

# Neos Kosmos Lofts

Neos kosmos, Athens



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καταχώρηση online

## Επισκόπηση

|                 |            |
|-----------------|------------|
| Τύπος           | Διαμέρισμα |
| Κατάσταση       | Διαθέσιμο  |
| Εκτιμ. Παράδοση | 2026       |



## Σχετικά με αυτό το Ακίνητο

A prime real estate investment package in the heart of Neos Kosmos, featuring two fully renovated (2026), ground-floor industrial lofts (52 m<sup>2</sup> and 56 m<sup>2</sup>) designed for high tenant demand and long-term capital appreciation. Positioned directly opposite a park and square, just 100 meters from Agios Ioannis Metro Station, 350 meters from Kynosargous Hill, and next to the School of Physical Education and Sport Science (TEFAA/SEFAA), these bright, dual-aspect properties offer low vacancy risk and steady year-round rental interest. Eligible for the Greek €250,000 Golden Visa program and generating a projected 3% ROI, both units are delivered move-in ready with premium finishes, mezzanine master bedrooms, private or exclusive-use backyards, and full interior furnishings with basic appliances.

- Layout & Design: Dual-aspect ground-floor industrial loft with mezzanine master bedroom and top-quality finishes.
- Prime Location: Next to Agios Ioannis Metro Station, facing the park/square, and 350m from Kynosargous Hill & university campus.
- Outdoor Space: Outdoor area access (private or exclusive-use backyard).
- Modern Amenities: Alarm system, security cameras, autonomous gas pre-installation, and super-durable triplex aluminum frames with acoustic membranes.
- Turnkey Ready: Delivered fully interior furnished with key electrical appliances included.
- Investment Profile: €250k Golden Visa eligible with an estimated 3% ROI.

## Διαθέσιμες Μονάδες

| Μονάδα | Τύπος Μονάδας | Υπνοδωμάτια | Εμβαδόν           | Όροφος       | Κατάσταση | Από      |
|--------|---------------|-------------|-------------------|--------------|-----------|----------|
| Loft 1 | 1+1           | 1           | 56 m <sup>2</sup> | Ground Floor | Διαθέσιμο | €250,000 |
| Loft 2 | 1+1           | 1           | 52 m <sup>2</sup> | Ground Floor | Διαθέσιμο | €250,000 |

## Χαρακτηριστικά & Ανέσεις

|                      |               |                |                  |             |                  |
|----------------------|---------------|----------------|------------------|-------------|------------------|
| Golden Visa eligible | Turnkey ready | Next to subway | Rental Guarantee | Golden Visa | Golden Visa 250K |
| Ready                |               |                |                  |             |                  |

## Κοντινά Σημεία Ενδιαφέροντος

|                  |      |
|------------------|------|
| Metro Station    | 100m |
| Kynosargous Hill | 350m |

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