

Aurea
DESIGN & ESTATE

THE RESIDENCE COLLECTION

ALIMOS, ATHENS RIVIERA

Hestia Grove

Sea-view boutique residences in Alimos

PRICE	AVAILABILITY	RESIDENCE SIZES	GOLDEN VISA
From €863,000	6 of 6 units	120–130.4 m²	€800,000 Zone A route

AUREA DESIGN & ESTATE

Where Architecture Becomes Permanence

We design, develop, and deliver residences across time.

Aurea Design & Estate is a boutique architecture, interior design, and property advisory firm based in Athens. We combine European design sensibility with deep knowledge of the Greek real estate market.

Aurea stands at the meeting point of architecture, interiors, and lived experience. We are a design-led development studio, part creative practice, part advisory, shaping residential projects across Greece for individuals and families who value precision, beauty, and a life rooted in place.

ARCHITECTURE INTERIOR DESIGN PROPERTY ADVISORY ATHENS, GREECE

We Build What Already Belongs Here.

Architecture & Design

Spatial design, material specification, construction oversight, and interior styling, concept to keys in hand.

Golden Visa

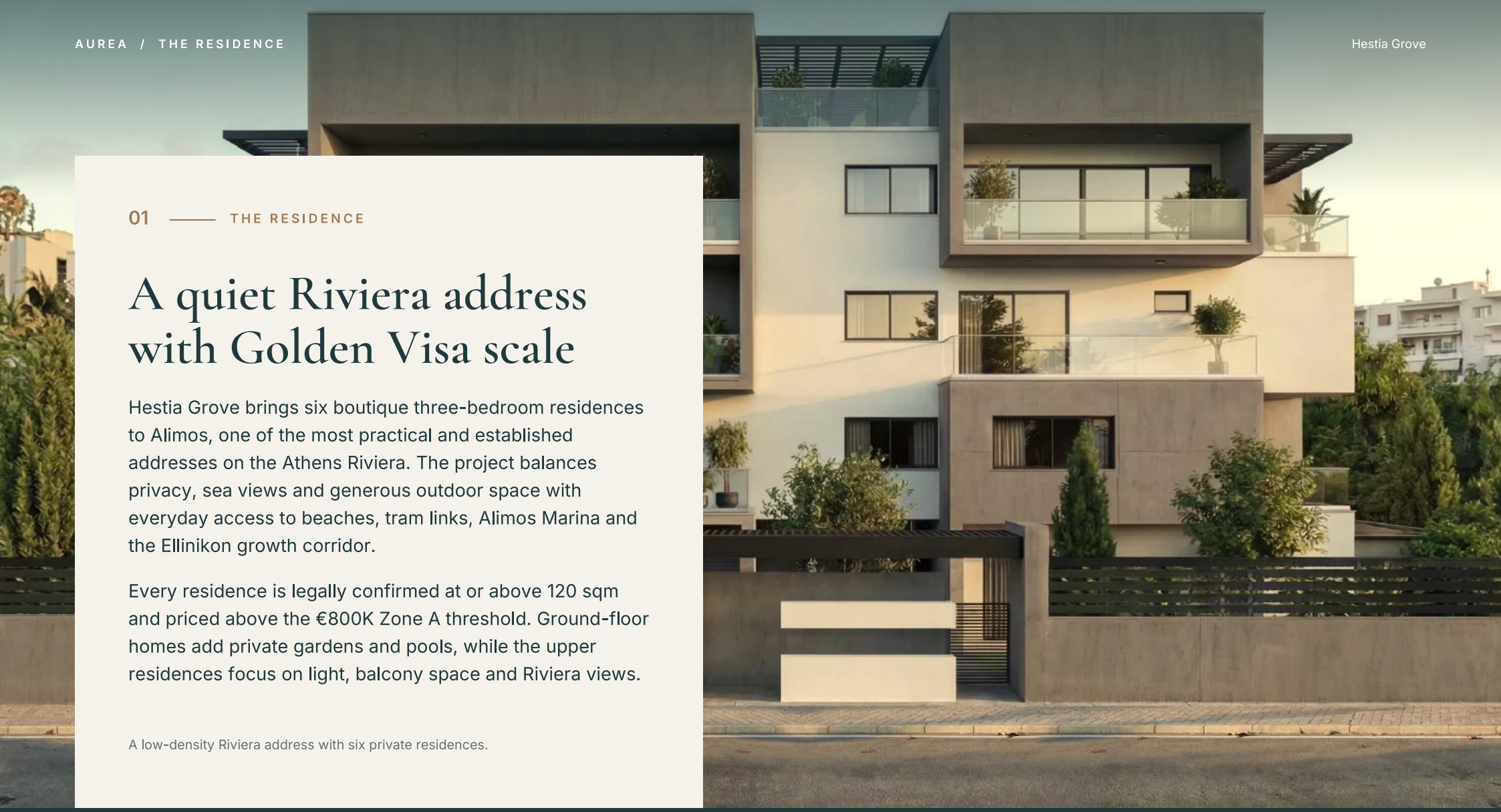
Property selection, legal coordination, and permit processing for EU residency through investment.

