GET GREEK GOLDEN VISA







Vivere Residence

Why invest in Greece

Greece's Golden Visa Program, introduced in 2013, presents a strategic opportunity for non-EU investors seeking residency in Europe. By acquiring real estate valued at the required threshold, investors are granted a five-year renewable residence permit, as long as property ownership is maintained.

The program is distinguished by its efficient application process and the absence of a minimum stay requirement, offering maximum flexibility. This residency pathway not only secures access to the Schengen Zone but also opens the door to future business, lifestyle, and investment opportunities within the European Union.

Key Facts



INVESTMENT OF €250.000 INTO REAL ESTATE



UNRESTRICTED ACCESS TO THE SCHENGEN AREA



FULL FAMILY RESIDENCY





GREEK CITIZENSHIP CAN BE APPLIED **AFTER 7 YEARS**



NO MINIMUM STAY IN GREECE REQUIREMENT



RENEWAL EVERY 5 YEARS

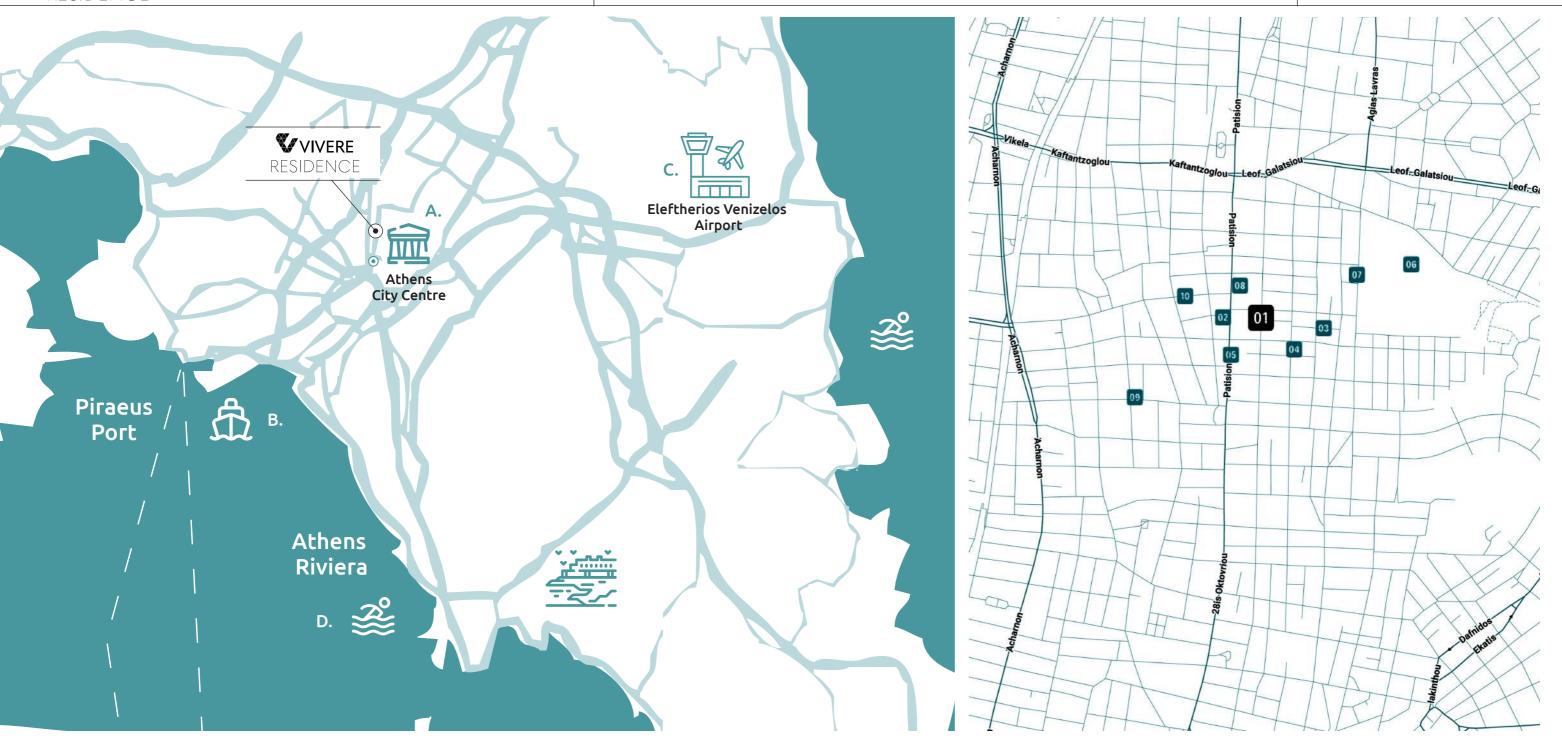


OPPORTUNITY TO RENT OUT THE **INVESTMENT PROPERTY**



FAST APPLICATION PROCESS





Vivere Residence

210 Ioannou Drosopoulou St. - Kypseli - Athens - Greece

Location

Vivere is located in Kypseli, an up-and-coming neighborhood of Athens, with easy access to Piraeus Port, Eleftherios Venizelos Airport, Athens Riviera and key areas such as Syntagma Square, Plaka, Monastiraki, Psiri, and the Acropolis.

