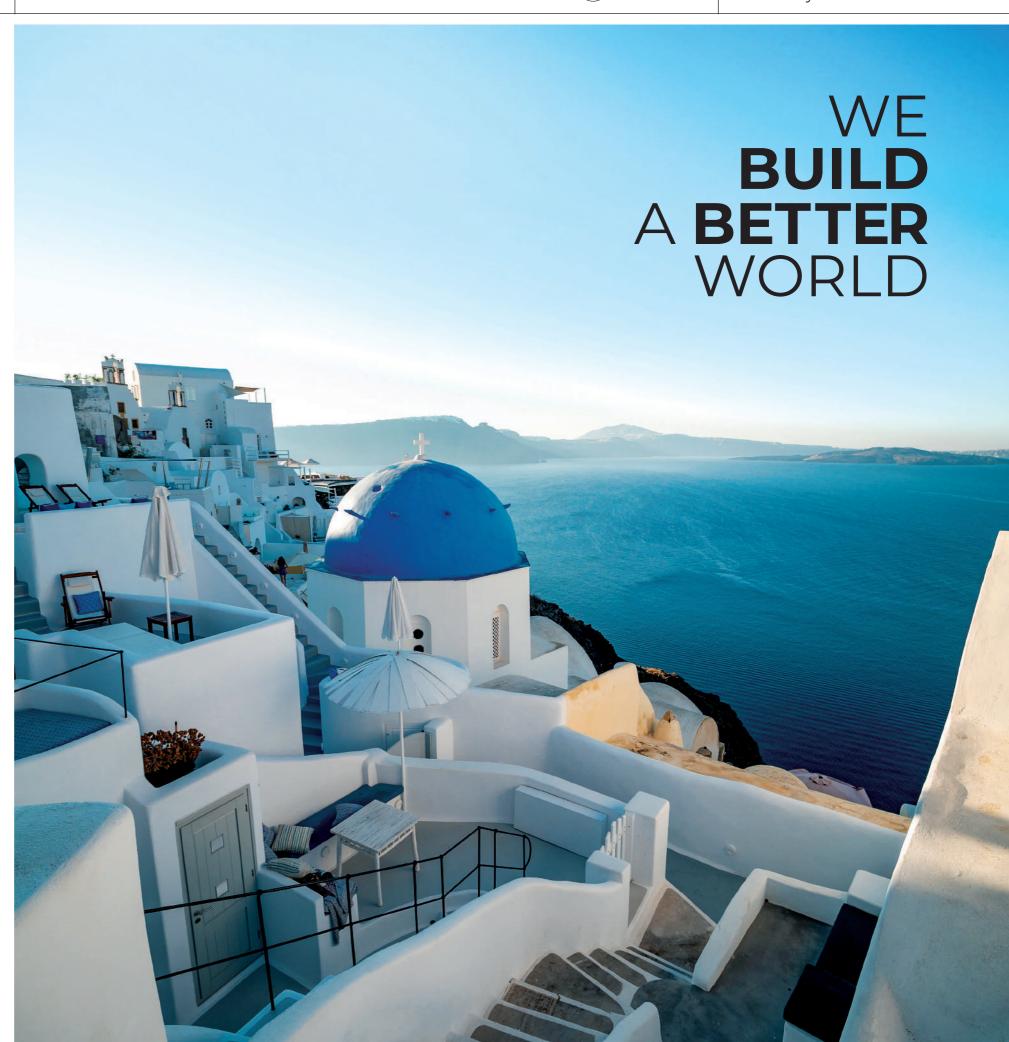
RENEWAL EVERY 5 YEARS



OPPORTUNITY TO RENT OUT THE **INVESTMENT PROPERTY**



FAST APPLICATION PROCESS



getgreekgoldenvisa.com

luxandeasy.com



Seascape Residence

Petrothalassa, Ermioni - Peloponnese - Greece

Location

Seascape Residence is located in Ermioni, a picturesque coastal town in the Peloponnese, offering easy access to nearby islands like Hydra and Spetses, as well as historic sites such as Epidaurus and Nafplio. The town is well-connected by road and sea, with Porto Heli and the Costa ferry point just a short drive away, providing convenient links to Athens and the wider region. Seascape Residence combines serene living with excellent accessibility to some of Greece's most desirable destinations.

