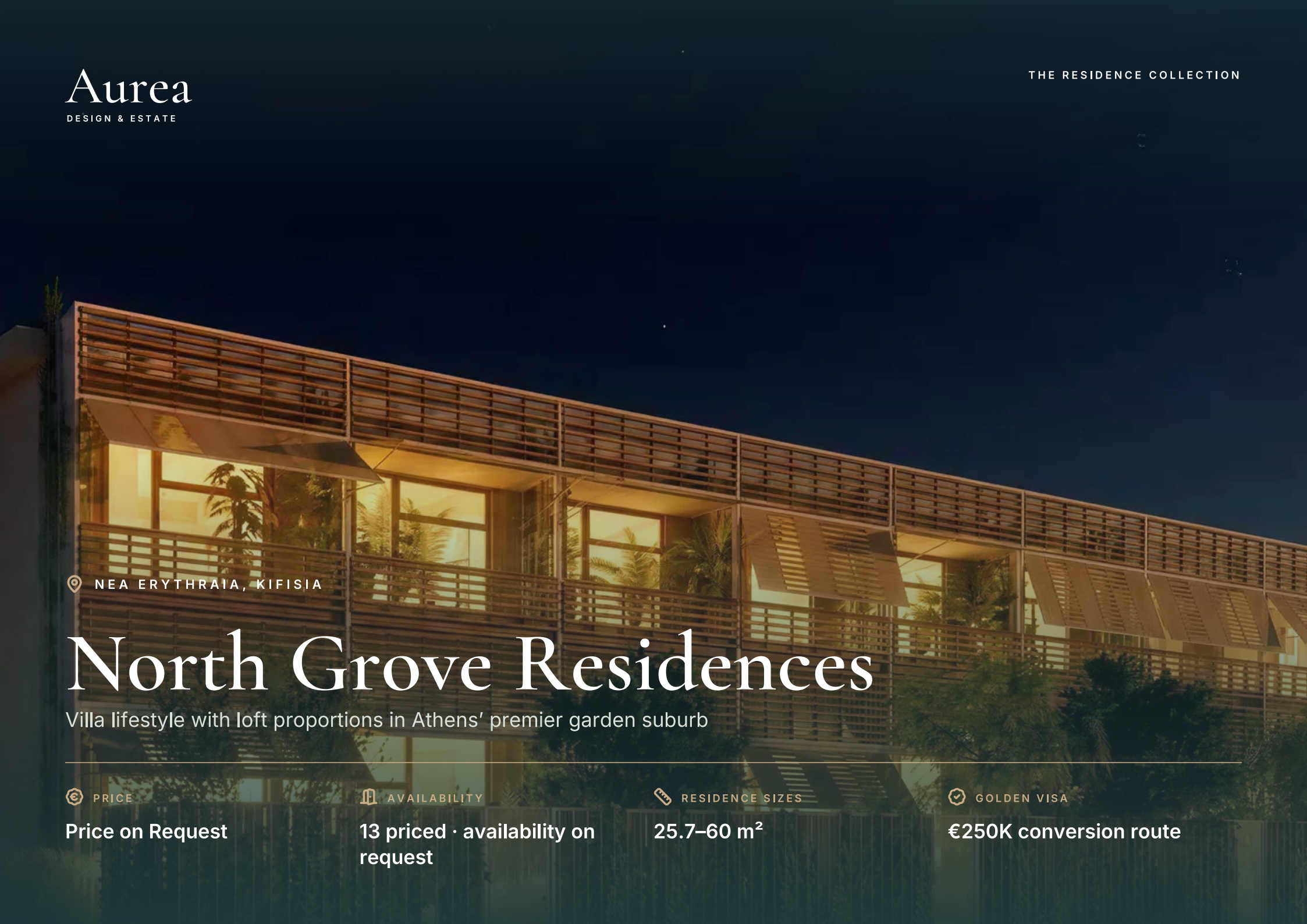
Aurea
DESIGN & ESTATE

THE RESIDENCE COLLECTION



NEA ERYTHRAIA, KIFISIA

# North Grove Residences

Villa lifestyle with loft proportions in Athens' premier garden suburb

| PRICE | AVAILABILITY | RESIDENCE SIZES | GOLDEN VISA |
|---|---|---|---|
| Price on Request | 13 priced · availability on request | 25.7–60 m² | €250K 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

# A rare synthesis of heritage structure and modern villa living

North Grove Residences is planned in Nea Erythraia, Kifisia, on approximately 1,400 m² of landscaped grounds. The conversion plans 37 residences, including selected loft-style interiors with 4.5- to 6-metre ceilings.



Site plan showing the building layout, pool, landscaped areas and parking.

