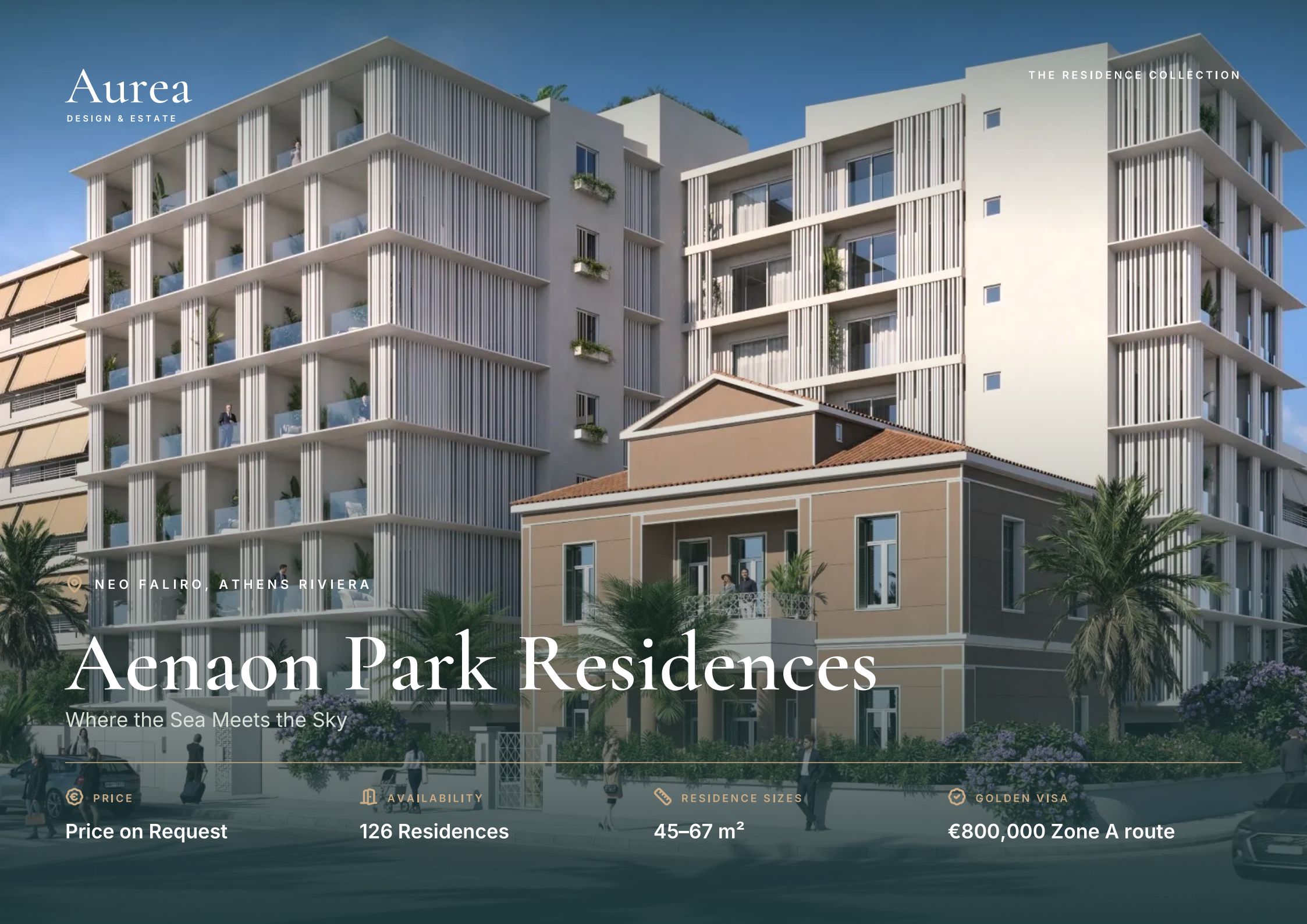
Aurea
DESIGN & ESTATE

THE RESIDENCE COLLECTION



NEO FALIRO, ATHENS RIVIERA

Aenaon Park Residences

Where the Sea Meets the Sky

PRICE	AVAILABILITY	RESIDENCE SIZES	GOLDEN VISA
Price on Request	126 Residences	45–67 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

Seafront Living on the Athens Riviera

Aenaon Park Residences offers seafront living in one of the Athens Riviera's most connected coastal locations. Three buildings rise seven floors along the Faliro Bay coastline, providing panoramic sea views, a marina-style lifestyle, and exceptional coastal living.

The development is complemented by an exclusive Private Members' Club spanning three dedicated floors – featuring a restaurant and bar, spa and wellness centre, gym, and business facilities – alongside a rooftop pool and bar with uninterrupted sea views. Located a 7-minute walk (2-minute drive) from Neo Faliro Metro Station, residents enjoy seamless connectivity to Athens city centre, Piraeus Port, and Athens International Airport.