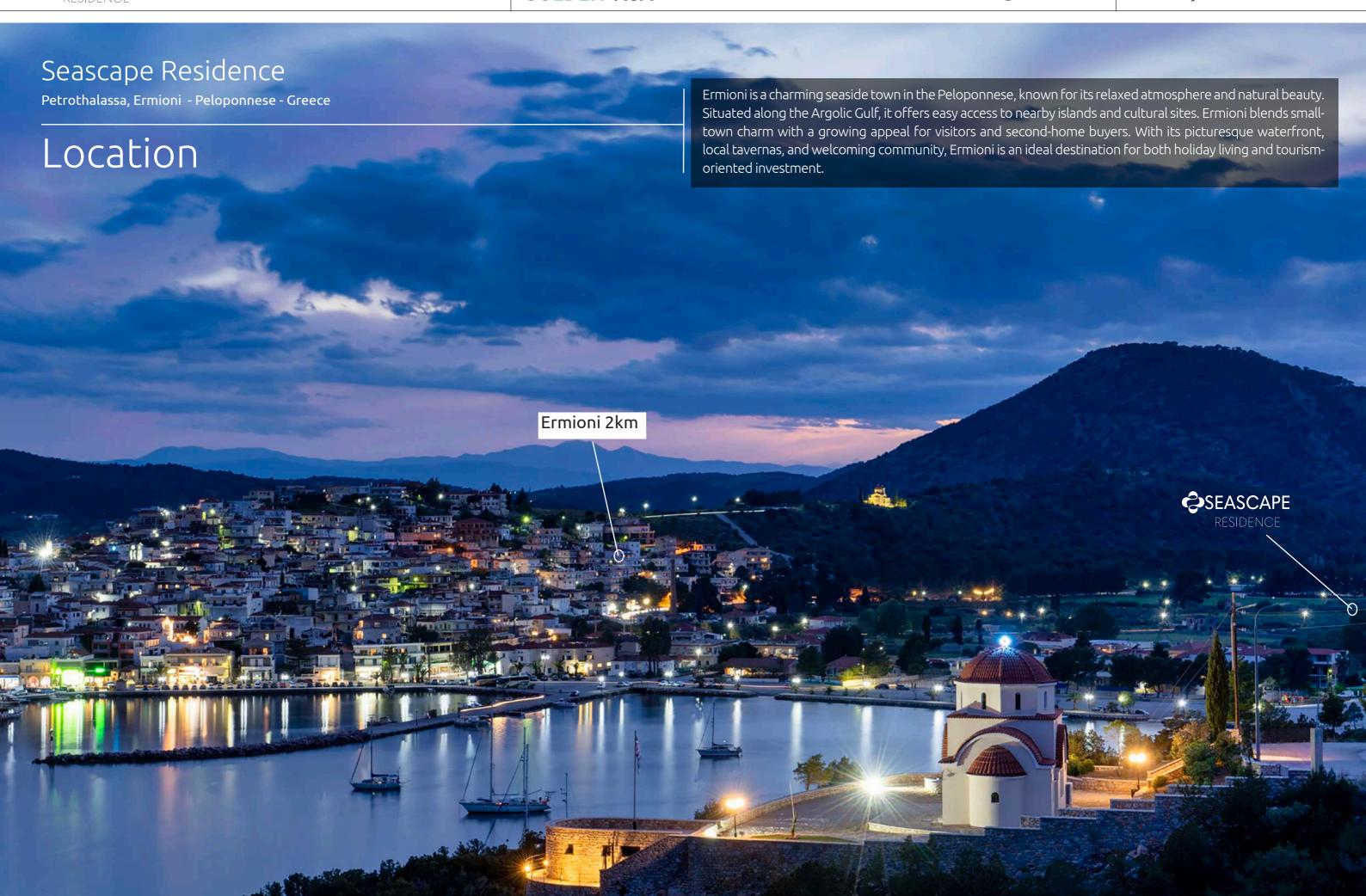
Α.	Porto Heli	12 Km
B.	Kalamata Airport ———	219 Km
C.	Eleftherios Venizelos Airport ——•	202 Km
D	Athons	174 Km

01.	Your home (Petrothalassa) —— 0m
02.	Petrothalassa Beach 1km
03.	Pharmacy 150m

05. Supermarket — 120m **06.** Kranidi High School → 7,8 km **07.** Public Gym ─ 200m

08. Bank — 100m

09. Supermarket — 400m 10. Elementary School → 250m



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.

