



VISADOM

IAKOVATON 29, ATHENS

EXPECTED COMPLETION QIII 2025

Loft studio

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GOLDEN VISA

★★★★★

Europe

GREECE

✉ info@visadom.net

🌐 visadom.net

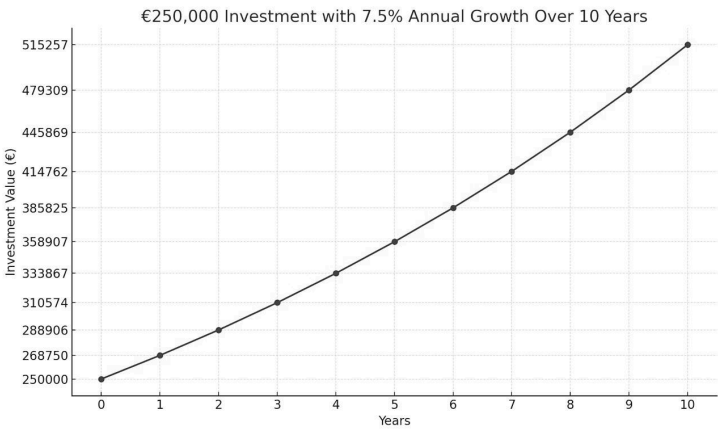
☎ +30 6955992079

PROPERTY BUSINESS CASE

Size	78m2 + 49m2 storage
Type	2 x Loft Studios
Distance to metro	650m 10 min walk
Rent	€880/month €10,560/year
Price	€250,000
Gross ROI	4.2%

- ✓ **Competitive Prices:** Compared to Western Europe, Greek real estate offers lower prices with high appreciation potential.
- ✓ **Recovering Market:** Greece's real estate market is on the rise after the financial crisis, making now a great time to invest.
- ✓ **Safe Investment Environment:** As an EU country, Greece provides strong property rights and legal protection.
- ✓ **Infrastructure Growth:** New developments and infrastructure projects are boosting property values.
- ✓ **Future-Proofing:** Property ownership in Greece opens doors to European financial opportunities.
- ✓ **Low Property Taxes:** Compared to other EU countries, Greece has reasonable property taxes.
- ✓ **Tax Benefits for Foreigners**

- ✓ **Partnership With Property Management Services**
- ✓ **YoY Value Increase 5-10%**



GREEK RESIDENCY

GOLDEN VISA PROGRAM

- ☑ Visa-free travel within Europe's Schengen Area
- ☑ No requirement to reside in Greece
- ☑ Unlimited expiry date of residence permit
- ☑ Opportunity to rent out the investment property
- ☑ Residence applicable to the whole family (married spouse, children under 21 years old, and parents of the main applicant and spouse)
- ☑ Eligibility to apply for citizenship after seven years of residence
- ☑ Ability to hold shares and receive income from the dividends of a company registered in Greece (but not to be employed in Greece)

HOW DOES IT WORK?

Step 1: Choose the preferred Property. Physical investor presence is optional

Step 2: Submit the application. Full support on preparing the application package is provided by our team.

Step 3: Attend in person Biometric appointment

Step 4: Golden "Key" to Europe is in your pocket

Step 5: Receive ROI on your preferred bank account

VERIFIED ASSET

- ☑ Suitable for the €250K Golden Visa.
- ☑ All papers vetted and ready.

PROPERTY LOCATION

TOP LOCATION

- ✓ Residential area near **Athens city center**

Proximity to Public Transportation:

The property is within walking distance to major public

- ✓ transportation hubs, including the Omonia Metro Station, facilitating easy access to various parts of the city.

Overall, Iakovaton 29's location offers a blend of accessibility, cultural richness, and urban convenience, making it a desirable spot in Athens.

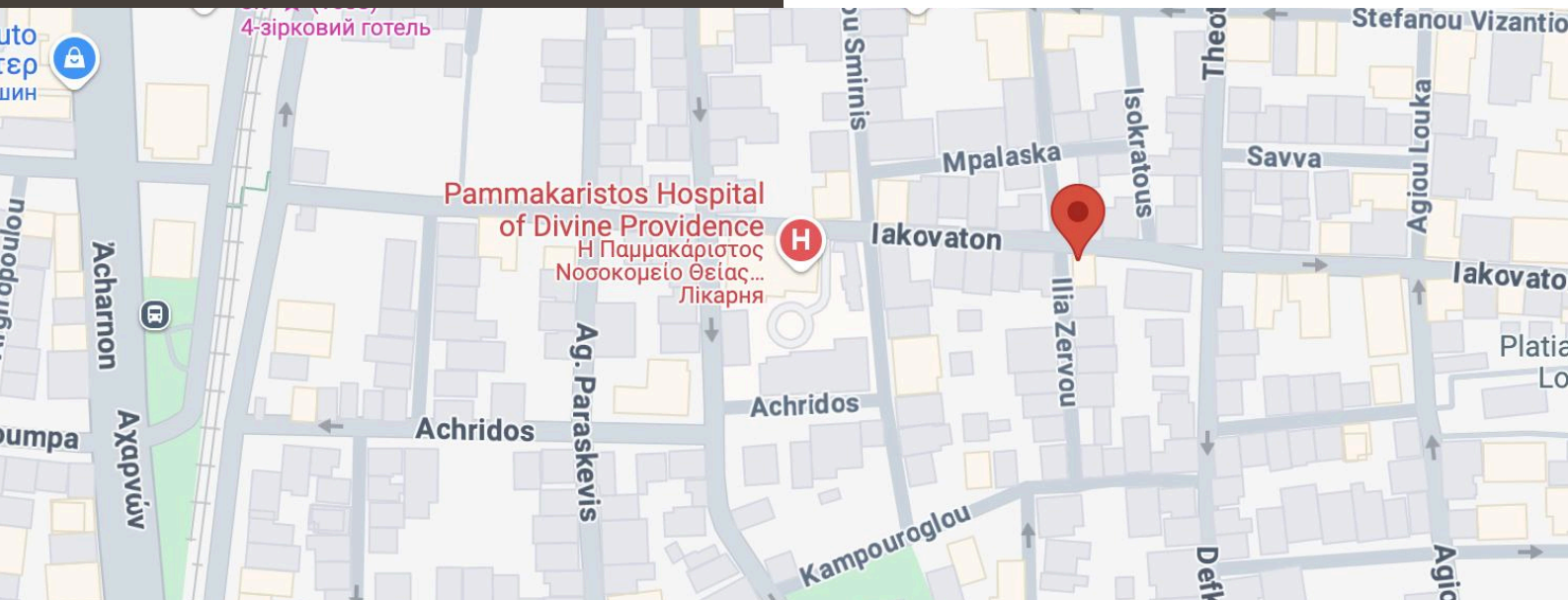
LOCATION ADDED VALUE

Cultural and historical landmarks, such as:

- ✓ **Acropolis Museum:** Approximately 2 kilometers away.

- ✓ **Plaka District:** A historic neighborhood known for its charming streets, shops, and eateries.

- ✓ **Local Amenities:** The area surrounding Iakovaton 29 boasts a variety of local amenities, including restaurants, cafes, and markets, providing convenience for daily needs.



Our partners:

