

MOSCHATO • ATHENS RIVIERA

MOSCHATO SUN RESIDENCE

*Walking distance from the Niarchos Cultural Centre
— private-garden living in Athens' sunniest seaside
neighbourhood.*

29

UNITS

2

FLOORS

1+1

TYPE

Moschato, Athens Riviera — Greece



ABOUT THE PROJECT

Sunlit Living on the Athens Riviera

Moschato Sun Residence rises within walking distance of the Stavros Niarchos Foundation Cultural Centre (SNFCC), in Moschato — one of Athens' fastest-rising seaside neighbourhoods. Spread across a ground floor and two upper floors, the project offers 29 modern 1-bedroom apartments, each with its own private garden or balcony.

Delivered turnkey with zero-maintenance construction quality and dedicated storage space, the project is designed to be both an ideal home and a strong investment opportunity.

Q1 2028

COMPLETION

**Golden
Visa**

EU RESIDENCY

€251,000+

STARTING PRICE

YUNANISTAN INVESTMENTS



LOCATION

Minutes from the Heart of Athens

900m

Aenaon Mediterranean Park

1.5km

SN Cultural Centre — **National Library & National Opera**

2km

Faliro Olympic Complex

2.2km

Marina Kallithea

3km

Marina Flisvos

4km

Piraeus Port

7.5km

Syntagma Square — Athens City Centre



PROJECT ADVANTAGES

Why Moschato Sun Residence?

- **Prime Location:** Walking distance from all main facilities and the Aegean seaside; just 1.5 km from the SN Cultural Centre, National Library and National Opera.
- **Strong Investment:** Situated next to Syngrou and Poseidon Avenues, with direct connection to Athens' historical centre and the Ellinikon Metropolitan Park.
- **Private Garden & Storage:** Ground-floor units come with a private garden, and every unit includes dedicated storage space.
- **Golden Visa Eligible:** A property investment in Greece that grants EU residency and free movement across the Schengen Area.



LIVING SPACES

Modern Comfort, Warm Details

Every apartment is designed with natural tones and carefully chosen materials — spacious living areas, functional kitchens and bright bedrooms bring a warm, modern atmosphere to everyday life.



YUNANISTAN INVESTMENTS



FLOOR PLANS

Unit Layouts & Dimensions

Detailed layouts and square-metre breakdowns for every 1-bedroom apartment across the ground floor, 1st floor and 2nd floor.

FLOOR PLAN

Ground Floor

9 units • private garden

Unit	Covered	Garden	Total
GF1	37 m ²	18 m ²	55 m ²
GF2	39 m ²	18 m ²	57 m ²
GF3	39 m ²	18 m ²	57 m ²
GF4	40 m ²	18 m ²	58 m ²
GF5	38 m ²	19 m ²	57 m ²
GF6	37 m ²	19 m ²	56 m ²
GF7	37 m ²	20 m ²	57 m ²
GF8	37 m ²	21 m ²	58 m ²
GF9	36 m ²	22 m ²	58 m ²

All units are 1-bedroom, 1-bathroom. Dimensions subject to ±5% tolerance.



FLOOR PLAN

1st Floor

10 units • balcony

Unit	Covered	Balcony	Total
A1	33 m ²	7 m ²	40 m ²
A2	34 m ²	5 m ²	39 m ²
A3	34 m ²	5 m ²	39 m ²
A4	34 m ²	5 m ²	39 m ²
A5	36 m ²	5 m ²	41 m ²
A6	38 m ²	6 m ²	44 m ²
A7	37 m ²	7 m ²	44 m ²
A8	37 m ²	7 m ²	44 m ²
A9	37 m ²	7 m ²	44 m ²
A10	37 m ²	7 m ²	44 m ²

All units are 1-bedroom, 1-bathroom. Dimensions subject to ±5% tolerance.



