Aurea
DESIGN & ESTATE

THE RESIDENCE COLLECTION

Royal Riviera Coast Residences

ELLINIKO, ATHENS RIVIERA

23 residences in Elliniko, near The Ellinikon on the Athens Riviera

PRICE
Price on Request

AVAILABILITY
On request

RESIDENCE SIZES
40.19–83.38 m²

GOLDEN VISA
€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.

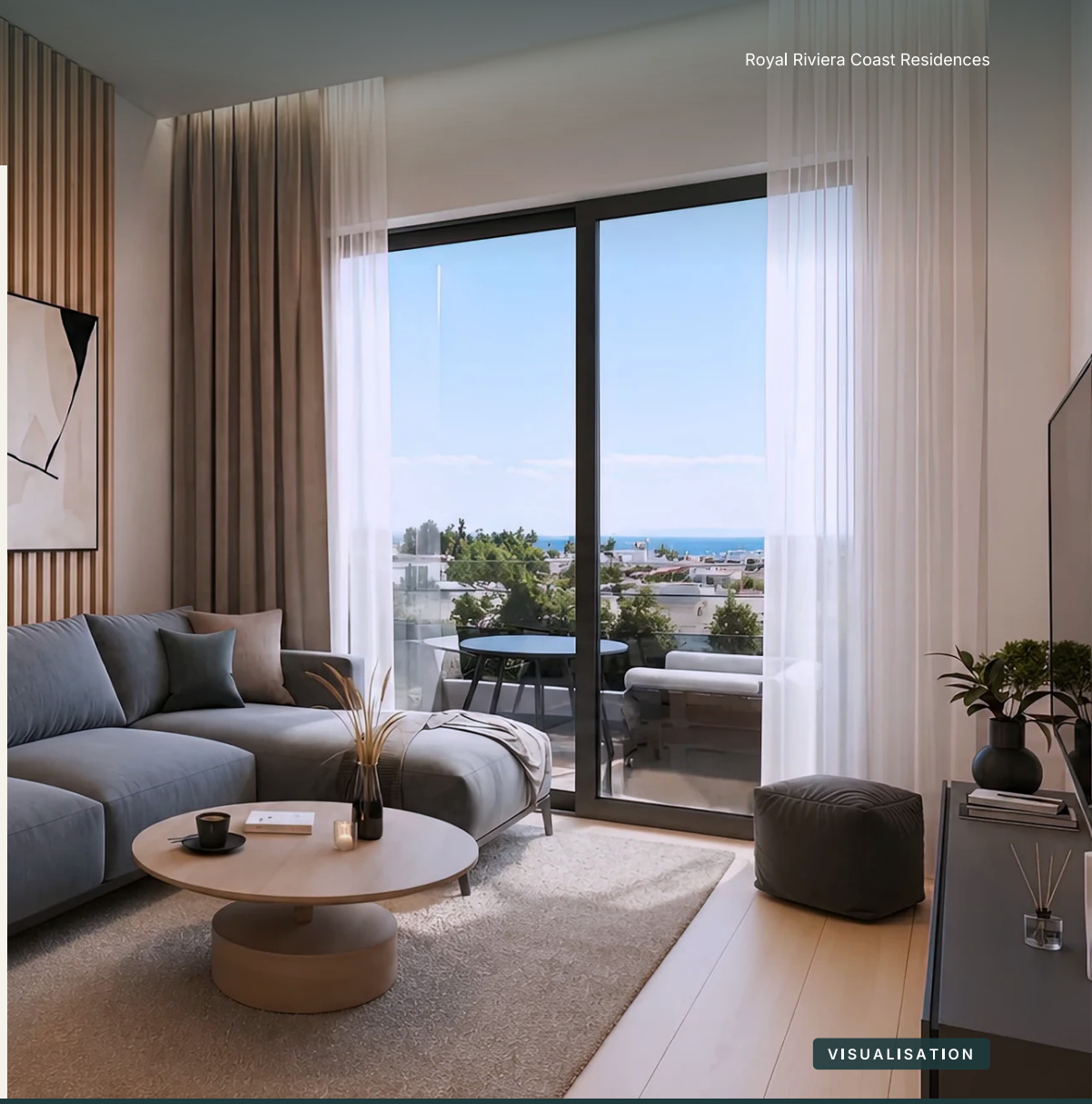
01 —— THE RESIDENCE

Twenty-three Residences Near The Ellinikon

Royal Riviera Coast Residences comprises 23 residences in Elliniko, Athens Riviera, near The Ellinikon regeneration project. The homes are on the ground, first and second floors. Areas run from 40.19 to 83.38 m². G5, B1 and B2 have two bedrooms; G6 measures 83.38 m², with its layout on request; the other 19 residences have one bedroom. Ground-floor homes have private outdoor or garden areas, and first-floor homes have balconies. On the top residential level, B1 (47.81 m²) and B2 (50.28 m²) each have a private-use jacuzzi and access to the rooftop lounge.

Price and completion timing are on request. All residences are commercial-to-residential conversions under the €250,000 Greek Golden Visa route. The interior design features natural wood finishes, premium stone surfaces, walk-in showers and floor-to-ceiling glazing.

Interior design visual



RESIDENCES	AREA	AVAILABILITY	COMPLETION
23	40.19–83.38 m²	On request	On request

02 — SPECIFICATION

Residence Specification

LOCATION	Elliniko, Athens Riviera
PROJECT TYPE	Commercial-to-residential conversion
PRICE	Price on Request
AVAILABILITY	On request
RESIDENCE SIZES	40.19–83.38 m² area
OUTDOOR SPACE	Private garden areas, balconies and rooftop lounge access
COMPLETION	On request
DELIVERY	Per written specifications
PARKING	On request
AFTER-SALES	Property management for the first 10 years; 20% management fee
GOLDEN VISA	€250,000 conversion route



SIGNATURE AMENITY	Pool, landscaped garden and rooftop lounge with fire pit
BEST SUITED TO	Buyers comparing residences in Elliniko, Athens Riviera
LISTED RESIDENCES	23
