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ATHENS

MARKOPOULOU / ELLINIKO / PIRAEUS

Athens is a unique dichotomy: a modern European capital and one of the oldest cities in human history. It's a top spot for tourists and those who dream of living by the Mediterranean. A warm climate, picturesque landscapes and high standards of living are all here, within easy reach.

The main city in Greece boasts an exceptionally well-developed infrastructure, making it truly convenient to live and relax here. Schools, hospitals, markets, shops, museums, theatres and cinemas – everything you could possibly need is close to the ancient Acropolis and Parthenon. If you prefer tranquillity, the prestigious suburbs with beautiful waterfronts and cosy homes – Voula, Glyfada, Vouliagmeni, and others – await you.



GREECE, ATHENS

ID #
GC355

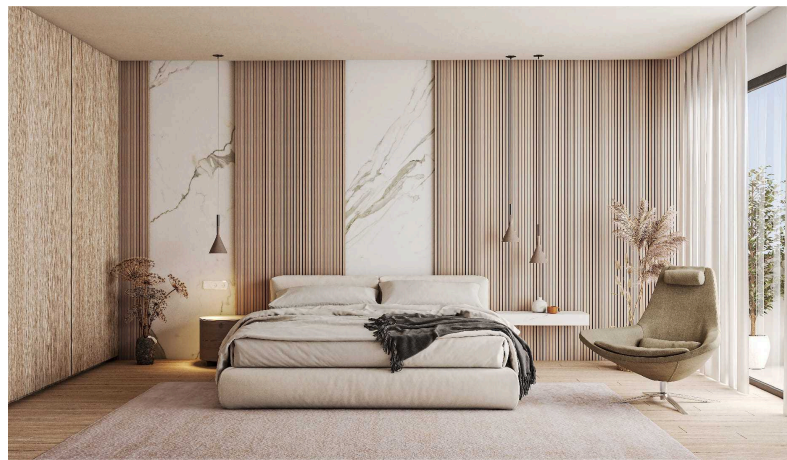
The property comprises 116 compact serviced studios, perfectly suited for young professionals and students in Athens. Each unit is fully furnished and equipped with modern appliances. Boasting excellent infrastructure and close proximity to the city centre, this three-storey development ensures convenient living.

DISTANCE TO THE SEA	INVESTMENT	DELIVERY	UNIT SIZE
3 km	From €275,000	NOVEMBER 2025	studios from 48 to 61 m ²

The complex is 4 minutes from Moschato metro station. The port and the beach are 8-10 minutes away by car. Cafes and restaurants, pharmacies, shops and banks can be found near the complex. The city centre can be reached in 14 minutes by car.

PROPERTY FEATURES

- 24 hour concierge service
- Video monitoring and security
- Close to the city centre, metro and universities
- Furnished and ready to move in studios
- Co-working space
- Lounge area
- Laundry facilities
- Fitness room
- Cinema room



GREECE, PIRAEUS

ID #
GC338

This compact complex offers 1-2 bedroom apartments and lofts. The complex has a high energy efficiency rating (A+), which reduces running costs. Each apartment will be sold with a built-in smart home system. The design of the kitchen and bathroom can be customised.

DISTANCE TO THE SEA	INVESTMENT	DELIVERY	UNIT SIZE
1,8 km	From €319 000	Q2 2026	1-2 bedrooms 65 m ² – 82 m ²

The residential complex is located in Piraeus, 10 km from Athens city centre. This area offers a unique combination of proximity to the sea and excellent infrastructure for everyday living. The city port is just a 30-minute walk away, and everything you need is close by — tavernas, supermarkets, schools, banks, and parks. Additionally, Athens Airport is only an hour's drive from Piraeus.

PROPERTY FEATURES

- Armoured fireproof door
- Autonomous heat pump
- Solar panels and water heater
- Automatic LED lighting
- Alarm system, 'smart home' system
- Kitchen and bathroom custom design project
- Thermal facade and double glazed windows
- Gym and storage rooms



GREECE, ATHENS

ID #
GC448

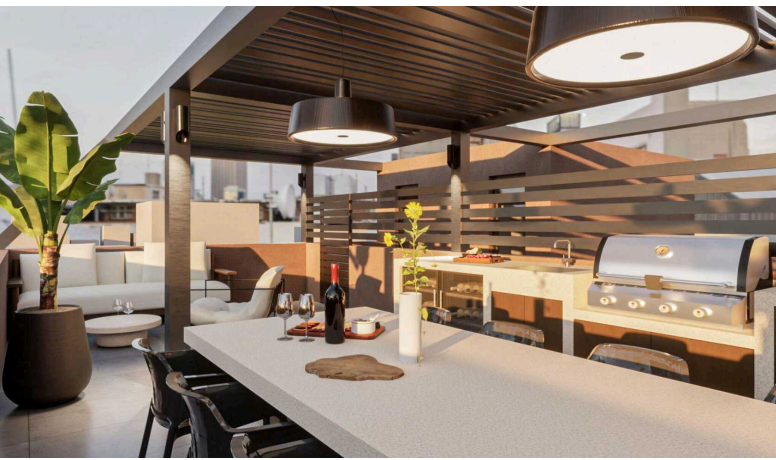
The compact project offers apartments and spacious lofts 20 kilometres from the centre of the Greek capital. Thanks to the high energy efficiency of the complex (A+), residents will save up to 70% of energy: the building is equipped with autonomous heat pumps, solar panels, thermal facades, double glazing and solar water heaters.

