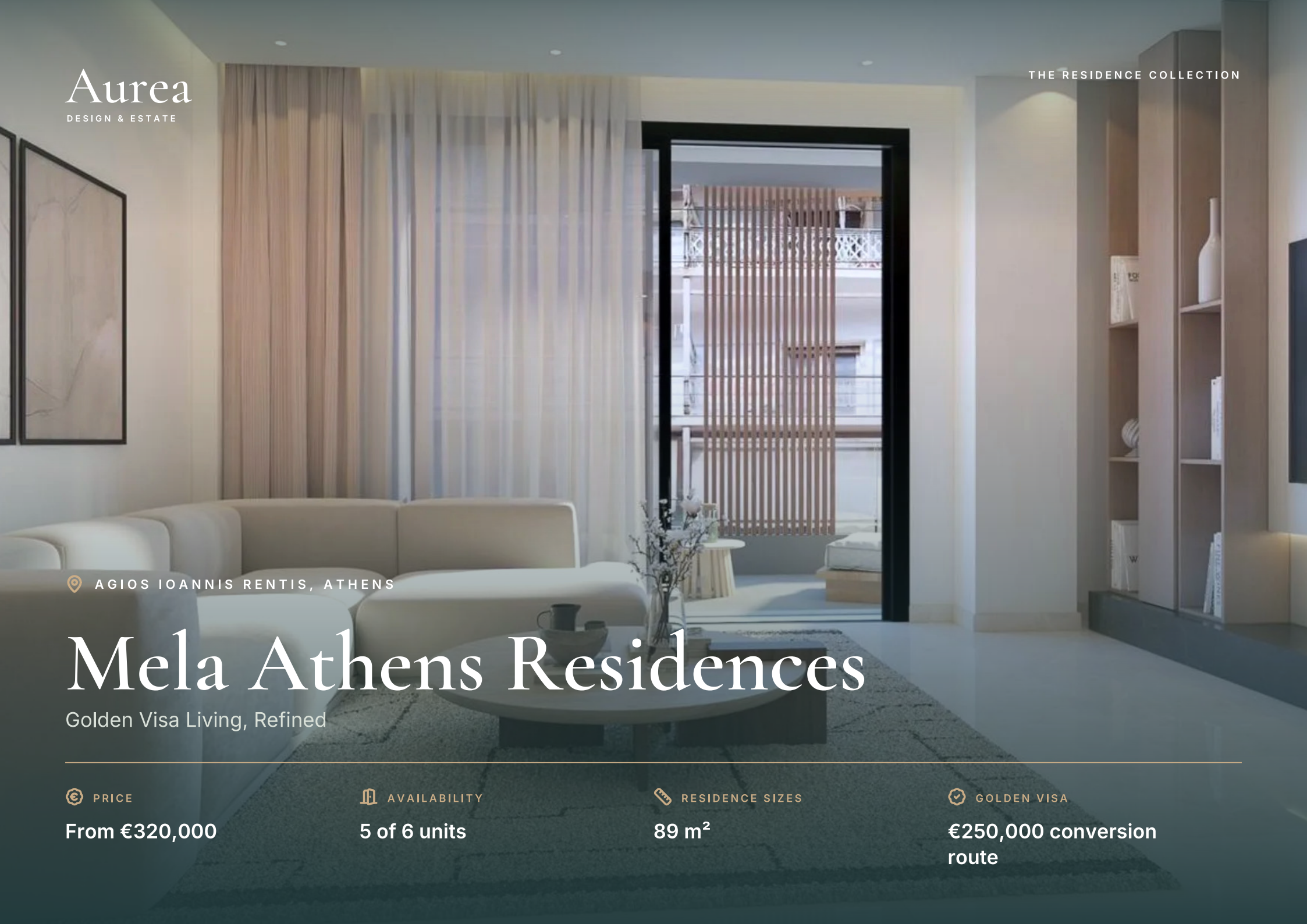


Aurea
DESIGN & ESTATE

THE RESIDENCE COLLECTION

AGIOS IOANNIS RENTIS, ATHENS

Mela Athens Residences

Golden Visa Living, Refined

PRICE	AVAILABILITY	RESIDENCE SIZES	GOLDEN VISA
From €320,000	5 of 6 units	89 m²	€250,000 conversion 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

Contemporary Living in Athens' Emerging West

Once a utilitarian auto workshop, this four-storey structure is being thoughtfully reimagined into an intimate residential enclave of six apartments – five available to investors and one penthouse already reserved. The conversion honours Athens' evolving urban fabric – transforming industrial bones into contemporary luxury with architectural integrity, premium materials, and a restrained aesthetic that speaks to discerning owners and investors alike.

