

Aurea
DESIGN & ESTATE

THE RESIDENCE COLLECTION

KYNOSARGOUS, ATHENS

Negri Acropolis Residences

Central Athens, Golden Visa Living

PRICE	AVAILABILITY	RESIDENCE SIZES	GOLDEN VISA
From €260,000	2 of 4 units	~32 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

At the Doorstep of the Acropolis

Negri Acropolis Residences is a thoughtful conversion of a former commercial property in Kynosargous, Central Athens. The first-floor conversion delivers four compact, turnkey-furnished one-bedroom apartments, each approximately 32 sqm.

Syngrou-Fix and Akropoli stations serve Metro Line 2. Everyday needs include Sklavenitis grocery shopping and Key pharmacy, while MANIMANI, EMST, the National Garden, and the Acropolis contribute to the area's dining, cultural, and civic life. As a commercial-to-residential conversion, the available residences qualify for Greece's Golden Visa programme at the favourable €250,000 investment threshold. Completion is estimated for 2027.

HIGHLIGHTS

- Turnkey Furnished
- Metro Connected
- Acropolis Proximity
- Smart Compact Design
- ~32 m² units

PER UNIT	RESIDENCES	EACH UNIT	EST. COMPLETION
€260K	4	~32 m²	2027

02 — SPECIFICATION

Residence Specification

LOCATION	Kynosargous, Athens
PROJECT TYPE	Commercial-to-Residential Conversion
PRICE	From €260,000
PRICE PER M²	~€8,125/m²
AVAILABILITY	2 of 4 units
RESIDENCE SIZES	~32 m²
COMPLETION	2027 (estimated)
DELIVERY	Turnkey Furnished
GOLDEN VISA	Eligible from €250,000 (conversion)
SIGNATURE AMENITY	Turnkey furnished



BEST SUITED TO	Premium location, Acropolis proximity
RESIDENCES	4
FLOOR	1st
BEDROOM MIX	4 × 1 bedroom
BATHROOM MIX	4 × 1 bathroom
PER UNIT	€260K

RESIDENCE	FLOOR	BEDROOMS	BATHROOMS	INTERIOR	STATUS
A1	1st	1	1	32 m²	Sold
A2	1st	1	1	32 m²	Sold
A3	1st	1	1	32 m²	Available
A4	1st	1	1	32 m²	Available



03 — AMENITIES

Turnkey Furnished Living

Fully Furnished

Each residence is delivered turnkey furnished with a double bed, bedside tables, sofa or armchairs, dining area, open-plan kitchen with appliances, and a washing machine. No additional setup required for immediate rental or personal use.

Metro Connected

Syngrou-Fix and Akropoli stations serve Metro Line 2, connecting Kynosargous with the wider Athens network.

Cultural Epicentre

The Acropolis Museum, EMST contemporary art museum, and Onassis Stegi cultural centre are among the cultural destinations of central Athens.

Modern Conversion

A commercial-to-residential conversion meeting modern building standards, delivering contemporary living spaces within an established urban structure.

AMENITIES, CONTINUED

Turnkey Furnished Living

Smart Compact Design

At ~32 sqm per unit, each residence uses screen partitions and room dividers to create distinct living zones – sleeping, living, and kitchen areas feel separate while maintaining an open, spacious feel. Every unit includes a washing machine, wardrobe, and fitted kitchen.

Central Athens Landmarks

The Acropolis and Parthenon are among the defining landmarks of the Kynosargous area.

04 — GALLERY



Bedroom – curved oak headboard, travertine side table, Greek wool throw



Bathroom – rain shower, stone-look tiles, oak floating vanity



Entrance – travertine console, terrazzo floor, brass mirror

GALLERY, CONTINUED



Outlook – Neos Kosmos rooftops and surrounding urban fabric near the Acropolis district

05 — LOCATION

Culture and Everyday Athens

Set in Kynosargous in central Athens, the residence is surrounded by everyday services and cultural destinations. Sklavenitis grocery shopping and Key pharmacy support daily needs; MANIMANI, EMST, the National Garden, and the Acropolis are part of the wider urban setting.





LOCATION, CONTINUED

Around the Residence

- Acropolis Museum
- MANIMANI
- Syngrou-Fix Metro (Line 2)
- EMST National Museum of Contemporary Art
- Sklavenitis Supermarket (Evdoxou)
- National Garden
- Key Pharmacy
- Acropolis Archaeological Site

06 – RESIDENCE SELECTION

4 residences · 2 available

2 Available 2 Sold

RESIDENCE	FLOOR	INTERIOR	BEDROOMS	BATHROOMS	PRICE	STATUS
A1	1st	32 m²	1	1		Sold
A2	1st	32 m²	1	1		Sold
A3	1st	32 m²	1	1	€260,000	Available
A4	1st	32 m²	1	1	€260,000	Available