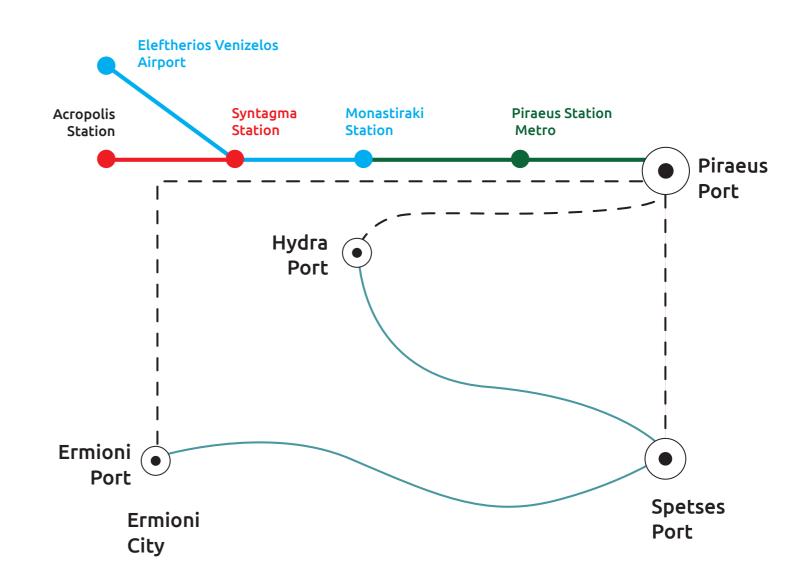
The area is rich in leisure and cultural offerings, with a wide range of cafés, restaurants, shops, and bars. Within close proximity are theaters, museums, and galleries — including the National Archaeological Museum — offering both cultural depth and vibrant nightlife. Popular neighborhoods such as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