The Agios Nikolaos metro station is 10 minutes away and offers fast and easy connectivity to every hotspot in Athens.

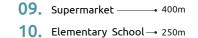
04. Theater —

A.	Acropolis ——•	5Km
B.	Piraeus Port ———•	15.1Km
C.	Eleftherios Venizelos Airport ——•	32.6Km
D.	Athens Riviera, beaches ———•	16.8Km

01.	Your home (I. Drosopoulou 210) → 0m	
02.	Private Hospital)m
03.	Pharmacy 150)m



08. Bank ─ → 100m



Vivere Residence

210 Ioannou Drosopoulou St. - Kypseli - Athens - Greece

Location

Kypseli is a vibrant and historic neighborhood in Athens. Located just a short distance from the city center, it combines convenience with a strong sense of community. Kypseli offers a diverse and inclusive atmosphere that will satisfy every taste. With growing interest in the area and ongoing revitalization projects, Kypseli is an ideal choice for both city living and real estate investment.



Transportation

Movement

Athens | Landscapes

The center of Athens offers a unique blend of historical charm and contemporary city life. Vibrant squares, pedestrian streets, and nearby parks create a balance between urban energy and peaceful green spaces.

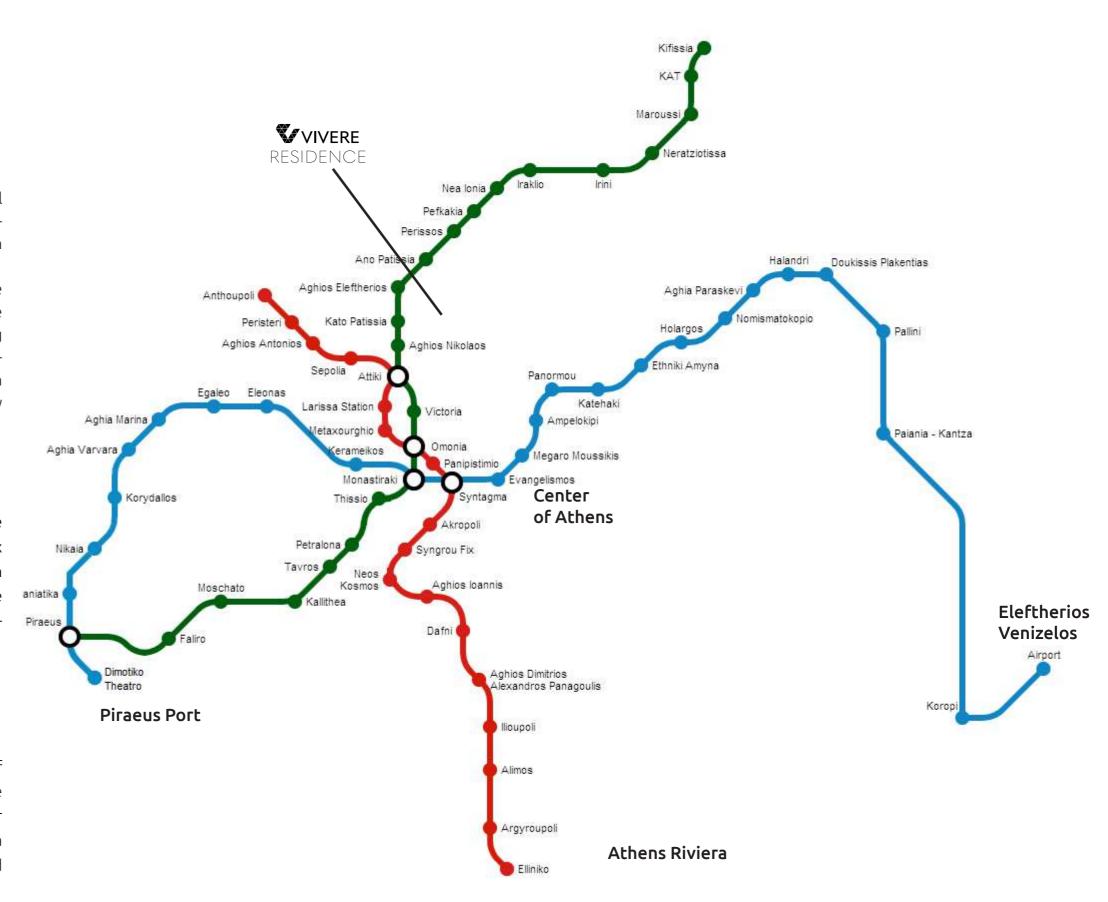
The area is rich in leisure and cultural offerings, with a wide range of cafés, restaurants, shops, and bars. Within close proximity are theaters, museums, and galleries — including the National Archaeological Museum — offering both cultural depth and vibrant nightlife. Popular neighborhoods such as Monastiraki and Psiri add to the area's diverse and lively character.

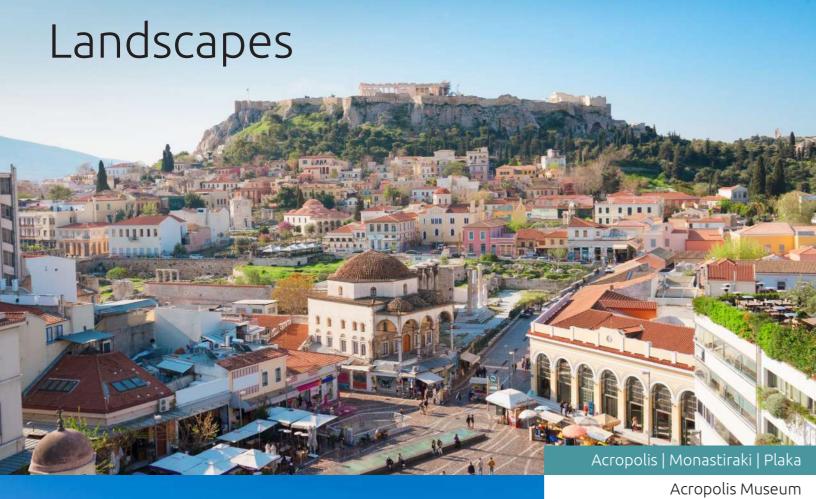
Entertainment

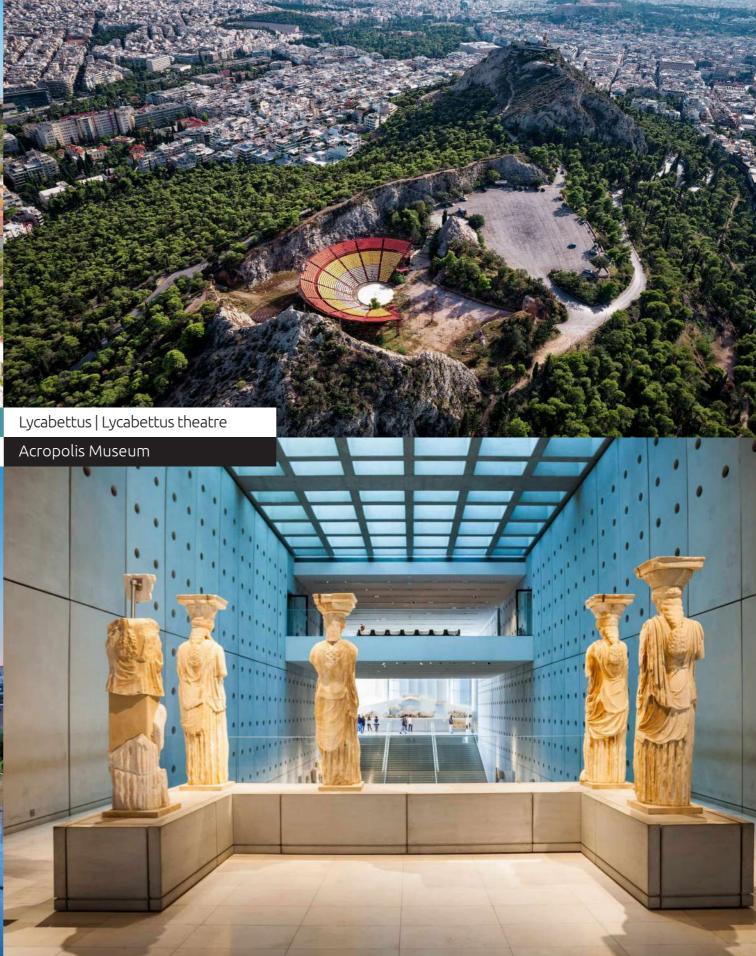
Escape the tourist crowds and explore the place where Athenian culture thrives. Kypseli is home to an eclectic mix of theaters, galleries, indie bookstores, community-run markets, art pop-ups and cinemas. Do you want to taste something more international? Perhaps you are an art lover. Then Kypseli is the neighborhood for you.

Athens Riviera

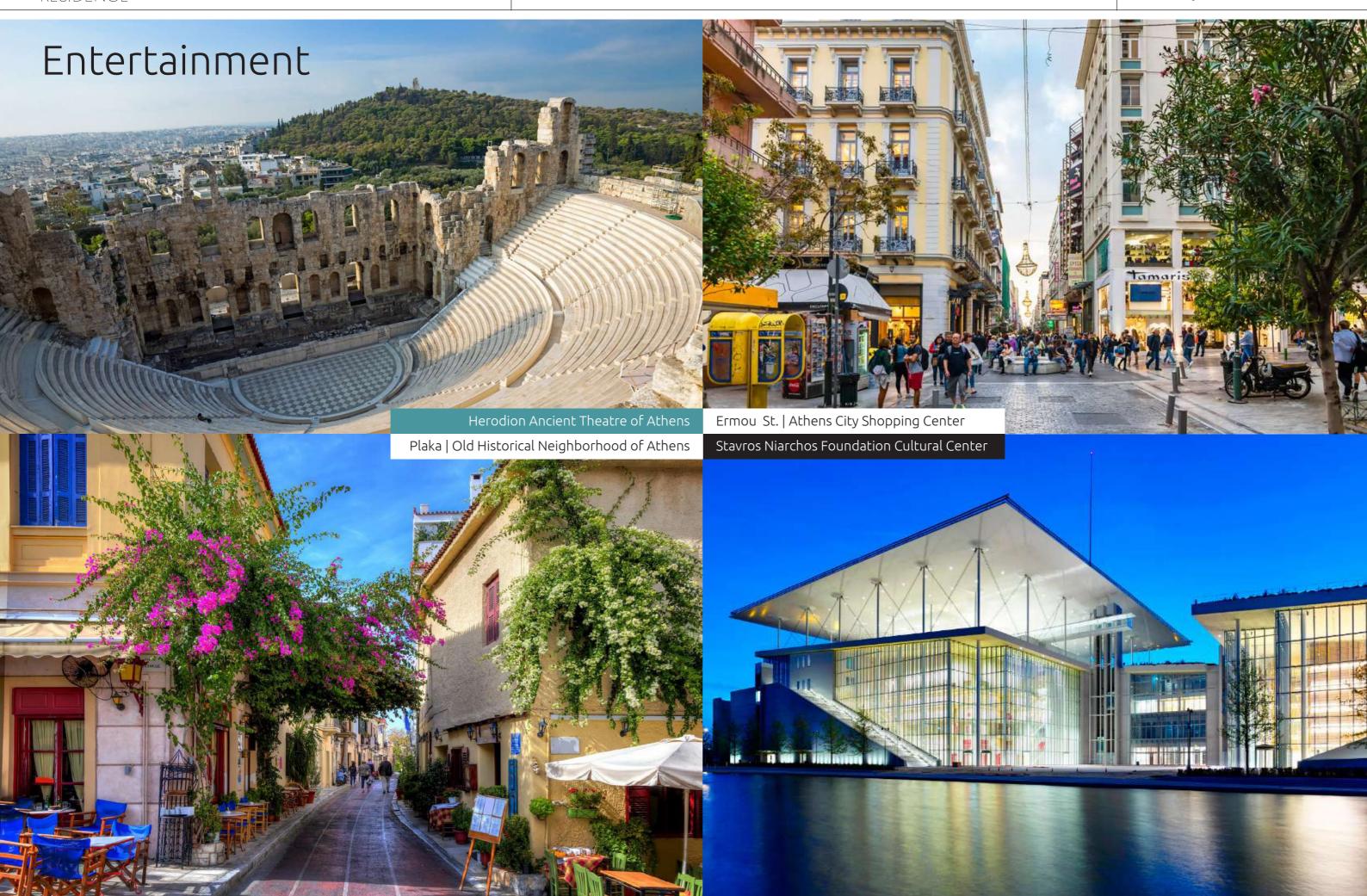
Athens Riviera stretches along the southern coastline of Athens, offering a unique blend of natural beauty, seaside charm, and upscale lifestyle. Renowned for its crystal-clear waters, vibrant marinas, and fine dining options, the area provides an ideal setting for both leisure and high-end living, just a short drive from the city center.