RESIDENCES	AVAILABLE	SOLD	INTERIOR	BEDROOMS	LISTED PRICES
4	2	2	32 m²	1	€260,000

07 —— FLOOR PLANS

Architecture & Layout

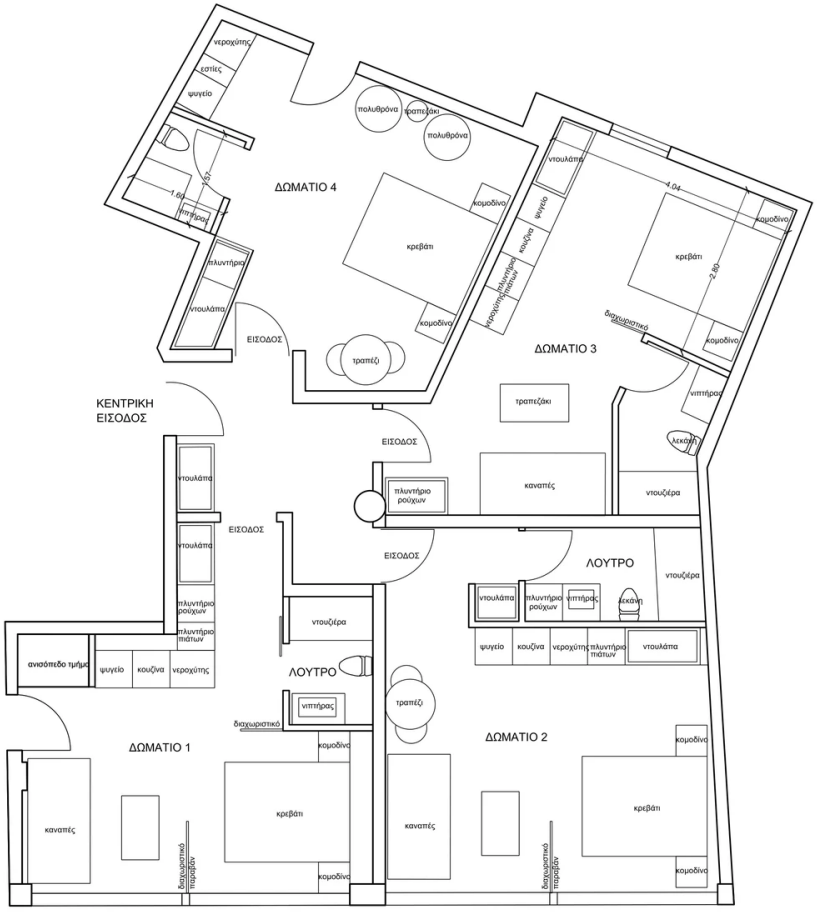
1st Floor Overview – Four ~32 sqm one-bedroom residences connected by a central corridor. Each unit features an open-plan living/kitchen area, separate bedroom, and private bathroom.

Building Structure

Commercial-to-residential conversion in Neos Kosmos. Four apartments occupy the 1st floor of the building, each approximately 32 sqm. The conversion delivers modern residential standards within an established urban structure in the Kynosargous quarter of Neos Kosmos.

Unit Specifications

Each one-bedroom residence is delivered turnkey furnished with a double bed, open-plan kitchen, washing machine, wardrobe, and contemporary bathroom. Screen partitions and room dividers create distinct living zones within the open layout – maintaining a sense of openness while providing functional separation between sleeping, living, and kitchen areas. All four units share a central corridor entrance and are designed for immediate occupancy or rental income.



08 — NEIGHBOURHOOD

Life in Neos Kosmos

Neos Kosmos is one of Athens' most dynamic neighbourhoods – a former blue-collar district undergoing rapid gentrification that has transformed it into one of the city's most compelling residential addresses. The Onassis Cultural Centre (Stegi) anchors the neighbourhood's cultural identity, while a wave of independent restaurants, art spaces, theatres, and bars has reshaped its character over the past decade. Bordering Koukaki – Athens' most popular tourist residential area – and sitting directly south of the Acropolis, Neos Kosmos offers the rare combination of authentic neighbourhood life with world-class cultural proximity.

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 €260,000

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Residency Through Real Estate

Negri Acropolis Residences is a commercial-to-residential conversion qualifying for Greece's Golden Visa programme at the favourable €250,000 threshold – significantly below the standard €400,000 or €800,000 requirements for new residential purchases in designated zones. The two available residences, A3 and A4, are priced at €260,000 each and qualify independently.

- Commercial-to-residential conversion category – lowest Golden Visa threshold
- EU residency permit for investor and family
- No minimum stay requirement
- Pathway to permanent residency and citizenship
- Access to EU Schengen zone travel
- Long-term rental income permitted
- Turnkey furnished – immediate rental readiness

AVAILABILITY

2 of 4 units

RESIDENCE SIZES

~32 m²

COMPLETION

2027

LOCATION

Kynosargous, 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 (effective 1 September 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. All rental projections on this page reflect long-term lease scenarios only.

Specifications & Delivery
Interior finishes, colours, and furnishings may vary from final delivery. Delivered turnkey furnished - final furniture package specifications to be confirmed. Pricing and specifications are subject to change without notice. Prices listed are as of March 2026 and subject to final confirmation. Golden Visa eligibility is based on current Greek legislation (Law 4251/2014 as amended) and requires acquisition of qualifying real estate; applicants should seek independent legal advice.

Price Per Square Metre
The €8,125/sqm figure reflects the turnkey furnished price for a ~32 sqm unit at €260,000. This includes the furniture package and is not directly comparable to area averages for unfurnished resale properties (Neos Kosmos area average: €2,450-2,900/sqm).

THIS EDITION

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Materials – honed stone, brushed brass, natural linen, European oak

11 — CONTACT

Continue the Conversation

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THE RESIDENCE

Negri Acropolis Residences

LOCATION
Kynosargous, Athens

PRICE
From €260,000

AVAILABILITY
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RESIDENCE SIZES
~32 m²

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