



TAVROS · ATHENS

Tavros Serenity Residence

A turnkey residential and investment project in Tavros,
connected to central Athens by metro.

From €260,000

Delivery June 2027

Golden Visa



ABOUT THE PROJECT

A Boutique, Modern Residence in Tavros

Tavros Serenity Residence is a boutique residential building of ground + 3 floors in Tavros, south Athens, between Kallithea and Piraeus. Brand new and ultra-modern, it offers maintenance-free, turnkey apartments.

Compact layouts of 44–52 m² are designed to maximise rental yield per square metre in this high-demand transit hub.

- 20 apartments over ground + 3 floors
- 1-bedroom and 1-bedroom + study layouts
- Turnkey delivery with integrated SMEG appliances
- Just a 1-minute walk to Kallithea metro station



LOCATION

Just a 1-Minute Walk to the Metro

1 min Athens **Kallithea Metro Station (Line 1 / ISAP)**

Only a 1-minute walk
Faliro · Coastline

2 stops

Stavros Niarchos Cultural Center, Peace & Friendship Stadium

3 stops

Port of Piraeus

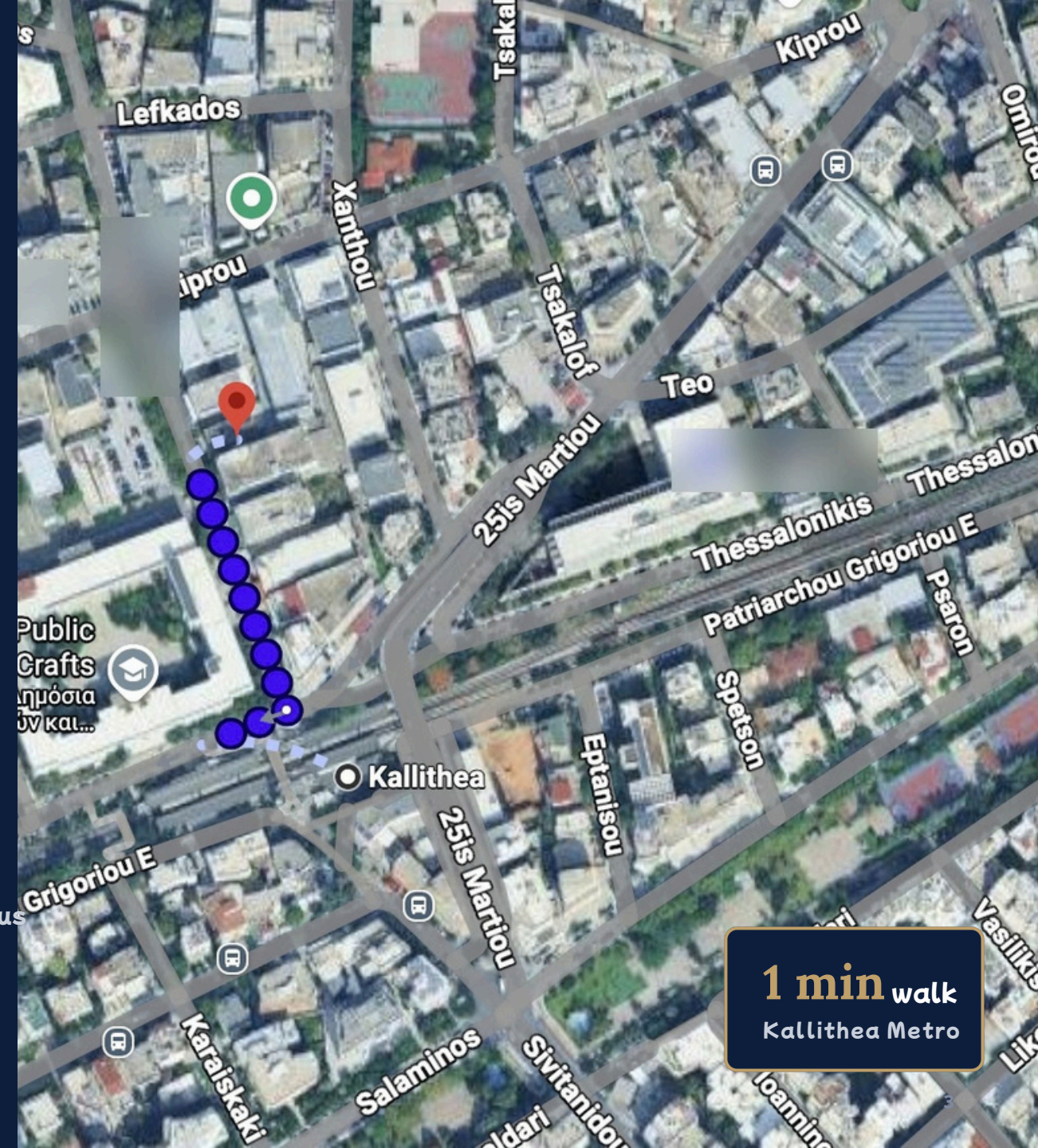
Ferry connections to the islands

4 stops

Monastiraki · Central Athens

Acropolis, Plaka and the historic centre

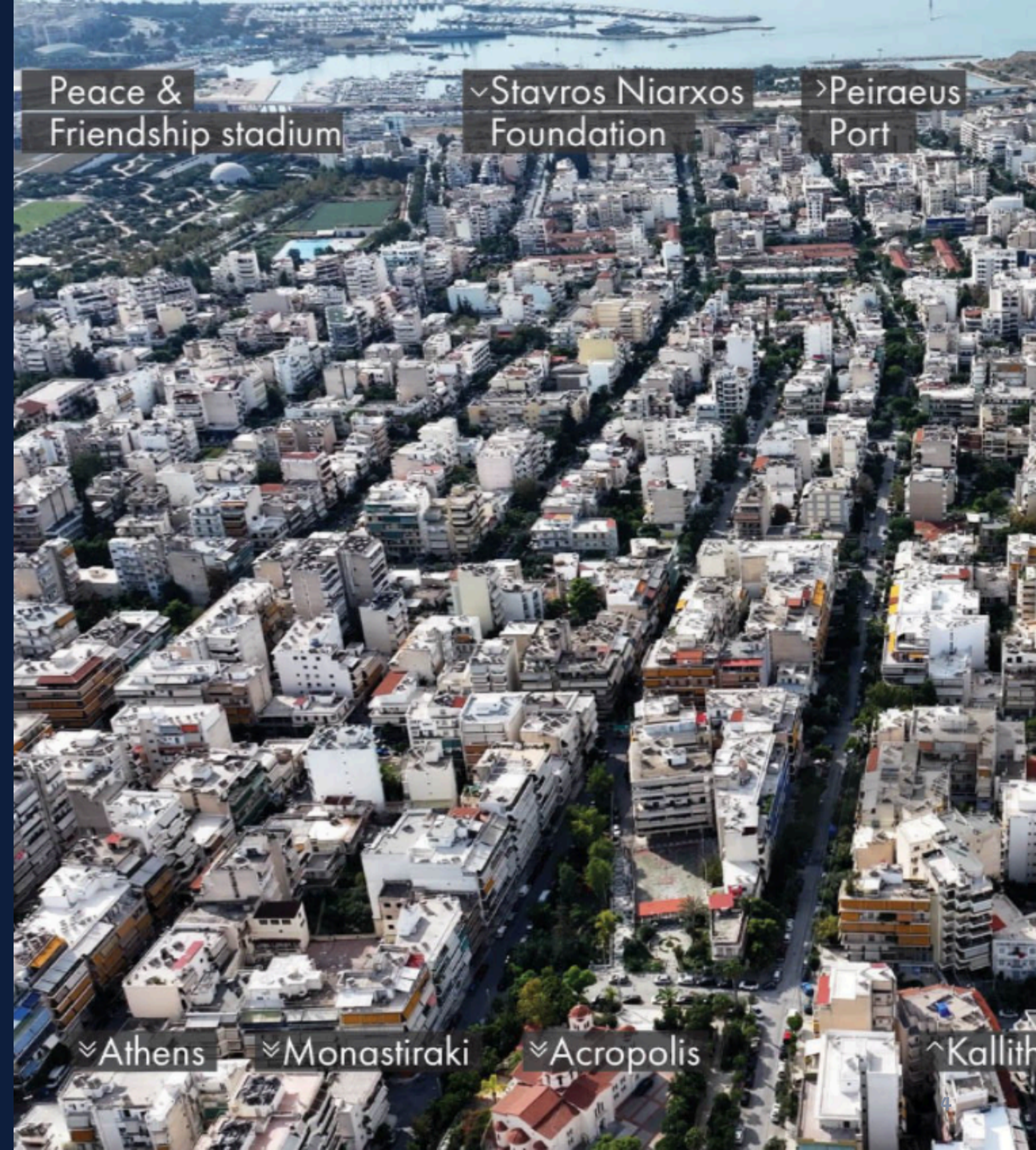
On a single metro line, central Athens, the coastline and the Port of Piraeus are just minutes away.



