

Aurea
DESIGN & ESTATE

THE RESIDENCE COLLECTION

VISUALISATION

KERAMEIKOS, ATHENS

Keramos Residences

A New Rhythm in the Light of Art

PRICE	AVAILABILITY	RESIDENCE SIZES	GOLDEN VISA
From €261,750	2 available · 5 listed residences	51.14–113.69 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

Once a Photographer's Stage, Now a Place to Call Home

Keramos Residences presents a rare opportunity to own a piece of history in the vibrant Athens arts district. Formerly the studio of renowned Greek photographer George Mestousis, this iconic location hosted shoots for Vogue, Playboy, and Greece's Next Top Model. The building is now undergoing a renovation to offer modern, industrial-style living spaces.

Across three floors, the building contains 14 residences with industrial-style interiors and exteriors. The available homes offer two distinct layouts: I3 is a 51.14 sqm one-bedroom apartment; I2+Y1 combines 49.17 sqm on the ground floor with a 64.52 sqm basement, with three bedrooms, two bathrooms and two kitchens across 113.69 sqm. Completion is expected at the end of October 2026.



Light, brick and an industrial palette – rendering

TOTAL RESIDENCES	AVAILABLE IN SELECTION	FLOORS	WALK TO KERAMEIKOS METRO
14	2	3	10 min

02 — SPECIFICATION

Residence Specification

LOCATION	Kerameikos, Athens
PROJECT TYPE	Renovation / Residential
PRICE	€261,750–€418,800
PRICE PER M²	€3,684–€5,118 / interior sqm
AVAILABILITY	2 residences available
RESIDENCE SIZES	51.14–113.69 m²
COMPLETION	Expected end of October 2026

DELIVERY	Includes appliances and alarm system
GOLDEN VISA	€250,000 (Conversion)
SIGNATURE AMENITY	10-minute walk to Kerameikos Metro (Line 3)
BEST SUITED TO	Buyers seeking an Athens arts-district home with industrial character
LISTED RESIDENCES	5

RESIDENCES PER FLOOR	Ground floor: 4 · Ground & Basement: 1
BEDROOM MIX	4 × 1 bedroom · 1 × 3 bedrooms
BATHROOM MIX	4 × 1 bathroom · 1 × 2 bathrooms
FLOORS	3
WALK TO KERAMEIKOS METRO	10 min

RESIDENCE	FLOOR	BEDROOMS	BATHROOMS	INTERIOR	STATUS
I1	Ground floor	1+1 (Study)	1	53.98 m²	Sold
I2+Y1	Ground & Basement	3	2	113.69 m²	Available
I3	Ground floor	1	1	51.14 m²	Available
I4	Ground floor	1	1	54.32 m²	Sold
I5	Ground floor	1+1 (Study)	1	53.98 m²	Sold

03 —— AMENITIES

Features & Specifications



Keramos Residences – rear exterior – rendering

Industrial Design

Industrial-style interior-exterior architecture across all 3 floors.

Included Appliances

Fan-coil equipment, hob, extractor hood, dishwasher, oven, refrigerator and washing machine included.

Security System

Equipped with a comprehensive security alarm system.

Elevator Access

Elevator goes directly to the second floor and does not stop on the first floor.

04 — GALLERY



I2+Y1 – basement living area – rendering

GALLERY, CONTINUED



Front exterior – rendering



Front exterior at night – rendering

GALLERY, CONTINUED



Rear exterior at night – rendering



Living space and internal staircase – rendering



I2+Y1 – ground-floor living area – rendering

05 —— LOCATION

Gateway to Athens' Ancient & Modern History

Located in the heart of the Athens arts district, Keramos Residences offers vibrant urban living surrounded by key cultural sites. The neighbourhood is home to the 4,000-year-old Kerameikos archaeological site and museum, as well as Technopolis. Residents will enjoy immediate access to a thriving local scene filled with art galleries, theaters, Michelin-star dining, and restobars. The property is highly connected, located just a 10-minute walk from Kerameikos Metro Station and a short 7–10 minute drive to Syntagma Square.



Kerameikos archaeological site

LOCATION, CONTINUED

Around the Residence

Kerameikos Metro Station — 10-minute walk

Thiseio Metro Station

Technopolis

Kerameikos Archaeological Museum

Syntagma Square — 7–10-minute drive

Ancient Agora of Athens

Acropolis Museum

National Archaeological Museum

06 – RESIDENCE SELECTION

5 listed residences · 2 available

2 Available 3 Sold

RESIDENCE	FLOOR	INTERIOR	BEDROOMS	BATHROOMS	PRICE	STATUS
I1	Ground floor	53.98 m²	1+1 (Study)	1		Sold
1 bedroom + 1 study						
I2+Y1	Ground & Basement	113.69 m²	3	2	€418,800	Available
Ground floor 49.17 sqm + basement 64.52 sqm; 2 kitchens						
I3	Ground floor	51.14 m²	1	1	€261,750	Available
I4	Ground floor	54.32 m²	1	1		Sold
I5	Ground floor	53.98 m²	1+1 (Study)	1		Sold
1 bedroom + 1 study						

LISTED RESIDENCES	AVAILABLE	SOLD	INTERIOR	BEDROOMS	LISTED PRICES
5	2	3	51.14–113.69 m²	1–3	€261,750–€418,800

07 — FLOOR PLANS

Floor Plans

I2+Y1 – upper image: ground floor; lower image: basement

I2+Y1 – two connected levels

Ground floor: 49.17 sqm, one bedroom and one bathroom. Basement: 64.52 sqm, two bedrooms and one bathroom. Together: 113.69 sqm, with two kitchens and an internal staircase.