RESIDENCES PER FLOOR	Ground floor: 11 · 1st floor: 10 · 2nd floor: 2
BEDROOM MIX	19 × 1 bedroom · 3 × 2 bedrooms

SPECIFICATION, CONTINUED

Residence Specification

RESIDENCE	FLOOR	BEDROOMS	LISTED AREA
G1	Ground floor	1	41.09 m²
G2	Ground floor	1	40.34 m²
G3	Ground floor	1	40.75 m²
G4	Ground floor	1	42.13 m²
G5	Ground floor	2	64.44 m²
G6	Ground floor		83.38 m²
G7	Ground floor	1	41.13 m²
G8	Ground floor	1	41.87 m²
G9	Ground floor	1	40.47 m²
G10	Ground floor	1	41.42 m²
G11	Ground floor	1	41.4 m²
A1	1st floor	1	41.2 m²

RESIDENCE	FLOOR	BEDROOMS	LISTED AREA
A2	1st floor	1	41.53 m²
A3	1st floor	1	41.38 m²
A4	1st floor	1	41.9 m²
A5	1st floor	1	40.4 m²
A6	1st floor	1	42.97 m²
A7	1st floor	1	45.19 m²
A8	1st floor	1	40.42 m²
A9	1st floor	1	40.19 m²
A10	1st floor	1	41.95 m²
B1	2nd floor	2	47.81 m²
B2	2nd floor	2	50.28 m²



03 — AMENITIES

Resident Amenities

Swimming pool and garden

A resort-style swimming pool with a landscaped garden is planned for residents.

Rooftop lounge

Rooftop lounge with a fire pit and outdoor seating.

BBQ and entertainment

The shared outdoor spaces include BBQ and entertainment areas.

Access-controlled entrance

Entry to the building is controlled for residents' security.

Security cameras

The property has a security camera system.

Property management

Property management is provided for the first 10 years, with a 20% management fee.

04 — GALLERY



Building design visual

05 — LOCATION

Elliniko, on the Athens Riviera

Royal Riviera Coast Residences is in Elliniko, Athens Riviera, near The Ellinikon regeneration project. Elliniko Metro Station (Line 2) is about a 6-minute walk. The Ellinikon Experience Park is about a 4-minute drive. Glyfada centre is about a 6-minute drive. Glyfada Golf Club is about a 7-minute drive. Agios Kosmas beach is about a 10-minute drive. Marina Agios Kosmas is about a 10-minute drive. Riviera Tower (under construction) is about a 10-minute drive. Athens International Airport is about a 35-minute drive.