The five available residences are identical 2-bedroom, 2-bathroom layouts across three floors, each offering 89 sqm of intelligent, open-plan living. Featuring floor-to-ceiling indirect lighting, natural marble accents, and custom wood veneer joinery, every unit balances warmth with modernity. The reserved sixth unit (3B) is a smaller 1-bedroom penthouse with a private rooftop terrace. Completion is slated for September 2026, with delivery fully furnished and turnkey – ready for immediate occupancy or seamless rental management under Greece's Golden Visa programme.



Mela Athens Residences – Open-plan living with contemporary kitchen and refined finishes

FROM	INTERIOR AREA	EVERY UNIT	COMPLETION
€320,000	89 m²	2 Bed 2 Bath	Sep 2026

02 —— SPECIFICATION

Residence Specification

LOCATION	Agios Ioannis Rentis, Athens
PROJECT TYPE	Commercial-to-Residential Conversion
PRICE	From €320,000
PRICE PER M²	~€3,596
AVAILABILITY	5 of 6 units
RESIDENCE SIZES	~89 m² interior

COMPLETION	Sep 2026 (estimated)
DELIVERY	Fully furnished, turnkey
PARKING	Street parking · Rentis Railway 800m
AFTER-SALES	Property management available
GOLDEN VISA	Eligible from €250,000 (conversion)
SIGNATURE AMENITY	2-bed turnkey, premium finishes

BEST SUITED TO	2-bed turnkey, GV value
RESIDENCES	6
RESIDENCES PER FLOOR	1st: 2 · 2nd: 2 · 3rd: 2
BEDROOM MIX	1 × 1 bedroom · 5 × 2 bedrooms
BATHROOM MIX	5 × 2 bathrooms · 1 × 1 bathroom
EVERY UNIT	2 Bed 2 Bath

RESIDENCE	FLOOR	BEDROOMS	BATHROOMS	INTERIOR	OUTDOOR	STATUS
1A	1st	2	2	89 m²	Balcony	Available
1B	1st	2	2	89 m²	Balcony	Available
2A	2nd	2	2	89 m²	Balcony	Available
2B	2nd	2	2	89 m²	Balcony	Available
3A	3rd	2	2	89 m²	Balcony	Available
3B	3rd	1	1		Terrace	Reserved

03 — AMENITIES

Designed for Modern Living



Open-Plan Living

A fluid, light-filled layout unites living, dining, and kitchen areas beneath ambient LED coves and refined material palettes.

Modern Kitchen

Sleek cabinetry, integrated appliances, and a generous island with bar seating anchor a chef-ready culinary space.

Master Suite

A tranquil primary bedroom features an en-suite bathroom and full-height sliding wardrobes in warm wood veneer.

Dual Bathrooms

Both bathrooms showcase rain showers, wall-hung fixtures, and illuminated mirrors for spa-like daily rituals.

Private Balcony

Step outside to a private balcony designed for morning coffee or evening aperitifs overlooking the Athens skyline.

Fully Furnished

Move in – or rent out – immediately with a curated, high-design furniture package included at no extra cost.

04 — GALLERY



Every residence – 89 sqm of open-plan living, delivered fully furnished

GALLERY, CONTINUED



Kitchen – Sleek cabinetry with integrated appliances

GALLERY, CONTINUED



GALLERY, CONTINUED



Kitchen and dining area – Open-plan living at its finest



Living and dining area – Refined material palette



En-suite bathroom – Rain shower and illuminated mirror

GALLERY, CONTINUED



Second bedroom – Versatile space with modern finishes



Kitchen detail – Premium countertops and fixtures



Guest bathroom – Contemporary fixtures and finishes

05 — LOCATION

Agios Ioannis Rentis – Athens' Emerging West

Positioned at the dynamic intersection of central Athens and Piraeus, Agios Ioannis Rentis is a zone undergoing rapid urban renewal. Former industrial sites are giving way to creative studios, boutique residences, and adaptive reuse projects.