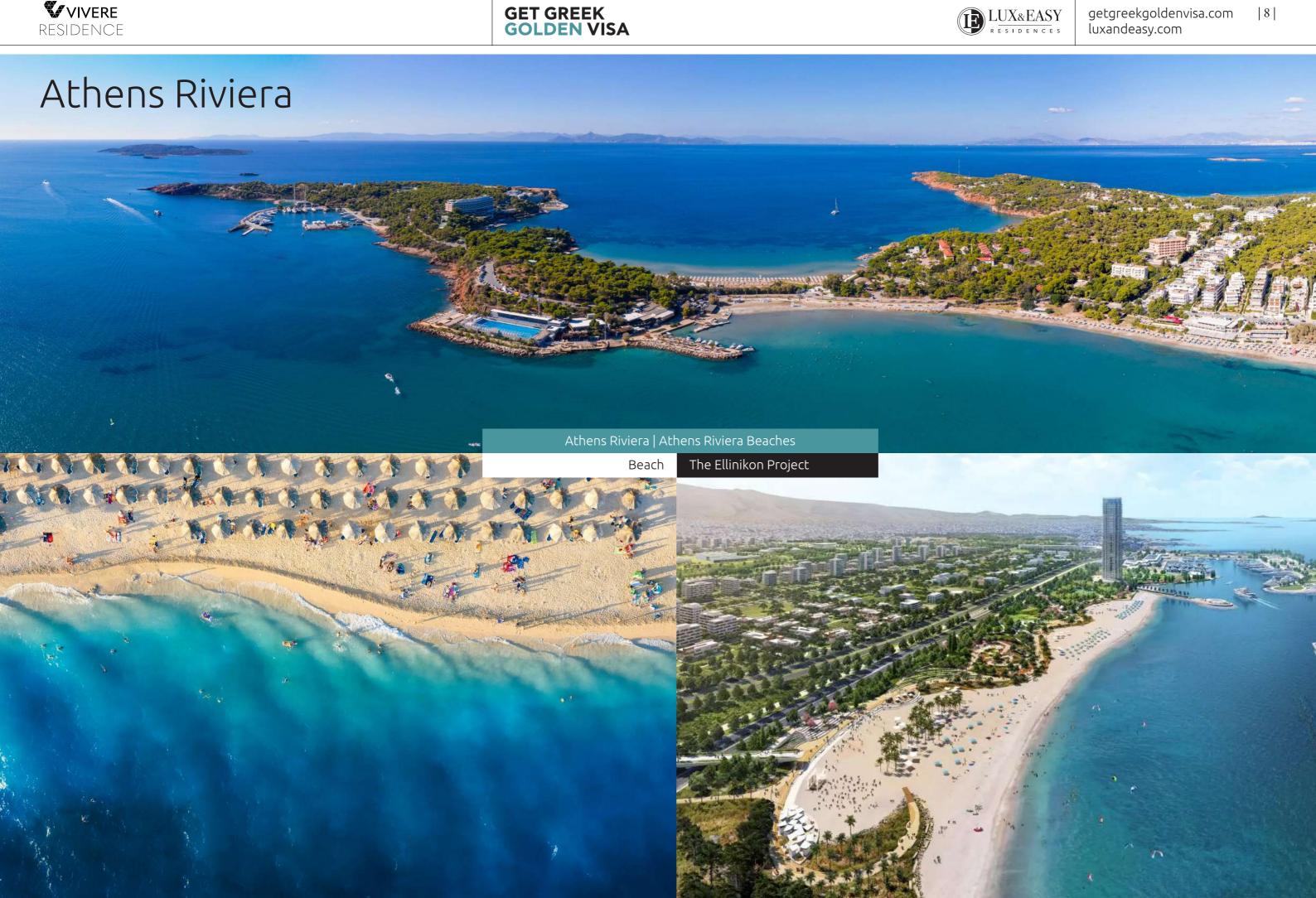












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Project Vivere Residence

210 Ioannou Drosopoulou St. - Kypseli - Athens - Greece

This modern and sophisticated complex consists of 15 studios, ideally located just a short walk from Kato Patissia Metro Station. Designed for those seeking both comfort and convenience, the development features a range of exceptional amenities.

Residents can enjoy a fully equipped communal gym, sauna, and a stunning roof garden with breathtaking views of the Acropolis, offering a serene escape in the heart of Athens.

Each studio, ranging from 19.00 m² to 53.00 m², includes a well-designed layout with one bathroom, making it an ideal living space for singles or couples. The focus on modern living is complemented by high-quality finishes and plenty of natural light in every unit.

With its prime location, luxurious amenities, and contemporary design, this complex offers an exceptional urban lifestyle, combining relaxation, convenience, and vibrant city living.

