Aurea
DESIGN & ESTATE

THE RESIDENCE COLLECTION



PALAIO FALIRO, ATHENS RIVIERA

# Luxury Villa Faliro

A Private Villa on the Athens Riviera

| PRICE | AVAILABILITY | RESIDENCE SIZES | GOLDEN VISA |
|---|---|---|---|
| €913,000 | 1 of 1 unit | 237 m² (interior) + 48 m² (balconies/terraces) | €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.

01 — THE RESIDENCE

# Central Palaio Faliro – Athens Riviera

This detached three-storey villa sits on a quiet residential street in the heart of Palaio Faliro – one of Athens' oldest coastal enclaves. Mature plane trees line the low-density streetscape of single-family houses; the town centre is one minute's walk away, the Aegean eight. €913,000. 237 m². Five bedrooms, four bathrooms. Across this fully built-out coastal municipality, detached villas on private land number roughly 46 against some 3,800 apartments – a 1:83 ratio, less than 1% of the market. This is not a temporary shortage; it is structural non-renewability. The villa becomes formally tradable from 13 April and is delivered as photographed – no renovation staging, no deferred works.



Master bedroom – wide view

The neighbourhood functions as a self-contained coastal district: Flisvos Marina is a 14-minute walk, the Agiou Alexandrou commercial strip with its boutiques and cafés is just around the corner, and international schools and medical clinics are close at hand. The kitchen is equipped for gas cooking – a distinction worth noting: natural gas only reached residential Attica in 2001, and fewer than 22% of properties in the region have ever been connected. For buyers accustomed to wok cooking, this is a practical advantage, not a standard fit-out item.

| BEDROOMS | BATHROOMS | LIVING AREA | FLOORS + BASEMENT |
|---|---|---|---|
| 5 | 4 | 237 m² | 3+1 |

02 — SPECIFICATION

# Residence Specification

| | |
|---|---|
| LOCATION | Palaio Faliro, Athens Riviera |
| PROJECT TYPE | Detached Villa |
| PRICE | €913,000 |
| PRICE PER M² | ~€3,860/m² |
| AVAILABILITY | 1 of 1 unit |
| RESIDENCE SIZES | 237 m² |
| OUTDOOR SPACE | Private garden, rooftop terrace & BBQ |
| COMPLETION | Formally tradable after 13 April 2026 |
| PARKING | 2 Cars · At Front Gate |
| GOLDEN VISA | Zone A – €800K |
| SIGNATURE AMENITY | 5 bedrooms, 4 bathrooms, private garden |



| | |
|---|---|
| BEST SUITED TO | Families, permanent residence, single-asset GV |
| RESIDENCES | 1 |
| FLOOR | 3 + Semi-basement |
| BEDROOMS | 5 |
| BATHROOMS | 4 bathrooms |
| FLOORS + BASEMENT | 3+1 |

| RESIDENCE | FLOOR | BEDROOMS | BATHROOMS | INTERIOR | STATUS |
|---|---|---|---|---|---|
| **Whole Property** | 3 + Semi-basement | 5 | 4 | 237 m² | Available |

03 —— AMENITIES

# Designed for Comfort, Built for Character

## Collector-Grade Scarcity

Only 46 detached villas on private land against 3,800+ apartments – a 1:83 ratio. Not a cyclical shortage, but the structural reality of a fully built-out coastal municipality. Independent land, detached form, premium Riviera address – three conditions converging in one collector-grade asset.

## Wealth-Enclave Town Centre

Centre of one of Athens' oldest coastal wealth enclaves, one-minute walk to the commercial core. Boutique grocers, Michelin restaurants, banks, clinics, schools all walkable. No car, no commute.

## Established Family Catchment

Private kindergarten seven minutes on foot; Greek and international bilingual schools in continuous catchment; medical clinics within a ten-minute drive. Not just a holiday address – a family residence built for year-round living: children's schooling and elder care within reach.

## Ground-Floor Living Sequence

Open-plan living flows into the formal dining room – Venetian stucco walls, crystal chandelier, herringbone tiles from entrance to table. L-shaped kitchen with mosaic backsplash and integrated appliances – family hub and entertaining stage in one.

## Gas-Flame Kitchen

Natural gas reached Attica only in 2001; fewer than 22% of homes are connected. Apartment-dominated Golden Visa stock has virtually no gas kitchens. This villa is plumbed for live-flame cooking – wok-heat stir-fry to slow Mediterranean braises – placing it in the top 22% of Greek residences.