Acquisition Advisory

Sourcing, negotiation, contract coordination, and closing support for international buyers.

Lifestyle & Concierge

Family travel, wellness retreats, relocation support, and day-to-day living, curated for those making Greece home.



01 — THE RESIDENCE

A quiet Riviera address with Golden Visa scale

Hestia Grove brings six boutique three-bedroom residences to Alimos, one of the most practical and established addresses on the Athens Riviera. The project balances privacy, sea views and generous outdoor space with everyday access to beaches, tram links, Alimos Marina and the Ellinikon growth corridor.

Every residence is legally confirmed at or above 120 sqm and priced above the €800K Zone A threshold. Ground-floor homes add private gardens and pools, while the upper residences focus on light, balcony space and Riviera views.

A low-density Riviera address with six private residences.

BOUTIQUE RESIDENCES	BEDROOMS PER HOME	ENERGY CLASS	POOL GARDEN RESIDENCES
6	3	A	2

02 — SPECIFICATION

Residence Specification

LOCATION	Alimos, Athens Riviera
PROJECT TYPE	Boutique new residential development
PRICE	€863,000–€920,500
PRICE PER M²	Approx. €6,974–€7,423 per interior m²
AVAILABILITY	6 of 6 residences
RESIDENCE SIZES	120–130.4 m² interiors
OUTDOOR SPACE	Private gardens, balconies and pool residences
COMPLETION	2028
DELIVERY	Permit-secured new-build delivery
PARKING	One parking space and storage per residence
AFTER-SALES	Aurea buyer support available
GOLDEN VISA	€800K Zone A qualifying property



SIGNATURE AMENITY	Sea-view boutique residences with parking, storage and elevator
BEST SUITED TO	Athens Riviera family living and Golden Visa buyers
BEDROOMS PER HOME	3
ENERGY CLASS	A
POOL GARDEN RESIDENCES	2

03 —— AMENITIES

Private, Polished and Family-scale



Garden pool residences

The two ground-floor homes include private gardens of 104–123 sqm and private pools.

Parking and storage

Every residence includes one parking space and dedicated storage.

