

AURORA RESIDENCES

Commercial Building Converted
to Residential

PANGRATI, GREECE



DESCRIPTION

Introducing Aurora Residences, a **distinctive residential project** in the **heart of Athens**, transforming a **former commercial property** into an **exclusive collection of modern apartments**. The development features **eleven residences in total**, including **two stylish ground-floor lofts** and **nine apartments ranging from 24m² to 77m²**.

The layout is **thoughtfully designed** to offer **variety**: the **1st to 4th floors** host **two apartments each**, while the **5th floor** is **stand-alone residence**, offering the **comfort and privacy of occupying an entire floor**. Each unit will be delivered with **quality finishes** and **smart layouts**, ensuring a **balance of functionality and modern style**.

Fully Golden Visa eligible, **Aurora Residences** represents an **ideal opportunity for international investors** seeking both **residency and long-term value** in one of Athens' most **vibrant residential neighborhoods**.



LOCATION

by foot



METRO STATION
8 min



LOCAL SHOPS
& CAFES
1 min



SUPERMARKETS
& SHOPS
1 min



SCHOOLS
5 min



VARNAVA SQUARE
10 min



NATIONAL GARDEN
& ZAPPEION
20 min



LOCATION

by car



ATHENS CITY CENTER
10 min



ACROPOLIS
OF ATHENS
10 min



UNIVERSITIES
10 min



KOLONAKI
10 min



MARINA FLOISVOS
10-15 min



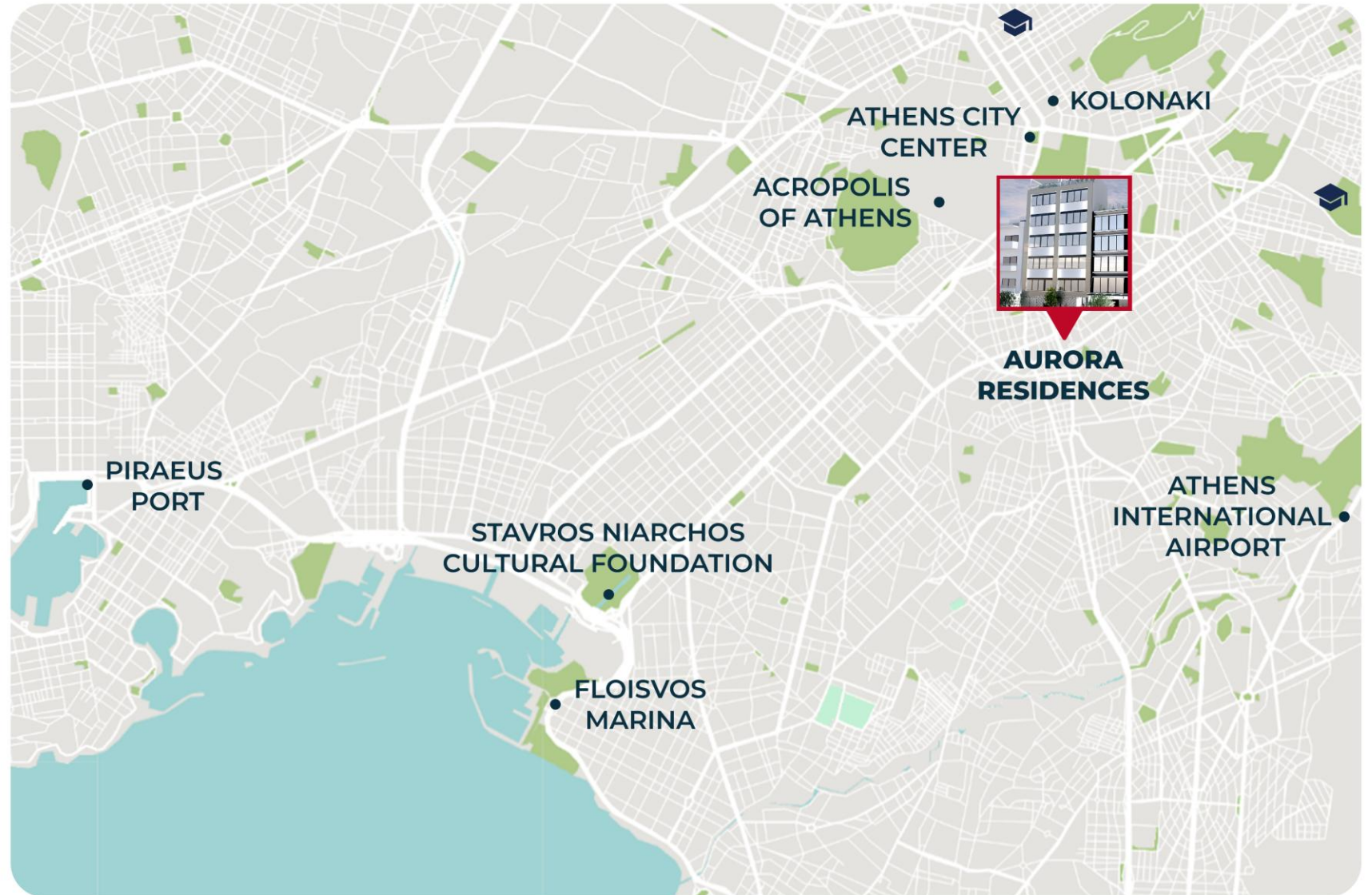
STAVROS NIARCHOS
FOUNDATION
10-15 min



PIRAEUS PORT
20 min



ATHENS AIRPORT
30 min



NEARBY

NATIONAL GARDEN

A short drive brings you to the National Garden, a serene retreat with tall trees, winding trails, and quiet places to unwind in nature.