Ermioni Landscapes

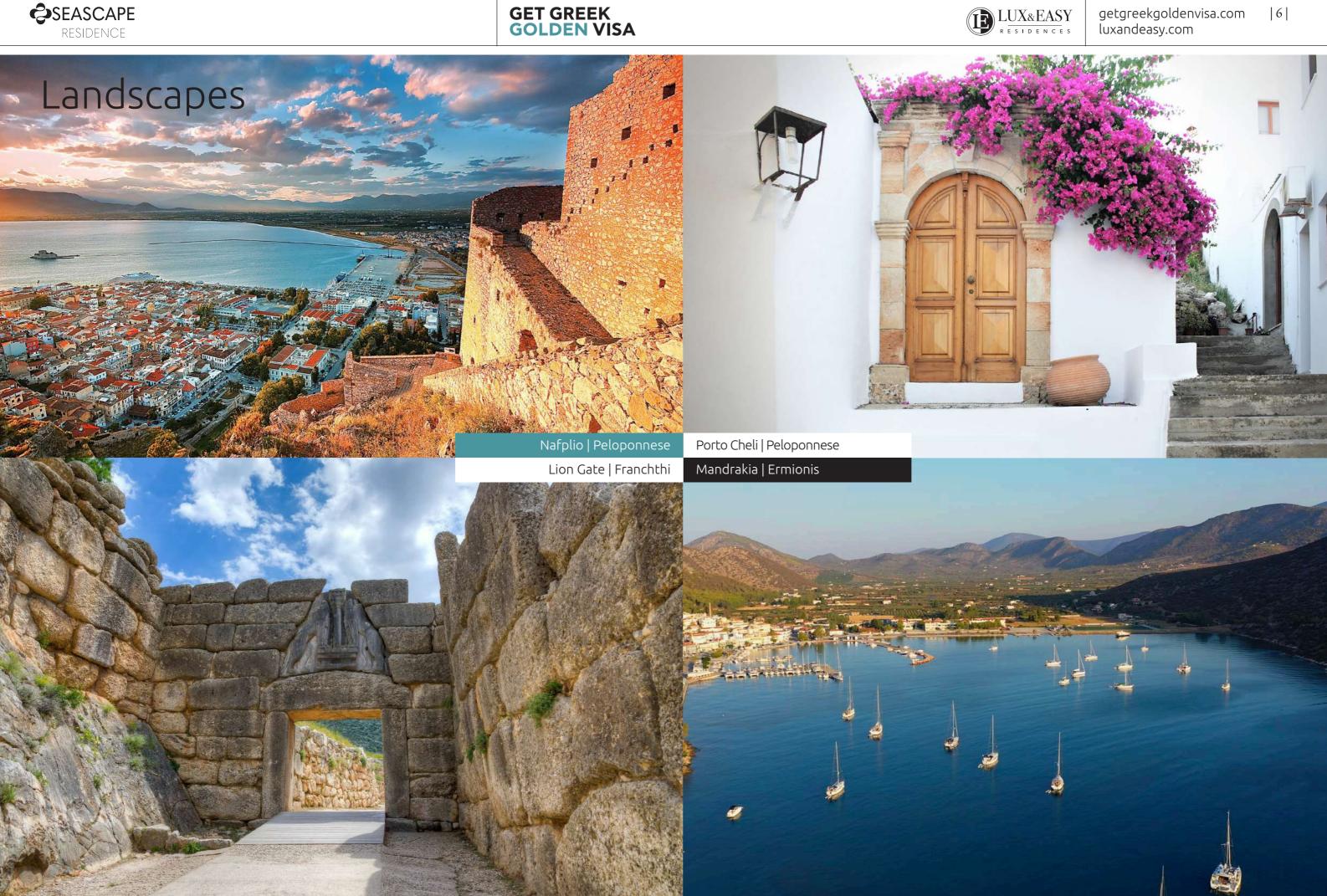
If you are seeking a peaceful escape, rich in natural beauty, Ermioni is your answer. Nestled between pine-covered hills and the sparkling Argolic Gulf, this seaside town blends coastal charm with authentic Greek character. Take a walk along the palm-lined Mandrakia promenade, enjoy the sea breeze by the harbor, or explore the olive groves and countryside trails that surround the town. Ermioni offers a slower pace of life, together with access to nature and tradition.