DISTANCE TO THE SEA	INVESTMENT	DELIVERY	UNIT SIZE
30 min	From €236,740	April 2026	1-2 bedrooms 35 m ² – 75 m ²

With its beautiful parks, gardens and historical monuments, Markopoulo is well known for its cultural heritage. The beach and the centre of Athens can be reached in 30-40 minutes and a kindergarten and school are just a few steps away. Markopoulo is also known for its convenient location to the international airport, just 10 minutes drive away.

PROPERTY FEATURES

- Fire resistant armoured doors
- Smart home system
- Fully equipped European kitchen
- Energy Efficiency Class A+
- Large windows
- Underground parking
- LED lighting



GREECE, PIRAEUS

ID #
GC449

The residential complex consists of 14 apartments with 1 bedroom and one penthouse with 2 bedrooms. Commercial space is also included in the building. The development is fully automated and self-managed. A gym, storage facilities and a luxurious roof terrace with barbecue area are available to the residents.

DISTANCE TO THE SEA	INVESTMENT	DELIVERY	UNIT SIZE
7 min	From €250,000	March 2026	1-2 bedrooms 29 m ² – 120 m ²

The complex is close to the metro station and the University of Piraeus, and it takes 30 minutes to reach the centre of Athens. The city of Piraeus is well known for its educational and medical institutions as well as its modern hospitals. For those who enjoy an active lifestyle, sports complexes, fitness centres and yacht clubs are available.

PROPERTY FEATURES

- Gym
- Panoramic Windows
- Roof Terrace
- Furniture
- Storage Room
- Balconies and terraces (up to 40 m²)



GREECE, PIRAEUS

ID #
GC456

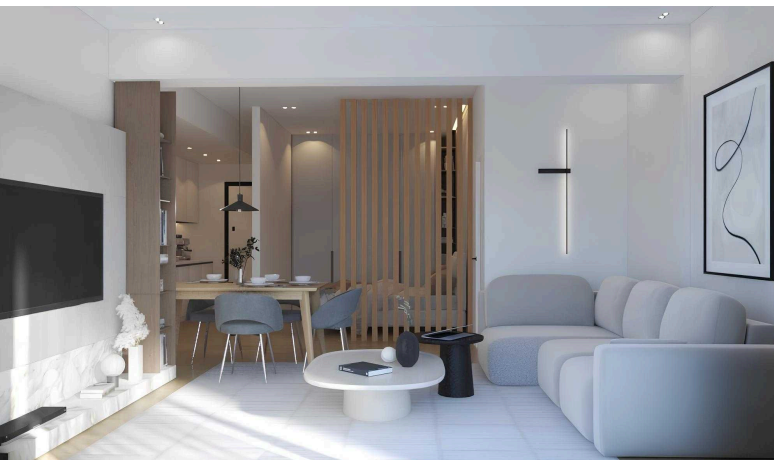
The residential complex is located near the bustling port of Piraeus, one of the largest in Europe. The complex comprises 98 one- or two-bedroom apartments, green areas, infrastructure facilities, a rooftop pool and a modern gym.

DISTANCE TO THE SEA	INVESTMENT	DELIVERY	UNIT SIZE
170 m	From €251,000	2027	1-2 bedroom 36 m ² – 99 m ²

The complex is 390 metres from the Piraeus metro station and 170 metres from the seafront. All the restaurants, cafes and shops of the promenade are within walking distance. Athens city centre is just 15 minutes away by car and the international airport is 40 minutes away.

PROPERTY FEATURES

- Roof pool with patio area and sea views
- Spacious balconies and terraces (up to 54m²)
- High quality finishes
- Co-working room
- 24/7 reception desk
- Gym facilities



GREECE, ATHENS

ID #
GC466

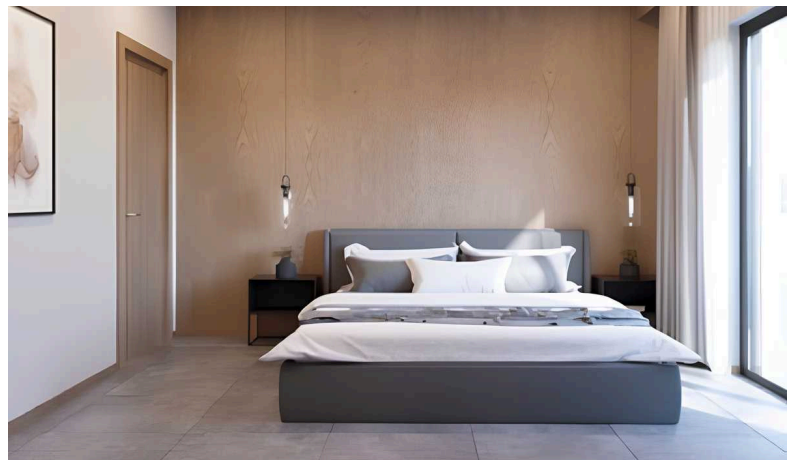
The developer offers 19 apartments in a five-story building. A distinctive feature of these apartments is the grand ceiling height of 3.8 metres. The terraces and rooftop communal lounge area create additional space for socializing with friends and loved ones. For car owners, parking is available.