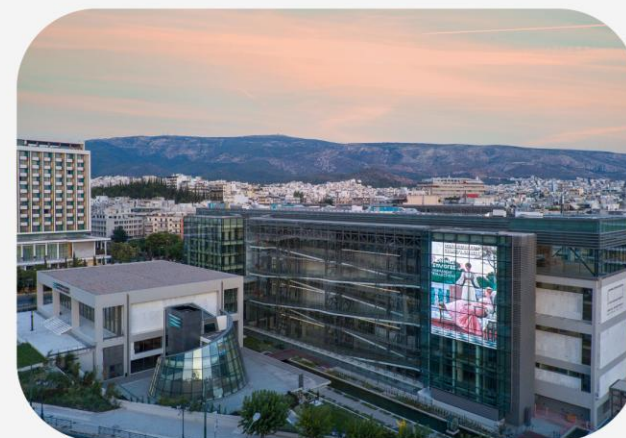
PANATHENAIC STADIUM

In just five minutes, you'll reach the Panathenaic Stadium, where history meets open spaces and a unique setting for walks.



NATIONAL GALLERY

A cultural gem in Athens, the National Gallery displays iconic Greek and European art, drawing visitors from around the world.



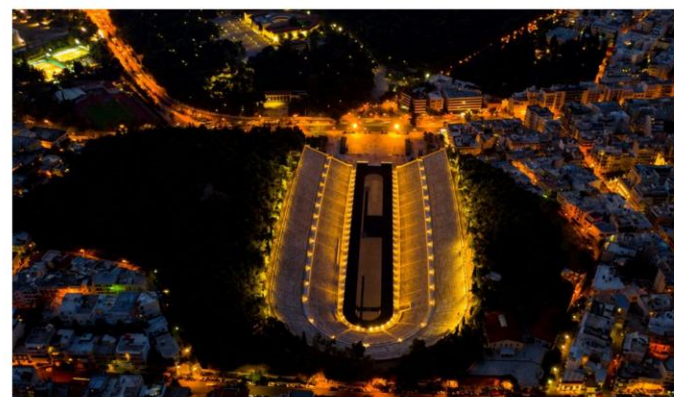
PANGRATI

Set in the lively district of Pagkrati, Aurora Residences offers residents **direct access** to the **best of central Athens**. From here, **everything is within reach**: the **cultural landmarks** of **Kallimarmaro Stadium** and the **National Gardens**, the **trendy cafés and restaurants of Pagkrati and Mets**, and the **upscale shopping and dining scene of Kolonaki**.

Just a **short ride or stroll** leads to **Syntagma Square**, the **beating heart of Athens**, while the **Athens Riviera**, **Piraeus Port**, and the **Athens International Airport** are **easily accessible by car or metro**.

With **public transport literally steps away**—including **metro stations within an 8-minute walk**—residents enjoy **seamless connections to every corner of the city**. Whether for **everyday convenience, leisure, or business**, this location **blends the energy of city living with the comfort of a well-established neighborhood**.

Pagkrati continues to be one of Athens' most sought-after areas, offering a **mix of authentic local character and modern urban lifestyle**. For those seeking a **prime residence** or a **future-focused investment**, Aurora Residences delivers both.



