



ARTEMIDA • ATHENS RIVIERA

ARTEMIDA LUXURY APARTMENTS

Ultra-modern architecture, Golden Visa compliant luxury living
and high rental yield potential.

€290,000+

Starting Price

Golden Visa

EU Residency Rights

Turnkey

Fully Equipped Delivery



Ultra-Modern Living on the Athens Riviera

Artemida Luxury Apartments is a boutique residential development rising in the heart of Artemida, offering a limited collection of ultra-modern residences. With innovative architecture, premium interior finishes and a location steps from the sea, it represents both an ideal home and a high-yield investment.

- 3 maisonettes + 1 apartment — private gardens, balconies and rooftop terrace
- Fully compliant property values for the Greek Golden Visa (€250,000+)
- Zero maintenance: complete turnkey delivery with premium interior design
- 350 metres to the sea — 1 minute on foot
- Optimised rental yield in a high-demand, transit-oriented location



Why Artemida Luxury Apartments?

A fully compliant real estate vehicle delivering EU Residency, luxury turnkey asset and optimised rental yield — all within a single project.

- **The Pathway — EU Residency:** Fully compliant structure designed to meet the Greek Golden Visa threshold
- **The Asset — Turnkey Luxury:** Brand new construction; zero maintenance, striking architecture and premium interiors
- **The Return — Optimised Yields:** Compartmentalised layouts strategically sized to maximise rental income
- High-demand urban node surrounded by essential infrastructure and commercial centres
- Area experiencing sustained capital appreciation through urban regeneration



LOCATION

350 Metres to the Sea, 15 Minutes to the Airport

- 1 min

Paralía (Beach) Artemidos — Main beach, ideal for swimming
- 10-15 min

Rafina Port — Main ferry gateway to the Cyclades islands
- 10-20 min

Athens International Airport El. Venizelos
- 10-15 min

Attiki Odos — Main ring road connection
- 15-20 min

Avlaki Beach (Porto Rafti) — Finest organised beach in the area
- Adjacent

Attica Zoological Park — Largest zoo in Greece



Uncompromising Urban Comfort

Every unit is crafted to premium living standards, combining acoustic comfort, aesthetic warmth and practical storage solutions in a single space.

- Floor-to-ceiling modern wardrobes — extensive concealed storage
- Custom slatted wood wall accents for acoustic warmth and visual character
- Designed as a quiet, premium retreat from the urban environment
- Carefully selected premium materials and top-tier craftsmanship throughout



The Culinary Experience

The open-plan kitchen concept flows seamlessly into the dining zone. Every detail is designed for a sophisticated culinary experience.

- Fully integrated appliances included in the turnkey delivery
- Custom fluted island detailing with continuous marble backsplashes
- Statement pendant lighting creating a distinct dining zone within the open floorplan
- High-quality hardware and worktop materials throughout



Spa-Inspired Bathrooms

Every bathroom is designed to transform the daily routine into a luxury experience — where premium fixtures meet natural stone finishes.

