Aurea
DESIGN & ESTATE

THE RESIDENCE COLLECTION

# Minoas Residences Athens

AMPELOKIPOI, ATHENS

Central Athens Golden Visa Living

PRICE
From €260,000

AVAILABILITY
27 of 27 units

RESIDENCE SIZES
45–56 m²

GOLDEN VISA
€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 the Heart of Athens

Minoas Residences Athens is a considered conversion of a former commercial building in Ampelokipoi – one of central Athens' most connected and established neighbourhoods. The six-storey structure is being reimagined into 27 contemporary one-bedroom residences, each designed for intelligent urban living with premium finishes and a bioclimatic facade that balances comfort with sustainability.

The project occupies a privileged position minutes from Lycabettus Hill, Syntagma Square, and Athens' key commercial corridors. As a commercial-to-residential conversion, all units qualify for Greece's Golden Visa programme at the favourable €250,000 investment threshold. Completion is estimated for 2027.

HIGHLIGHTS

- Bioclimatic Façade
- Contemporary Design
- Central Location
- 45–56 m² units
- 3–54 m² balconies

| STARTING PRICE | RESIDENCES | GOLDEN VISA THRESHOLD | COMPLETION |
|---|---|---|---|
| From €260K | 27 | €250K GV | 2027 Est. |

02 — SPECIFICATION

# Residence Specification

| | |
|---|---|
| LOCATION | Ampelokipoi, Athens |
| PROJECT TYPE | Commercial-to-Residential Conversion |
| PRICE | From €260,000 |
| AVAILABILITY | 27 of 27 units |
| RESIDENCE SIZES | 45–56 m² covered · 48–110 m² total (±5%) |
| OUTDOOR SPACE | 3–54 m² balconies |
| COMPLETION | 2027 (estimated) |
| DELIVERY | High-quality finishes; furnishings shown are indicative |
| AFTER-SALES | Property management available |
| GOLDEN VISA | Eligible from €250,000 (conversion) |

| | |
|---|---|
| SIGNATURE AMENITY | Bioclimatic façade |
| BEST SUITED TO | Central Athens, University catchment |
| LISTED RESIDENCES | 26 |
| RESIDENCES PER FLOOR | A: 5 · B: 5 · C: 5 · D: 5 · E: 4 · ST: 2 |
| BEDROOM MIX | 26 × 1 bedroom |
| BATHROOM MIX | 26 × 1 bathroom |
| OUTDOOR AREAS | 3–54 m² |
| STARTING PRICE | From €260K |
| RESIDENCES | 27 |
| GOLDEN VISA THRESHOLD | €250K GV |
| COMPLETION | 2027 Est. |

SPECIFICATION, CONTINUED

# Residence Specification

| RESIDENCE | FLOOR | BEDROOMS | BATHROOMS | INTERIOR | OUTDOOR |
|---|---|---|---|---|---|
| **A1** | A | 1 | 1 | 46 m² | 3 m² |
| **A2** | A | 1 | 1 | 45 m² | 3 m² |
| **A3** | A | 1 | 1 | 48 m² | 3 m² |
| **A4** | A | 1 | 1 | 47 m² | 3 m² |
| **A5** | A | 1 | 1 | 47 m² | 3 m² |
| **B1** | B | 1 | 1 | 46 m² | 3 m² |
| **B2** | B | 1 | 1 | 45 m² | 3 m² |
| **B3** | B | 1 | 1 | 48 m² | 3 m² |
| **B4** | B | 1 | 1 | 46 m² | 3 m² |
| **B5** | B | 1 | 1 | 47 m² | 3 m² |
| **C1** | C | 1 | 1 | 46 m² | 3 m² |
| **C2** | C | 1 | 1 | 45 m² | 3 m² |
| **C3** | C | 1 | 1 | 48 m² | 3 m² |