PROJECT OVERVIEW



Multiple
Units



Strategic
Location



Fully
Furnished

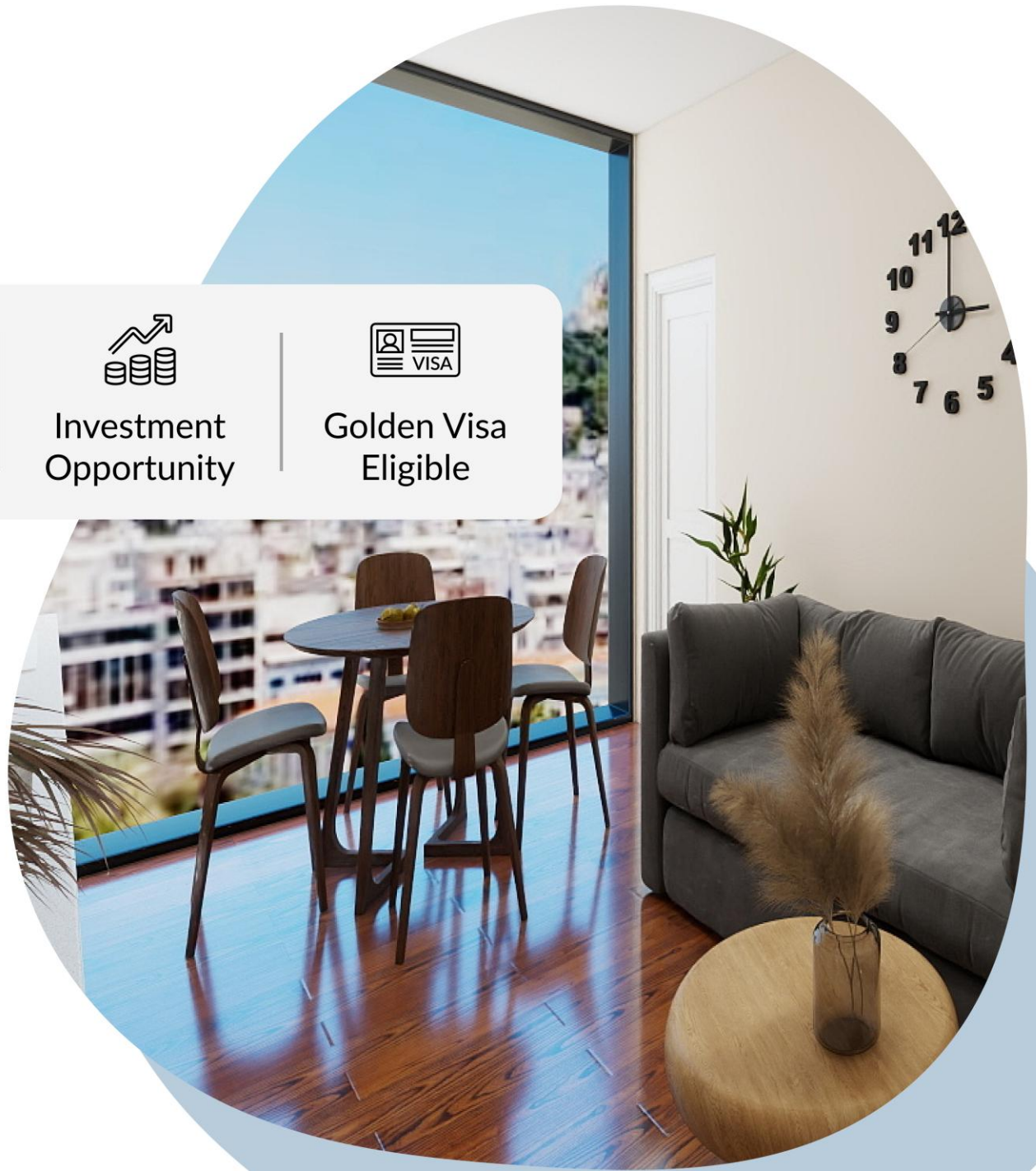


Investment
Opportunity



Golden Visa
Eligible

11 AVAILABLE UNITS