Selected residences have tall living spaces, with stairs and mezzanines connecting the two levels. In the evening, light from the windows and the surrounding planting give the building a quiet character.

| BOUTIQUE RESIDENCES | CEILING HEIGHT IN SELECTED LOFTS | PRIVATE GROUNDS | PARKING SPACES |
|---|---|---|---|
| 37 | 4.5–6m | ~1,400 m² | 17 |

02 — SPECIFICATION

# Residence Specification

| | |
|---|---|
| LOCATION | Nea Erythraia, Kifisia |
| PROJECT TYPE | Adaptive reuse residential estate |
| PRICE | Price on Request |
| AVAILABILITY | 13 priced residences · availability on request |
| RESIDENCE SIZES | 25.7–60 m² |
| OUTDOOR SPACE | Approx. 1,400 m² private landscaped grounds with swimming pool and private gardens |

| | |
|---|---|
| COMPLETION | Timing on request |
| DELIVERY | Furnishings, appliances and shared facilities |
| PARKING | 17 parking spaces |
| AFTER-SALES | Aurea property management and buyer support |
| GOLDEN VISA | €250K conversion route |
| SIGNATURE AMENITY | Planned pool, outdoor fitness and garden spaces |

| | |
|---|---|
| BEST SUITED TO | Buyers comparing garden residences in northern Athens |
| LISTED RESIDENCES | 13 |
| FLOOR | Ground floor |
| BOUTIQUE RESIDENCES | 37 |
| CEILING HEIGHT IN SELECTED LOFTS | 4.5–6m |

| RESIDENCE | FLOOR | LISTED AREA |
|---|---|---|
| Unit 9 | Ground floor | 30.4 m² |
| Unit 10 | Ground floor | 26.4 m² |
| Unit 11 | Ground floor | 25.7 m² |
| Unit 12 | Ground floor | 32.7 m² |
| Unit 13 | Ground floor | 32.7 m² |
| Unit 14 | Ground floor | 33.5 m² |
| Unit 16 | Ground floor | 38.5 m² |

| RESIDENCE | FLOOR | LISTED AREA |
|---|---|---|
| Unit 17 | Ground floor | 37.9 m² |
| Unit 18 | Ground floor | 39.1 m² |
| Unit 19 | Ground floor | 43.1 m² |
| Unit 20 | Ground floor | 42.1 m² |
| Unit 21 | Ground floor | 36.6 m² |
| Unit 22 | Ground floor | 36.6 m² |

03 —— AMENITIES

# Gardens and Shared Spaces




## Swimming pool & sundeck

A pool and surrounding outdoor space are planned on site.

## Open-air fitness pavilion

Planned outdoor exercise area.

## Gardens & BBQ lounge

Planned garden and barbecue spaces.

## 17 parking spaces

On-site parking for residents.

## 04 — GALLERY




Double-height living space with a stair and mezzanine.




A garden path and planting in front of the residences.

05 —— LOCATION

# Prestigious living in Athens' northern garden suburb

These public landmarks around Nea Erythraia and Kifisia give a sense of the wider area.



A circular green space surrounded by streets, trees and buildings.

LOCATION, CONTINUED

# Around the Residence

### OTE Telecommunications Museum

### Drossinis Museum and Municipal Library

### Goulandris Museum of Natural History

### Kifissia Archaeological Collection

### Kifissia Town Hall

### KAT General Hospital

### Kifissia Station

### Mavromichali Park

06 – RESIDENCE SELECTION

# 13 listed residences

13 On request | Price on Request

| RESIDENCE | FLOOR | AREA |
|---|---|---|
| Unit 9 | Ground floor | 30.4 m² |
| Unit 10 | Ground floor | 26.4 m² |
| Unit 11 | Ground floor | 25.7 m² |
| Unit 12 | Ground floor | 32.7 m² |
| Unit 13 | Ground floor | 32.7 m² |
| Unit 14 | Ground floor | 33.5 m² |
| Unit 16 | Ground floor | 38.5 m² |
| Unit 17 | Ground floor | 37.9 m² |
| Unit 18 | Ground floor | 39.1 m² |
| Unit 19 | Ground floor | 43.1 m² |
| Unit 20 | Ground floor | 42.1 m² |
| Unit 21 | Ground floor | 36.6 m² |
| Unit 22 | Ground floor | 36.6 m² |

07 — FLOOR PLANS

# Floor Plans

## Garden Residences

Ground-floor residences priced in May 2026 range from 25.7 to 43.1 m².



FLOOR PLANS, CONTINUED

# Floor Plans

## Upper Loft Residences

First-floor residences (Units 25–37): price on request.






Street-level view of shopfronts, trees and a historic-style building.

08 — NEIGHBOURHOOD

# The aristocratic retreat of Kifisia and Nea Erythraia

Tree-lined streets, a public park and shopfronts shape the neighbourhood, with public landmarks across Nea Erythraia and Kifisia.

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

**Price on Request**

Aurea
DESIGN & ESTATE

# €250,000 Commercial-to-residential Conversion Route

Some residences priced in May 2026 fall below the €250,000 investment threshold.

- Residence quotation
- Conversion and property documents
- Legal review

AVAILABILITY

**13 priced · availability on request**

RESIDENCE SIZES

**25.7–60 m²**

COMPLETION

**Timing on request**

LOCATION

**Nea Erythraia, Kifisia**

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

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VISUALISATIONS

Images carrying the Visualisation tag are computer-generated and indicative.

VISUALISATION

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THE RESIDENCE

## North Grove Residences

LOCATION

**Nea Erythraia, Kifisia**

PRICE

**Price on Request**

AVAILABILITY

**13 priced · availability on request**

RESIDENCE SIZES

**25.7–60 m²**

11 — CONTACT

# Continue the Conversation

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