

Gerakas Luxury Residence

Gerakas, Athens





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Overview

Type	Apartment
Status	Available
Est. Completion	2027

Gerakas Luxury Residence



About This Property

Gerakas Luxury Residence is a new development in Gerakas, an area in northeast Athens known for its orderly urban planning, low-rise architecture and generous green spaces. The building rises over a garden level, ground floor and two upper floors. It offers 15 modern one- and two-bedroom apartments, each with a private garden, veranda or balcony and a dedicated parking space.

The apartments are designed in natural tones with carefully selected materials. Kitchens come with built-in appliances, seamless marble splashbacks and pendant lighting over the dining area. Bathrooms feature floor-to-ceiling veined marble-effect tiling, integrated wooden vanity units and recessed shelving. Floor-to-ceiling built-in wardrobes provide generous storage, and custom wooden slat wall details add warmth and help with acoustics.

The ground floor and garden-level apartments include private gardens, some of over 75 m². The upper-floor apartments all have balconies, and the second floor is arranged around a central solar atrium. Floor areas are planned to make the most of every square metre, which makes the apartments as practical for renting out as for living in.

The location combines a quiet suburban setting with excellent connections. The Attiki Odos motorway is close by. The Doukissis Plakentias metro and suburban railway interchange links to central Athens, and Athens International Airport is about 15 minutes away. Gerakas sits within the city's international schools corridor. Boutique bakeries, organic markets, cafés, supermarkets, parks and growing business hubs are all close by.

The building is new and needs no maintenance, and it is delivered turnkey in September 2027. Gerakas Luxury Residence works both as a comfortable family home and as a long-term investment, with Golden Visa eligibility and residence rights in the Schengen Area. Prices start from €277,100. Contact our team for current availability and floor plans.

If your legal team adjusts the Golden Visa wording for the brochure, the last paragraph here should be updated the same way.

Available Units

Unit	Unit Type	Bedrooms	Size	Floor	Status	From
Y1	1+1	1	61 m²	Ground Floor	Available	€297,900
Y2	2+1	2	58 m²	Ground Floor	Available	€277,100
Y3	2+1	2	64 m²	Ground Floor	Available	€305,800
I1	1+1	1	65 m²	Ground Floor	Available	€310,200
I2	2+1	2	61 m²	Ground Floor	Available	€294,700
I3	2+1	2	61 m²	Ground Floor	Available	€291,800
I4	2+1	2	62 m²	Ground Floor	Available	€296,000
A1	1+1	1	65 m²	1st Floor	Available	€314,400

Unit	Unit Type	Bedrooms	Size	Floor	Status	From
A2	2+1	2	61 m ²	1st Floor	Available	€298,800
A3	2+1	2	61 m ²	1st Floor	Available	€295,800
A4	2+1	2	62 m ²	1st Floor	Available	€300,100
B1	1+1	1	60 m ²	2nd Floor	Available	€300,700
B2	2+1	2	61 m ²	2nd Floor	Available	€306,000
B3	2+1	2	60 m ²	2nd Floor	Available	€297,500
B4	2+1	2	62 m ²	2nd Floor	Available	€309,200

Features & Amenities

Fully Furnished

Parking Space

Golden Visa Eligible

Private Gardens

Golden Visa

Under-Construction

Golden Visa 250K

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