Ermioni Culture & Leisure

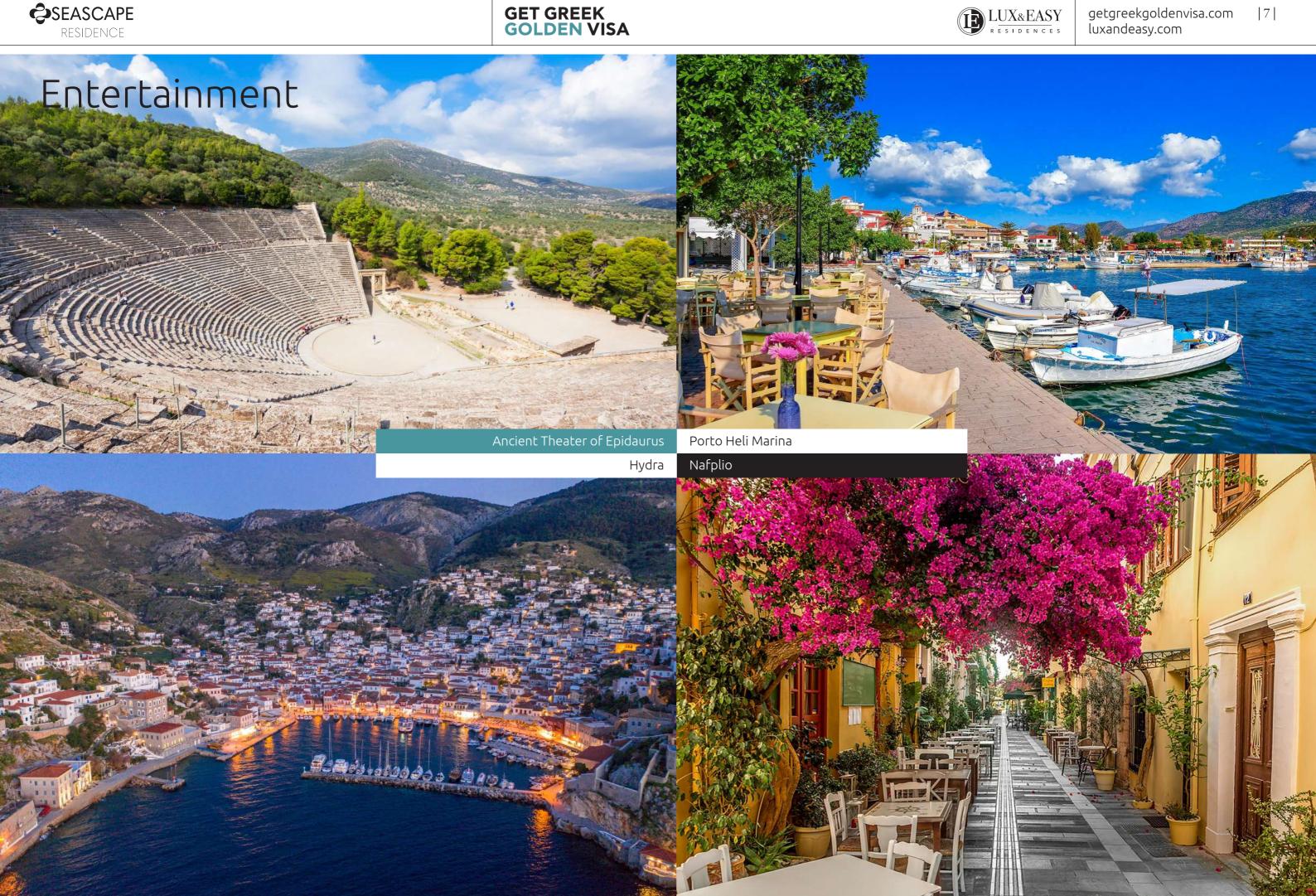
Far from mass tourism, Ermioni invites you to experience Greece like a local. From open-air tavernas and weekly farmers' markets to family-run cafés and festivals that celebrate regional heritage, Ermioni thrives on its community spirit. The nearby towns of Porto Heli and Kranidi offer boutique shops, local art studios, and seaside dining. With regular boat connections to Hydra and Spetses, Ermioni is also your gateway to the Saronic Islands, making weekend escapes effortless.











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Project

Seascape Residence

Petrothalassa - Ermioni

Prime investment in Ermioni: A pair of stylish lofts with the option to merge into one large unit, qualifying for the Golden Visa program.

Close to the beach of Petrothalassa, we have created the SEASCAPE Residence complex, consisting of six energy-efficient A+ lofts with an area of 77 – 164.5m². Each residence has 2-4 bedrooms, a garden and a swimming pool, offering unobstructed sea views. The shades of grey and white enhance the atmosphere of relaxation, while the strategic location ensures privacy. Residents can enjoy the tranquility of the surroundings and the outdoor activities offered by the area, making it an ideal choice for permanent or holiday residence.

