

RIVIERA GATE ATHENS

Commercial Space Converted to
Residential Apartments

ILIOUPOLI, GREECE

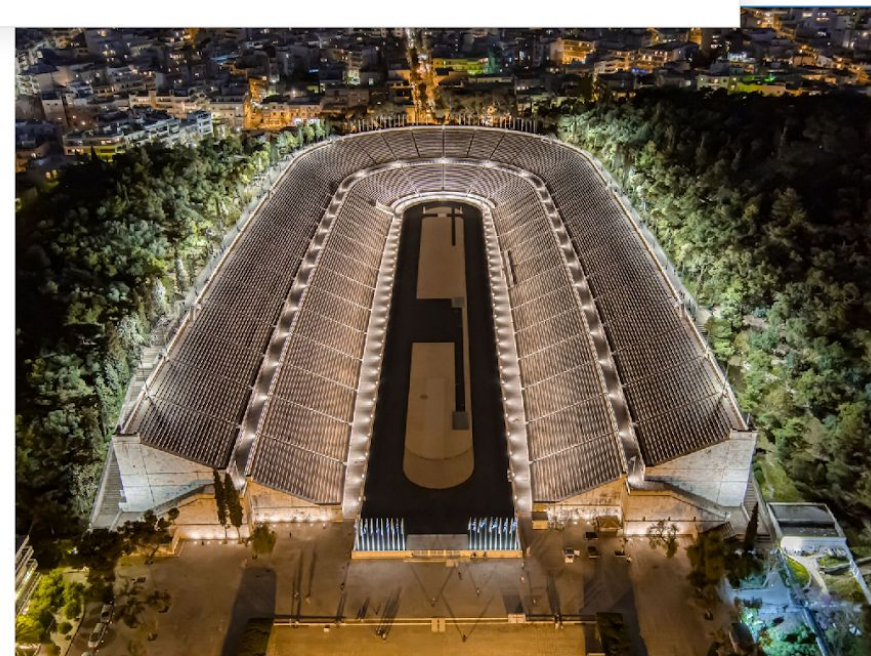


DESCRIPTION

Discover these **seven (7) beautifully renovated two-bedroom apartments** that have been **expertly designed** with **modern living** in mind. Each apartment ranging from **47m² to 62m²**, offers **sleek, high-quality finishes** and an **efficient layout** that maximizes both **comfort** and **convenience**, making these homes ideal for today's **urban lifestyle**. The **entire building** is **undergoing a full renovation**, ensuring a **fresh, contemporary environment** throughout.

Located on the **2nd floor** of a building that was previously used for **commercial purposes**, this space has been **fully transformed** to offer the best of both worlds—**everyday luxury** with the **practicality** of a **well-connected location**. Enjoy **effortless access** to **key areas of the city**, ensuring you're always close to everything you need.

With the added benefit of being **eligible for the Golden Visa program**, this property represents a **prime opportunity** for both **personal use** and **long-term investment**. Don't miss out on securing a space in one of **Athens' most strategic and evolving locations**.



LOCATION

by foot



METRO STATION
6 min



ATHENS METRO MALL
15-20 min



**SUPERMARKETS
& SHOPS**
5 min



**RESTAURANTS &
TAVERNS**
5 min



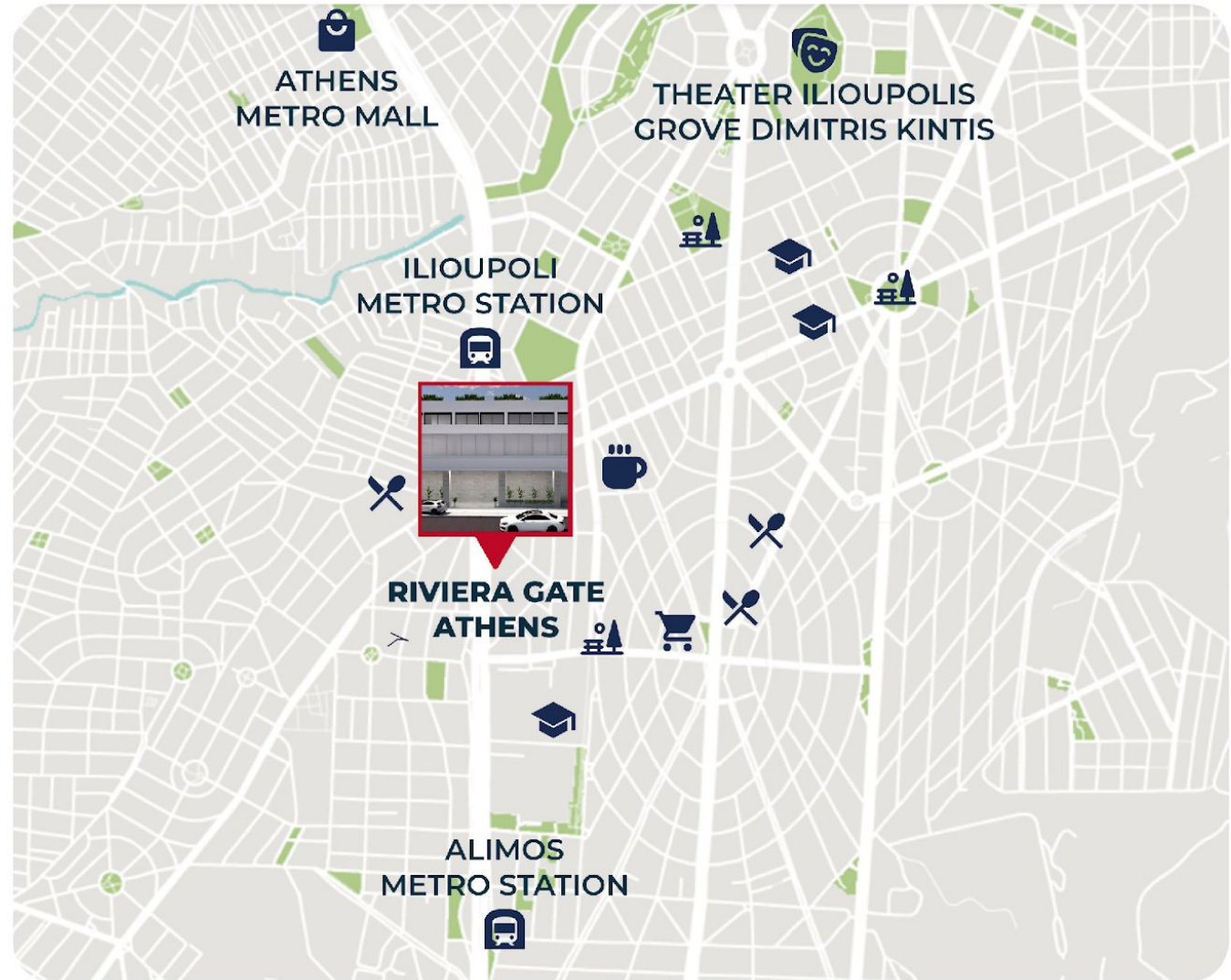
SQUARES & PARKS
5 min



CAFES
5 min



SCHOOLS
1-8 min



LOCATION

by car



PIRAEUS PORT
30 min



THE ELLINIKON
METROPOLITAN PARK
6 min



ALIMOS BEACH
10 min



ATHENS CITY CENTER
11 min



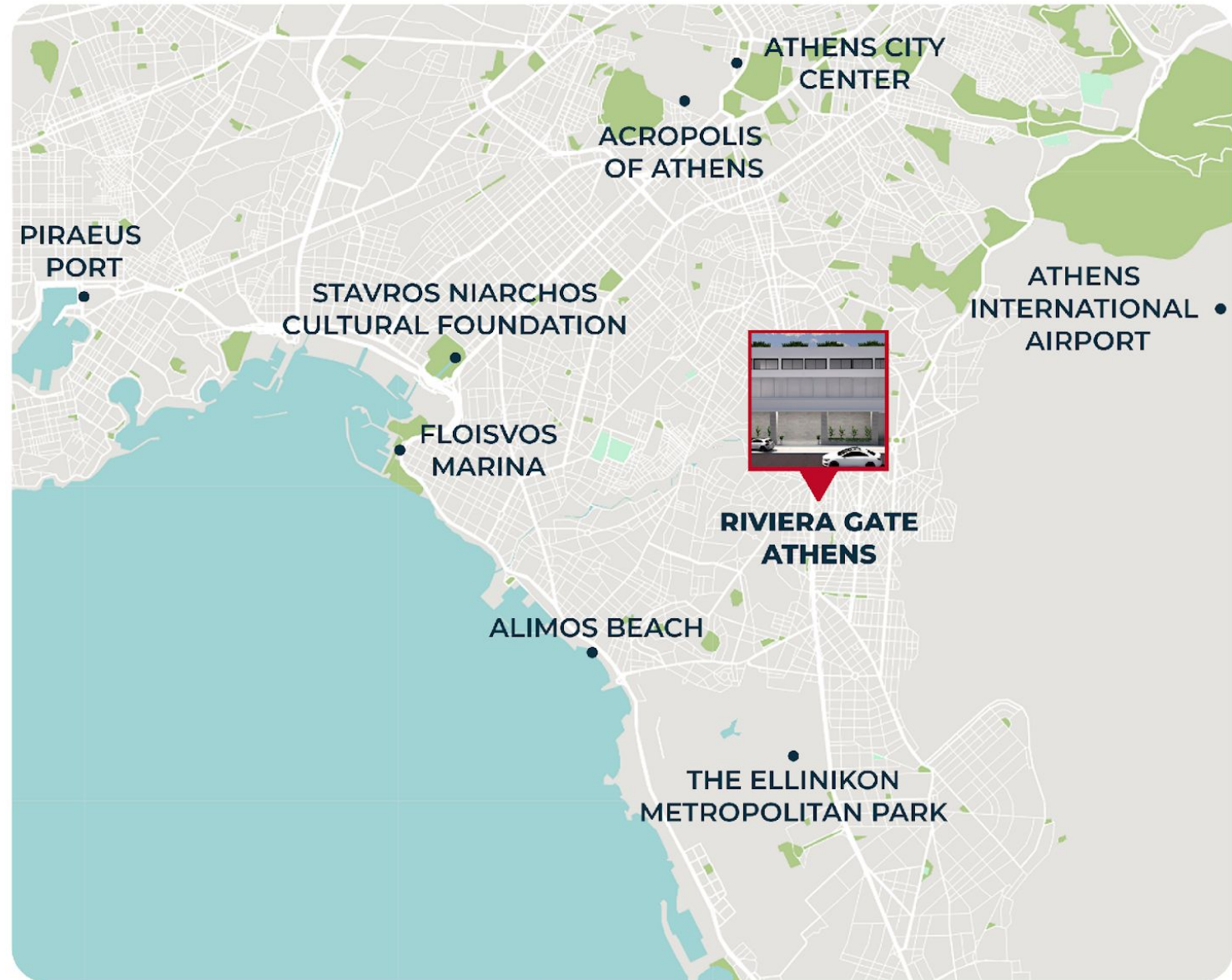
MARINA FLOISVOS
13 min



STAVROS NIARCHOS
FOUNDATION
15 min



ATHENS AIRPORT
30 min



NEARBY

ELLINIKON METROPOLITAN PARK

Just a 6-minute drive away, the Ellinikon Metropolitan Park offers fountains, gardens, and open spaces for relaxing walks and family outings.



ACROPOLIS OF ATHENS

The Acropolis of Athens is a world-renowned landmark, offering breathtaking views and a timeless journey through ancient history.



ALIMOS BEACH

Just minutes away, Alimos Beach offers golden sand, clear waters, and a lively vibe, perfect for swimming and sunbathing.

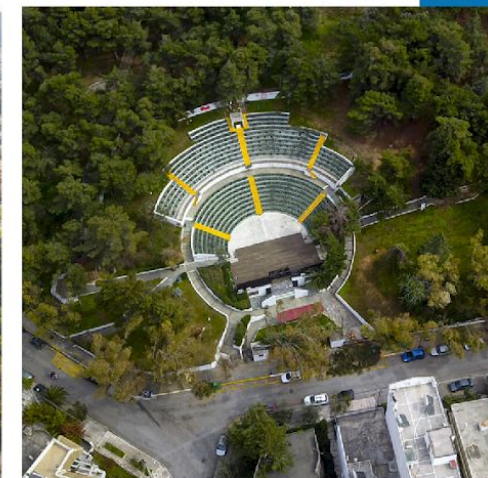


ILIOUPOLI

The property is ideally located in the heart of **Ilioupoli**, a **highly practical neighborhood** of the **southern suburbs**, that offers **everything you need**, no matter your stage of life. Within **walking distance**, you'll find **metro stations**, **local shops**, **cafés**, **supermarkets**, **banks**, and **schools** making **daily errands** and **commuting simple**. The area is also just a short stroll away from the well-known **Athens Metro Mall**.

For those who prefer **driving**, one may quickly reach key destinations within the city, including **Central Athens (Syntagma Square)** in just **15 minutes**, the **Athens Riviera** and **Glyfada** in **15 minutes**, and **Piraeus Port** in **30 minutes**. Additionally, **Athens International Airport** is only a **30-minute drive**, making **travel easy and efficient**.

Ilioupoli is traditionally a **well-established residential area**, where residents enjoy a **sense of community** and a **local atmosphere**. Whether you're seeking the **bustling city center** or the **relaxing coastal areas**, **Ilioupoli** offers a **great blend for both work and leisure**.



PROJECT OVERVIEW



Multiple
Units



Strategic
Location



Fully
Furnished



Investment
Opportunity



Golden Visa
Eligible

AVAILABLE APARTMENTS

APARTMENT B1	(52.70m ²)
APARTMENT B2	(56.90m ²)
APARTMENT B3	(61.90m ²)
APARTMENT B4	(61.00m ²)
APARTMENT B5	(58.00m ²)
APARTMENT B6	(47.10m ²)
APARTMENT B7	(51.30m ²)



2ND FLOOR APARTMENTS

APARTMENT B1



2 BDS



1 BATH

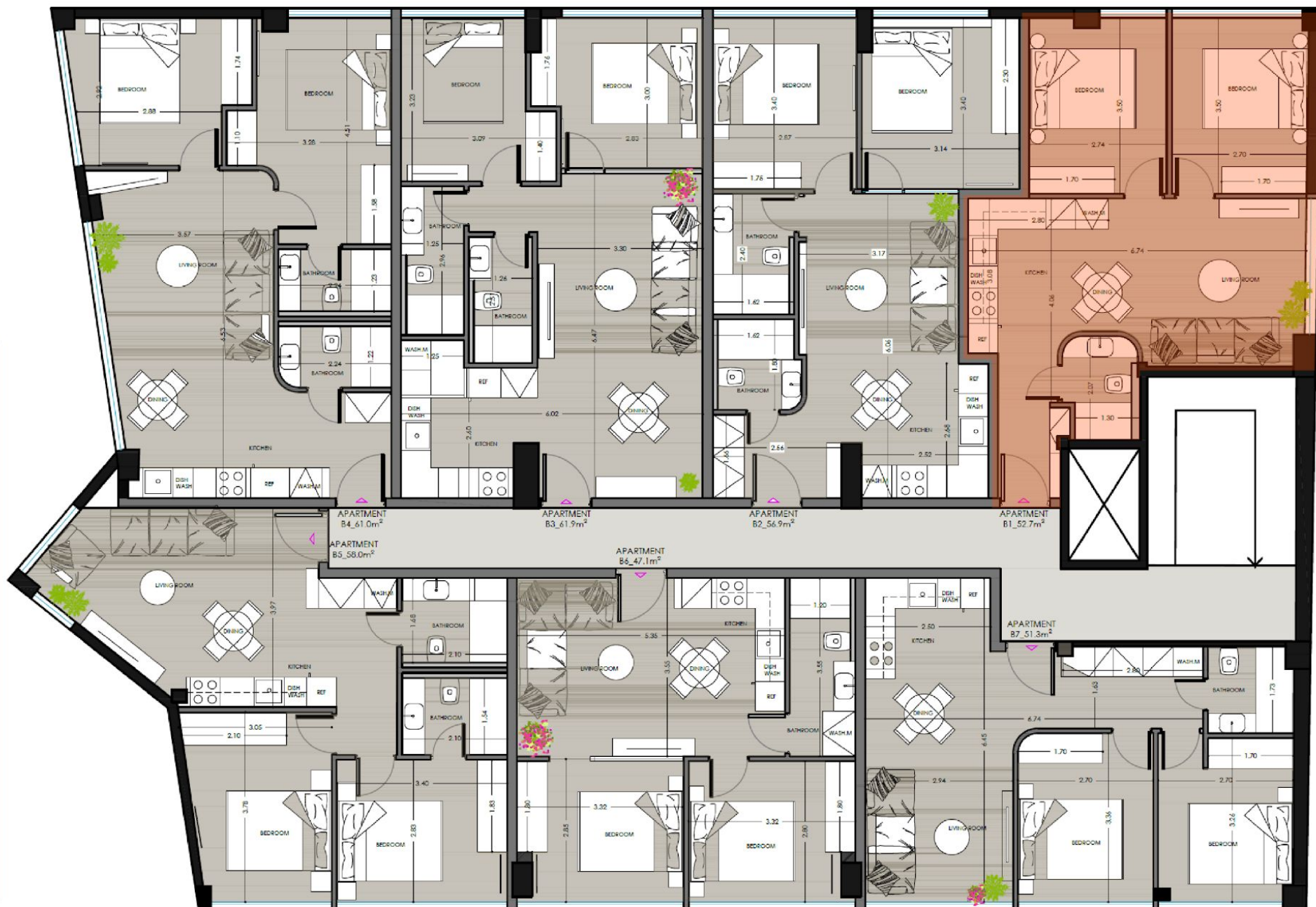


Kitchen



Open-Concept
Living/Dining Room

Interior Surface: 52.70m²











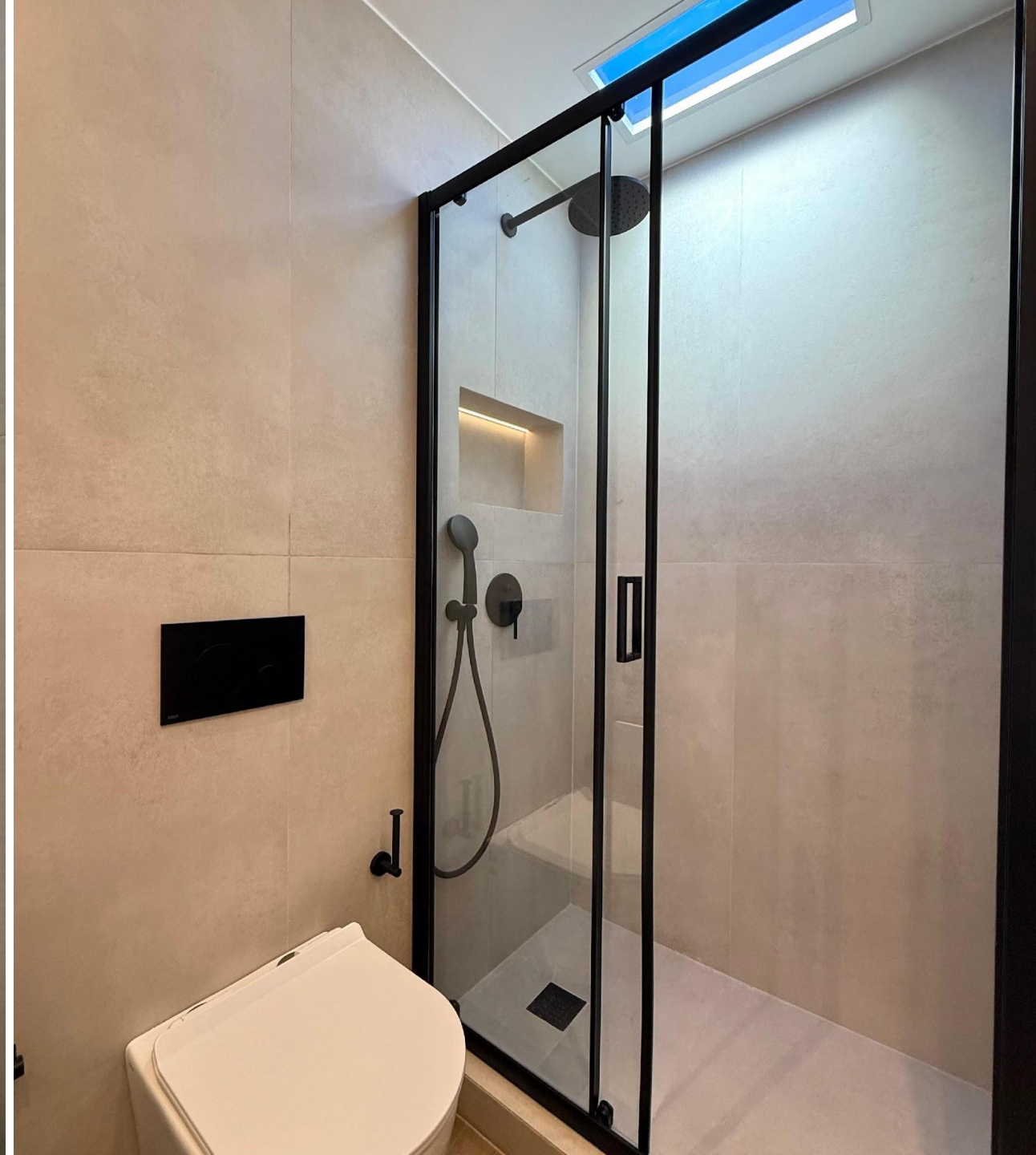












The floor plan illustrates a multi-unit residential building with the following details:

- Apartment B4:** 61.0m². Features a living room, kitchen, and two bedrooms.
- Apartment B5:** 58.0m². Features a living room, kitchen, and two bedrooms.
- Apartment B6:** 47.1m². Features a living room, kitchen, and two bedrooms.
- Apartment B7:** 51.3m². Features a living room, kitchen, and two bedrooms.
- Apartment B1:** 52.7m². Features a living room, kitchen, and two bedrooms.
- Apartment B2:** 56.9m². Features a living room, kitchen, and two bedrooms.
- Apartment B3:** 61.9m². Features a living room, kitchen, and two bedrooms.

The plan also includes a central corridor, a staircase, and a large common area with a circular table. Dimensions are provided for each room and the total area of each apartment.



Open-Concept Living/Dining Room

Interior Surface: 56.90m²

















2ND FLOOR APARTMENTS

APARTMENT B3



2 BDS



2 BATHS

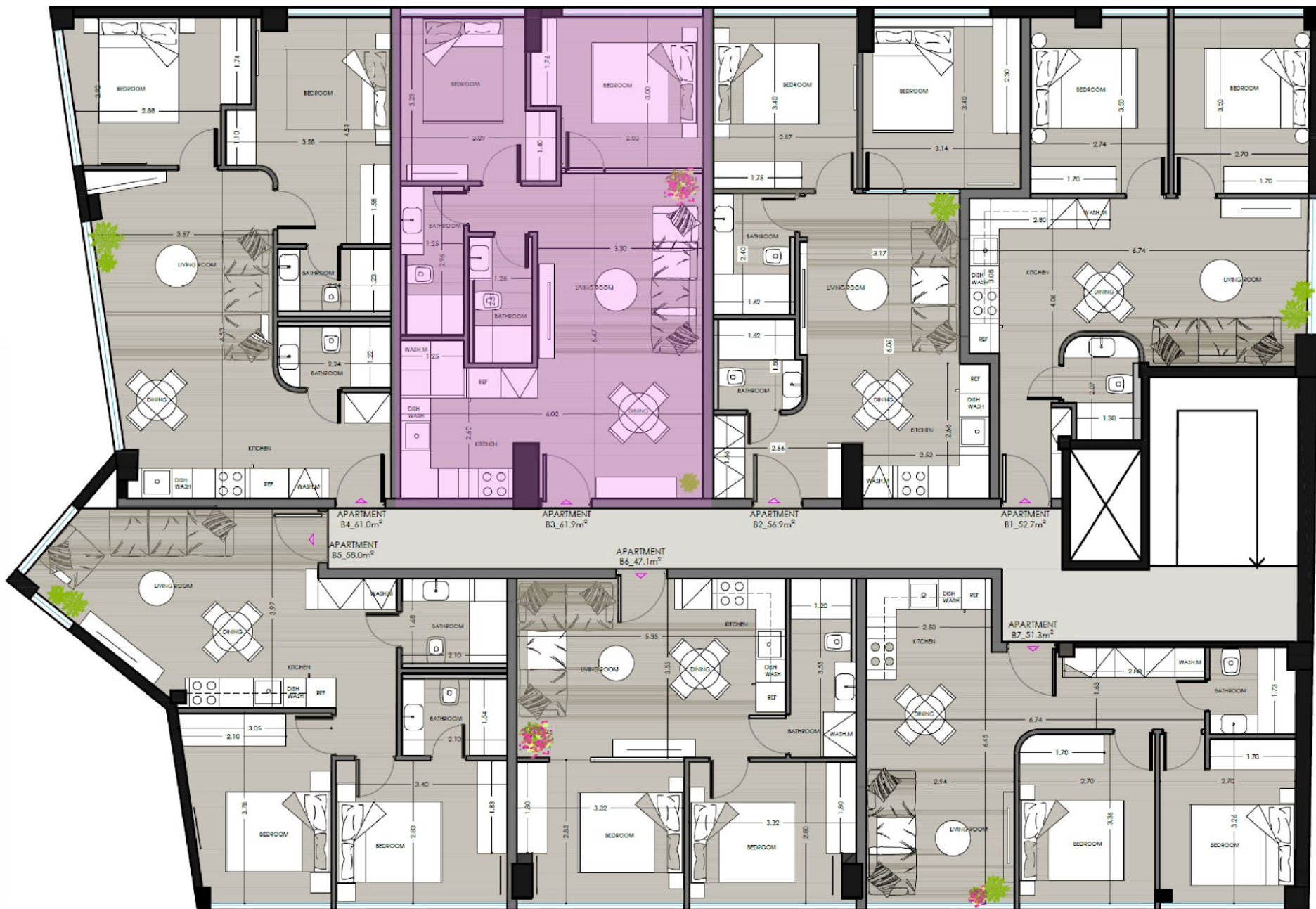


Kitchen



Open-Concept
Living/Dining Room