DUPLEX 1



2 BDS



2 BATHS



Kitchen



Office



Open-Concept
Living/Dining Room

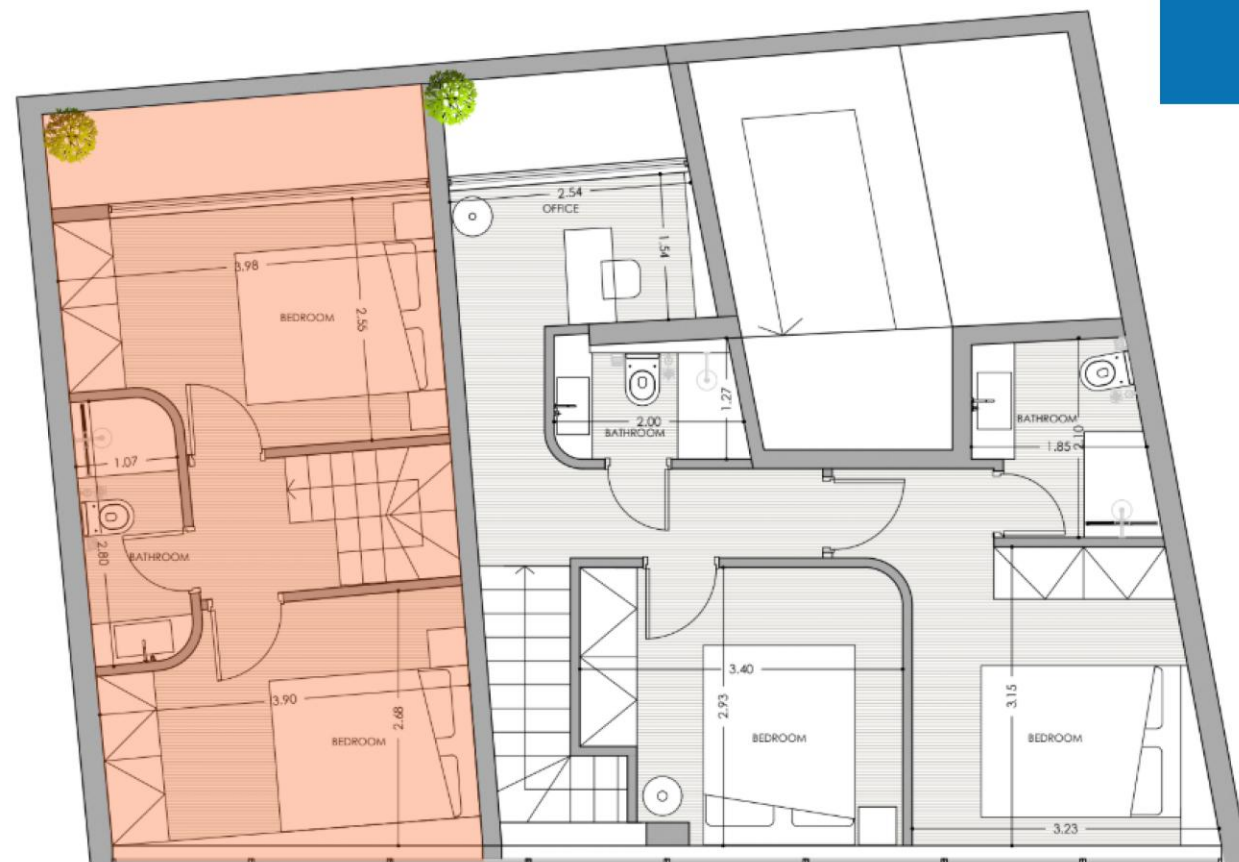
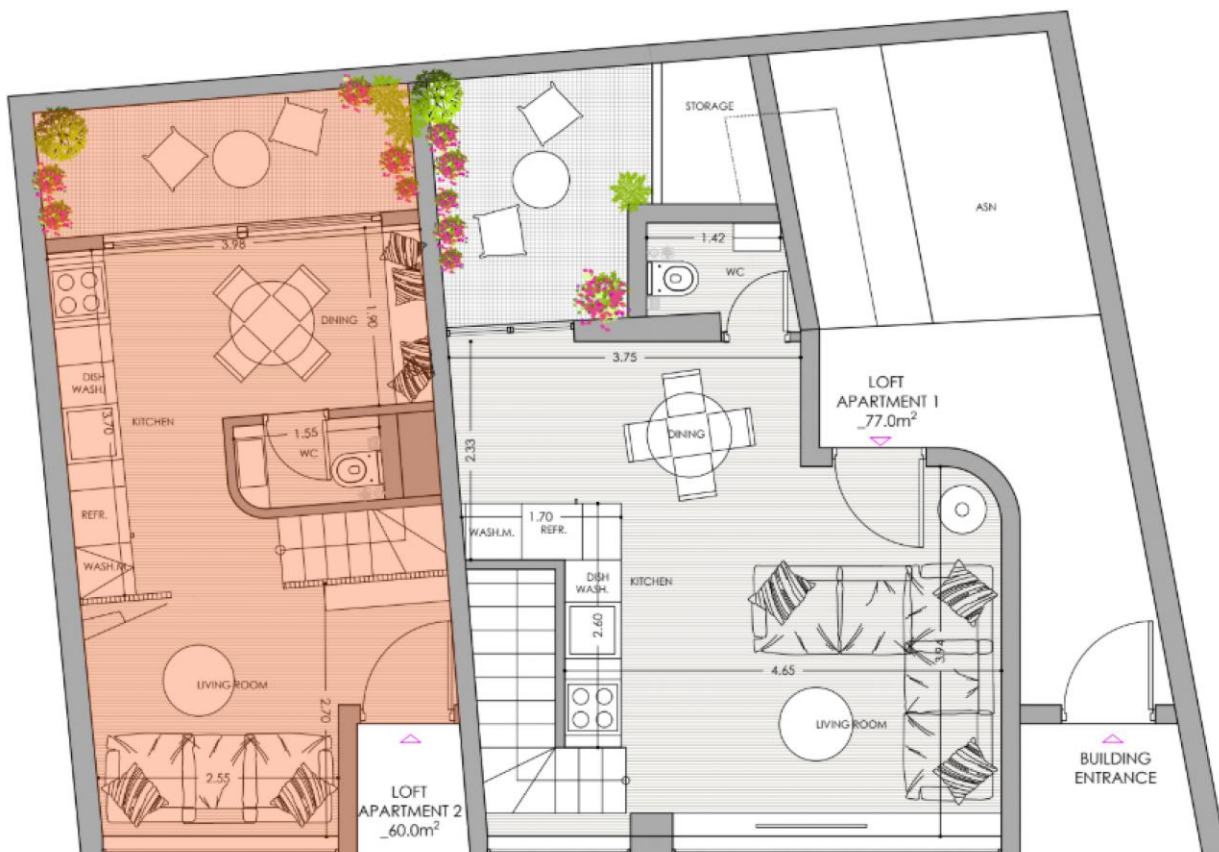