Aerial view of the Glyfada coastline and marina.



A seaside dining terrace on the Athens Riviera.

LOCATION, CONTINUED

Around the Residence

Elliniko Metro Station (Line 2)	approx. 6 min walk
The Ellinikon Experience Park	approx. 4 min drive
Glyfada centre	approx. 6 min drive
Agios Kosmas beach	approx. 10 min drive
Marina Agios Kosmas	approx. 10 min drive
Glyfada Golf Club	approx. 7 min drive
Riviera Tower (under construction)	approx. 10 min drive
Athens International Airport	approx. 35 min drive

Bars show driving time 0 to 35 min

06 – RESIDENCE SELECTION

23 listed residences

23 On request | Price on Request

RESIDENCE	FLOOR	AREA	BEDROOMS
G1	Ground floor	41.09 m²	1
G2	Ground floor	40.34 m²	1
G3	Ground floor	40.75 m²	1
G4	Ground floor	42.13 m²	1
G5	Ground floor	64.44 m²	2
G6	Ground floor	83.38 m²	
G7	Ground floor	41.13 m²	1
G8	Ground floor	41.87 m²	1
G9	Ground floor	40.47 m²	1
G10	Ground floor	41.42 m²	1
G11	Ground floor	41.4 m²	1
A1	1st floor	41.2 m²	1

Residences 1–12 of 23

06 – RESIDENCE SELECTION / CONTINUED

23 listed residences

RESIDENCE	FLOOR	AREA	BEDROOMS
A2	1st floor	41.53 m²	1
A3	1st floor	41.38 m²	1
A4	1st floor	41.9 m²	1
A5	1st floor	40.4 m²	1
A6	1st floor	42.97 m²	1
A7	1st floor	45.19 m²	1
A8	1st floor	40.42 m²	1
A9	1st floor	40.19 m²	1
A10	1st floor	41.95 m²	1
B1	2nd floor	47.81 m²	2
B2	2nd floor	50.28 m²	2

Residences 13–23 of 23

LISTED RESIDENCES	AREA	BEDROOMS
23	40.19–83.38 m²	1–2

07 — FLOOR PLANS

Architecture & Floor Plans

Ground floor plan showing residences G1 to G11.

Ground floor (G1–G11)

Eleven residences from 40.34 to 83.38 m², each with private outdoor or garden space.

First floor (A1–A10)

Ten one-bedroom residences from 40.19 to 45.19 m², each with a balcony.



FLOOR PLANS, CONTINUED

Architecture & Floor Plans

First floor plan showing residences A1 to A10.



FLOOR PLANS, CONTINUED

Architecture & Floor Plans

Second floor and roof plan showing residences B1 and B2.

RESIDENCES ON THIS PLAN

B1 — On request

47.81 m² · 2 bedrooms

B2 — On request

50.28 m² · 2 bedrooms





08 —— NEIGHBOURHOOD

Near The Ellinikon, on the Athens Riviera

Elliniko sits on the Athens Riviera near The Ellinikon, Europe’s largest urban regeneration project, with the Experience Park, Riviera Tower under construction and a future Metropolitan Park. Around it, Riviera life means Glyfada’s marinas, beach clubs, seaside dining and golf. The building follows contemporary Riviera architecture with curved balconies.

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 – Conversion Threshold

All residences are commercial-to-residential conversions under the €250,000 route.

- Residence prices are on request; €250,000 is the route threshold, not a sale price
- Legal review

THIS RESIDENCE

AVAILABILITY
On request

RESIDENCE SIZES
40.19–83.38 m²

COMPLETION
On request

LOCATION
Elliniko, 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?

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 dda2e162e57100d1 · Template aurea-partner-pdf-v3.6.1 · Reference AUREA-EN-20261008

VISUALISATIONS

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

VISUALISATION

Aurea
DESIGN & ESTATE



11 — CONTACT

Continue the Conversation

Aurea Design & Estate

WHATSAPP
+30 6948236794

WEBSITE
aurea-greece.com

THE RESIDENCE

Royal Riviera Coast Residences

LOCATION
Elliniko, Athens Riviera

PRICE
Price on Request

AVAILABILITY
On request

RESIDENCE SIZES
40.19–83.38 m²

Aurea
DESIGN & ESTATE

WHATSAPP

WEBSITE