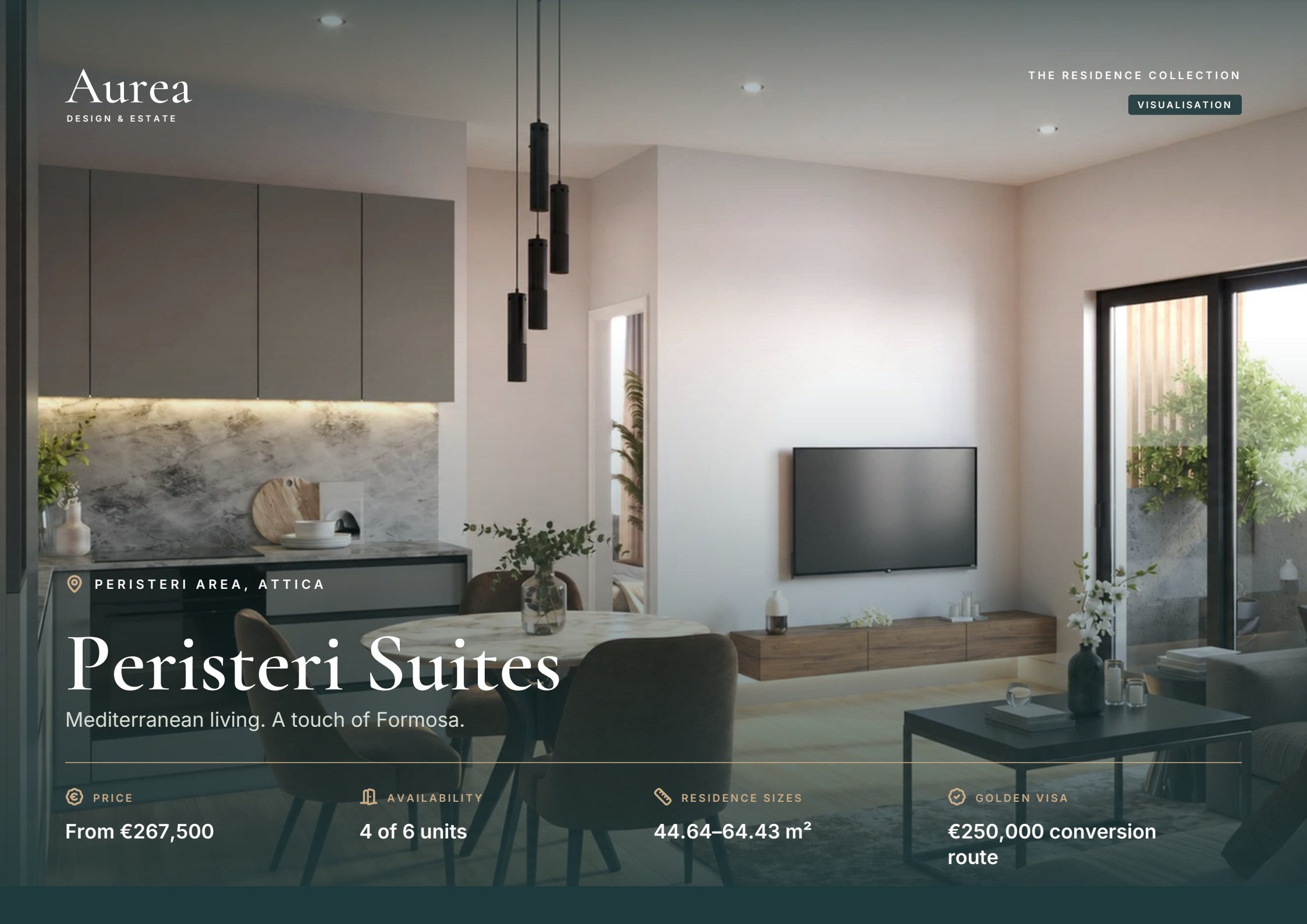


Aurea
DESIGN & ESTATE

THE RESIDENCE COLLECTION

VISUALISATION

PERISTERI AREA, ATTICA

Peristeri Suites

Mediterranean living. A touch of Formosa.

PRICE	AVAILABILITY	RESIDENCE SIZES	GOLDEN VISA
From €267,500	4 of 6 units	44.64–64.43 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

Taiwanese and Greek Design, Together

A new address need not mean leaving your sense of home behind. Designed by Taiwanese and Greek designers, Peristeri Suites offers a personal starting point for life in west Athens.

6 one- and two-bedroom residences across three floors. Connected living, dining and kitchen areas lead to private bedrooms, with garden areas at ground level and balconies above.