Veranda



Storage

Interior Surface: 77.00m²



DUPLEX 2



2 BDS



1 BATH



Kitchen



Open-Concept
Living/Dining Room



Veranda



Storage

Interior Surface: 60.00m²

1ST-4TH FLOOR APARTMENTS

APARTMENT A1, B1, C1, D1



2 BDS



1 BATH

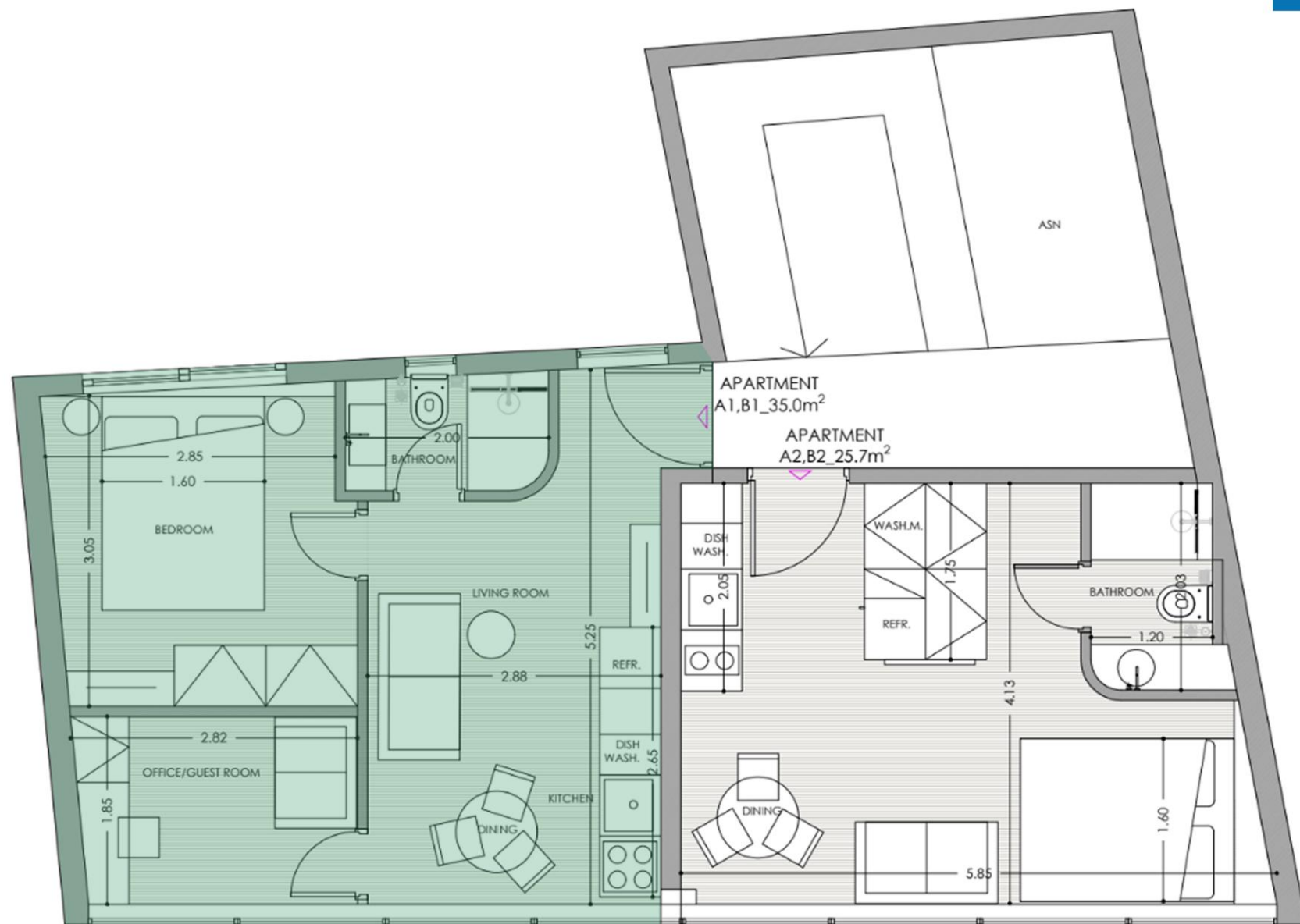


Kitchen



Open-Concept
Living/Dining Room

Interior Surface: 35.00m²



APARTMENT A2, B2, C2, D2

1 BD

1 BATH

Kitchen

Open-Concept
Living/Dining Room

Interior Surface: 25.70m²

APARTMENT A2, B2, C2, D2

1 BD

1 BATH

Kitchen

Open-Concept
Living/Dining Room

Interior Surface: 25.70m²

APARTMENT A2, B2, C2, D2

1 BD

1 BATH

Kitchen

Open-Concept
Living/Dining Room

Interior Surface: 25.70m²

APARTMENT A2, B2, C2, D2

1 BD

1 BATH

Kitchen

Open-Concept
Living/Dining Room

Interior Surface: 25.70m²

APARTMENT A2, B2, C2, D2

1 BD

1 BATH

Kitchen

Open-Concept
Living/Dining Room

Interior Surface: 25.70m²

