

Lifestyle investment with income upside

Luxury Lifestyle Investment –

Golden Visa

Studio Apartment — Piraeus, Greece

Presented by: Grid Properties



Alon 1, Piraeus 18540, Greece



- Residency through real estate ownership
- Investor + spouse + children included
- Free movement within the Schengen Zone
- Renewable residency as long as property is held



Alon 1, Piraeus 18540, Greece

Process Timeline

VIP service

- 1. Property selection and reservation
- 2. Legal due diligence and contract signing
- 3. Property purchase and registration
- 4. Residency application submission
- 5. Biometrics appointment in Greece
- 6. Residency permit issuance



Why this property? Benefits

- Purchase Price: from €250,000
- Taxes, Regulated fees and legal fees 7,5-8%
- Long-term rent: €550 - 650 per month
- Gross annual rent: €6,600 – 7,800
- Rental income offsets holding costs
- Increasing yield annually starting at a **guaranteed** 2.5% for three years

Attractive Location

- Mediterranean climate and seaside living
- High-quality healthcare and education
- Safe, student-oriented environment
- Strong appeal for students (rent guaranteed)

All inclusive Service

- International buyer representation
- Golden Visa process coordination
- Legal, tax, and notary support
- End-to-end transaction management
- Lease management included at 20% retention from the rents and pays all costs (tax/management)

Value

- Seaside urban lifestyle
- Major port and transport hub
- Direct metro access to Athens centre
- Strong residential and resale demand
- Liquid investment that appreciates every year (8% increase per year)

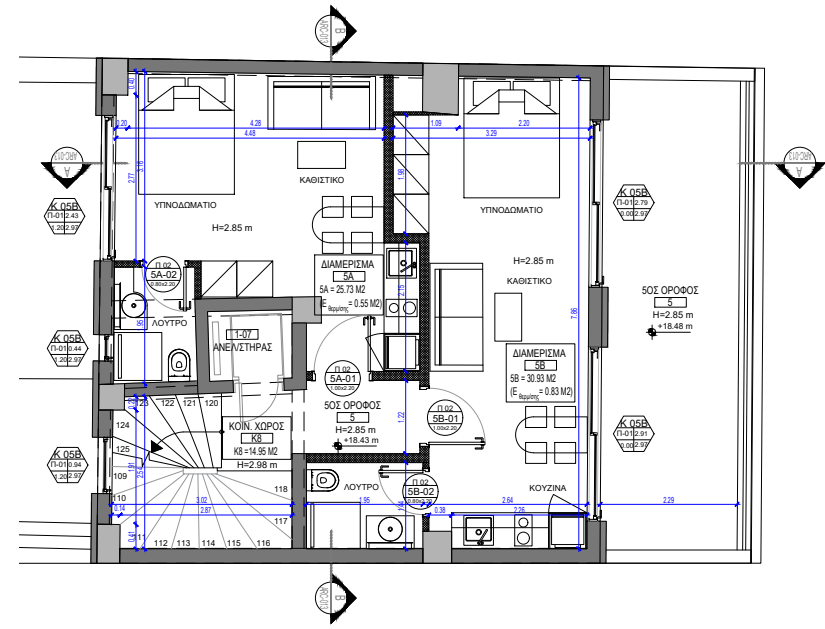
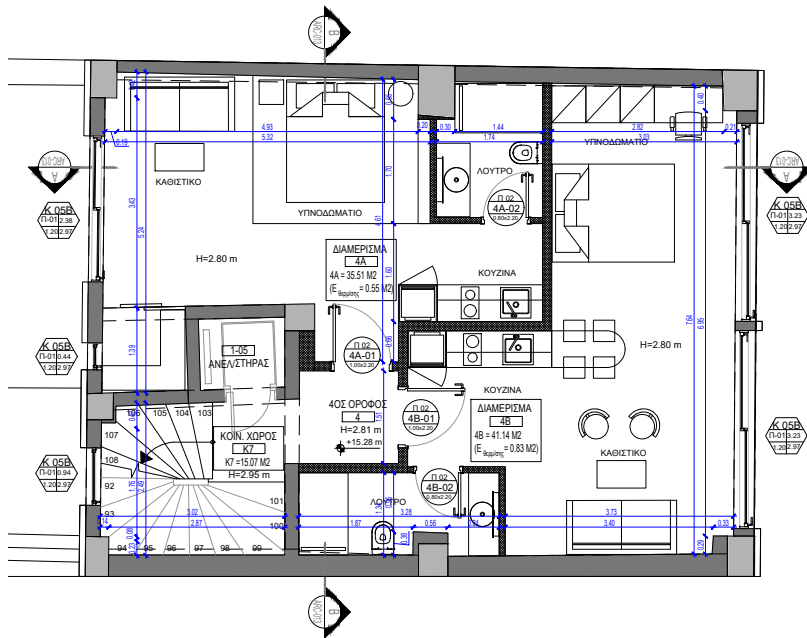
The Block of apartments

The architectural composition of the building is characterized by clean lines and a simple, contemporary style, which is discreetly integrated into the urban environment. The alternation of solid and transparent surfaces, combined with the earthy color palette, lends balance and rhythm to the appearance. The planted terrace functions as a point of relaxation and social interaction, enhancing sustainability and quality of habitation, while the overall morphology exudes timelessness and functionality.



Alon 1, Piraeus 18540, Greece

Typical Apartment / Studio



Location

Piraeus is the main port of Greece and Greece's second largest city in terms of population. Its University ranks on the top 5 of Greece but only houses a few thousands of students.

Walking Distance to the University of Piraeus
19 min, 1,3 km
Area in intense development (New Hotels,
Big Size developments of old state buildings)

