

Luxury Golden Visa Apartment in Pangrati

Pangrati, Athens



Overview

Type	Apartment
Status	Available
Est. Completion	2026

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About This Property

This premium, turnkey 86 sqm apartment in the highly desirable neighborhood of Pagkrati, Athens, seamlessly blends modern luxury with unbeatable convenience. Newly renovated and fully furnished in 2026, this property is designed for both high-end urban living and maximum investment potential.

Key Project Specifications

- Size & Layout: A spacious 86 sqm floor plan featuring 2 bedrooms and 2 bathrooms, optimized for comfort and functionality.
- Turnkey Luxury: Fully renovated, furnished, and styled exactly as shown in the photos. Equipped with all brand-new electrical appliances and full air conditioning in every room.
- Prime Location:
 - Only 90 meters from the vibrant Varnava Square, Ymittou, and Vouliagmenis streets.
 - Just 300 meters from the historic Kallimarmaro (Panathenaic) Stadium.
- Golden Visa Opportunity: Perfect for the €250,000 Golden Visa threshold in Athens. This property qualifies under the highly advantageous commercial-to-residential conversion pathway.
- Low Overhead: No monthly building maintenance fees (*koinochrista*), significantly maximizing your net yields.
- Excellent ROI: Boasts an estimated rental income of €1,200/month due to its premium finish and high-demand location.
- Delivery: Completed and delivered in April 2026.

Available Units

Unit	Unit Type	Bedrooms	Size	Floor	Status	From
A	2+1	2	82 m ²	Ground Floor	Available	€269,000

Features & Amenities

- Luxury
- Golden Visa Eligible
- High ROI
- Golden Visa
- Golden Visa 250K

Nearby Landmarks

Kalimarmaro Historic Stadium	300m
Varnava Pagkrati Square	90m

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