APARTMENT A2, B2, C2, D2

1 BD

1 BATH

Kitchen

Open-Concept
Living/Dining Room

Interior Surface: 25.70m²

5TH FLOOR APARTMENTS

APARTMENT E1



1 BD



1 BATH



Kitchen



Open-Concept
Living/Dining Room



Large Veranda

Interior Surface: 24.00m²































SUMMARY



UNIT	FLOOR	INDOOR SPACE (m ²)	OUTDOOR SPACE (m ²)	DESCRIPTION	GUARANTEED YEARLY RENTAL INCOME
DUPLEX 1	GF	77.00	-	2 BEDS / 2 BATHS / 1 WC	3%
DUPLEX 2	GF	60.00	-	2 BEDS / 1 BATH / 1 WC	3%
APARTMENT A1	1 st	35.00	-	2 BEDS / 1 BATH	3%
APARTMENT A2	1 st	25.70	-	1 BED / 1 BATH	3%
APARTMENT B1	2 nd	35.00	-	2 BEDS / 1 BATH	3%
APARTMENT B2	2 nd	25.70	-	1 BED / 1 BATH	3%
APARTMENT C1	3 rd	35.00	-	2 BEDS / 1 BATH	3%
APARTMENT C2	3 rd	25.70	-	1 BED / 1 BATH	HOLD
APARTMENT D1	4 th	35.00	-	2 BEDS / 1 BATH	3%
APARTMENT D2	4 th	25.70	-	1 BED / 1 BATH	3%
APARTMENT E1	5 th	24.00	25.00	1 BED / 1 BATH	HOLD

Thank you