Interior Surface: 61.90m²













2ND FLOOR APARTMENTS

APARTMENT B4



2 BDS



2 BATHS

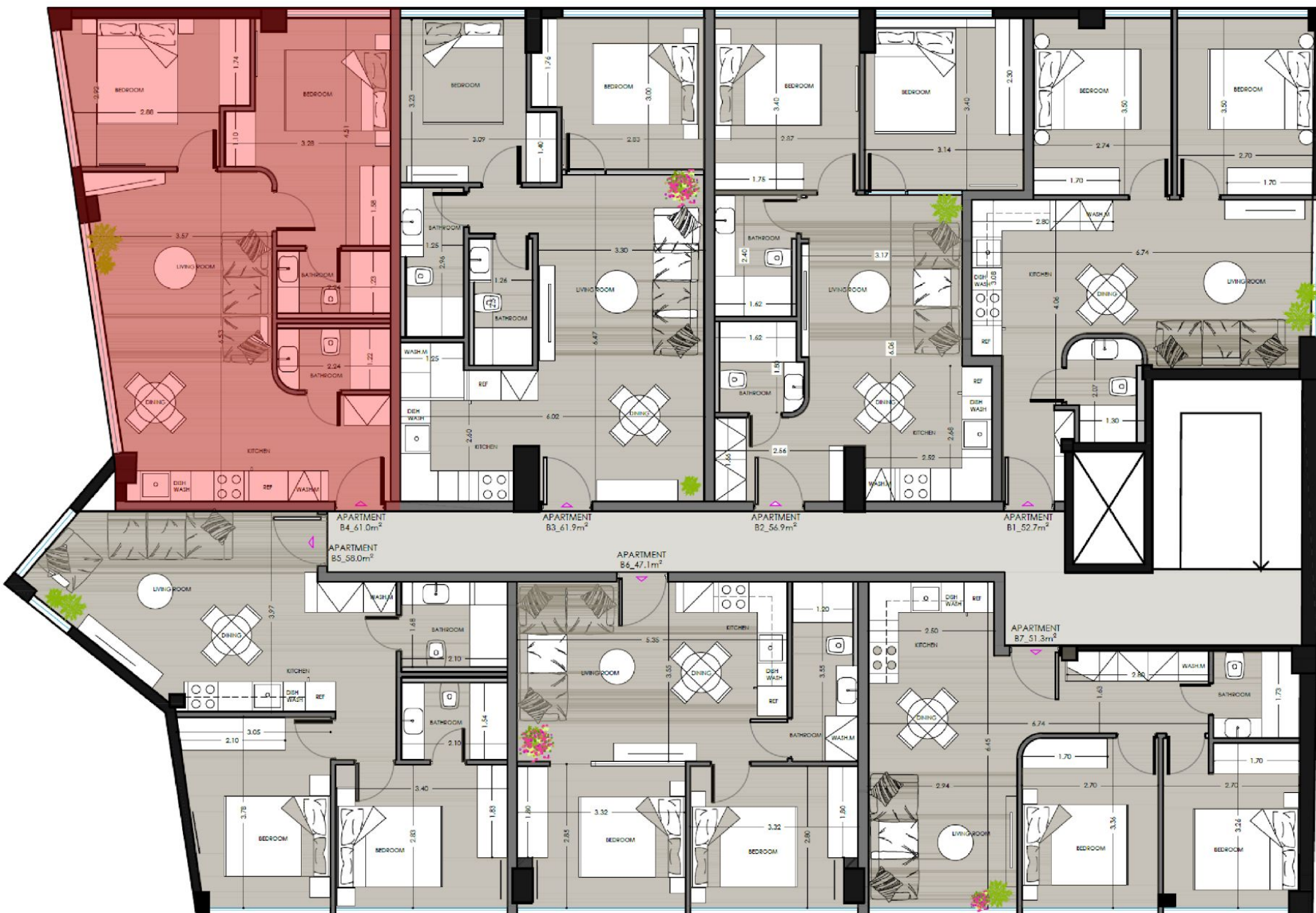


Kitchen



Open-Concept
Living/Dining Room

Interior Surface: 61.00m²













2ND FLOOR APARTMENTS

APARTMENT B5



2 BDS



2 BATHS

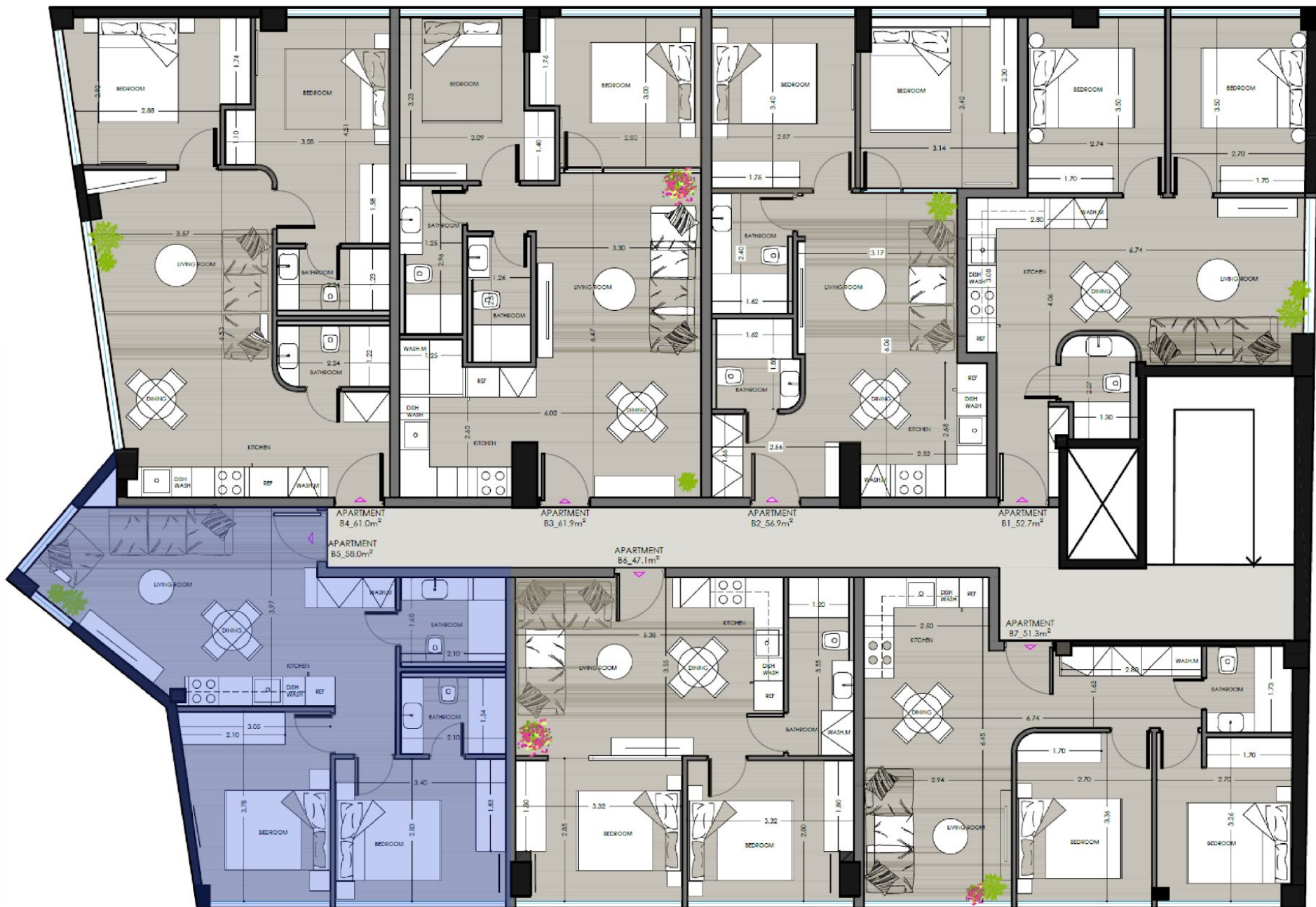


Kitchen



Open-Concept
Living/Dining Room

Interior Surface: 58.00m²



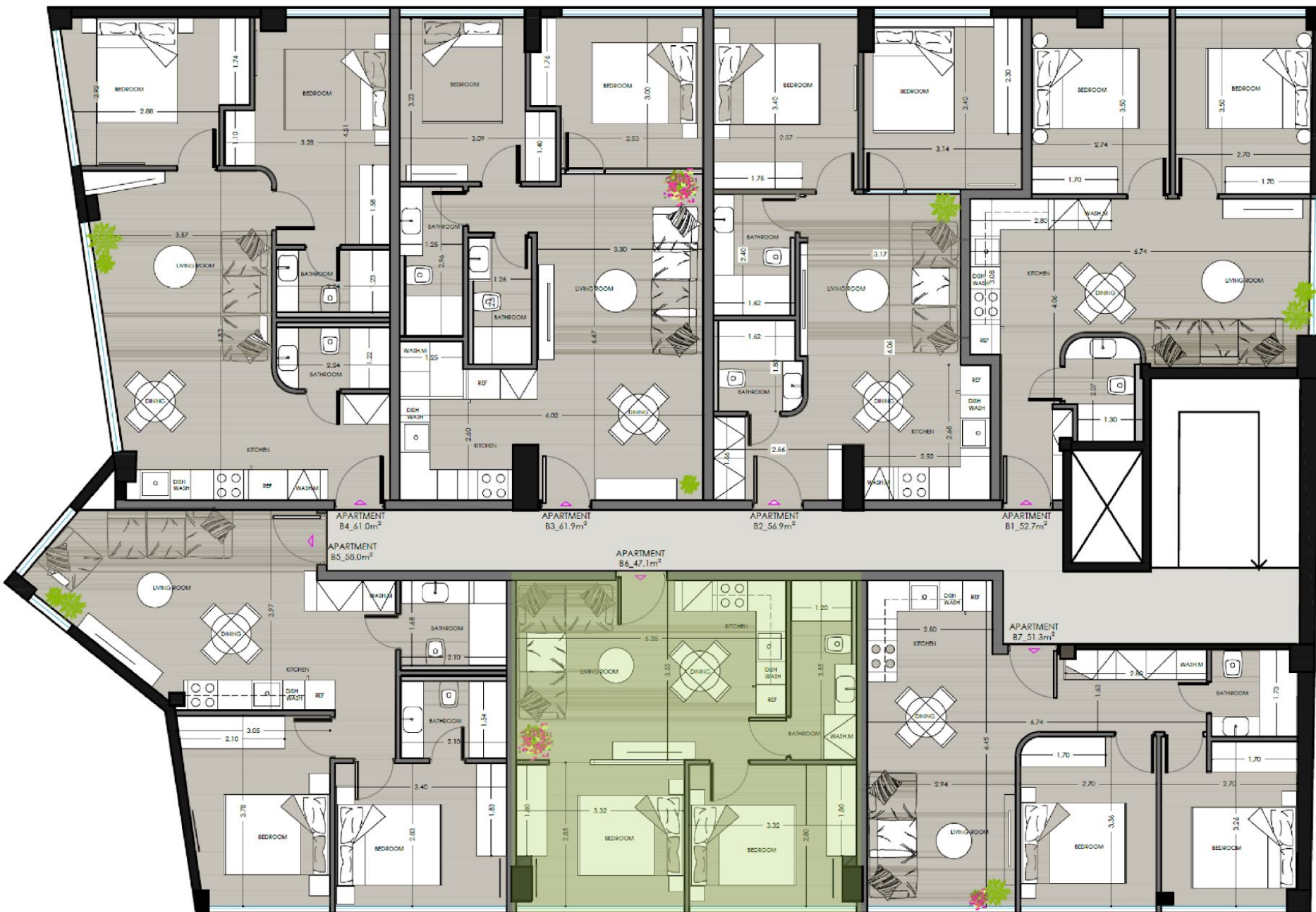