Lofts with an area of _______ 77.0 – 164.5m²

Bedrooms

Featuring internal brick walls

Smart Home

Featuring PVC frames

Air Condition

Solar Water Heater

Armored/ Fire resistant security door

New technology LED lighting





Project

Seascape Residence

Petrothalassa - Ermioni

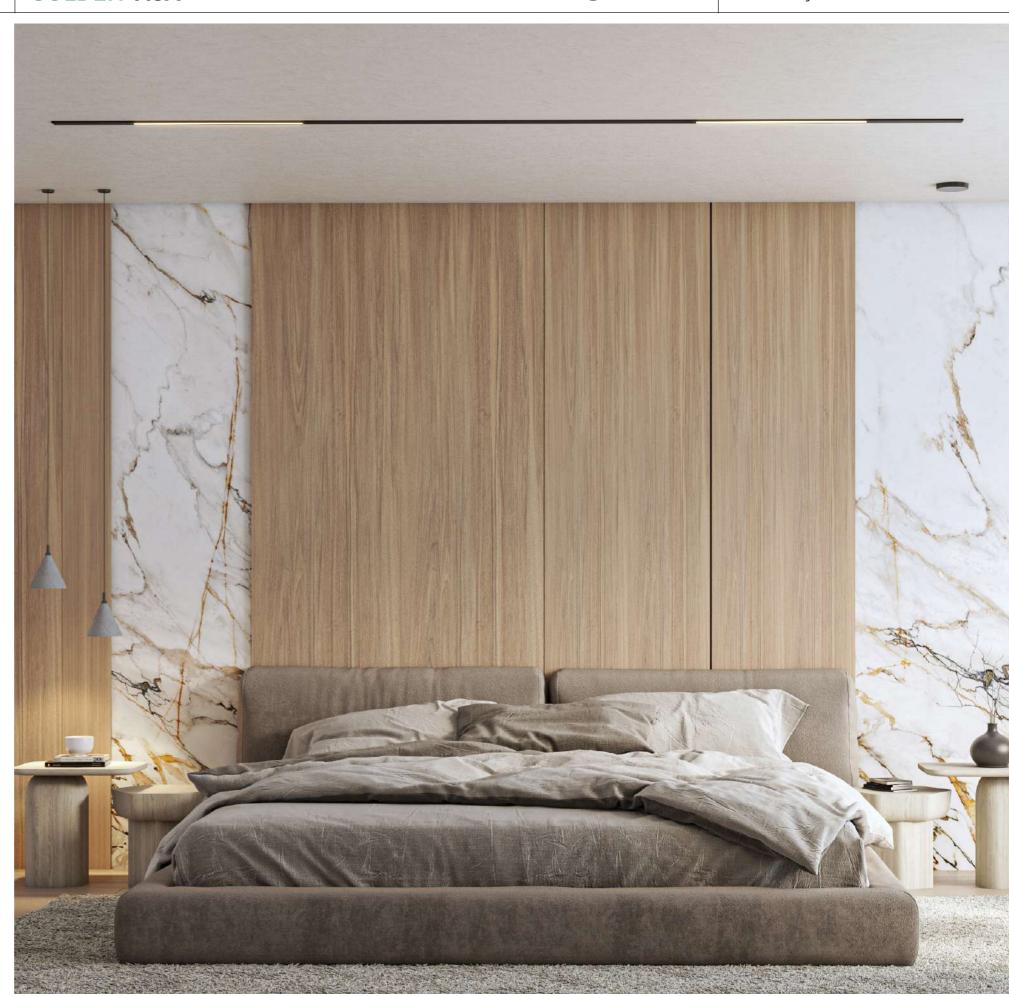
Minimal Design

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.



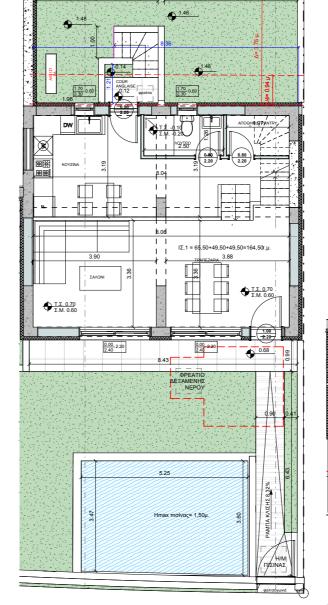


Floor Plans

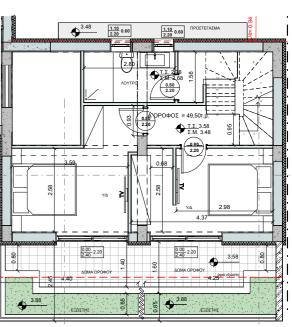
Seascape Residence

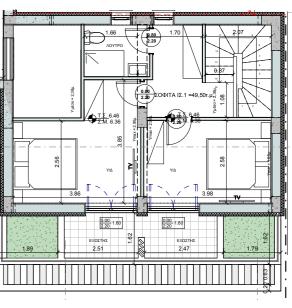
Ground Floor

Loft					
Size	Floor	Bedrooms	Kitchen	Bathroom	Extra
164.50m²	Ground Floor 1st floor Attic	4	1	3	Garden, Pool, Parking