DISTANCE TO THE SEA	INVESTMENT	DELIVERY	UNIT SIZE
15 minutes	From €260,000	June 2025	1-2 Bedrooms 35 – 78 m ²

The developer offers 19 apartments in a five-story building. A distinctive feature of these apartments is the grand ceiling height of 3.8 metres. The terraces and rooftop communal lounge area create additional space for socializing with friends and loved ones. For car owners, parking is available.

PROPERTY FEATURES

- Energy efficiency class A++
- Spacious terraces (up to 34 m²)
- Rooftop lounge with BBQ area
- Parking, elevator
- Storage boxes



GREECE, ATHENS

ID #
GC467

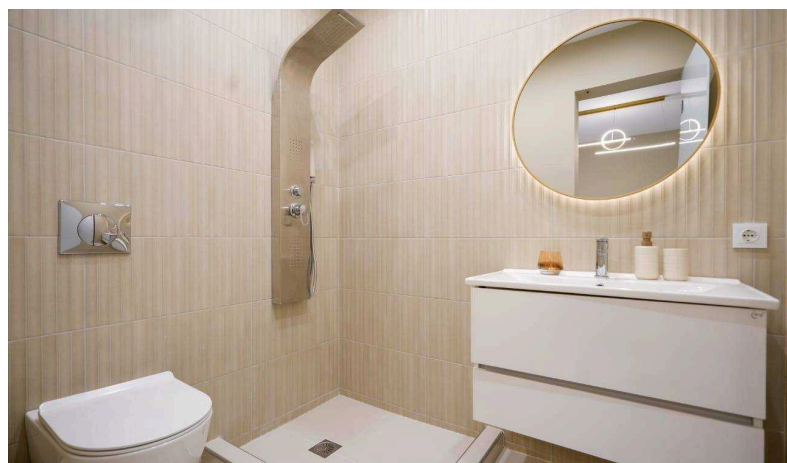
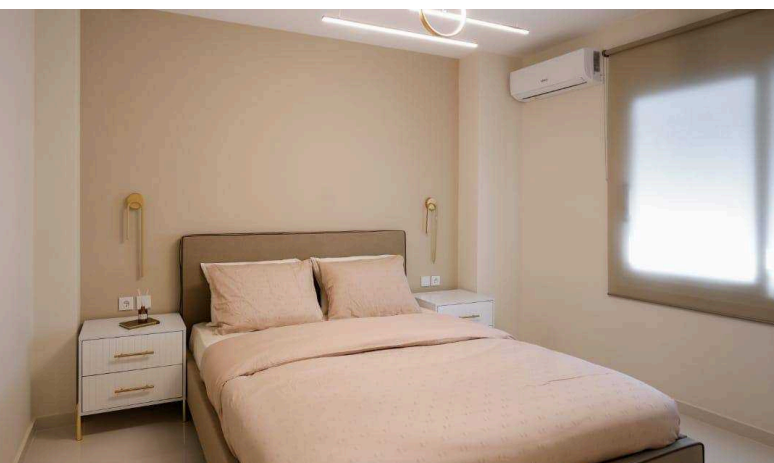
This three-story complex in Pallini offers spacious studios and 1- or 2-bedroom apartments. The abundance of natural light and minimalist decor are the key features of the interiors. Some units come with balconies or private gardens, while all residents have access to a rooftop terrace with relaxing and picnic areas, as well as parking and a cozy courtyard.

DISTANCE TO THE SEA	INVESTMENT	DELIVERY	UNIT SIZE
12 km	From €255,000	February 2026	Studio, 1-2 Bedrooms 56 – 105 m ²

Pallini is one of the most beautiful districts of Attica, located just 20 kilometres from Athens. It offers a perfect balance of green spaces and modern amenities. This complex is ideal for investors and families with children, as an international school is just 5 minutes away, and the center of Athens can be reached in 40 minutes.

PROPERTY FEATURES

- Energy efficiency class A+
- Gardens and balconies
- Restaurant
- Furniture and appliances
- Rooftop relaxation area
- Parking



GREECE, ATHENS

ID #
GC475

A new residential complex located in the southern part of Athens offers 37 fully furnished apartments. Its architecture blends traditional Greek charm with modern minimalism. High-quality design, natural materials, and a smart home system create a space perfect for comfortable living.