2ND FLOOR APARTMENTS

APARTMENT B6



2 BDS



1 BATH



Kitchen



Open-Concept
Living/Dining Room

Interior Surface: 71.10m²











2ND FLOOR APARTMENTS

APARTMENT B7



2 BDS



1 BATH

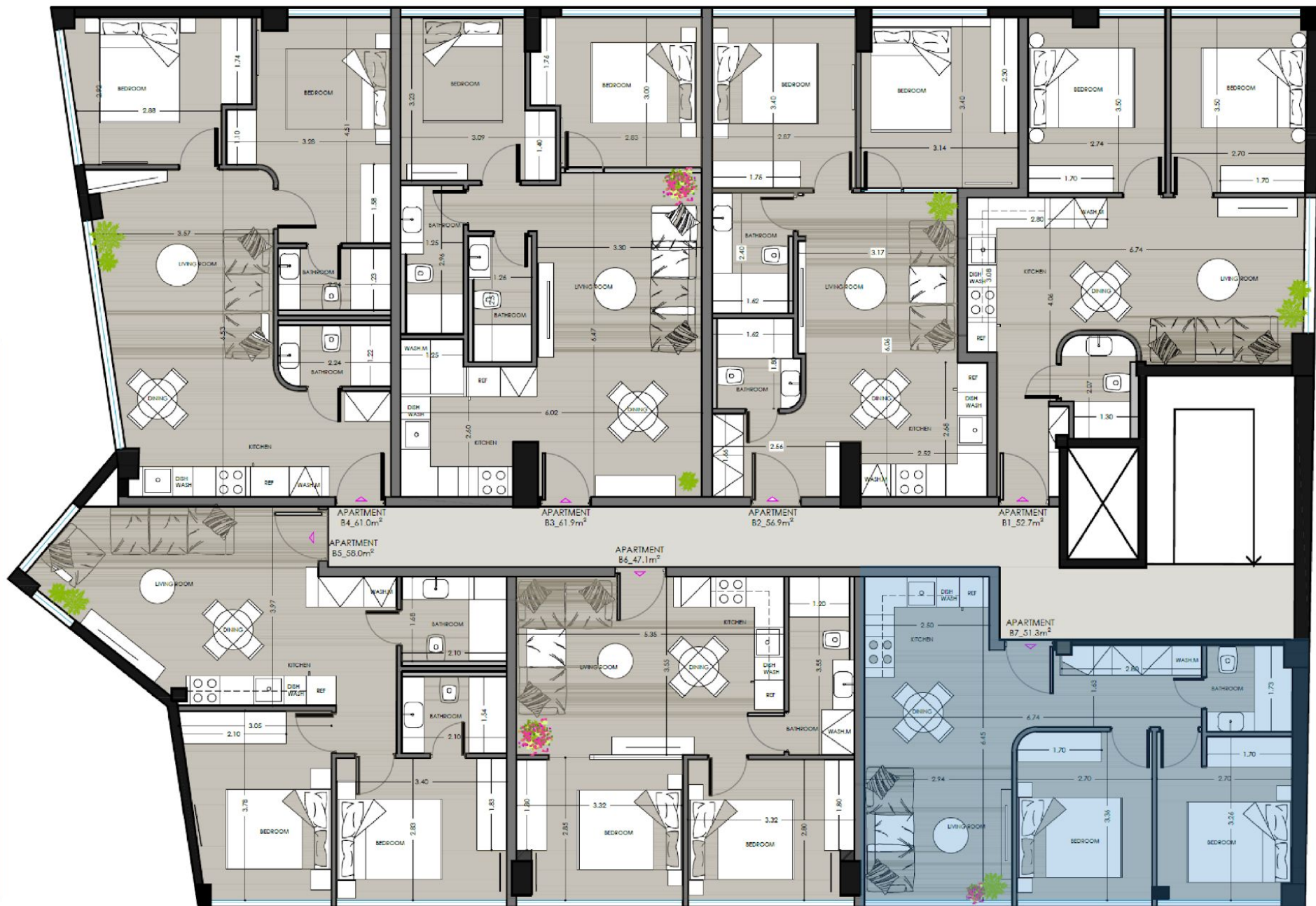


Kitchen



Open-Concept
Living/Dining Room

Interior Surface: 51.30m²















PRICES



UNIT	FLOOR	INDOOR SPACE (m ²)	DESCRIPTION	GUARANTEED MONTHLY RENTAL INCOME	PRICES
APARTMENT B1	2 nd	52.70	2 BEDS / 1 BATH	Reserved	Reserved
APARTMENT B2	2 nd	56.90	2 BEDS / 2 BATHS	3%	330.000€
APARTMENT B3	2 nd	61.90	2 BEDS / 2 BATHS	3%	340.000€
APARTMENT B4	2 nd	61.00	2 BEDS / 2 BATHS	Reserved	Reserved
APARTMENT B5	2 nd	58.00	2 BEDS / 2 BATHS	Reserved	Reserved
APARTMENT B6	2 nd	47.10	2 BEDS / 1 BATH	3%	310.000€
APARTMENT B7	2 nd	51.30	2 BEDS / 1 BATH	3%	320.000€

Thank you