## Principal Master Suite

Capitonné silk headboard, walk-in dressing room with baroque mirrors and glass display shelving, hotel-spa-grade curved shower. Guest bedroom with eight-door custom wardrobe. The entire floor functions as a private master wing – not a downsized apartment layout.

AMENITIES, CONTINUED

# Designed for Comfort, Built for Character

## Independent Freehold Parcel

A detached house on its own independent parcel – not a stacked apartment. Full land-plus-building title: disposable, redevelopable, inheritable, no body corporate. In a near-fully built coastal municipality, a redevelopable private parcel is itself a scarce asset.

## Skyline Rooftop Terrace

Second-floor pitched-ceiling bedroom opening onto a full rooftop terrace – wrought-iron pergola, outdoor bar, dedicated BBQ, unobstructed Athens skyline. Evenings settle around the Acropolis lights – the home's principal venue for family gatherings and hosting.

## True Detached Residence

A freestanding luxury residence in Athens' foremost coastal wealth enclave – a wholly different asset class from Golden Visa apartment stock. Private entrance, private garden, four-sided daylight – what buyers picture when they say "villa", not a 60 m² apartment fraction.

## Multi-Function Semi-Basement

Far more than a basement – forest-mural children's room, Cycladic-alcove guest bedroom, fitness area, independent bathroom. Below: dedicated mechanical room housing Buderus boiler and PEX underfloor manifolds. Multigenerational living, home office, workout space – one floor, all needs.

## Two Cars at the Front Gate

Two private spaces at the front gate – step out and walk in. In a dense Riviera street grid, apartment residents pay for basement garages or circle for kerbside spots. Front-gate parking: daily convenience and a material resale premium.

## German-Spec MEP Systems

German Buderus gas boiler + PEX underfloor heating (zoned manifold control), Daikin-grade split-system HVAC, crystal chandeliers in principal rooms. Warm winters, cool summers, no exposed pipework – German-spec MEP, not a value-engineered apartment fit-out.

AMENITIES, CONTINUED

# Designed for Comfort, Built for Character

## Private Outdoor Garden

Landscaped courtyard + front-gate double parking, ~110 m² outdoor space complementing 237 m² indoors. A home with a garden; a garden with light – household moments no apartment balcony can hold, unfolding on private land.

## Top-Tier Asset Class

Central municipality, independent land, detached form, Riviera address – four conditions placing this at the apex of Greek residential holdings. Same-district new-build apartments: €14,000–16,000/m², no land title. This villa with land: just ~€3,860/m² – freehold, not a tower fraction.

## Immediate Occupancy & Visa

Tradable from 13 April. Handover condition = photographed condition – what you see is what you get. No deferred works, no staging. Fly in, move in the same day, Golden Visa eligible on completion. Furniture and appliances included. True keys-in-hand.

## As-Photographed Handover

Every image reflects the actual handover state. No flight-to-inspect, no finish-quality gamble. Completed, inspected, occupancy-certified – contract to key fully traceable. Cross-border risk resolved before completion.

## 04 — GALLERY



Open living and dining room with dual crystal chandeliers




Formal dining with cascading crystal chandelier

## GALLERY, CONTINUED



Luxury L-shaped kitchen with herringbone tiles



Kitchen with mosaic backsplash



Master bedroom with Capitonné silk headboard

## GALLERY, CONTINUED



Walk-in closet with baroque mirror

## GALLERY, CONTINUED



Second floor bedroom with balcony access



Multi-purpose gym room



Guest bathroom with jetted bathtub

## GALLERY, CONTINUED



Alternate angle of the formal dining room

05 — LOCATION

# Athens Riviera – 600 Metres from the Sea

Palaio Faliro occupies a privileged position on the Athens coastline – a mature, tree-lined municipality where established residential streets sit within walking distance of the Aegean. The villa's position in central Palaio Faliro places it one minute from the town centre, 600 metres from the waterfront, and within easy reach of the Flisvos Marina (310 superyacht berths, capacity to 180 m vessels), the Stavros Niarchos Foundation Cultural Center (27 million cumulative visitors since 2017; Renzo Piano), and the Athens tram network. The Aenaon Metropolitan Park – a €370 million, 133.5-acre coastal green space co-financed by the EU Cohesion Fund, with contractor selected in January 2026 – is under construction directly along Faliro Bay, targeting completion in 2028. Five kilometres south, the Hellinikon project (€8 billion, 6.2 km²) is reshaping the former international airport into a new coastal district: the Riviera Tower – 200 metres, designed by Foster + Partners – reached 113 metres at mid-2025, while the INSPIRE Athens casino resort and Experience Park are both advancing on programme. Agiou Alexandrou, the neighbourhood's main commercial street, and a cluster of established restaurants, patisseries, and cafés are within a ten-minute walk.



