Aurea
DESIGN & ESTATE

THE RESIDENCE COLLECTION



VOULA, ATHENS RIVIERA

Voula Residences

Ultra-Premium Living on the Athens Riviera

PRICE	AVAILABILITY	RESIDENCE SIZES	GOLDEN VISA
From €590,000	3 of 6 units	45–143 m²	€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

Voula Residences

A new-build residence of six apartments at the intersection of the Athens Riviera and Hymittos foothills. Voula Residences occupies one of the most coveted addresses in southern Athens – 300 metres from Vouliagmenis Avenue, a fourteen-minute walk to Mikro Kavouri beach, and three kilometres from the transformative Ellinikon project.

The architecture is restrained, contemporary, and calibrated for the Mediterranean light. Every apartment opens to generous balconies or private terraces; the upper floors command unobstructed 360° panoramas spanning the Saronic Gulf to the southwest and Mount Hymittos to the northeast. Shared amenities – a swimming pool, barbecue, lounge garden, and a fully equipped rooftop with open-air cinema – elevate the experience beyond the individual unit.



Voula Residences – contemporary architectural façade with generous balconies

PROJECT TYPE
New-build residential

COMPLETION
On request

OUTDOOR SPACE
Balconies & terraces

SIGNATURE AMENITY
Communal Pool & Rooftop Cinema

02 — SPECIFICATION

Residence Specification

LOCATION	Voula, Athens Riviera
PROJECT TYPE	New-build residential
PRICE	From €590,000
AVAILABILITY	3 of 6 units
RESIDENCE SIZES	45–143 m²
OUTDOOR SPACE	Balconies & terraces

COMPLETION	On request
GOLDEN VISA	€800,000 Zone A route
SIGNATURE AMENITY	Communal Pool & Rooftop Cinema
BEST SUITED TO	Ultra-premium, Riviera prestige
RESIDENCES	6

RESIDENCES PER FLOOR	Ground: 1 · 1st: 2 · 2nd: 2 · 3rd: 1
BEDROOM MIX	1 × 1 bedroom · 3 × 3 bedrooms · 1 × 4 bedrooms
BATHROOM MIX	3 × 1 bathroom + WC · 1 × 2 bathrooms + WC · 1 × 3 bathrooms + WC · 1 × 1 bathroom

RESIDENCE	FLOOR	BEDROOMS	BATHROOMS	INTERIOR	OUTDOOR	STATUS
G1	Ground	Please enquire	1 bathroom + WC	143.11 m²	126.20 m² balcony	Available
A1	1st	3	1 bathroom + WC	142 m²	81.10 m² balcony	Sold
A2	1st	3	2 bathrooms + WC	135 m²	58.00 m² balcony	Sold
B1	2nd	3	1 bathroom + WC	142 m²	81.10 m² balcony + 115.81 m² terrace	Available
B2	2nd	4	3 bathrooms + WC	135 m²	58.00 m² balcony + 103.51 m² terrace	Reserved
C1	3rd	1	1	45.21 m²	143.61 m² private terrace	Available



Shared backyard with swimming pool, BBQ, and lounge areas

03 — AMENITIES

Designed for the Mediterranean Life

Swimming Pool & Garden

A 315 sqm shared backyard with swimming pool, open-air shower, and curated lounge areas – your private Mediterranean retreat.

BBQ & Outdoor Dining

Purpose-built barbecue station and dining spaces in the landscaped garden – evenings spent al fresco under the Attic sky.

Rooftop Cinema & Lounge

A 360° view terrace with open-air cinema, fully equipped dining area, and lounge seating – the crown of the building.

360° Panoramic Views

Unobstructed panoramas from the Saronic Gulf and Aegina island to the southwest, to the Hymittos mountain range to the northeast.