FLOOR PLAN

2nd Floor

10 units • balcony

Unit	Covered	Balcony	Total
B1	33 m ²	7 m ²	40 m ²
B2	34 m ²	5 m ²	39 m ²
B3	34 m ²	5 m ²	39 m ²
B4	34 m ²	5 m ²	39 m ²
B5	36 m ²	5 m ²	41 m ²
B6	38 m ²	6 m ²	44 m ²
B7	37 m ²	7 m ²	44 m ²
B8	37 m ²	7 m ²	44 m ²
B9	37 m ²	7 m ²	44 m ²
B10	37 m ²	7 m ²	44 m ²

All units are 1-bedroom, 1-bathroom. Dimensions subject to ±5% tolerance.



UNIT OPTIONS & PRICING

Price & Availability

Prices are in Euros (€) and include VAT. Availability is subject to change based on the latest update.

Unit	Floor	Covered	Bal./Garden	Total	Status	Price
GF1	Ground	37 m ²	18 m ²	55 m ²	Available	€255,000
GF2	Ground	39 m ²	18 m ²	57 m ²	Available	€266,000
GF3	Ground	39 m ²	18 m ²	57 m ²	Available	€266,000
GF4	Ground	40 m ²	18 m ²	58 m ²	Available	€272,000
GF5	Ground	38 m ²	19 m ²	57 m ²	Under Negotiation	€258,000
GF6	Ground	37 m ²	19 m ²	56 m ²	Available	€251,000
GF7	Ground	37 m ²	20 m ²	57 m ²	Available	€251,000
GF8	Ground	37 m ²	21 m ²	58 m ²	Available	€251,000
GF9	Ground	36 m ²	22 m ²	58 m ²	Available	€251,000
A1	1st	33 m ²	7 m ²	40 m ²	Available	€251,000
A2	1st	34 m ²	5 m ²	39 m ²	Available	€256,000
A3	1st	34 m ²	5 m ²	39 m ²	Reserved	—
A4	1st	34 m ²	5 m ²	39 m ²	Reserved	—
A5	1st	36 m ²	5 m ²	41 m ²	Reserved	—

Unit	Floor	Covered	Bal./Garden	Total	Status	Price
A6	1st	38 m ²	6 m ²	44 m ²	Available	€270,000
A7	1st	37 m ²	7 m ²	44 m ²	Available	€263,000
A8	1st	37 m ²	7 m ²	44 m ²	Available	€263,000
A9	1st	37 m ²	7 m ²	44 m ²	Available	€263,000
A10	1st	37 m ²	7 m ²	44 m ²	Available	€263,000
B1	2nd	33 m ²	7 m ²	40 m ²	Reserved	—
B2	2nd	34 m ²	5 m ²	39 m ²	Under Negotiation	€260,000
B3	2nd	34 m ²	5 m ²	39 m ²	Under Negotiation	€260,000
B4	2nd	34 m ²	5 m ²	39 m ²	Under Negotiation	€260,000
B5	2nd	36 m ²	5 m ²	41 m ²	Reserved	—
B6	2nd	38 m ²	6 m ²	44 m ²	Available	€275,000
B7	2nd	37 m ²	7 m ²	44 m ²	Available	€268,000
B8	2nd	37 m ²	7 m ²	44 m ²	Available	€268,000
B9	2nd	37 m ²	7 m ²	44 m ²	Available	€268,000
B10	2nd	37 m ²	7 m ²	44 m ²	Available	€268,000

Available

Reserved

Under Negotiation

INVESTMENT ADVANTAGES

Why Invest in Moschato Sun Residence?

Golden Visa Programme

A property investment in Greece that grants EU residency and free movement across the Schengen Area.

Prestigious Location

Walking distance from the Niarchos Cultural Centre (SNFCC), in Moschato — a rising seaside neighbourhood of the Athens Riviera.

Private Garden & Storage

Private gardens on the ground floor, dedicated storage in every unit — a comfortable, practical way of living.

Turnkey Investment

Q1 2028 completion with zero-maintenance, brand-new construction — ready to rent or move into.



Reserve Your Place at Moschato Sun Residence Today

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