Aerial view – PPC Chocolate & Ice Cream Experience



Flisvos Marina – 1km from the villa

LOCATION, CONTINUED

# Around the Residence

| | |
|---|---|
| Palaio Faliro Town Centre | 1 min walk |
| Aegean Coastline | 600 m · 8 min walk |
| Flisvos Marina | 1 km · 14 min walk |
| SNFCC (Renzo Piano) | 2.5 km · 8 min drive |
| Trocadero Tram Station | 350 m · 4 min walk |
| Aenaon Metropolitan Park | 500 m · 7 min walk |
| Edem Beach | 500 m · 7 min walk |
| Battleship Averof Museum | 1 km · at Flisvos Marina |
| Acropolis | 5 km · direct tram |
| Kindergarten | 7 min walk |
| Front-Gate Parking | Space for 2 cars on site |
| Transfer Readiness | Formally tradable after 13 Apr |
| Gas Cooking | In-place kitchen setup · rare in Greece |
| Asset Type | Independent land + detached luxury house |
| Athens Airport | 35 km · 40 min drive |
| AB Vassilopoulos Supermarket | 8 min walk |
| Agiou Alexandrou Commercial Street | 10 min walk |
| Koutouki Kalypso Restaurant | 10 min walk |
| Filodina Bakery & Café | 5 min walk |
| Town Hall | 12 min walk |
| Benaki Toy Museum | 18 min walk · 5 min drive |

Bars compare like with like, each on its own scale: walking time 0 to 12 min; distance 0 to 5 km

06 – RESIDENCE SELECTION

# 1 residence · 1 available

1 Available

| RESIDENCE | FLOOR | INTERIOR | BEDROOMS | BATHROOMS | PRICE | STATUS |
|---|---|---|---|---|---|---|
| **Whole Property** | 3 + Semi-basement | 237 m² | 5 | 4 | **€913,000** | Available |

| RESIDENCES | AVAILABLE | INTERIOR | BEDROOMS | LISTED PRICES |
|---|---|---|---|---|
| 1 | 1 | 237 m² | 5 | €913,000 |

07 — NEIGHBOURHOOD

# Palaio Faliro – Where Athens Meets the Sea

Palaio Faliro's identity as a coastal address of distinction traces to the early 1900s, when Athens' most prominent families began commissioning seafront villas along its shore – a migration that permanently fixed the neighbourhood's social register. Anchoring the northern end of the Athens Riviera, it sits precisely where the capital's urban fabric gives way to open Saronic water: close enough to the city centre (6 km) to be convenient, coastal enough to feel categorically apart. Agiou Alexandrou, the main commercial street, is lined with boutiques, restaurants, and the Agios Alexandros church. The tram connects the neighbourhood directly to Syntagma Square and the Acropolis, while the coastal promenade – soon to be extended by the Aenaon Metropolitan Park – offers an unbroken pedestrian route along the seafront.

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

**€913,000**

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# €800,000 – Premium Threshold

Palaio Faliro is classified within Zone A of the Greek Golden Visa programme – the premium tier encompassing Athens' most sought-after municipalities. At €913,000, Luxury Villa Faliro independently exceeds the €800,000 minimum investment threshold, qualifying the buyer and their family for EU residency without the need for combined-purchase structures.

- This villa qualifies independently – single property
- Family included: spouse, children under 21, parents
- 5-year renewable residency permit
- No minimum residence requirement
- Pathway to permanent residency and citizenship
- Access to EU Schengen zone travel
- Long-term rental income permitted

AVAILABILITY

**1 of 1 unit**

RESIDENCE SIZES

**237 m² (interior) + 48 m² (balconies/terraces)**

COMPLETION

**Ready to Move In**

LOCATION

**Palaio Faliro, Athens Riviera**

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.

THIS EDITION

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Wide-angle view of the basement bedroom

THE RESIDENCE

## Luxury Villa Faliro

LOCATION

**Palaio Faliro, Athens Riviera**

PRICE

**€913,000**

AVAILABILITY

**1 of 1 unit**

RESIDENCE SIZES

**237 m² (interior) + 48 m² (balconies/terraces)**

10 — CONTACT

# Continue the Conversation

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