DISTANCE TO THE SEA

2 km

INVESTMENT

From €225,000

DELIVERY

Oktober 2025

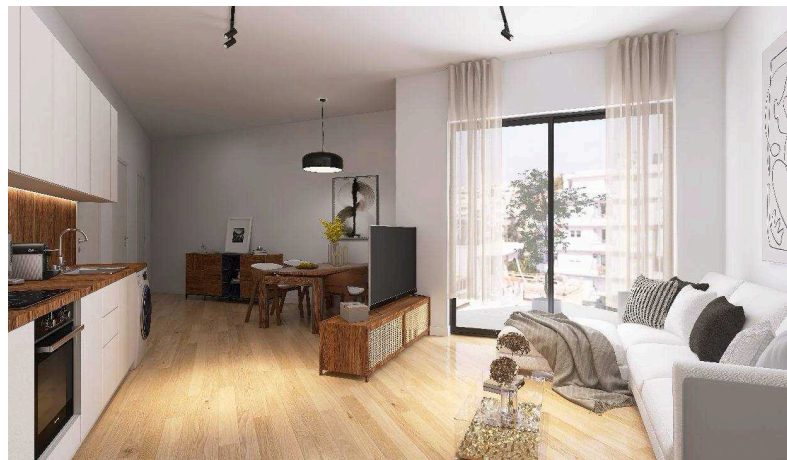
UNIT SIZE

1-2 Bedrooms 43 – 71 m²

The prestigious Kallithea district is just 3 km south of central Athens and only a few kilometres from the beach. The area has everything you need: cafes and restaurants, supermarkets, banks, educational institutions, and the metro is within walking distance.

PROPERTY FEATURES

- Smart home system
- Balconies and private gardens
- Parking
- Panoramic windows
- Custom furniture
- High-quality finishes
- Modern design



GREECE, ATHENS

ID #
GC480

This two-storey complex features 20 apartments, each with cozy green balconies. The apartments are equipped with European-style kitchens and high-quality German Grohe plumbing. Energy-efficient heat pumps provide heating throughout the building.

DISTANCE TO THE SEA

1,8 km

INVESTMENT

From €275,000

DELIVERY

Q4 2026

UNIT SIZE

1 Bedroom 51 – 161 m²

The complex is located in the scenic Moschato neighborhood, just a few minutes from downtown Athens. This area blends historical charm with modern infrastructure and is close to the sea. You'll find cozy cafes, schools, parks for leisurely strolls, shops, and a vibrant cultural life right at your doorstep.

PROPERTY FEATURES

- European kitchens
- Ergonomic interiors
- High-quality Grohe plumbing
- Modern heat pumps
- Balconies and terraces (up to 100 m²)



GREECE, PIRAEUS

ID #
GC486

This residential complex is designed for those seeking peace and comfort while staying close to the vibrant city life. Comprising 18 modern apartments, it is situated in a tranquil part of Piraeus, offering residents both privacy and coziness.

DISTANCE TO THE SEA

1,5 km

INVESTMENT

From €250,000

DELIVERY

Q2 2026

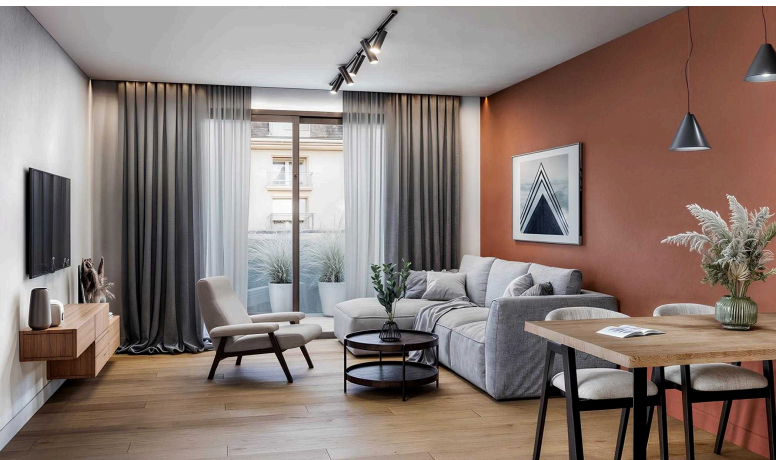
UNIT SIZE

1 Bedroom 50 – 60 m²

The apartments are fully furnished and equipped with appliances. The developer offers a guaranteed income of 3% annually. The serene atmosphere of the neighbourhood, combined with proximity to the cultural and business hubs of Piraeus, makes this project especially appealing for long-term investment.

PROPERTY FEATURES

- Guaranteed income of 3%
- German plumbing
- Prestigious location
- Heat pumps
- European kitchens
- Spacious balconies (up to 12 m²)



GREECE, ATHENS

ID #
GC487

Each apartment in this complex combines style and functionality, fully equipped with everything needed for a comfortable life, including furniture, appliances, and air conditioning. These apartments are ideal for both permanent residence and rental purposes.

DISTANCE TO THE SEA

10 km

INVESTMENT

From €260,000

DELIVERY

March 2026

UNIT SIZE

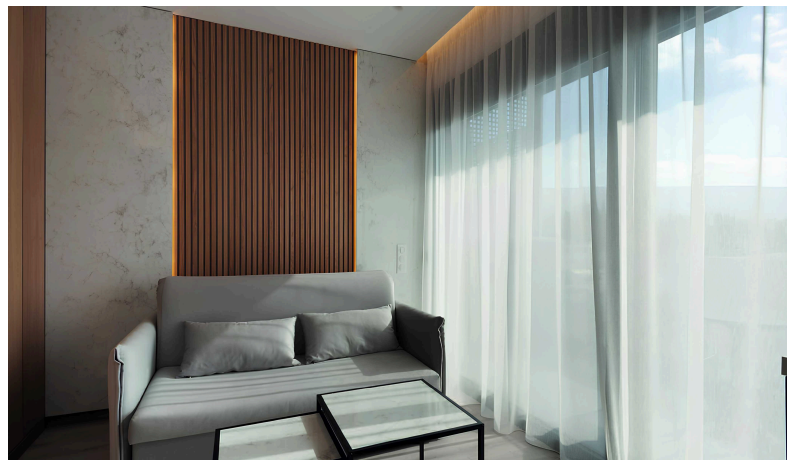
1-2 Bedrooms 47 – 78 m²

Kipseli – one of the oldest and fastest-growing districts, just 5 km from downtown Athens.