Boutique Apartment Dimension — 19.0sqm – 53.0sqm

Bedrooms ______ 1

- Energy class A+ Building
- Energy-efficient aluminum systems with high levels of thermal and sound insulation
- Armored/ Fire resistant security door
- New technology LED lighting





Project

Vivere Residence

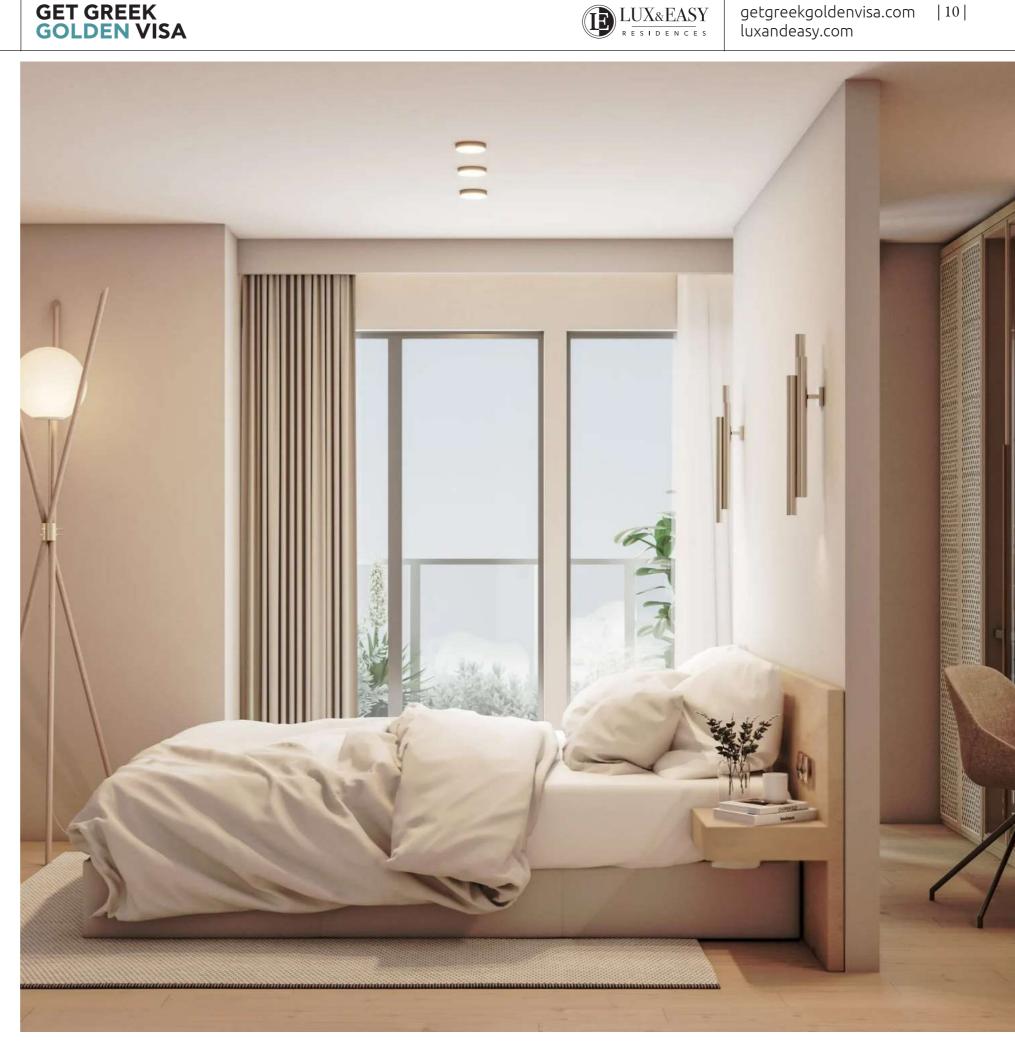
210 Ioannou Drosopoulou St. - Kypseli - Athens - Greece

Minimal Design

Minimalist design is about prioritizing the essential: natural light, environmental consciousness, timeless aesthetics, reliability and long-term functionality.

Timeless Aesthetics

Timeless aesthetics is about subtle lines, adaptability, and outlasting trends. Design stripped to its core function, realized using limited materials, neutral colors, simple forms, and avoiding extravagances to achieve a pure form of elegance.





Project

Vivere Residence



Gym & Sauna

The building offers a fully equipped communal gym and a sauna, providing a convenient and modern wellness amenity exclusively for the use of residents. These facilities are designed to enhance the daily living and working experience within the building.

24-hour Reception

The building is serviced by a 24-hour reception, ensuring continuous support and assistance for all residents and tenants. This dedicated front desk service enhances security, convenience, and overall comfort within the property.



