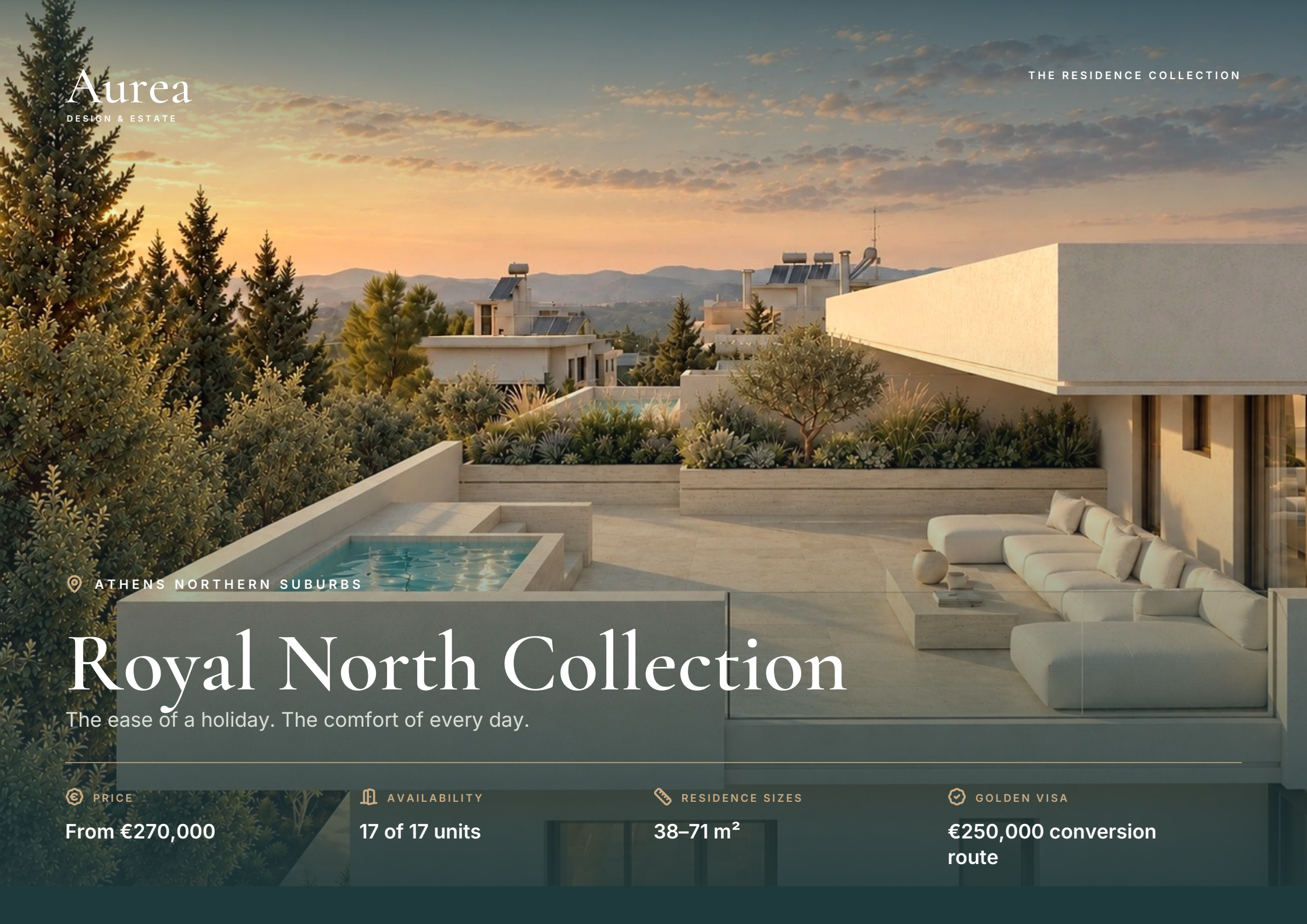


Aurea
DESIGN & ESTATE

THE RESIDENCE COLLECTION

ATHENS NORTHERN SUBURBS

Royal North Collection

The ease of a holiday. The comfort of every day.