Schools, cafes, restaurants, and supermarkets are all within walking distance. The apartments are fully ready for living, furnished with high-quality furniture, and equipped with all the essential household appliances.

PROPERTY FEATURES

- Balconies up to 38 m²
- Parking
- Climate control system
- High-quality appliances
- Furniture included in the price
- Private courtyard with green relaxation area
- Prestigious location



GREECE, ATHENS

ID #
GC489

This complex is ideally located near the Omonia Metro Station and offers 47 ergonomic studios just 1.5 kilometres from the Acropolis. The project stands out with its unique amenities: a gym, sauna, rooftop garden with breathtaking views, and a barbecue area.

DISTANCE TO THE SEA

8 km

INVESTMENT

From €210,000

DELIVERY

September 2025

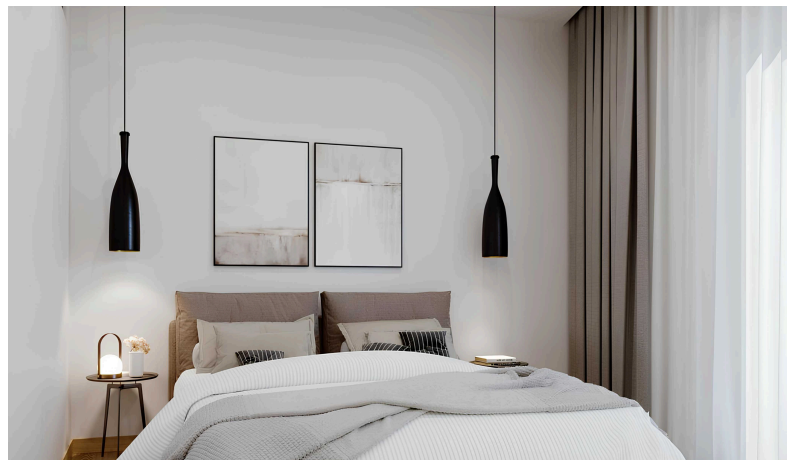
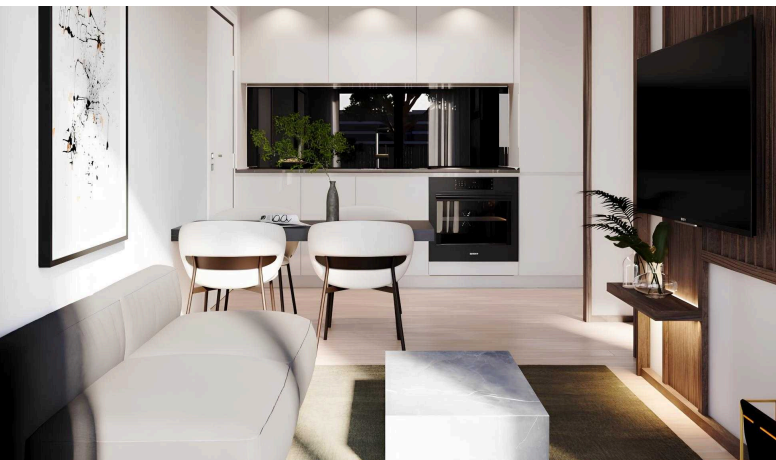
UNIT SIZE

Studios 19 – 35 m²

The location is distinguished not only by its proximity to the metro and other transport links of the capital but also by the countless leisure opportunities. Theatres, museums, galleries, and the main attractions of Athens are within a 1-2 kilometre radius of the complex.

PROPERTY FEATURES

- Pergola and rooftop garden
- Barbecue area
- Sauna and modern gym
- 24/7 security
- Smart home system
- Premium location
- Quality furnishings
- Large windows and bright interiors



GREECE, ATHENS

ID #
GC490

This exclusive complex features 43 one-bedroom apartments, complete with a swimming pool, landscaped gardens, and a green recreation area. Each unit comes fully furnished and equipped with all necessary appliances.

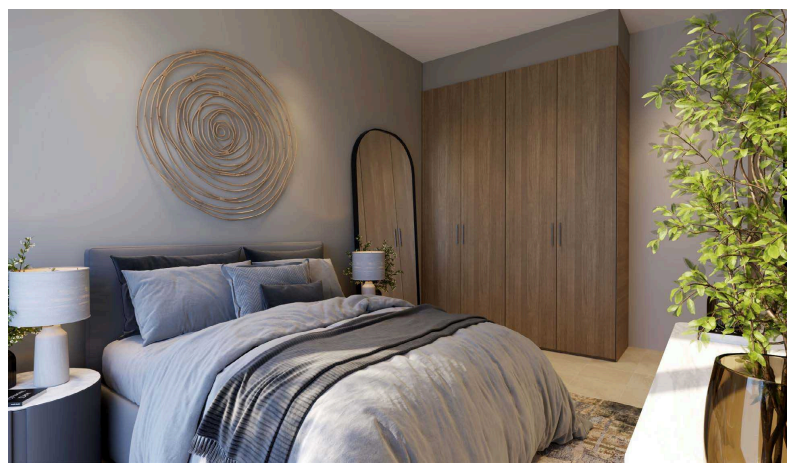
Investors can benefit from a guaranteed annual return of 4% for the first three years when renting out the apartments. Afterward, for the following seven years, the management plan transitions to an 80/20 model.