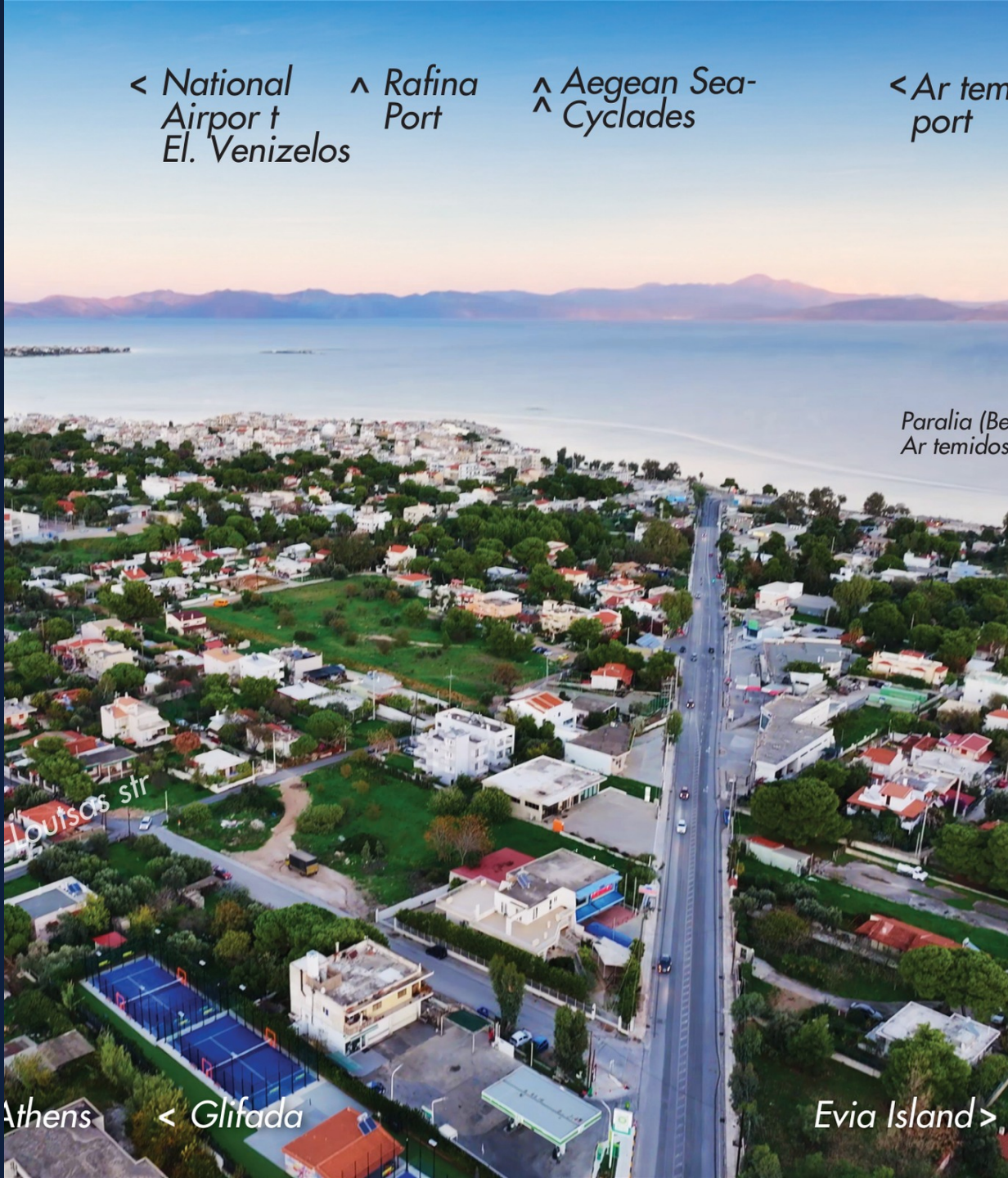
- Floor-to-ceiling veined marble tiling — the highest quality standards
- Integrated wooden vanity systems and recessed architectural shelving
- Top-grade fixtures delivering a spa-quality experience
- Each unit features its own individual bathroom configuration



INVESTMENT ADVANTAGES

Earn EU Residency with the Greek Golden Visa

€250,000+	Units I1, I2, I3 qualify for the GV250 Greek Golden Visa
Schengen	EU residency permit granting free travel within the Schengen Area
Turnkey	Zero maintenance, fully equipped — ready to rent or occupy immediately
Rental Yield	High and stable rental demand in a transit hub location



PROJECT DETAILS

Floor Plans

LONDONIST INVESTMENTS

SEMI BASEMENT

Apartment

Y1/I1: $35.31+63.61=98.92 \text{ m}^2$

Y2/I2: $32.04+36.51=68,55 \text{ m}^2$

Y3/I3: $33.08+34.08=67,16 \text{ m}^2$



GROUND FLOOR

Apartment

Y1/I1: $35.31 + 63.61 = 98.92 \text{ m}^2$

Garden: 82.49 m^2

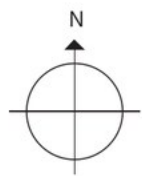
Balcony: 21.06 m^2

Y2/I2: $32.04 + 36.51 = 68,55 \text{ m}^2$

Garden: 29.75 m

Y3/I3: $33.08 + 34.08 = 67,16 \text{ m}^2$

Garden: $21.17 + 64.15 \text{ m } 85.32\text{m}^2$



FIRST FLOOR

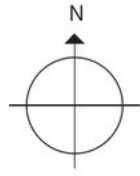
Apartment A1: 59.69 m²

Balcony: 67.17 m²



ROOF TOP TERRACE

RooftopGarden: 63.14 m²



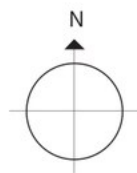
MAISONNETTE 1

Apartment

Y1/I1: $35.31 + 63.61 = 98.92 \text{ m}^2$

Garden: 82.49 m^2

Balcony: 21.06 m^2



Y1: SEMI BASEMENT FLOOR



GROUND FLOOR

MAISONNETTE 2

Apartment

Y2/I2: $32.04 + 36.51 = 68,55 \text{ m}^2$
Garden: 29.75 m



Y2: SEMI BASEMENT FLOOR

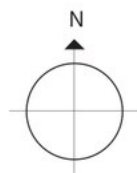


GROUND FLOOR

MAISONNETTE 3

Apartment

Y3/I3: $33.08 + 34.08 = 67,16 \text{ m}^2$
Garden: $21.17 + 64.15 \text{ m}$ 85.32 m^2



Y3: SEMI BASEMENT FLOOR



GROUND FLOOR

LONDONIST INVESTMENTS

Reserve Your Place at Artemida Today

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