PRICE	AVAILABILITY	RESIDENCE SIZES	GOLDEN VISA
From €270,000	17 of 17 units	38–71 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

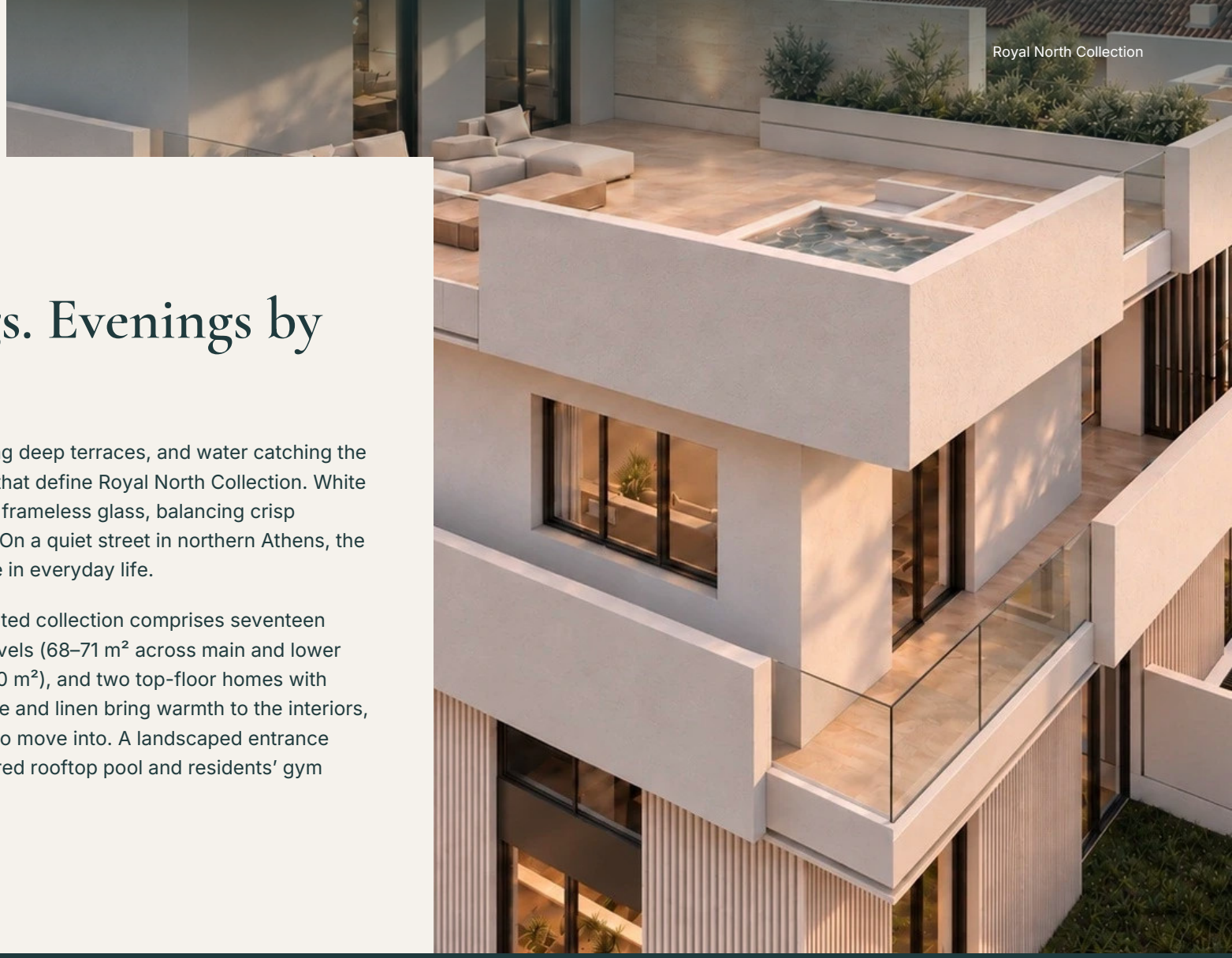
Property selection, legal coordination, and permit processing for EU residency through investment.

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.



Royal North Collection

01 — THE RESIDENCE

Garden mornings. Evenings by the pool.

Olive and lavender gardens, greenery along deep terraces, and water catching the light on the rooftop: these are the scenes that define Royal North Collection. White volumes meet travertine, bronze slats and frameless glass, balancing crisp architecture with the softness of planting. On a quiet street in northern Athens, the unhurried feeling of a holiday finds a place in everyday life.

Between Kifisia, Pefki and Marousi, this gated collection comprises seventeen homes: eight ground residences on two levels (68–71 m² across main and lower levels), seven first-floor residences (38–40 m²), and two top-floor homes with private hot tubs (44–55 m²). Oak, travertine and linen bring warmth to the interiors, each fully furnished, equipped and ready to move into. A landscaped entrance court, glazed lobby, lift to every floor, shared rooftop pool and residents' gym complete the setting.