DISTANCE TO THE SEA	INVESTMENT	DELIVERY	UNIT SIZE
3 km	From €300,000	Q3 2026	1 Bedroom 44 – 65 m ²

Located near a metro station and just 500 metres from the renowned Ellinikon Experience Park, this development offers the perfect setting for family outings or attending cultural events. The Elliniko district stands out for its well-developed infrastructure, proximity to top attractions, upscale venues, and the finest beaches of the Athenian Riviera.

PROPERTY FEATURES

- Guaranteed yield of 4%
- Energy efficiency class A
- Communal pool
- Landscaped garden
- Spacious balconies
- Panoramic windows



GREECE, ATHENS

ID #
GC491

This project stands out with its prime location and unique infrastructure for Greek complexes: a sauna, swimming pool, gym, green lounge with a rooftop bar, and a conference hall. Each apartment is equipped with a kitchen set and modern LED lighting. The five-story building is also fitted with high-speed elevators.

DISTANCE TO THE SEA

11 km

INVESTMENT

From €250,000

DELIVERY

June 30, 2027

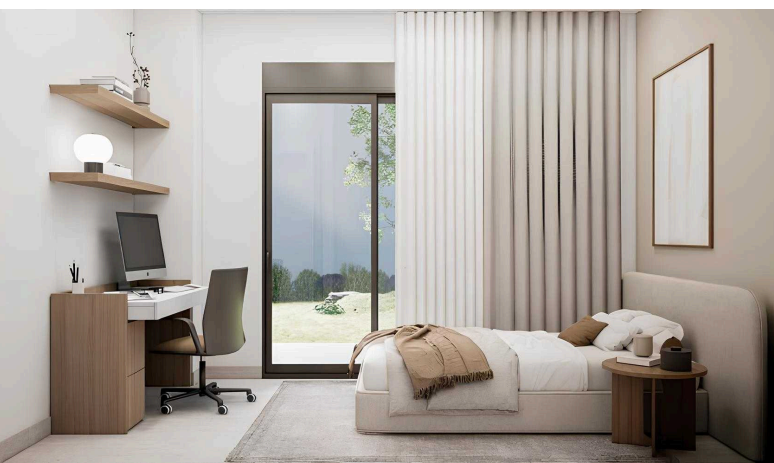
UNIT SIZE

1 Bedroom 40 – 67 m²

Kipseli is one of the oldest and most rapidly developing neighborhoods, just 5 km from the heart of Athens. Schools, cafes, clinics, supermarkets—everything you need is within walking distance. In just 15-20 minutes, you can reach Piraeus, enjoy a stroll along the waterfront, or embark on a journey to the islands.

PROPERTY FEATURES

- Guaranteed income of 3% for 4 years
- Rooftop lounge area with bar
- Pool, sauna
- Spacious balconies (up to 25 m²)
- Gym
- Conference room



GREECE, ARGYROUPOLI

ID #
GC494

This two-storey complex, surrounded by cascading greenery, consists of 13 units. It includes studios, apartments, and duplexes with one or two bedrooms available for purchase. The interiors combine elegant design with high-quality materials such as natural stone and wood, ensuring both style and practicality. Optional furnishing packages are also provided by the developer at an additional cost.

DISTANCE TO THE SEA	INVESTMENT	DELIVERY	UNIT SIZE
3,8 km	From €255,000	Q2 2026	1-2 Bedrooms 39 – 162 m ²

Located in Argyroupoli, just 1.8 km from the iconic Ellinikon Experience Park, the property ensures high liquidity and return on investment. Ellinikon spans 243 hectares, offering a range of entertainment and is considered the largest coastal park in Europe. Argyroupoli is also well-connected to the coast and central Athens—just 220 metres from the Alimos metro station, making it a 15-minute ride to the city centre.

PROPERTY FEATURES

- Energy efficiency class A
- Balconies (up to 10 m²)
- Panoramic windows
- 2 duplexes with private gardens (57 and 74 m²)



