



GERAKAS • NORTHEAST ATHENS

GERAKAS LUXURY RESIDENCE

*15 minutes from the airport and right beside
international schools — modern living in one of
Athens' most prestigious northern suburbs.*

15

APARTMENTS

1-2

BEDROOMS

15

PARKING SPACES

Gerakas, Athens — Greece



ABOUT THE PROJECT

Turnkey Luxury in Gerakas

Gerakas Luxury Residence is in Gerakas, northeast of Athens — an area known for its orderly urban planning and green spaces. Arranged over a garden level, ground floor and two upper floors, the project offers 15 modern one- and two-bedroom apartments, each with a private garden, veranda or balcony.

New, zero-maintenance construction, striking architectural design, premium interior finishes and a dedicated parking space for every apartment make the project both a comfortable home and a strong rental-income opportunity.

September 2027

DELIVERY DATE

Golden Visa

EU RESIDENCE
PERMIT

€277,100+

STARTING PRICE

LONDONIST INVESTMENTS



LOCATION

Close to the City, Airport & Schools

A6

AttikiOdosMotorway — instant access

M3

Doukissis Plakentias Metro & Suburban Railway interchange

15min

Athens International Airport

School

Athens' leading international schools

Park

Parks, wide avenues and green open spaces

Shops

Supermarkets, bakeries, organic markets and boutique cafés

Work

Growing technology and business hubs



PROJECT HIGHLIGHTS

Why Gerakas Luxury Residence?

- **Prestigious Area:** Gerakas is one of northeast Athens' most sought-after residential areas, with low-rise architecture, clean air and some of the safest neighbourhoods in Attica.
- **Excellent Transport:** The Attiki Odos motorway, the Doukissis Plakentias metro interchange and Athens International Airport just 15 minutes away.
- **Garden, Veranda & Parking:** Private gardens for garden-level and ground-floor apartments; a dedicated parking space for every unit.
- **Golden Visa Eligible:** EU residence through real estate investment in Greece, with free movement across the Schengen Area.





THE AREA

A Neighbourhood in Demand

Gerakas has quickly become one of the most prestigious residential areas in northeast Athens. Strict urban planning, elegant low-rise architecture and generous green spaces make it feel a world away from the bustle of the city centre.

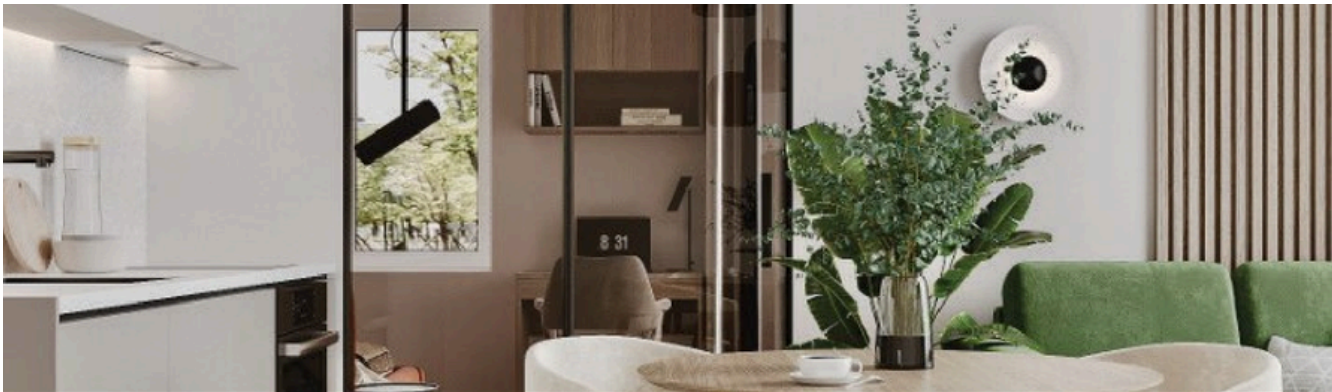
Effortless Everyday Living

Step outside and boutique bakeries, organic markets and lively cafés are only moments away. For families, the location is ideal — right inside the education corridor that is home to Athens' best international schools.

LIVING SPACES

Modern Comfort, Warm Details

Every apartment is designed in natural tones with carefully selected materials — kitchens delivered with built-in appliances, marble accents and wood textures bring a warm, modern atmosphere to everyday life.



LONDONIST INVESTMENTS



06



INTERIORS

Quality in Every Detail

Kitchen Experience

Built-in appliances included at handover, seamless marble splashbacks and pendant lighting that defines the dining area.

Premium Materials

Floor-to-ceiling veined marble-effect tiling in the bathrooms, with integrated wooden vanity units and recessed shelving.

Smart Storage

Modern floor-to-ceiling built-in wardrobes provide generous, concealed storage.

Warm Textures

Custom wooden slat wall details add both acoustic and visual warmth — a calm retreat from city life.

FLOOR PLANS

Apartment Layouts and Sizes

Layouts and floor areas for everyone and two-bedroom apartment on the garden level, ground floor, 1st floor and 2nd floor.