Vivere Residence

Underground Floor

Gym

Size

Floor

29.45sqm

Underground

Sauna

Size

Floor

07.72sqm

Underground

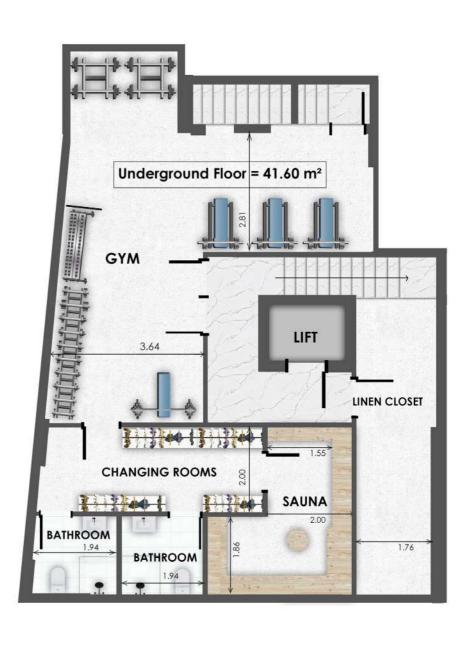
Linen Closet

Size

Floor

13.58sqm

Underground



Vivere Residence

Ground Floor

Ground	Floor 1	Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
26.00sqm	Ground Floor 1	1	1	1	1	Gym, Sauna
						(Underground Floor)

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Vivere Residence

Ground Floor

Ground	F	lоог	2	Stu	dio
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Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
34.00sqm	Ground Floor 2	1	1	1	1	Gym, Sauna
'			I	ı	ı	(Underground Floor)





Vivere Residence

1st Floor

Δ1	Apartment
AI	Apai tillelit

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
48.00sqm	1st Floor	1	1	1	1	Gym, Sauna
	ı	I	I	I	I	(Underground Floor)

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Vivere Residence

1st Floor

Δ2	Apartmer	1
74	Apartinei	

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
47.00sqm	1st Floor	1	1	1	1	Gym, Sauna
		l	l		I	(Underground Floor)



Vivere Residence

2nd Floor

B1	Apartmen
_	

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
53.00sqm	2nd Floor	1	1	1	1	Gym, Sauna
	l	I	I	I	l	(Underground Floor)





Vivere Residence

2nd Floor

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
49.30sqm	2nd Floor	1	1	1	1	Gym, Sauna
	l	l	I	I	I	(Underground Floor)



Vivere Residence

3rd Floor

C1	Apartmen

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
53.00sqm	3rd Floor	1	1	1	1	Gym, Sauna
	I	I	I	I		(Underground Floor)

GET GREEK GOLDEN VISA





Vivere Residence

3rd Floor

C 2	Apartmen
C Z	Abarcinein

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
49.30sqm	3rd Floor	1	1	1	1	Gym, Sauna
				I		(Underground Floor)



Vivere Residence

D1	Apartment
	, .p

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
53.00sqm	4th Floor	1	1	1	1	Gym, Sauna
		I	ı	I	I	(Underground Floor)



Vivere Residence

D2	Apartment

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
49.30sqm	4th Floor	1	1	1	1	Gym, Sauna
		l	I	I	I	(Underground Floor)





Vivere Residence

E1	Apartment
	/ (parement

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra	Balcony
37.30sqm	5th Floor	1	1	1	1	Gym, Sauna	26.00sqm
	I	l	I	I	I	(Underground Floor)	I





Vivere Residence

E2	Char	4: -
EZ	Scu	OID

Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra
20.20sqm	5th Floor	1	1	1	1	Gym, Sauna
	I		I	I	I	(Underground Floor)



GET GREEK GOLDEN VISA

Floor Plans

Vivere Residence

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- K - K - I	l Stud	71/
	Juu	411

Size	Floor	Bedrooms	Bathroom	Extra	Balcony
18.50sqm	5th Floor	1	1	• •	11.00sqm
			•	(Underground Floor)	ı



Vivere Residence

	F1	Apartment
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Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra	Balcony
35.50sqm	6th Floor	1	1	1	1	Gym, Sauna	11.00sqm
		I	ı	I		(Underground Floor)	ı