Residences 1–13 of 26

SPECIFICATION, CONTINUED

# Residence Specification

| RESIDENCE | FLOOR | BEDROOMS | BATHROOMS | INTERIOR | OUTDOOR |
|---|---|---|---|---|---|
| **C4** | C | 1 | 1 | 46 m² | 3 m² |
| **C5** | C | 1 | 1 | 47 m² | 3 m² |
| **D1** | D | 1 | 1 | 46 m² | 3 m² |
| **D2** | D | 1 | 1 | 45 m² | 3 m² |
| **D3** | D | 1 | 1 | 48 m² | 3 m² |
| **D4** | D | 1 | 1 | 46 m² | 3 m² |
| **D5** | D | 1 | 1 | 47 m² | 3 m² |
| **E1** | E | 1 | 1 | 45 m² | 17 m² |
| **E2** | E | 1 | 1 | 48 m² | 17 m² |
| **E3** | E | 1 | 1 | 46 m² | 3 m² |
| **E4** | E | 1 | 1 | 47 m² | 3 m² |
| **ST1** | ST | 1 | 1 | 52 m² | 6 m² |
| **ST2** | ST | 1 | 1 | 56 m² | 54 m² |

Residences 14–26 of 26

03 —— AMENITIES

# Built for Modern Urban Living

## Metro Line 3 – Panormou Station

4-minute walk to Panormou station (Line 3 / Blue Line) – direct access to Syntagma, the airport, and central Athens. The citywide Line 4 expansion (completion ~2029) is further strengthening metro-adjacent property demand.

## Advanced Security

Advanced security entrance door, video door phone system, and alarm pre-installation ensure peace of mind for owners and tenants alike.

## Bioclimatic Facade

A bioclimatic facade with double-glazed aluminium windows balances natural light, thermal performance, and sustainability throughout the building.

## Premium Finishes

Polished plaster walls, premium eco-friendly paints, and high-quality tiles throughout – designed for durability and understated elegance.

## Contemporary Bathroom

Glass shower sets, electric towel rails, and refined fixtures create a spa-quality bathroom experience in every residence.

## Climate Independence

Independent cooling and heating water systems give each residence autonomous climate control – efficient and individually metered.

## High-Tech Lift

A modern high-tech lift serves all six floors, ensuring effortless access throughout the building for residents and guests.

## 04 — GALLERY




Minoas Residences Athens – Exterior daytime view with bioclimatic facade

05 — LOCATION

# Ampelokipoi – Athens' Connected Core

Situated at the intersection of Athens' commercial spine and its most sought-after residential districts, Ampelokipoi offers the rare combination of central connectivity with established neighbourhood character. Steps from major universities, landmark developments, and Lycabettus Hill – one of the city's most iconic natural landmarks.

| | |
|---|---|
| Athens Tower | 2 min |
| The Ilisian | 10 min walk |
| Panormou Metro (Line 3) | 4 min walk |
| Athens Medical School / Dentistry | 3 min |
| Lycabettus Hill | 18 min walk |
| NTUA / Athens Univ. of Economics | 6 min |
| Syntagma Square | 10 min by metro |
| Acropolis | 15 min by metro |
| Stavros Niarchos Foundation Cultural Center | 15 min |
| Piraeus Port | Approx. 17–22 min by car |
| Hellinikon Project | 18 min |
| Athens International Airport | 30 min by metro |

Bars compare like with like, each on its own scale: walking time 0 to 18 min; metro time 0 to 30 min

06 – RESIDENCE SELECTION

# 26 listed residences · 26 available

26 Available

| RESIDENCE | FLOOR | INTERIOR | AREA | OUTDOOR | BEDROOMS | BATHROOMS | PRICE |
|---|---|---|---|---|---|---|---|
| A1 | A | 46 m² | 49 m² | 3 m² | 1 | 1 | €265,000 |
| A2 | A | 45 m² | 48 m² | 3 m² | 1 | 1 | €265,000 |
| A3 | A | 48 m² | 51 m² | 3 m² | 1 | 1 | €275,000 |
| A4 | A | 47 m² | 50 m² | 3 m² | 1 | 1 | €260,000 |
| A5 | A | 47 m² | 50 m² | 3 m² | 1 | 1 | €260,000 |
| B1 | B | 46 m² | 49 m² | 3 m² | 1 | 1 | €270,000 |
| B2 | B | 45 m² | 48 m² | 3 m² | 1 | 1 | €270,000 |
| B3 | B | 48 m² | 51 m² | 3 m² | 1 | 1 | €280,000 |
| B4 | B | 46 m² | 49 m² | 3 m² | 1 | 1 | €265,000 |
| B5 | B | 47 m² | 50 m² | 3 m² | 1 | 1 | €265,000 |
| C1 | C | 46 m² | 49 m² | 3 m² | 1 | 1 | €275,000 |
| C2 | C | 45 m² | 48 m² | 3 m² | 1 | 1 | €275,000 |
| C3 | C | 48 m² | 51 m² | 3 m² | 1 | 1 | €285,000 |

Residences 1-13 of 26

06 – RESIDENCE SELECTION / CONTINUED

# 26 listed residences · 26 available

| RESIDENCE | FLOOR | INTERIOR | AREA | OUTDOOR | BEDROOMS | BATHROOMS | PRICE |
|---|---|---|---|---|---|---|---|
| C4 | C | 46 m² | 49 m² | 3 m² | 1 | 1 | €270,000 |
| C5 | C | 47 m² | 50 m² | 3 m² | 1 | 1 | €270,000 |
| D1 | D | 46 m² | 49 m² | 3 m² | 1 | 1 | €280,000 |
| D2 | D | 45 m² | 48 m² | 3 m² | 1 | 1 | €280,000 |
| D3 | D | 48 m² | 51 m² | 3 m² | 1 | 1 | €290,000 |
| D4 | D | 46 m² | 49 m² | 3 m² | 1 | 1 | €275,000 |
| D5 | D | 47 m² | 50 m² | 3 m² | 1 | 1 | €275,000 |
| E1 | E | 45 m² | 62 m² | 17 m² | 1 | 1 | €300,000 |
| E2 | E | 48 m² | 64 m² | 17 m² | 1 | 1 | €305,000 |
| E3 | E | 46 m² | 49 m² | 3 m² | 1 | 1 | €280,000 |
| E4 | E | 47 m² | 50 m² | 3 m² | 1 | 1 | €280,000 |
| ST1 | ST | 52 m² | 58 m² | 6 m² | 1 | 1 | €340,000 |
| ST2 | ST | 56 m² | 110 m² | 54 m² | 1 | 1 | €360,000 |

Residences 14-26 of 26

| LISTED RESIDENCES | AVAILABLE | INTERIOR | BEDROOMS | LISTED PRICES |
|---|---|---|---|---|
| 26 | 26 | 45–56 m² | 1 | €260,000–€360,000 |

07 —— FLOOR PLANS

# Architecture & Floor Plans

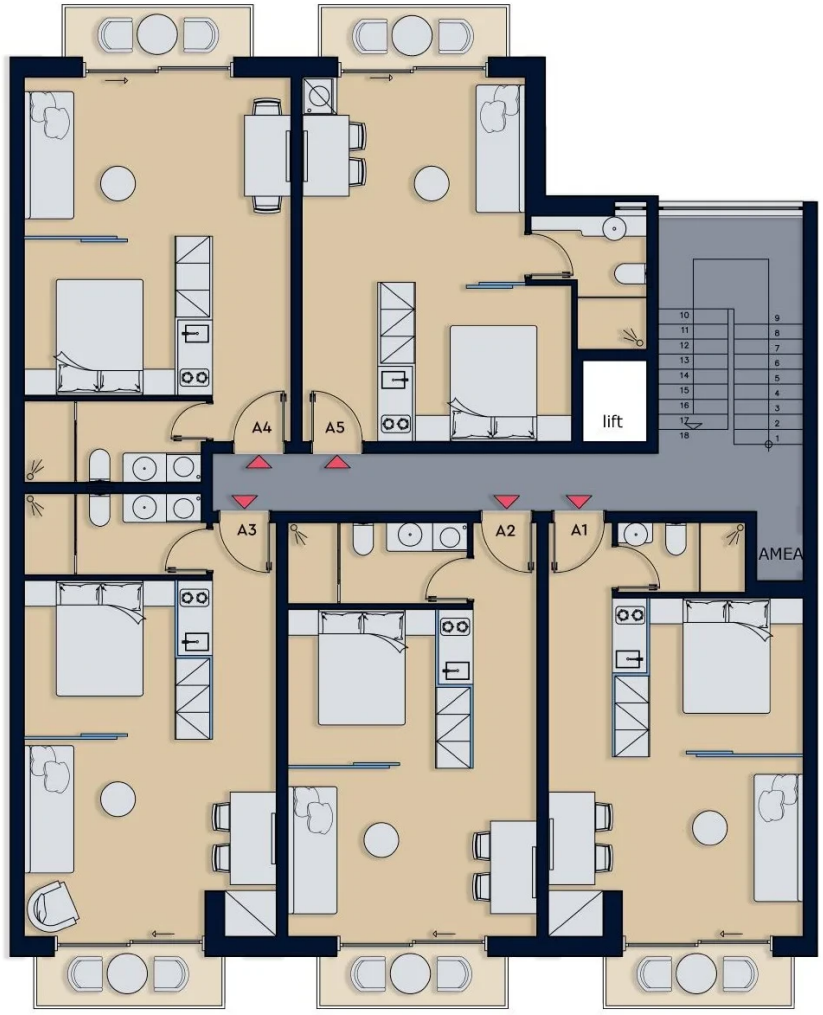
First Floor Overview – Units A1–A5, illustrating the standard five-unit plate used on the lower residential levels.

## Building Structure

6-storey commercial-to-residential conversion. 27 residences across floors A through ST (penthouse). Bioclimatic facade, high-tech lift, and reinforced structure meeting modern standards.

## Unit Specifications

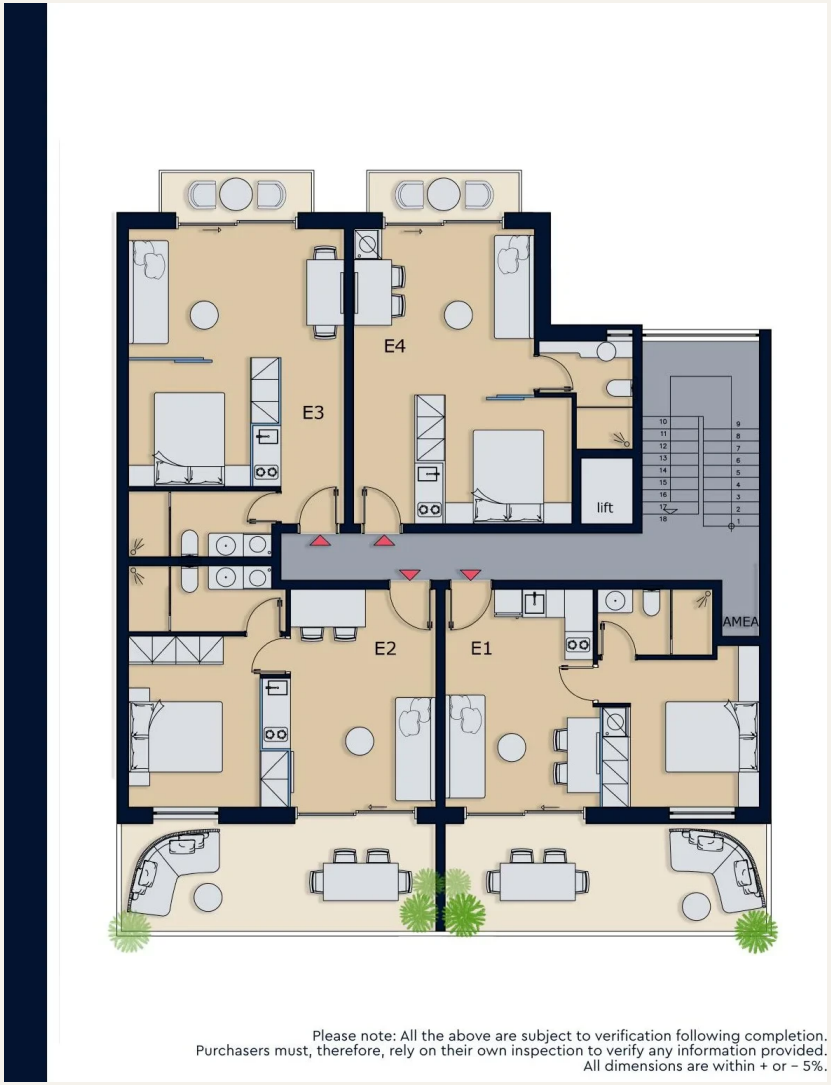
Each 1-bedroom residence features polished plaster walls, premium eco-friendly paints, high-quality tiles, double-glazed aluminium windows, glass shower sets, electric towel rails, independent cooling/heating, and advanced security systems. Delivered with high-quality finishes; furnishings shown are indicative.