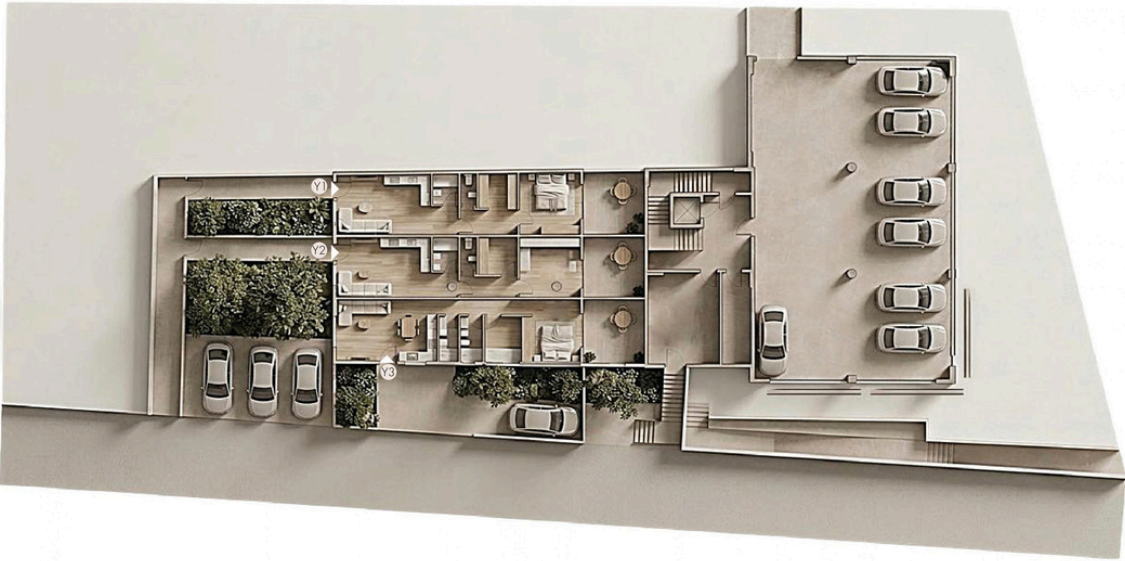
FLOOR PLAN

Ground Floor — Y Units

3 units • garden level • private veranda

Unit	Type	Bath	Indoor	Veranda	Garden	Total
Y-1	1-bed	2	62.56 m ²	15.76 m ²	35.79 m ²	114.11 m ²
Y-2	2-bed	1	58.09 m ²	14.16 m ²	33.73 m ²	105.98 m ²
Y-3	2-bed	2	64.26 m ²	14.87 m ²	—	79.13 m ²

Areas are subject to a ±5% tolerance. Each apartment includes 1 parking space.



FLOOR PLAN

Ground Floor — I Units

4 units • private gardens

Unit	Type	Indoor	Balcony	Garden	Total
I-1	1-bed	65.20 m ²	1.60 m ²	9.49 m ²	76.29 m ²
I-2	2-bed	61.87 m ²	—	77.05 m ²	138.92 m ²
I-3	2-bed	61.24 m ²	—	53.92 m ²	115.16 m ²
I-4	2-bed	62.14 m ²	—	13.93 m ²	76.07 m ²

Areas are subject to a ±5% tolerance. Each apartment includes 1 parking space.



FLOOR PLAN

1st Floor

4 units • balconies

Unit	Type	Indoor	Balcony	Total
A-1	1-bed	65.20 m ²	3.20 m ²	68.40 m ²
A-2	2-bed	61.87 m ²	4.80 m ²	66.67 m ²
A-3	2-bed	61.24 m ²	4.80 m ²	66.04 m ²
A-4	2-bed	62.14 m ²	3.20 m ²	65.34 m ²

Areas are subject to a ±5% tolerance. Each apartment includes 1 parking space.



FLOOR PLAN

2nd Floor

4 units • balconies • solar atrium

Unit	Type	Indoor	Balcony	Total
B-1	1-bed	60.77 m ²	3.20 m ²	63.97 m ²
B-2	2-bed	61.87 m ²	4.80 m ²	66.67 m ²
B-3	2-bed	60.10 m ²	4.80 m ²	64.90 m ²
B-4	2-bed	62.54 m ²	3.20 m ²	65.74 m ²

Areas are subject to a ±5% tolerance. Each apartment includes 1 parking space.



INVESTMENT ADVANTAGES

Why Invest in Gerakas Luxury Residence?

Golden Visa Programme

EU residence permit through real estate investment in Greece, with free movement across the Schengen Area.

Prime Location

In Gerakas, one of northeast Athens' most sought-after suburbs — 15 minutes from the airport and right beside international schools.

Optimised Rental Yield

Smartly sized, functional layouts designed to maximise rental income per square metre.

Turnkey Investment

New, zero-maintenance construction delivered in September 2027 with built-in appliances — ready to rent out or move into.



Atina Ofisi

Leof. Andrea Siggrou 80-88, Atina 117 41, Yunanistan

+30 210 923 75 51

greece@londonistinvestments.com

İstanbul Ofisi

Fulya Mah. Büyükdere Cad. Torun Center A Blok No: 74A İç Kapı No: 132,
Şişli/İstanbul

+90 212 705 63 69

info@londonistinvestments.com