📍 ГРЕЦИЯ, GALATSI

ID #
GC495

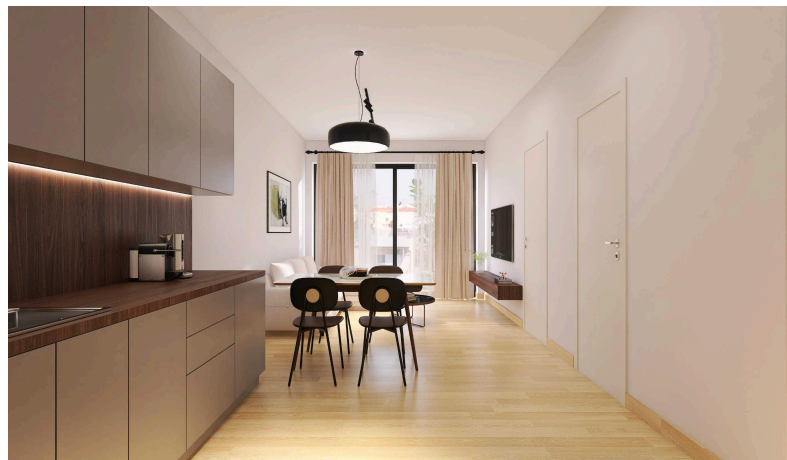
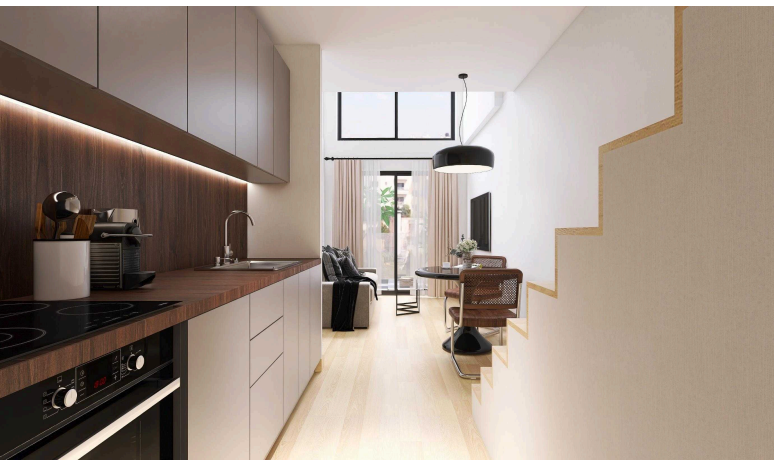
The four-storey building of the complex consists of 32 apartments, each with spacious balconies of up to 30 sq.m. The design of the project features stylish solutions ideal for couples or for short-term and long-term rental opportunities.

DISTANCE TO THE SEA	INVESTMENT	DELIVERY	UNIT SIZE
11 km	From €251,000	Q3 2026	1 Bedroom 44 – 73 m ²

The residential complex is located in the city of Galatsi, just 4 kilometres from the center of Athens. The area is rapidly developing and offers residents well-established infrastructure, excellent transport links, and a rich cultural life.

PROPERTY FEATURES

- Guaranteed income of 3%
- European kitchens
- Quality plumbing
- Panoramic windows
- Balconies (up to 30 m²)



GREECE, ATHENS

ID #
GC496

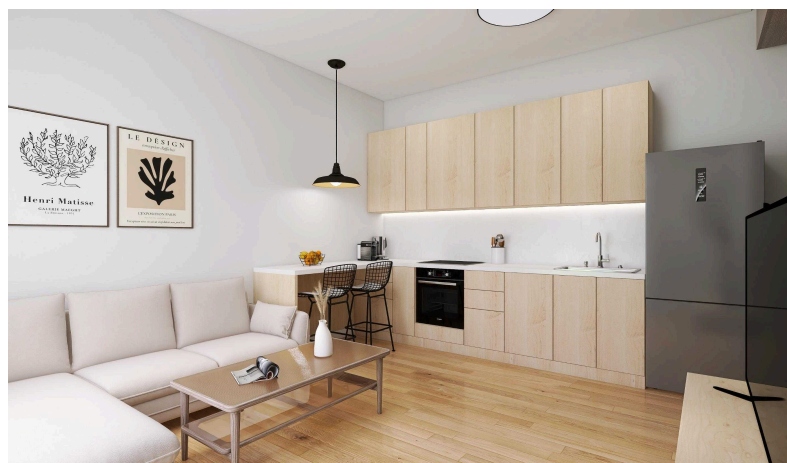
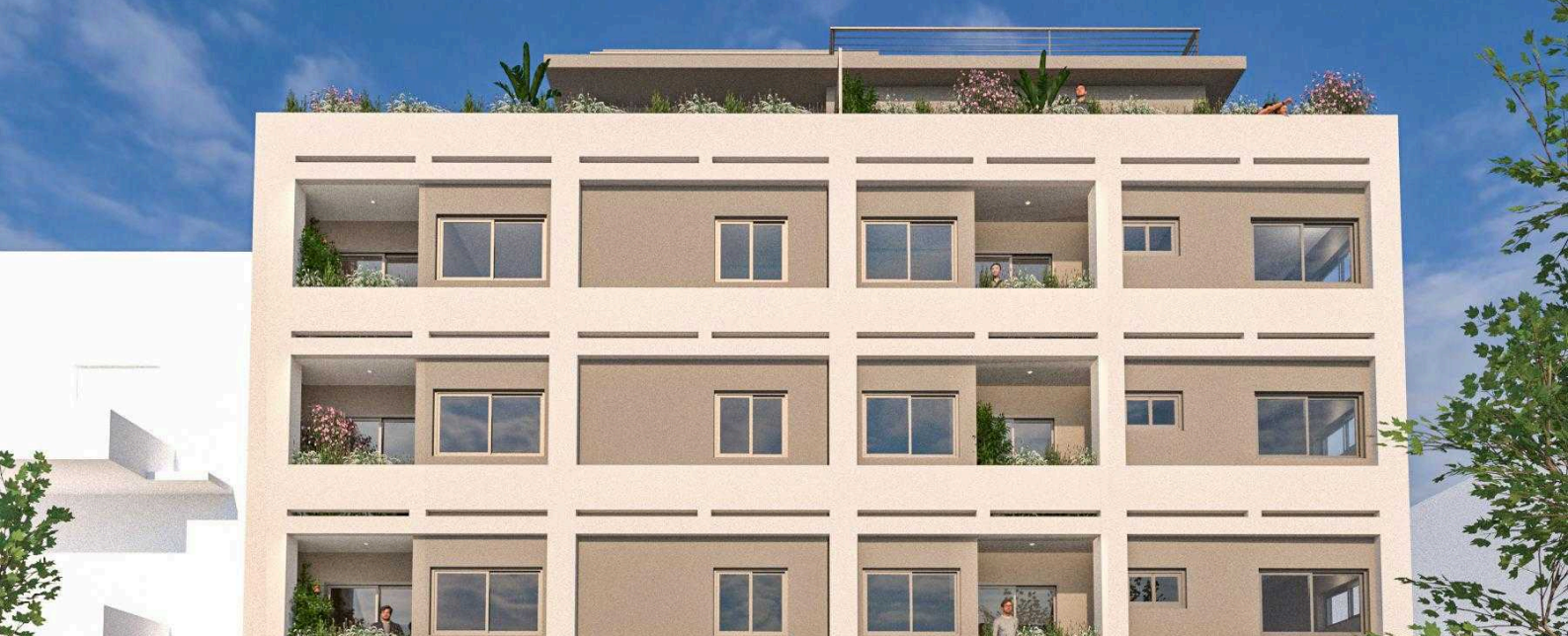
This new five-storey complex offers 13 exclusive residences: 1-bedroom apartments and 1-bedroom duplexes with 2 bathrooms. The project is perfect for both personal living and investment purposes, offering the opportunity to rent out to employees of nearby offices.

