

NEA ERYTHRAIA • KIFISSIA

# North Garden Complex

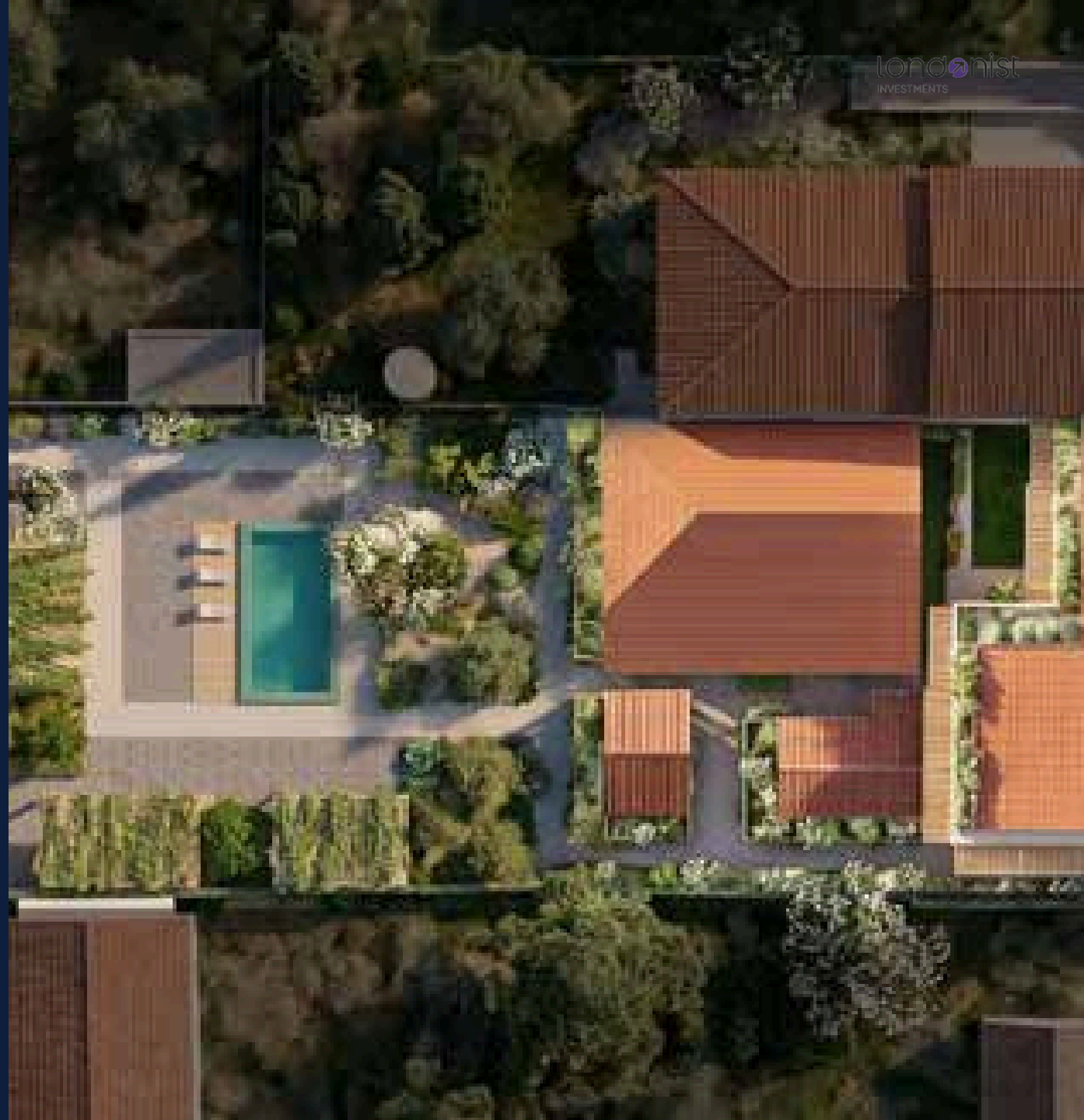
A modern living and investment community in  
Kifissia's prestigious district, immersed in nature.

**€250,000**

**Q1 2028**

HANDOVERDATE

**Golden Visa**



## ABOUT THE PROJECT

# A Modern Living Community in Kifissia's Rising District

North Garden Complex is a modern residential development of 37 apartments rising in Nea Erythraia, one of Athens' most prestigious northern suburbs. Units range from 25–60 m<sup>2</sup> and are delivered fully furnished, with all appliances included.

Designed around the philosophy of reimagining existing structures, the project offers dual-aspect, bright and well-lit living spaces at the crossing point of a quiet street and a green park.

- 37 apartments — unit sizes ranging from 25–60 m<sup>2</sup>
- Fully furnished, turn-key delivery
- Private garden option for every apartment
- Dual-aspect setting: quiet street and green park views



LOCATION

# In Athens' Most Prestigious Northern Suburb

*Nea Erythraia, Kifissia — Athens*

10min

Kifissia Metro Station

30min

Athens International Airport

40min

Athens City Center

40min

Piraeus Port

Known for its tree-lined streets, local cafés and relaxed pace of life, Nea Erythraia offers easy access to parks, shopping and international schools — one of Athens' most sought-after neighborhoods.



## COMMON AREAS

# A Unique Living Experience in Athens

With 1,380m<sup>2</sup> of carefully landscaped private grounds, the project offers an outdoor living experience rarely found in Athens.

1,380 m<sup>2</sup> of carefully landscaped private gardens

Swimming pool, outdoor fitness area and BBQ lounge

17 secure parking spaces

Private garden option for every apartment

Seating and lounge areas under the pergola



## COMMON AREAS

# Social & Fitness Areas

An outdoor fitness area and BBQ lounge under the pergola make for an active, sociable lifestyle all year round.



**Outdoor Fitness Area**



**BBQ Lounge**

#### PRIVATE LIVING SPACES

## A Private Garden for Every Home

Most ground-floor apartments open directly onto their own private garden. Residents can enjoy morning coffee in their own green space, or spend evenings outdoors with friends.

- Private garden for most ground-floor apartments
- Landscaped, privacy-shielded green spaces
- Dedicated outdoor living on the quiet street side



FLOOR PLAN

# Ground Floor



Units 6, 9–24 are eligible for the Golden Visa · Units 1–5 and 7–8 are offered for investment purposes

FLOOR PLAN

# First Floor



All first-floor units are offered for investment purposes

## LIVING SPACES

# Warm, Modern and Comfortable Interiors

Each apartment offers its own lifestyle— with a private garden and fully furnished delivery.



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## PROJECT FEATURES

# Fully Furnished Delivery

### Furniture

Bed & base

Bedside shelving

Bathroom furniture

Console or desk

Armchair / pouf

Wardrobe

Sofa set

Coffee table Dining  
set

Curtains

### Appliances

TV & TV unit

Air conditioning

Refrigerator

Oven

Hob

Extractor hood

Dishwasher

Washing machine

### Other

LED-lit mirror

Bathroom fixtures

Water heaters

Shower cabin

Kitchen cabinetry

Italian & Spanish tiling

# Gain European Residency with the Golden Visa

## Golden Visa Eligibility

- Ground-floor units 6, 9–24 are eligible for Golden Visa investment
- Units 1–5 and 7–8 are offered for investment purposes
- Schengen residence permit granting free travel within the EU

## Deal Structure

- 10% deposit to reserve the unit
- SPA (sale contract) signed upon building permit approval
- Discounted pre-sale pricing
- Flexible payment plan; eligible for mortgage financing

## Handover Date

- Q1 2028
- Delivered fully furnished, appliances included



# North Garden Complex

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