04 — GALLERY



Light-filled living space with premium finishes and Mediterranean views



Modern kitchen and dining area with designer fixtures

GALLERY, CONTINUED



Rooftop terrace with 360° views, open-air cinema, and dining area

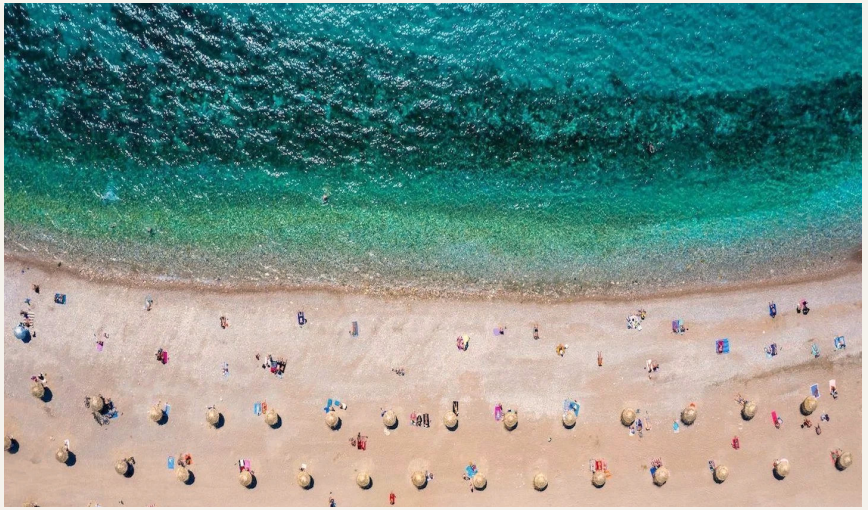
05 — LOCATION

Voula – The Athens Riviera Address

Positioned between the sea and the city, Voula offers the rare convergence of beach proximity, urban convenience, and residential prestige. The Ellinikon mega-project – Europe's largest urban regeneration – is just three kilometres away.

Mikro Kavouri Beach	1 km · 14 min walk	
Vouliagmenis Avenue	300 m	
Bus Stop	250 m	
Central Market	500 m	
The Ellinikon	3 km	
Glyfada Downtown	10 min drive	
Syntagma Square	18 km	
Athens Airport	28 km	

Bars show distance 0 to 28 km



Mikro Kavouri beach – 1km from Voula Residences



The Ellinikon mega-project – 3km away

06 – RESIDENCE SELECTION

6 residences · 3 available

3 Available 1 Reserved 2 Sold

RESIDENCE	FLOOR	INTERIOR	OUTDOOR	BEDROOMS	BATHROOMS	PRICE	STATUS
G1	Ground	143.11 m²	126.20 m² balcony	Please enquire	1 bathroom + WC	**€980,000**	Available
A1	1st	142 m²	81.10 m² balcony	3	1 bathroom + WC		Sold
A2	1st	135 m²	58.00 m² balcony	3	2 bathrooms + WC		Sold
B1	2nd	142 m²	81.10 m² balcony + 115.81 m² terrace	3	1 bathroom + WC	**€1,290,000**	Available
B2	2nd	135 m²	58.00 m² balcony + 103.51 m² terrace	4	3 bathrooms + WC		Reserved
C1	3rd	45.21 m²	143.61 m² private terrace	1	1	**€590,000**	Available

Below €800,000 Zone A threshold – does not independently qualify

RESIDENCES	AVAILABLE	RESERVED	SOLD	INTERIOR	BEDROOMS
6	3	1	2	45.21–143.11 m²	1–4

07 — FLOOR PLANS

Architecture & Floor Plans

Ground Floor plan – Unit G1, 143 sqm with 126 sqm balcony

RESIDENCES ON THIS PLAN

G1 — Available

143.11 m²



FLOOR PLANS, CONTINUED

Architecture & Floor Plans

Floor A (1st Floor) plan – Units A1 and A2

RESIDENCES ON THIS PLAN

A1 — Sold

142 m² · 3 bedrooms

A2 — Sold

135 m² · 3 bedrooms



FLOOR PLANS, CONTINUED

Architecture & Floor Plans

Floor B (2nd Floor) plan – Units B1 and B2 with private terraces

RESIDENCES ON THIS PLAN

B1 — Available
142 m² · 3 bedrooms

B2 — Reserved
135 m² · 4 bedrooms





Lake Vouliagmeni – mineral thermal lake near Voula

08 — NEIGHBOURHOOD

Life on the Athens Riviera

Voula sits at the heart of the Athens Riviera – a stretch of coastline that combines the energy of a capital city with the ease of a Mediterranean resort. From Vouliagmeni's thermal lake to Glyfada's designer boutiques, the neighbourhood offers a lifestyle that few European addresses can match. The Ellinikon project, three kilometres north, is poised to transform the entire coastal corridor.



Athens Riviera marina – yachting and waterfront dining

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.

09 — GOLDEN VISA

INVESTMENT THRESHOLD

€800,000

ROUTE

Zone A residential route

RESIDENCE PRICING

From €590,000

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Greek Golden Visa

Voula is classified within Zone A of the Greek Golden Visa programme – the premium tier encompassing Athens' most sought-after municipalities. The minimum investment threshold is €800,000 for new residential properties. Units G1 (€980K) and B1 (€1.29M) qualify independently; Unit C1 (€590K) does not.

THIS RESIDENCE

AVAILABILITY
3 of 6 units

RESIDENCE SIZES
45–143 m²

COMPLETION
On request

LOCATION
Voula, 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?

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.

Golden Visa Programme

Eligibility information is general guidance based on current legislation. Thresholds and criteria may change. Zone A classification and the €800,000 threshold apply to Voula as a premium Athens municipality. Unit C1 (€590,000) does not independently meet the €800,000 Zone A threshold. Prospective applicants must engage qualified Greek immigration counsel.

THIS EDITION

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Voula Residences

LOCATION

Voula, Athens Riviera

PRICE

From €590,000

AVAILABILITY

3 of 6 units

RESIDENCE SIZES

45–143 m²

11 — CONTACT

Continue the Conversation

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