DISTANCE TO THE SEA	INVESTMENT	DELIVERY	UNIT SIZE
18 km	From €255,000	Q3 2026	1 Bedroom 56.3 – 73.3 m ²

Located in one of the most prestigious areas of Athens, Nea Ionia, the complex sits in a picturesque district with a rich history, where urban comfort blends harmoniously with the peaceful atmosphere of a residential neighborhood. Parks, schools, shops, and restaurants are within walking distance, and the city centre is just a 15-20 minute drive away. The metro station is located 1.1 km from the complex.

PROPERTY FEATURES

- Guaranteed yield of 3%
- Modern layouts
- Balconies and garden on the ground floor
- European kitchens
- Grohe plumbing



GREECE, PIRAEUS

ID #
GC497

This eight-storey complex, located in the heart of Piraeus and just steps from the port, offers twenty-nine one-bedroom apartments, along with five single-bedroom and one two-bedroom duplex units. The developer has not only designed diverse layouts but also incorporated spacious balconies and leisure areas on the roof, expansive terraces, and green spaces in the courtyard.

DISTANCE TO THE SEA	INVESTMENT	DELIVERY	UNIT SIZE
450 m	From €250,000	Q3 2026	1-2 Bedrooms 43 – 74 m ²

Piraeus is an area with rapidly rising property prices: in the second quarter of 2024, prices grew by +34% compared to the same period last year. Rental prices are also on the rise, increasing by +14%. The tranquil atmosphere of the area, combined with its proximity to the port and the cultural and business centers of Piraeus, makes this project especially appealing for long-term investments.

PROPERTY FEATURES

- Energy efficiency class B
- Spacious green rooftop terrace
- Balconies (up to 37 m²) and cozy inner courtyard
- Heat pumps
- European kitchens
- German Grohe plumbing
- Stunning views of the port from the roof

Astons Global Footprint



GREECE

📍 Nimfeou 4, Kallithea 17674
☎ [+302 112340656](tel:+302112340656)



UAE, DUBAI

📍 Park Place Tower, World Trade Center-1 Sheikh Zayed Road Dubai, Office A-01, 16th floor
☎ [+971 454 01311](tel:+97145401311)



USA, FORT LAUDERDALE

📍 2100 N Ocean Blvd, Fort Lauderdale FL 33305
☎ [+1 888 2033901](tel:+18882033901)



TURKEY, ISTANBUL

📍 Maslak, Eski Büyükdere Street No:27 Maslak Orjin Business Center, Post Code: 34485 Sarıyer/Istanbul
☎ [+90 2129008710](tel:+902129008710)



CYPRUS, LIMASSOL

📍 Victory House, 205, Archbishop Makarios Avenue, Limassol, 3030
☎ [+357 25 230233](tel:+35725230233)



MALTA, ST JULIAN'S

📍 Dragonara Business Centre, Dragonara road, Paceville, St. Julian's, STJ 3141 Malta
☎ [+44 207 0436026](tel:+442070436026)



UK, LONDON

📍 11-12 Tokenhouse Yard, London EC2R 7AS, United Kingdom
☎ [+44 207 0436026](tel:+442070436026)