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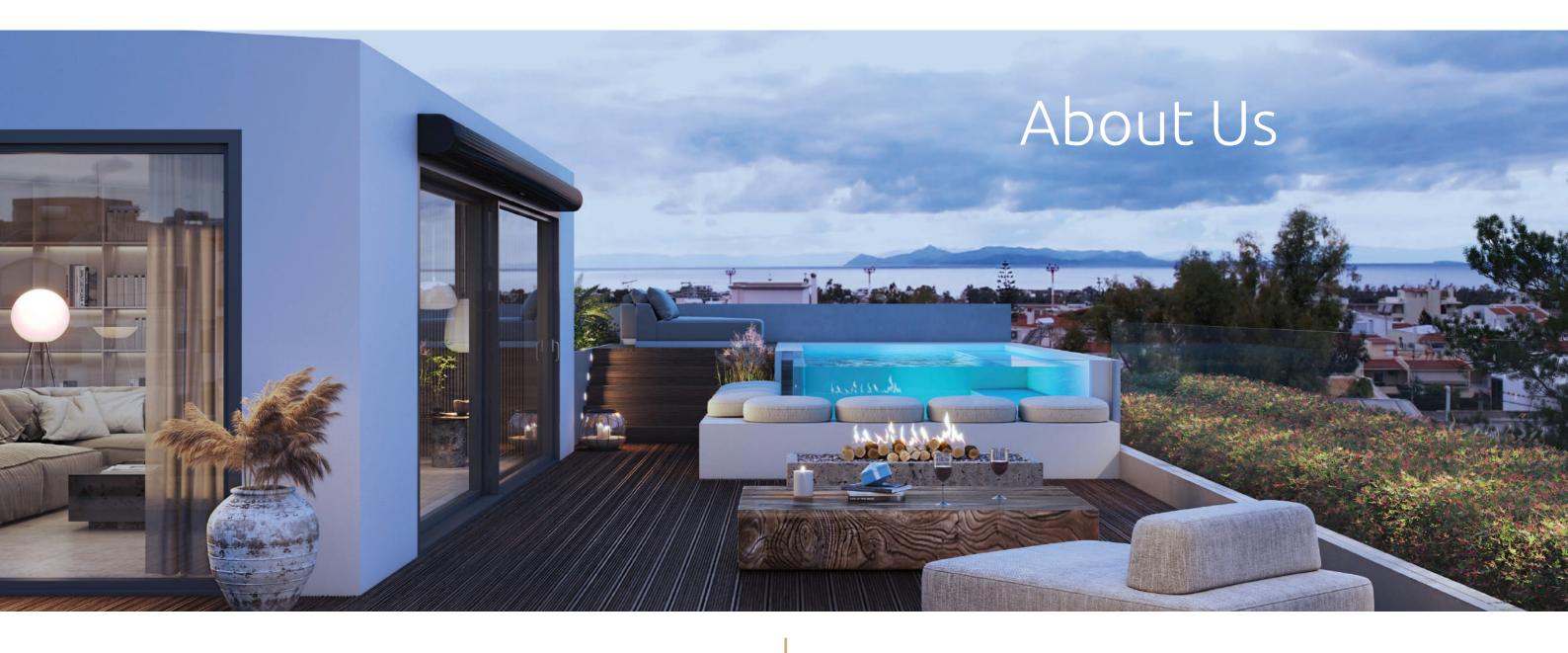












Sustainable, A+ Energy-Efficient Buildings

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 fullscale 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.