I3 – one-bedroom apartment

51.14 sqm on the ground floor, with one bedroom, one bathroom and a kitchen.

RESIDENCES ON THIS PLAN

I2+Y1 — Available

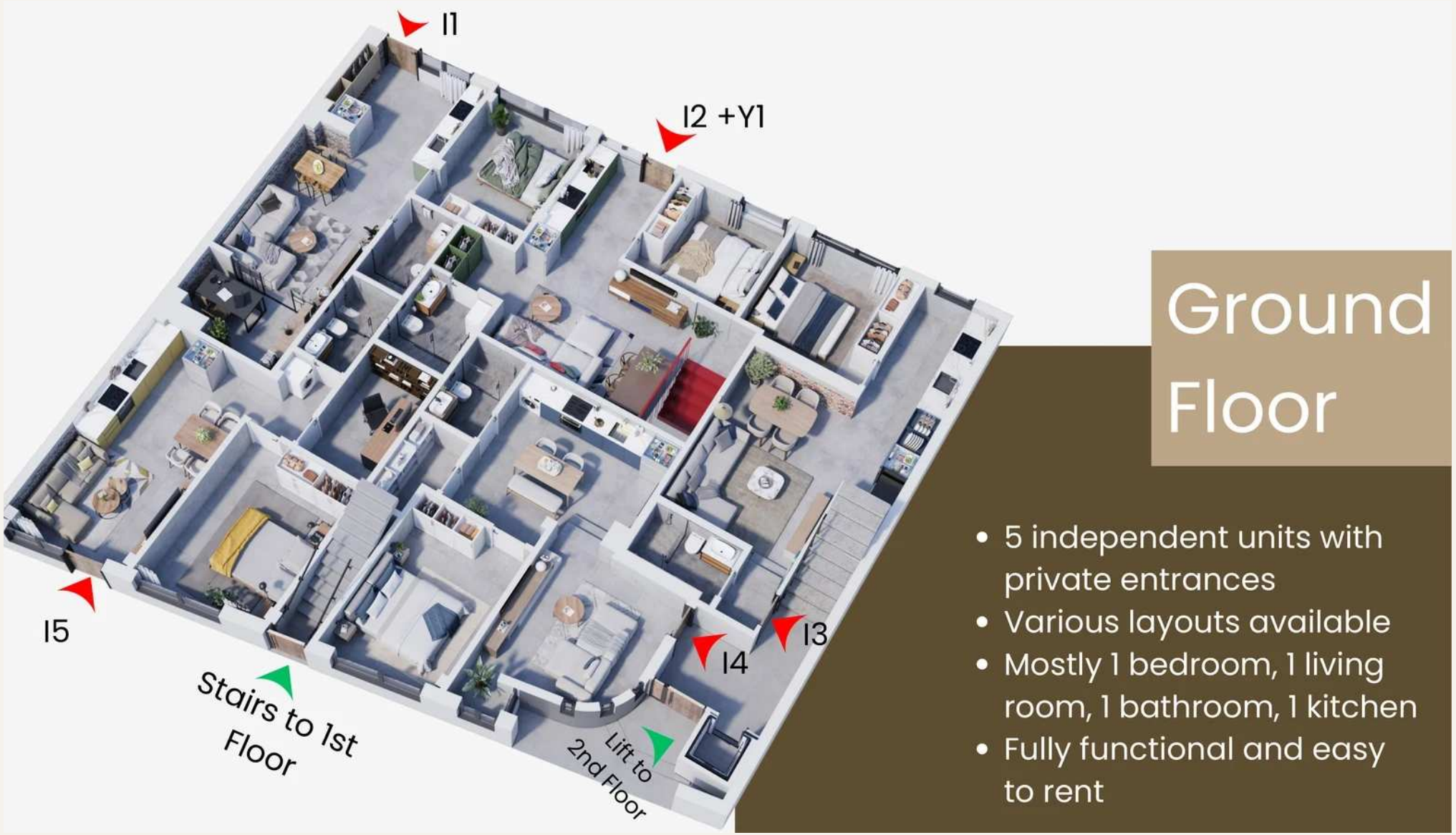
113.69 m² · 3 bedrooms



FLOOR PLANS, CONTINUED

Floor Plans

Ground floor – five independent residences



FLOOR PLANS, CONTINUED

Floor Plans

I3 – one-bedroom apartment

RESIDENCES ON THIS PLAN

I3 Available

51.14 m² · 1 bedroom





Technopolis, Athens

08 —— NEIGHBOURHOOD

Vibrant Urban Living

The Athens arts district is a dynamic area where ancient history meets contemporary culture. Known for landmarks like the Kerameikos archaeological site and Technopolis, the neighborhood is alive with exhibitions, trendy restaurants, and cafés. Its excellent transport links, including the nearby Kerameikos and Thiseio Metro Stations, make it an ideal base for experiencing the best of Athens.

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 €261,750

Aurea
DESIGN & ESTATE

Golden Visa Route

THIS RESIDENCE

AVAILABILITY

2 available · 5 listed residences

RESIDENCE SIZES

51.14–113.69 m²

COMPLETION

Expected end of October 2026

LOCATION

Kerameikos, 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

Aurea Design & Estate edition

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VISUALISATIONS

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

VISUALISATION

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I3 – living space – rendering

THE RESIDENCE

Keramos Residences

LOCATION

Kerameikos, Athens

PRICE

From €261,750

AVAILABILITY

2 available · 5 listed residences

RESIDENCE SIZES

51.14–113.69 m²

11 — CONTACT

Continue the Conversation

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