

Pangrati Golden Residence

Pangrati



Overview

Type	Apartment
Status	Available
Est. Completion	2026

Pangrati Golden Residence



About This Property

Pangrati Golden Residence is an exclusive residential development created through the transformation of a former commercial building into modern residences in the heart of Athens. Located in Pangrati, one of the city's most vibrant and sought-after neighbourhoods, the project seamlessly blends contemporary design with the convenience of urban living. Designed with international investors and modern professionals in mind, it offers smart, functional living spaces that cater to today's lifestyle. Eligible for the €250,000 Greek Golden Visa under the commercial-to-residential conversion category, the development presents an outstanding opportunity for both long-term capital appreciation and European residency.

Key Features

Diverse Apartment Collection:

The development comprises 11 residences, including two stylish ground-floor loft apartments and nine contemporary apartments ranging from 24 to 77 sq.m., all finished with high-quality materials and modern specifications.

Strategic Golden Visa Opportunity:

Fully eligible under the €250,000 commercial-to-residential conversion category, the project offers an accessible and compelling investment opportunity, combining European residency benefits with strong long-term growth potential.

Exclusive Residential Layout:

From the 1st to the 4th floor, each level features only two apartments, ensuring greater privacy, while the 5th floor is dedicated entirely to a single exclusive residence.

Premium Commercial-to-Residential Conversion:

The redevelopment of a former commercial property into premium residences introduces a modern, high-specification living environment while preserving the character of one of Athens' most authentic neighbourhoods.

Prime Urban Location:

Situated in the fashionable district of Pangrati, the development is within walking distance of trendy cafés, boutiques, restaurants, and cultural venues, while offering excellent connectivity to the centre of Athens.

Available Units

Unit	Unit Type	Bedrooms	Size	Floor	Status	From
GF1	Apartment	-	77 m ²	Ground Floor	Available	€340,000
GF2	Apartment	-	60 m ²	Ground Floor	Available	€325,000
A1	2+1	2	35 m ²	1th Floor	Available	€265,000
A2	1+1	1	25 m ²	1th Floor	Available	€250,000
B1	2+1	2	35 m ²	2nd floor	Available	€270,000
B2	1+1	1	25 m ²	2nd floor	Available	€255,000

Unit	Unit Type	Bedrooms	Size	Floor	Status	From
C1	2+1	2	35 m ²	3th floor	Available	€275,000
D1	2+1	2	35 m ²	4th floor	Available	€290,000
D2	1+1	1	25 m ²	4th floor	Available	€265,000

Features & Amenities

Golden Visa Eligible

Fully Furnished and Equipment

Strategic Location

Rental Guarantee

Under-Construction

Golden Visa 250K

Fully Furnished

Nearby Landmarks

Metro Station	8 minutes
Local Shops & Cafes	1 minutes
Acropolis	10 km

Contact Us

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