Terraces and architecture

FULLY FURNISHED RESIDENCES	GOLDEN VISA FROM	LISTED SQUARE METRES	GROUND HOMES ON TWO LEVELS
17	€250,000	38–71	8

02 — SPECIFICATION

Residence Specification

LOCATION	Athens Northern Suburbs
PROJECT TYPE	Gated residential building
PRICE	From €270,000
AVAILABILITY	17 residences
RESIDENCE SIZES	38–71 m²
OUTDOOR SPACE	Ground-floor gardens and generous terraces

COMPLETION	Move-in ready
DELIVERY	Fully furnished and equipped, move-in ready
AFTER-SALES	Aurea buyer support available
GOLDEN VISA	From EUR 250,000
SIGNATURE AMENITY	Shared rooftop pool and private residents' gym

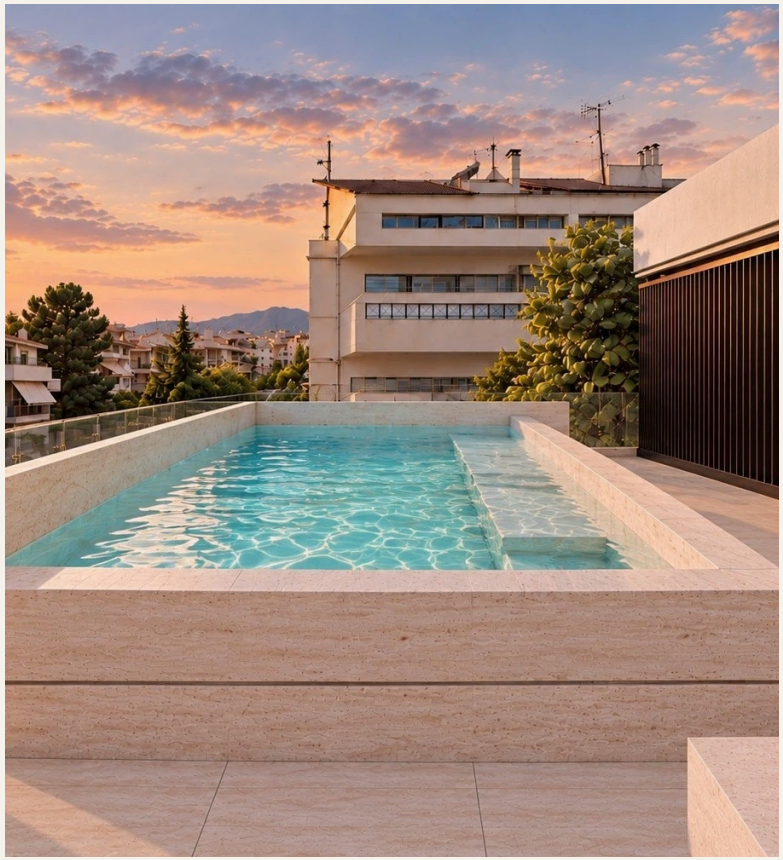
BEST SUITED TO	Buyers seeking garden and terrace living, full furnishings and a move-in ready home in northern Athens
RESIDENCES	17
RESIDENCES PER FLOOR	Ground floor: 8 · 1st floor: 7 · Top floor: 2
GOLDEN VISA FROM	€250,000

RESIDENCE	FLOOR	OUTDOOR	LISTED AREA
BG1	Ground floor	Garden	71 m²
BG2	Ground floor	Garden	71 m²
BG3	Ground floor	Garden	71 m²
BG4	Ground floor	Garden	68 m²
BG5	Ground floor	Garden	68 m²
BG6	Ground floor	Garden	68 m²
BG7	Ground floor	Garden	69 m²
BG8	Ground floor	Garden	69 m²
A1	1st floor		40 m²

RESIDENCE	FLOOR	OUTDOOR	LISTED AREA
A2	1st floor		40 m²
A3	1st floor		38 m²
A4	1st floor		38 m²
A5	1st floor		38 m²
A6	1st floor		39 m²
A7	1st floor		38 m²
B1	Top floor		44 m²
B2	Top floor		55 m²

03 — AMENITIES

Materials and spaces for daily life



Shared rooftop pool

A fully equipped kitchen

Full-height oak cabinetry, travertine worktops and integrated appliances bring storage, preparation and cooking together.

Travertine bathroom

Travertine surfaces frame a walk-in rain shower, a floating stone vanity and a backlit mirror.

A restful bedroom

Floor-to-ceiling glazing, built-in oak wardrobes and soft indirect lighting give the furnished bedrooms a warm, calm character.