Modern comfort systems

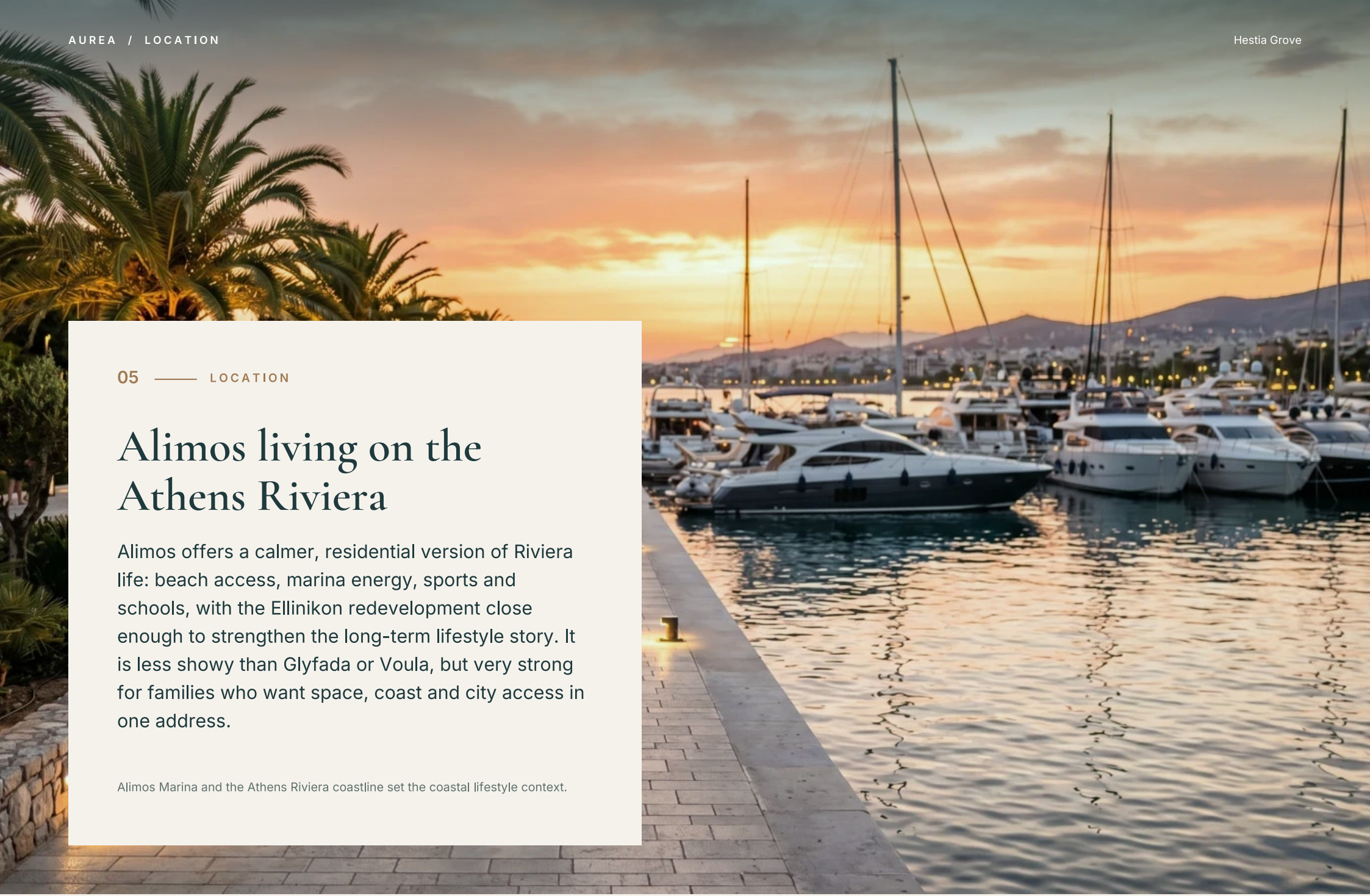
Underfloor heating, ducted air conditioning, solar water heating and security systems support daily living.

Solid wood flooring

Warm solid wood flooring and refined finishes create a softer residential feel.

04 GALLERY





05 — LOCATION

Alimos living on the Athens Riviera

Alimos offers a calmer, residential version of Riviera life: beach access, marina energy, sports and schools, with the Ellinikon redevelopment close enough to strengthen the long-term lifestyle story. It is less showy than Glyfada or Voula, but very strong for families who want space, coast and city access in one address.

Alimos Marina and the Athens Riviera coastline set the coastal lifestyle context.

LOCATION, CONTINUED

Around the Residence

Athens Windsurf	280 m
Akti Tou Iliou Beach	400–650 m
Loutra Alimou Tram	600 m
Local clinic	850 m
International Metropolitan School	950 m
Cine Alimos	900 m
Nalu Café & beach dining	1.1 km
Sports centre	1.1 km
Kalamaki Beach	1.2 km
Local supermarket	1.6 km
Alimos Marina	1.9 km
Alimos Municipal Swimming Pool	1.9 km
Argyroupoli Metro	3.1 km
Flisvos Marina	4.5 km
Glyfada shopping district	5.5 km
The Ellinikon Metropolitan Park	6 km
Voula Beach	8 km
Syntagma Square	9 km
Athens International Airport	28–32 km
Athens Riviera coastal road	Immediate access

Bars show distance 0 to 32 km. The lighter segment reaches the upper end of a range

06 —— FLOOR PLANS

Floor Plans

Garden Pool Residences

Units A and B combine 129–130.4 sqm interiors with private gardens and pools.