Contemporary interiors designed for Mediterranean coastal living



SEAFRONT RESIDENCES	BUILDINGS · 7 FLOORS EACH	ENERGY CLASS	PRIVATE MEMBERS' CLUB
126	3	A++	3-Floor

02 —— SPECIFICATION

Residence Specification

LOCATION	Neo Faliro, Athens Riviera
PRICE	Price on Request
AVAILABILITY	126 Residences
RESIDENCE SIZES	1-bedroom & 2-bedroom (45–67 m²)
OUTDOOR SPACE	Balconies
COMPLETION	Apartments expected December 2027; common areas expected by the end of March 2028 (subject to weather conditions and force majeure).
SIGNATURE AMENITY	Rooftop pool, spa, members' club



BEST SUITED TO	Seafront prestige living
BUILDINGS · 7 FLOORS EACH	3
ENERGY CLASS	A++
PRIVATE MEMBERS' CLUB	3-Floor

03 —— AMENITIES

Resort-Style Living, Every Day



Rooftop Pool & Bar

An elevated escape with uninterrupted sea views, featuring a rooftop pool, stylish bar and BBQ area, and comfortable lounge seating from sunrise to sunset.



Private Members' Club

Three dedicated floors – featuring a sea-view restaurant and bar, business lounge and meeting rooms, and a refined terrace for residents and members.



Spa & Wellness

A full-service spa with jacuzzi, sauna, massage and treatment rooms, and an indoor gym – all with elevated sea views. À la carte personal training and salon services available.



Metro Connectivity

Neo Faliro Metro Station is a 7-minute walk (2-minute drive). Reach Syntagma Square in 19 minutes, the Acropolis in 24 minutes. Tram stop just 2 minutes on foot.



24/7 Security

Round-the-clock security monitoring, CCTV in all common areas, advanced entrance door security systems, video intercom, and motion-sensor lighting.



A++ Energy Class

Bioclimatic façade with double-glazed aluminium windows, energy-efficient systems, and sustainable design throughout all three buildings.

04 GALLERY





05 — LOCATION

Athens Riviera – North Gateway

Positioned along the Faliro Bay coastline, Aenaon Park Residences sits at the intersection of coastal living and urban convenience. The area benefits from two major regeneration catalysts: the AENAON Mediterranean Park (6 minutes away, est. completion 2028) and The Ellinikon Project (16 minutes away) – Europe’s largest urban regeneration development. Multiple marinas lie within 10 minutes, while the Stavros Niarchos Foundation Cultural Center is just 10 minutes by car.

Faliro Bay outlook from the project’s coastal frontage

LOCATION, CONTINUED

Around the Residence

Neo Faliro Metro Station	7 min walk · 2 min drive
Neo Faliro Tram Stop	2 min walk
AENAON Mediterranean Park	6 min drive
Flisvos Marina	7 min drive
Stavros Niarchos Foundation (SNFCC)	10 min drive
Piraeus Port	5 min drive
The Ellinikon Project	16 min drive
Athens International Airport	~30 min drive
Monastiraki (transfer Line 3)	13 min by metro
Syntagma Square	19 min by metro
Acropolis	24 min by metro

Bars compare like with like, each on its own scale: metro time 0 to 24 min; driving time 0 to 30 min

06 — NEIGHBOURHOOD

Life on the Athens Riviera

Neo Faliro sits at the northern gateway of the Athens Riviera, where coastal living meets urban connectivity. The neighbourhood is undergoing rapid transformation – driven by the AENAON Mediterranean Park, The Ellinikon mega-project, and improved transport infrastructure. Local cafés line the waterfront, while Piraeus port and seven marinas are minutes away, offering a lifestyle that balances seaside calm with metropolitan energy.

Evening ambience along the Faliro Bay waterfront

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.

07 — GOLDEN VISA

INVESTMENT THRESHOLD

€800,000

ROUTE

Zone A residential route

RESIDENCE PRICING

Price on Request

Aurea
DESIGN & ESTATE

Zone A – €800,000 Threshold

Aenaon Park Residences is located in Neo Faliro, within the Attica region classified as Zone A under current Greek Golden Visa legislation (Law 5100/2024). The standard investment threshold for new residential properties in Zone A is €800,000. Eligibility is subject to legal verification under current legislation and individual buyer circumstances.

- Zone A premium location – €800,000 investment threshold
- EU residency permit for investor and family (subject to application approval)
- No minimum stay requirement
- Pathway to permanent residency and citizenship (subject to eligibility requirements)
- Access to EU Schengen zone travel
- Long-term rental income permitted
- Property management available

AVAILABILITY

126 Residences

RESIDENCE SIZES

45–67 m²

COMPLETION

Apartments expected December 2027; common areas expected by the end of March 2028 (subject to weather conditions and force majeure).

LOCATION

Neo 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?

08 — 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

Aenaon Park Residences

LOCATION

Neo Faliro, Athens Riviera

PRICE

Price on Request

AVAILABILITY

126 Residences

RESIDENCE SIZES

45–67 m²

09 — CONTACT

Continue the Conversation

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