Please note: All the above are subject to verification following completion.
Purchasers must, therefore, rely on their own inspection to verify any information provided.
All dimensions are within + or – 5%.

FLOOR PLANS, CONTINUED

# Architecture & Floor Plans



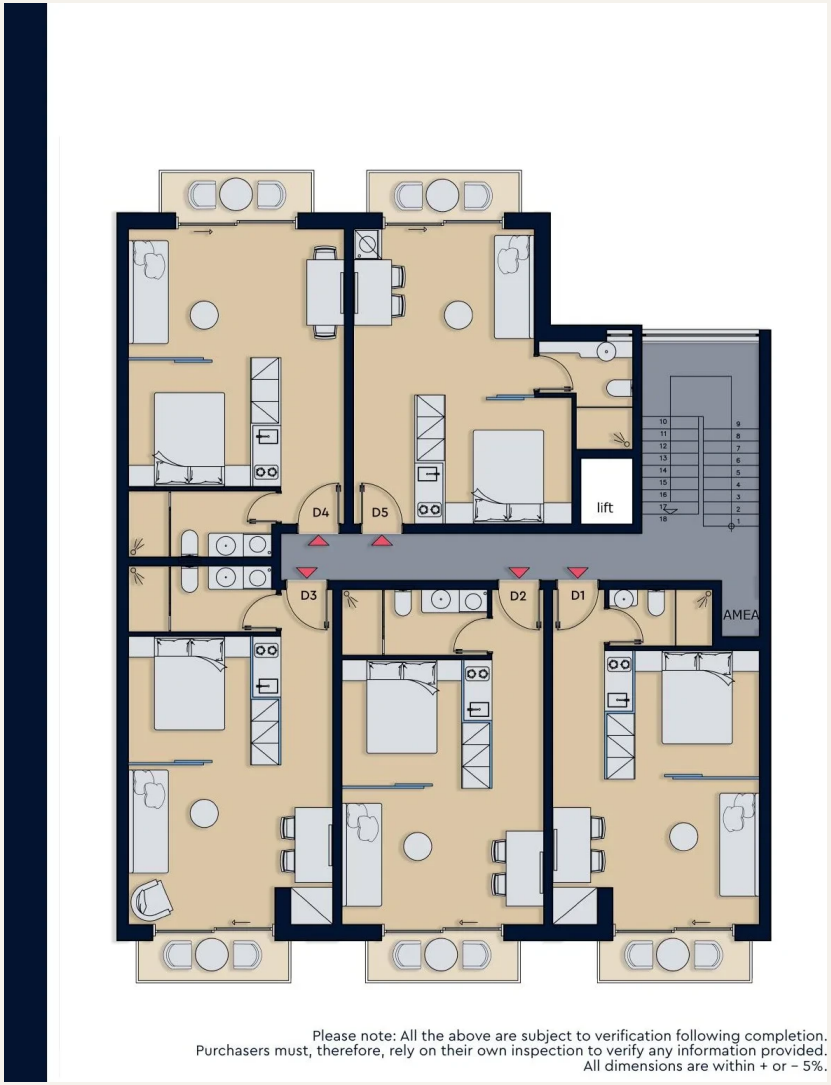

Fifth Floor Overview – Units E1 and E2 introduce enlarged terraces, lifting total areas to 62–64 sqm.




Sixth Floor Overview – The penthouse level contains only ST1 and ST2, culminating in the signature rooftop residence.