Sea-View Upper Residences

Units C–F provide 120+ sqm interiors, balconies and three-bedroom layouts.



Unit A – garden and pool residence.



Unit B – garden and pool residence.

FLOOR PLANS, CONTINUED

Floor Plans



Unit C – upper residence.



Unit D – upper residence.

FLOOR PLANS, CONTINUED

Floor Plans



Unit E – upper residence.



Unit F – upper residence.

07 —— NEIGHBOURHOOD

Coastal Calm, City Connection

Alimos gives Hestia Grove a practical Riviera lifestyle: beaches and marina close by, tram access along the coast, schools and daily services nearby, and the Ellinikon redevelopment shaping the wider south Athens story.



The Ellinikon growth corridor strengthens the long-term south Athens story.

Quiet Alimos streets support a polished everyday lifestyle.

WHY GREECE?

Your Permanent Home in Europe

Greece’s Golden Visa programme grants non-EU nationals a five-year renewable residence permit through qualifying property investment.

Five-year renewable permit

A residence permit granted through qualifying property investment, renewable every five years.

Your family included

The main applicant, their spouse or partner, and dependent children under 21. Parents of the investor may also qualify under certain conditions.

No minimum stay

There is no minimum stay requirement. You simply need to retain ownership of the qualifying property.

Travel across Schengen

Visa-free short stays across the Schengen Area.

A path to citizenship

If you wish to apply for citizenship, a 7-year residency requirement applies.

This residence

€800,000 · Zone A residential route

Greece Gives Every Project Its First Language.

Light moves differently here. Stone carries memory. Wind, salt, shadow, and elevation shape each decision with quiet authority.

Greece isn’t just a place to invest. It’s a place to live, to gather, to slow down.

08 — GOLDEN VISA

INVESTMENT THRESHOLD

€800,000

ROUTE

Zone A residential route

RESIDENCE PRICING

From €863,000

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Golden Visa Route

Hestia Grove is positioned for the Zone A Golden Visa route. Every residence is priced above €800,000 and legally confirmed at or above 120 sqm, giving buyers a clear property profile within the premium Athens threshold.

All residences meet the 120 sqm property criterion.

- Single-property three-bedroom residences
- Permit-secured new-build project

THIS RESIDENCE

AVAILABILITY
6 of 6 units

RESIDENCE SIZES
120–130.4 m²

COMPLETION
2028

LOCATION
Alimos, Athens Riviera

THE AUREA APPROACH

From Conversation to Keys in Hand.

Before we draw, we listen to the site. We return at different hours, different weather, different light. We record what the land already offers before we propose a single line.

Most agencies sell you a property. We design your investment. Our dual expertise in architecture and property advisory means every acquisition is evaluated for both financial performance and design potential.

01

Listening

How you live, what you value

02

Design

Architecture and interiors as a single gesture

03

Investment & Structure

Modelling and acquisition

04

Residency

Golden Visa and regulatory

05

Delivery

Construction to furnishing

06

Handover

Ready for your first morning

Start With a Conversation.

How do you want to feel when you wake up here?

09 — IMPORTANT INFORMATION

Important Information

Investment Disclaimer

The information presented on this page is for informational purposes only and does not constitute investment, legal, or tax advice. Property values, rental yields, and Golden Visa eligibility are subject to market conditions, regulatory changes, and individual circumstances. Past performance and projected returns are illustrative estimates and not guarantees of future results. Prospective investors should seek independent professional advice before making any investment decisions. Aurea Design & Estate is not a licensed investment advisor or financial institution.

Rental Information

Golden Visa properties may be rented on the long-term market. Law 5100/2024 introduced restrictions on short-term rentals for Golden Visa properties. Consult a legal professional for current regulations.

Short-Term Rental Restriction

Under Greek Law 5100/2024, properties acquired under the Golden Visa programme are prohibited from being used for short-term rental (e.g., Airbnb). Violation may result in administrative fines of up to €50,000 and revocation of the residence permit.

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THE RESIDENCE

Hestia Grove

LOCATION

Alimos, Athens Riviera

PRICE

From €863,000

AVAILABILITY

6 of 6 units

RESIDENCE SIZES

120–130.4 m²

10 — CONTACT

Continue the Conversation

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