Aurea
DESIGN & ESTATE

THE RESIDENCE COLLECTION



PIRAEUS LEGAL QUARTER

Themis House (Piraeus Center)

Whole-building new-build in Piraeus' emerging judicial district

PRICE	AVAILABILITY	RESIDENCE SIZES	GOLDEN VISA
€1,260,000	1 of 1 unit	39–81 m² interiors / 53.2–111.25 m² usable area	€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.



Themis House (Piraeus Center)

01 —— THE RESIDENCE

A rare whole-building holding in Piraeus' next institutional corridor

Themis House (Piraeus Center) is located in the heart of Piraeus port – adjacent to the harbour, the metro network and the emerging judicial core – a rare single whole-building new-build residential asset. The buyer acquires not a unit within a building, but a complete address and a city asset that can be independently managed.

The building plans four residences inside: two duplex homes and two one-bedroom apartments, with combined interior area of 216 sqm and outdoor balconies totalling 72.85 sqm. The whole-building acquisition price of €1,260,000 qualifies for Golden Visa application (meeting the €800K threshold), suited to families or institutional buyers who prioritise asset control, long-term holding, wealth transfer, family lifestyle abroad and European portfolio allocation.

SALE OBJECT	DUPLEX HOMES	PARKING SPACES	ENERGY CLASS TARGET
1	2	2	A

02 —— SPECIFICATION

Residence Specification

LOCATION	Piraeus Legal Quarter
PROJECT TYPE	Single whole-building residential asset
PRICE	€1,260,000 whole building
PRICE PER M²	Approx. €5,833 per interior m² / €4,362 per usable m²
AVAILABILITY	1 of 1 whole-building asset
RESIDENCE SIZES	39–81 m² interiors / 53.2–111.25 m² usable
OUTDOOR SPACE	Balconies across all four residences; two duplex homes include larger outdoor areas
COMPLETION	Q2 2028 estimated
DELIVERY	Construction start estimated Q3 2026
AFTER-SALES	Aurea buyer support available
GOLDEN VISA	€800K Zone A qualifying positioning



SIGNATURE AMENITY	Whole-building European address with four-residence flexibility, Energy Class A specification and two parking spaces
BEST SUITED TO	Families or enterprises seeking a whole-building European base in the heart of a port city
SALE OBJECT	1
DUPLEX HOMES	2
PARKING SPACES	2

03 —— AMENITIES

Six things whole-building ownership gives you that a single unit cannot



A complete address, not a single unit

Acquire a building and an address in the heart of a European port – not one apartment within someone else's building. The buyer owns full address sovereignty, not a shared-door fraction.

Whole-building authority

From access control to leasing, renovation and asset positioning, every decision rests with a single owner. No HOA, no co-owner votes, no consensus cost.

Four-residence cash-flow structure

Four residences create multiple rental streams that can be configured as long-term lease, corporate lease or partial owner-use, building a stable euro income line.

A family or enterprise European base

Use it as a family European base, a corporate guest residence, an expatriate executive home, or a long-term wealth-transfer vehicle.

Port-centre asset advantage

Located in the heart of Piraeus port – anchored in transit, business, maritime and urban-renewal demand, riding Greece's most dynamic urban-transformation corridor.

One address, multiple futures

Hold, lease, upgrade or rebrand – the future asset paths are broader than for a single residence, with more room for multi-path optimisation.

04 — GALLERY



Kitchen finish direction for the planned residences.

05 —— LOCATION

Anchored between Piraeus' port and its emerging judicial core

The address sits where Piraeus' port movement, metro connectivity and future courthouse corridor converge. The value story is access, scarcity and durable institutional demand – a strategic urban anchor in the new Piraeus.



Ferries at the Piraeus port gateway.

LOCATION, CONTINUED

Around the Residence

Bus station	2 min walk
Piraeus Passenger Terminal	10 min walk
Maniatika Metro Station	13 min walk
Piraeus Courthouse corridor	Nearby / 2027 target
Piraeus Port	Local port access
MyMarket	Local daily retail
JYSK Piraeus	Local retail
Local clinics and services	Within neighbourhood
Acropolis via metro	Approx. 20 min by metro
Athens International Airport via metro	Approx. 50 min by metro

Bars compare like with like, each on its own scale: walking time 0 to 13 min; metro time 0 to 50 min

06 —— FLOOR PLANS

Floor Plans

Themis House (Piraeus Center) floor plan reference





Apartment entrance and facade composition.



The Piraeus harbour gateway.

07 — NEIGHBOURHOOD

Where the port, the metro and Piraeus' new institutional core converge

The neighbourhood narrative is not beach-front lifestyle; it is controlled access to a port city with institutional depth. Port movement, metro links, daily services and the future courthouse corridor create a durable urban-demand story.

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

€1,260,000

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Golden Visa Positioning

Themis House (Piraeus Center) sits in Piraeus, an €800K Zone A Golden Visa threshold area. The €1,260,000 whole-building acquisition price qualifies for Golden Visa application as one route – but this is not the sole asset thesis. The core value lies in whole-building authority, a family or enterprise European base, and a future with multiple open paths.

- Residential new-build, four-residence internal plan
- Eligibility remains subject to transaction structure, property classification and legal review

AVAILABILITY

1 of 1 unit

RESIDENCE SIZES

39–81 m² interiors / 53.2–111.25 m² usable area

COMPLETION

Q2 2028 estimated delivery

LOCATION

Piraeus Legal Quarter

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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Themis House (Piraeus Center)

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Piraeus Legal Quarter

PRICE

€1,260,000

AVAILABILITY

1 of 1 unit

RESIDENCE SIZES

39–81 m² interiors / 53.2–111.25 m² usable area

10 — CONTACT

Continue the Conversation

Aurea Design & Estate

WHATSAPP

+30 6948236794

WEBSITE

aurea-greece.com

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Aurea
DESIGN & ESTATE