Rooftop pool

A shared rooftop pool set in travertine looks towards the hills at sunset. The two top-floor homes also have their own private hot tubs.

Residents' gym

An oak-and-stone studio for residents, with cardio equipment, free weights and a functional trainer.

A private, gated entrance

A landscaped courtyard leads to the glazed lobby, with a lift serving every floor.

04 — GALLERY



Fully equipped kitchen



Bathroom

GALLERY, CONTINUED



Residents gym

05 — LOCATION

Between Kifisia, Pefki and Marousi

Set on a quiet residential street between Kifisia, Pefki and Marousi, the residence is around 3 km from Kifisia and 11 km from central Athens. Iraklio and Kifisia stations on Metro Line 1 are 2.4 km and 3.0 km away respectively; Athens Airport is 21 km away. Saint Joseph School and St Catherine's British School are within 2 km, with a supermarket 0.5 km away. Approximate straight-line distances.

Iraklio metro, Line 1	2.4 km
Kifisia metro, Line 1	3.0 km
The Mall Athens	2.7 km
Golden Hall	3.9 km
Hygeia Hospital	4.3 km
Athens Medical Center	3.6 km
Olympic Stadium	3.5 km
International School of Athens	4.2 km

Bars show distance 0 to 4.3 km

06 – RESIDENCE SELECTION

17 residences · 17 available

17 Available

RESIDENCE	FLOOR	AREA	OUTDOOR	PRICE
BG1 Main 40 m² · lower 31 m² · two levels	Ground floor	71 m²	Garden	€325,000
BG2 Main 40 m² · lower 31 m² · two levels	Ground floor	71 m²	Garden	€325,000
BG3 Main 40 m² · lower 31 m² · two levels	Ground floor	71 m²	Garden	€325,000
BG4 Main 40 m² · lower 28 m² · two levels	Ground floor	68 m²	Garden	€315,000
BG5 Main 40 m² · lower 28 m² · two levels	Ground floor	68 m²	Garden	€315,000
BG6 Main 40 m² · lower 28 m² · two levels	Ground floor	68 m²	Garden	€315,000
BG7 Main 40 m² · lower 29 m² · two levels	Ground floor	69 m²	Garden	€320,000
BG8 Main 41 m² · lower 28 m² · two levels	Ground floor	69 m²	Garden	€320,000
A1	1st floor	40 m²		€285,000

Residences 1-9 of 17

06 – RESIDENCE SELECTION / CONTINUED

17 residences · 17 available

RESIDENCE	FLOOR	AREA	OUTDOOR	PRICE
A2	1st floor	40 m²		€285,000
A3	1st floor	38 m²		€270,000
A4	1st floor	38 m²		€270,000
A5	1st floor	38 m²		€270,000
A6	1st floor	39 m²		€280,000
A7	1st floor	38 m²		€270,000
B1	Top floor	44 m²		€325,000
Top floor · private hot tubs				
B2	Top floor	55 m²		€395,000
Top floor · private hot tubs				

Residences 10-17 of 17

RESIDENCES	AVAILABLE	AREA	LISTED PRICES
17	17	38–71 m²	€270,000–€395,000



Ground residence garden at Royal North Collection



Residence terrace at Royal North Collection

07 — NEIGHBOURHOOD

Daily life in the green north

Pine-lined streets, international schools and Syggrou Forest give this part of northern Athens its calm character. Everyday needs are close by: a supermarket at 0.5 km and AB Vassilopoulos at 1.2 km. The Mall Athens is 2.7 km away, Golden Hall 3.9 km, and Kifisia’s boutiques, restaurants and park around 3 km; Athens Medical Center and IASO General are within 4 km. Back at home, ground residences open onto lawns planted with olive and lavender, while terraces framed by planters and bronze screens offer space to spend the evening outdoors.

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.

08 — GOLDEN VISA

INVESTMENT THRESHOLD

€250,000

ROUTE

Commercial-to-residential conversion route

RESIDENCE PRICING

From €270,000

Aurea
DESIGN & ESTATE

Golden Visa Route

Less than a third of the €800,000 standard threshold that applies across Attica

THIS RESIDENCE

AVAILABILITY
17 of 17 units

RESIDENCE SIZES
38–71 m²

COMPLETION
Move-in ready

LOCATION
Athens Northern Suburbs

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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DESIGN & ESTATE



THE RESIDENCE

Royal North Collection

LOCATION

Athens Northern Suburbs

PRICE

From €270,000

AVAILABILITY

17 of 17 units

RESIDENCE SIZES

38–71 m²

10 — CONTACT

Continue the Conversation

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