Rooftop terrace with pergola – outdoor living overlooking the neighbourhood

LOCATION, CONTINUED

Around the Residence

Rentis Railway Station	~800m walk
Nikaia Metro (Line 3)	~2km
Piraeus Port	10 min drive
Athens City Centre (Syntagma)	20 min drive
Athens School of Fine Arts	Nearby
Karaiskakis Stadium	~1.5km
Athens International Airport	40 min by car
Local bus connections	Nearby

Bars compare like with like, each on its own scale: driving time 0 to 40 min; distance 0 to 2 km

06 – RESIDENCE SELECTION

6 residences · 5 available

5 Available 1 Reserved

RESIDENCE	FLOOR	INTERIOR	OUTDOOR	BEDROOMS	BATHROOMS	PRICE	STATUS
1A	1st	89 m²	Balcony	2	2	€320,000	Available
1B	1st	89 m²	Balcony	2	2	€320,000	Available
2A	2nd	89 m²	Balcony	2	2	€320,000	Available
2B	2nd	89 m²	Balcony	2	2	€320,000	Available
3A	3rd	89 m²	Balcony	2	2	€320,000	Available
3B	3rd		Terrace	1	1		Reserved
~65 sqm							

RESIDENCES	AVAILABLE	RESERVED	INTERIOR	BEDROOMS	LISTED PRICES
6	5	1	89 m²	1–2	€320,000

07 FLOOR PLANS

Architecture & Floor Plans

Typical 2-Bedroom Layout (~89 sqm) – All 5 available units

Building Structure

4-storey conversion from commercial to residential. Ground floor: utility/storage. Floors 1–3: 2 apartments per floor. Reinforced concrete frame with modern seismic standards.

Unit Specifications

Each 2-bedroom unit features open-plan living/dining/kitchen, master suite with en-suite, second bedroom with guest bathroom, private balcony, and full furniture package.





Premium kitchen with wood veneer island – designed for daily living and entertaining



Light-filled living area with direct balcony access and city outlook

08 — NEIGHBOURHOOD

Life in Agios Ioannis Rentis

Daily life in Agios Ioannis Rentis centres on a growing network of local amenities – independent cafés, neighbourhood tavernas, and fresh produce markets that reflect the area's authentic character. The Athens School of Fine Arts campus nearby brings a creative energy, while Karaiskakis Stadium adds a lively weekend atmosphere. For families, several well-regarded schools and Piraeus Municipal Hospital are within a short drive. The neighbourhood's trajectory is clear: improving infrastructure and a new generation of residents choosing substance over spectacle.

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

€250,000 · Commercial-to-residential conversion 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.

09 — GOLDEN VISA

INVESTMENT THRESHOLD

€250,000

ROUTE

Commercial-to-residential conversion route

RESIDENCE PRICING

From €320,000

Aurea
DESIGN & ESTATE

Residency Through Real Estate

Mela Athens Residences is a commercial-to-residential conversion qualifying for Greece's Golden Visa programme at the favourable €250,000 threshold – significantly below the standard €400,000 or €800,000 requirements for new residential purchases.

- Every unit qualifies independently at €320,000 – well above the €250,000 threshold
- Commercial-to-residential conversion category – lowest Golden Visa threshold
- EU residency permit for investor and family
- No minimum stay requirement
- Pathway to permanent residency and citizenship
- Access to EU Schengen zone travel
- Long-term rental income permitted
- Property management available

AVAILABILITY

5 of 6 units

RESIDENCE SIZES

89 m²

COMPLETION

Sep 2026

LOCATION

Agios Ioannis Rentis, Athens

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?

10 — 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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Private balcony – Outdoor living with Athens views

THE RESIDENCE

Mela Athens Residences

LOCATION

Agios Ioannis Rentis, Athens

PRICE

From €320,000

AVAILABILITY

5 of 6 units

RESIDENCE SIZES

89 m²

11 — CONTACT

Continue the Conversation

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