I1 Interior visualisation



RESIDENCES	FLOORS	BEDROOMS	EXPECTED COMPLETION
6	3	1-2	Q3 2027

02 — SPECIFICATION

Residence Specification

LOCATION	Peristeri area, Attica
PROJECT TYPE	Commercial-to-residential conversion
PRICE	EUR 267,500 – EUR 321,000
AVAILABILITY	4 of 6 residences available
RESIDENCE SIZES	44.64–64.43 m²

OUTDOOR SPACE	Garden areas and balconies
COMPLETION	Expected Q3 2027
DELIVERY	Subject to final contract
GOLDEN VISA	Commercial conversion: EUR 250,000 threshold
SIGNATURE AMENITY	Gardens and balconies

BEST SUITED TO	A home base in west Athens
RESIDENCES	6
RESIDENCES PER FLOOR	Ground floor: 2 · 1st floor: 2 · 2nd floor: 2
BEDROOM MIX	3 × 1 bedroom · 3 × 2 bedrooms
OUTDOOR AREAS	6.7–22 m²
FLOORS	3

RESIDENCE	FLOOR	BEDROOMS	INTERIOR	OUTDOOR	STATUS
I1	Ground floor	1	49.02 m²	19 m²	Sold
I2	Ground floor	2	53 m²	22 m²	Available
A1	1st floor	1	44.64 m²	6.7 m²	Available
A2	1st floor	2	64.43 m²	11.9 m²	Sold
B1	2nd floor	1	44.64 m²	6.7 m²	Available
B2	2nd floor	2	64.43 m²	11.9 m²	Available

03 — AMENITIES

A Considered Residential Layout.



I2 Interior visualisation

Connected living

Living, dining and kitchen areas share an open-plan arrangement.

Separate bedrooms

One- and two-bedroom layouts across the six residences.

Garden-level homes

Ground-floor layouts include outdoor garden areas.

Upper-floor balconies

Balconies extend the first- and second-floor living spaces.

04 GALLERY



A1 / B1 Interior visualisation



05 — LOCATION

A neighbourhood with a life of its own

Peristeri brings together neighbourhood shopping, public green space and Metro Line 2. The map is an area guide, centred on Peristeri rather than the property address. The places below are local landmarks, not promised travel times from the building. Map data: OpenStreetMap contributors.

LOCATION, CONTINUED

Around the Residence

Peristeri Metro	Metro Line 2
Agios Antonios Metro	Metro Line 2
Anthoupoli Metro	Metro Line 2
Alsos Peristeriou	Public park
Peristeri Town Hall	Municipal services
Peristeri Municipal Library	Public library
Cine Peran	Seasonal open-air cinema
Bournazi Square	Neighbourhood square

06 – RESIDENCE SELECTION

6 residences · 4 available

4 Available **2** Sold

RESIDENCE	FLOOR	INTERIOR	OUTDOOR	BEDROOMS	PRICE	STATUS
I1	Ground floor	49.02 m²	19 m²	1		Sold
I2	Ground floor	53 m²	22 m²	2	€299,600	Available
A1	1st floor	44.64 m²	6.7 m²	1	€267,500	Available
A2	1st floor	64.43 m²	11.9 m²	2		Sold
B1	2nd floor	44.64 m²	6.7 m²	1	€267,500	Available
B2	2nd floor	64.43 m²	11.9 m²	2	€321,000	Available

RESIDENCES	AVAILABLE	SOLD	INTERIOR	BEDROOMS	LISTED PRICES
6	4	2	44.64–64.43 m²	1–2	€267,500–€321,000

07 — FLOOR PLANS

Floor Plans

A clear view of the layout

3D configuration visualisations, not dimensioned architectural drawings. Furniture and finishes are illustrative.



VISUALISATION

FLOOR PLANS, CONTINUED

Floor Plans

Room for daily life

Separate bedrooms and connected living spaces across three residential floors.



VISUALISATION

08 — NEIGHBOURHOOD

Step Out. Stay Local.

Browse the shops along Ethnikis Antistaseos, take time out at Alsos Peristeriou, or look up the seasonal programme at Cine Peran. Peristeri has its own places to return to, with Line 2 connecting the district to central Athens.



Alsos Peristeriou: neighbourhood reference photograph.

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 €267,500

Aurea
DESIGN & ESTATE

Golden Visa Route

Commercial-to-residential conversion with a EUR 250,000 investment threshold. Property documentation and each application remain subject to legal review.

Legal review required before acquisition and application

THIS RESIDENCE

AVAILABILITY
4 of 6 units

RESIDENCE SIZES
44.64–64.43 m²

COMPLETION
Expected Q3 2027

LOCATION
Peristeri area, Attica

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.

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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THE RESIDENCE

Peristeri Suites

LOCATION

Peristeri area, Attica

PRICE

From €267,500

AVAILABILITY

4 of 6 units

RESIDENCE SIZES

44.64–64.43 m²

11 — CONTACT

Continue the Conversation

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