SURROUNDINGS

Culture, Education and Transport

- 01 **Stavros Niarchos Foundation Cultural Center**
Opera, national library and expansive parkland
Hellenic Cosmos Cultural Centre
- 02 **Museum, theatre and immersive history experiences**
- 03 **New York College**
Higher education and academic programmes
- 04 **Bus and trolley routes**
Connections to central Athens, Kallithea, Moschato and Piraeus





INVESTMENT THESIS

An Asset Built for Golden Visa Investment

The Pathway **EU Residency**

Aseamless real estate investment structured to meet the threshold requirements of the Greek Golden Visa programme.

The Asset **Turnkey Luxury**

Brand-new, ultra-modern construction in Tavros. No near-term maintenance, striking architecture and premium interior finishes.

The Return **Optimised Yields**

44–52 m² layouts maximise rental yield per square metre in a high-demand transit hub, with sustained capital appreciation driven by urban regeneration.

Façade and Unit Locations



Uncompromising Urban Comfort



- Floor-to-ceiling modern wardrobes offering extensive concealed storage
- Acoustic and visual warmth via custom slatted wood wall accents
- Designed as a quiet, premium retreat from the urban environment



The Culinary Experience



- Integrated SMEG appliances included in turnkey delivery
- Custom fluted island detailing and continuous marble backsplashes
- Statement pendant lighting creating a distinct dining zone within the open plan

Spa-Inspired Bathrooms



- **Top-grade amenities**
Comfort to the highest standards
- **Premium finishes**
Floor-to-ceiling veined marble tiling
- **Custom storage**
Integrated wooden vanity systems and recessed architectural shelving