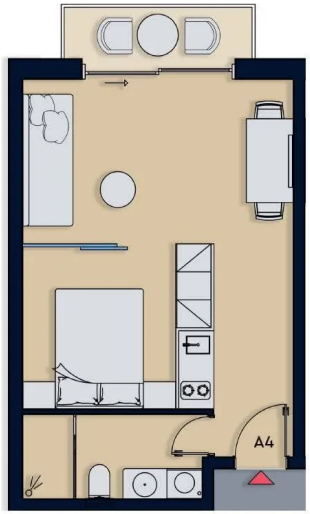
FLOOR PLANS, CONTINUED

# Architecture & Floor Plans




Please note: All the above are subject to verification following completion.
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All dimensions are within + or – 5%.

Fourth Floor Overview – Units D1-D5, the highest standard-plate level before the premium fifth and penthouse floors.




## FIRST FLOOR

| | |
|---|---|
| **Unit** | **A4** |
| **Type** | **Flat** |
| Bed / Bath | 1 / 1 |
| Covered Area (sqm) | 47 |
| Balcony / Terrace(sqm) | 3 |
| **Total Area** | **50** |

Please note: All the above are subject to verification following completion.
Purchasers must, therefore, rely on their own inspection to verify any information provided.
All dimensions are within + or – 5%.

Unit A4 – One-bedroom entry unit with 47 sqm covered area and a 3 sqm balcony; one of the most accessible Golden Visa entry points in the scheme.

FLOOR PLANS, CONTINUED

# Architecture & Floor Plans




## FIFTH FLOOR

| | |
|---|---|
| **Unit** | **E2** |
| **Type** | **Flat** |
| Bed / Bath | 1 / 1 |
| Covered Area (sqm) | 48 |
| Balcony / Terrace(sqm) | 17 |
| **Total Area** | **64** |

Please note: All the above are subject to verification following completion.
Purchasers must, therefore, rely on their own inspection to verify any information provided.
All dimensions are within + or – 5%.

Unit E2 – Premium fifth-floor one-bedroom with a 17 sqm terrace, expanding total area to 64 sqm.




## SIXTH FLOOR

| | |
|---|---|
| **Unit** | **ST2** |
| **Type** | **Flat** |
| Bed / Bath | 1 / 1 |
| Covered Area (sqm) | 56 |
| Balcony / Terrace (sqm) | 54 |
| Total Area | **110** |

Please note: All the above are subject to verification following completion.
Purchasers must, therefore, rely on their own inspection to verify any information provided.
All dimensions are within + or – 5%.

Unit ST2 – Signature penthouse layout with 56 sqm covered area and a 54 sqm private terrace, bringing total area to 110 sqm.

08 — NEIGHBOURHOOD

# Life in Ampelokipoi

Ampelokipoi is one of Athens' most established and well-connected central districts. The neighbourhood sits at the crossroads of Kifisias and Alexandras avenues – two of the city's principal arteries – providing effortless access to business districts, cultural institutions, and university campuses. Athens Medical School and the School of Dentistry are a three-minute walk; the National Technical University and Athens University of Economics campus are six minutes away. The Athens Tower stands two minutes from the front door, with The Ilisian – the €340M+ redevelopment of the former Hilton – a ten-minute walk away. Daily life is anchored by neighbourhood bakeries, supermarkets, and a network of parks that soften the urban fabric.

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 €260,000**

Aurea
DESIGN & ESTATE

# Residency Through Real Estate

Minoas Residences Athens 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 in designated zones.

- Every unit qualifies independently – all 27 residences priced above €250,000
- 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

**27 of 27 units**

RESIDENCE SIZES

**45–56 m²**

COMPLETION

**2027 (estimated)**

LOCATION

**Ampelokipoi, 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.

THIS EDITION

## Prepared for Aurea Design & Estate partners

Edition 8 October 2026 · Feed 5e87250040033caa · Template aurea-partner-pdf-v3.6.2 · Reference AUREA-EN-20261008

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11 — CONTACT

# Continue the Conversation

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THE RESIDENCE

## Minoas Residences Athens

LOCATION
**Ampelokipoi, Athens**

PRICE
**From €260,000**

AVAILABILITY
**27 of 27 units**

RESIDENCE SIZES
**45–56 m²**

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