Vivere Residence

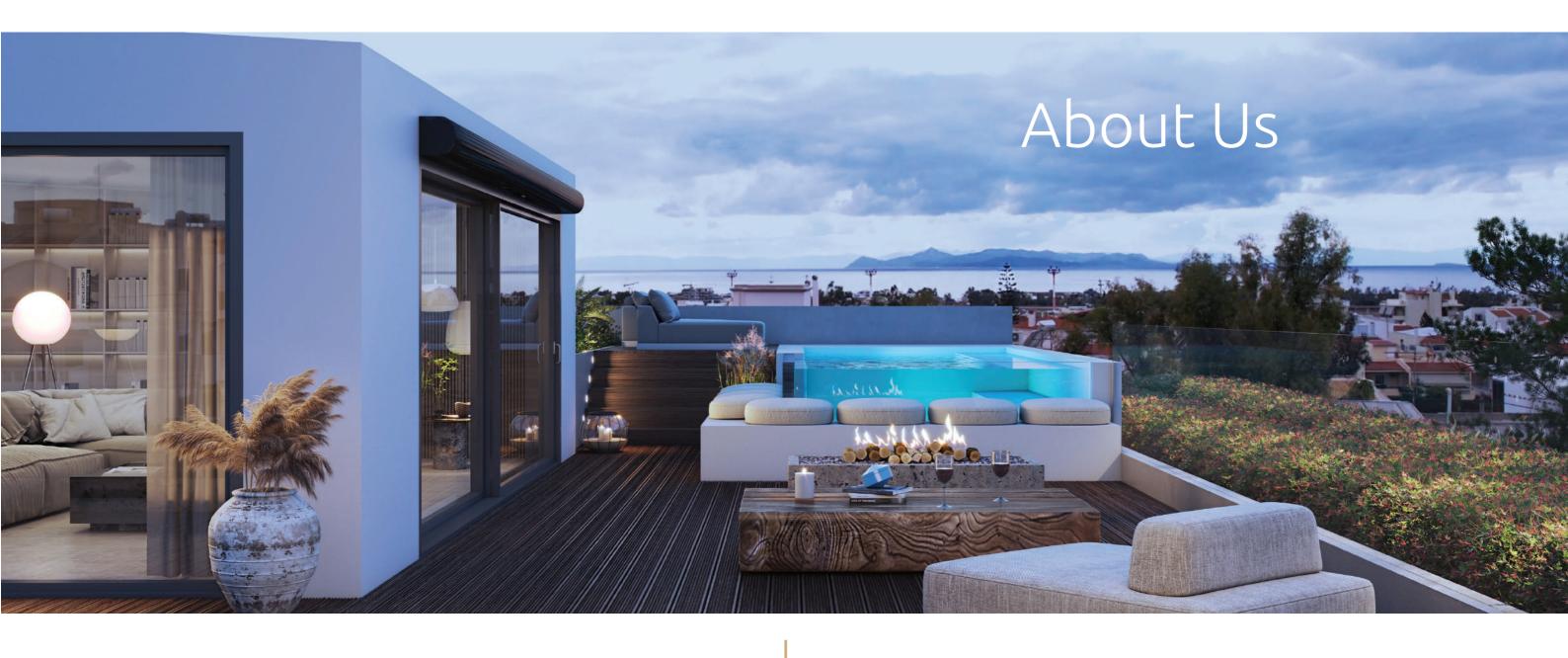
F2 Apartment	t
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Size	Floor	Bedrooms	Living Room	Kitchen	Bathroom	Extra	Balcony
32.00sqm	6th Floor	1	1	1	1	Gym, Sauna	7.00sqm
	I	ı	I		I	(Underground Floor)	l









Sustainable, A+ Energy-Efficient Buildings

LUX&EASY designs and develops eco-friendly, A+ ENERGY-EFFICIENT buildings that combine luxury with sustainability. Using innovative materials, smart technologies, and green practices, we create residences that minimize environmental impact, reduce energy consumption, and enhance quality of life. Our residences offer modern design, high efficiency, and long-term value, setting new standards for sustainable living in Greece.







Greenfield Hotel Development with LUX&EASY

LUX&EASY specializes in greenfield hotel development, turning prime locations into high-performing hospitality assets. As the franchisee of Hilton Garden Inn Athens Syggrou Avenue, we deliver world-class hotels with strong occupancy, premium guest experiences, and sustainable returns. From site acquisition to full-scale development, we create landmark properties that drive long-term value in Greece's booming tourism market.























SHAPING

THE FUTURE TOGETHER

LUX&EASY brand is proud to be the franchisee of Hilton Garden Inn Athens Syggrou Avenue, bringing world-class hospitality to Greece through premium hotel developments.

We celebrated the successful launch of the **Hilton Garden Inn Athens Syggrou Avenue** - the first of its kind in the city - offering modern comfort, upscale amenities, and an exceptional guest experience.

This milestone marks the beginning of our ambitious expansion, reinforcing our commitment to high-quality and internationally branded hospitality projects.