FLOOR PLAN

Ground Floor



Available units: 13, 14, 15

FLOOR PLAN

First Floor



Available units: A1, A4, A5

FLOOR PLAN

Second Floor



Available units: B3, B5

FLOOR PLAN

Third Floor



Available units: C4, C5

GROUND FLOOR

Apartment I3

Available

Type 1 Bedroom + Study

Internal Area 47.60 m²

Balcony —

Total Area 47.60 m²

Price

€272,000



GROUND FLOOR

Apartment I4

Available

Type 1 Bedroom + Study

Internal Area 52.00 m²

Balcony —

Total Area 52.00 m²

Price

€300,000



GROUND FLOOR

Apartment I5

Available

Type 1 Bedroom

Internal Area 44.77 m²

Balcony —

Total Area 44.77 m²

Price

€260,000



FIRST FLOOR

Apartment A1

Available

Type 1 Bedroom + Study

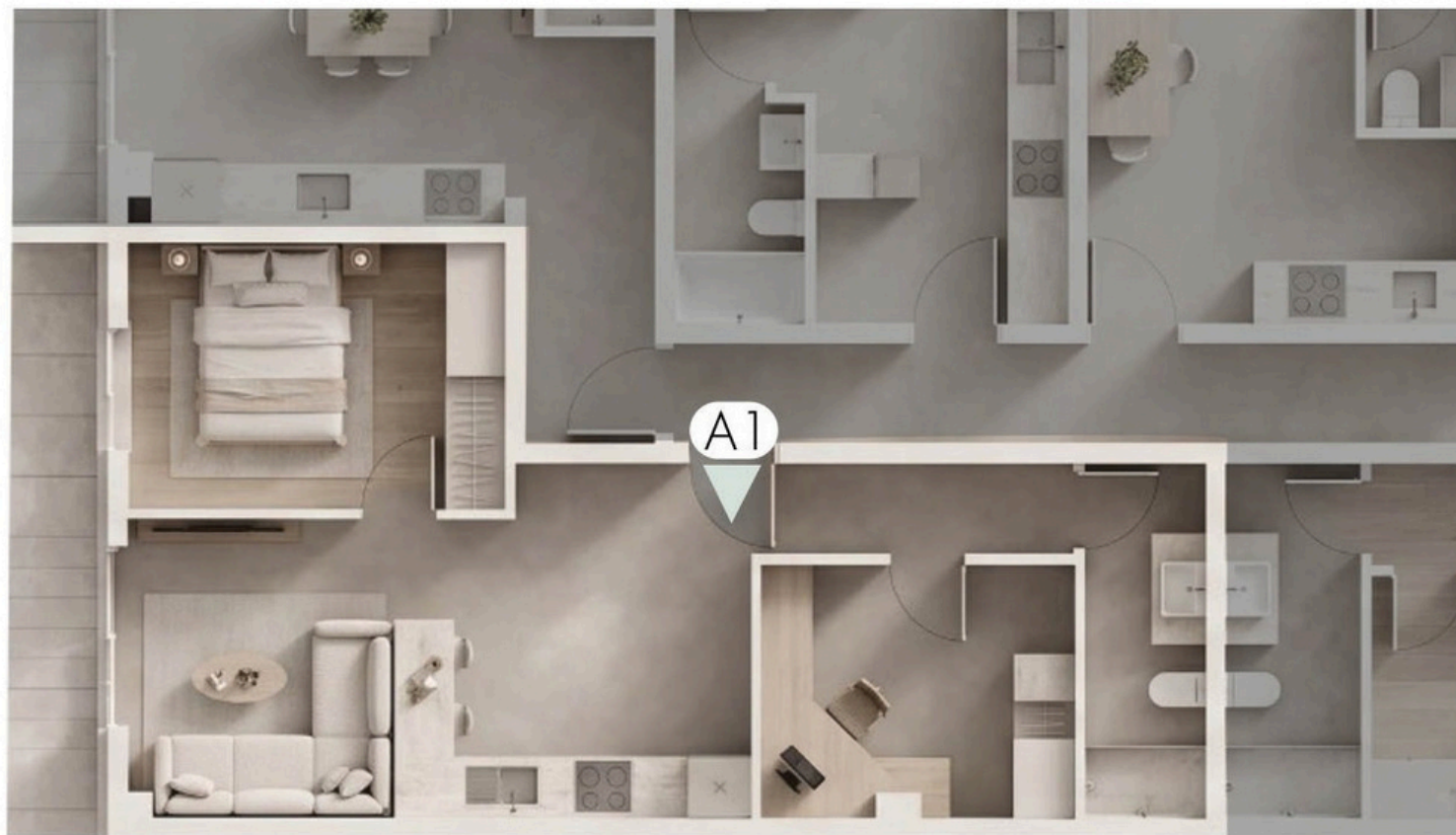
Internal Area 51.82 m²

Balcony 5.87 m²

Total Area 57.69 m²

Price

€302,000



FIRST FLOOR

Apartment A4

Available

Type 1 Bedroom + Study

Internal Area 48.77 m²

Balcony 6.08 m²

Total Area 54.85 m²

Price

€283,000



FIRST FLOOR

Apartment A5

Available

Type 1 Bedroom

Internal Area 47.84 m²

Balcony 3.00 m²

Total Area 50.84 m²

Price

€286,000



SECOND FLOOR

Apartment B3

Available

Type 1 Bedroom

Internal Area 44.30 m²

Balcony 3.41 m²

Total Area 47.71 m²

Price

€267,000



SECOND FLOOR

Apartment B5

Available

Type 1 Bedroom

Internal Area 47.84 m²

Balcony 3.00 m²

Total Area 50.84 m²

Price

€289,000



THIRD FLOOR

Apartment C4

Available

Type 1 Bedroom + Study

Internal Area 48.77 m²

Balcony 6.08 m²

Total Area 54.85 m²

Price

€291,000



THIRD FLOOR

Apartment C5

Available

Type 1 Bedroom

Internal Area 47.84 m²

Balcony 3.00 m²

Total Area 50.84 m²

Price

€293,000



Secure EU Residency with the Golden Visa

Golden Visa Eligibility

- Project structured to meet Golden Visa programme requirements
- Schengen residence permit with free travel within the EU
- Rental income potential in a high-demand area

Turnkey Delivery

- Integrated SMEG appliances
- Marble bathroom finishes and custom wood detailing
- Floor-to-ceiling wardrobes and built-in storage

Delivery Date

- June 2027
- Brand-new, maintenance-free building

Tavros Serenity Residence

