

“The Kedrinou”

Sales Brochure

Kedrinou 27, Athens, GR



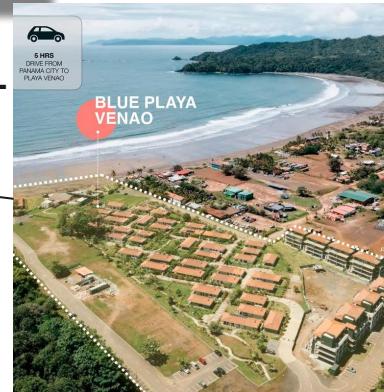
Our Projects From Around The World



The Park At Sunderland
268 unit, Birmingham, AL



The Villas at Autumn Hills
191 unit, Atlanta, GA



Blue Playa Venao
Beachfront Resort, Panama

The Kedrinou: Key Benefits for Prudent Investors

1

Location, Location, Location: in the heart of Athen's Judicial Hub, this prime location guarantees strong rental demand

2

Premium Luxury Apartments: high-end, newly renovated apartments offer low maintenance and high desirability

3

Lifestyle & Leisure: trendy coffee shops, chef restaurants and late night bars all within walking distance

4

Connectivity: Two major metro stations within walking distance

5

Healthcare Access: Surrounded by three major hospitals, a hub for medical staff and families

6

Outsized Appreciation Potential: capitalize on Athen's year-over-year real estate market growth

7

No Loans: the project is fully capitalized, all cash. This eliminates cash flow and construction risks as well as time delays

8

Golden Visa: units qualify for golden visa with investment of €250,000 (instead of €800,000)



Street View

Modern Facade

Full Size Glass Walls

Redesigned Lobby

YARD VIEW (TYPE 1)

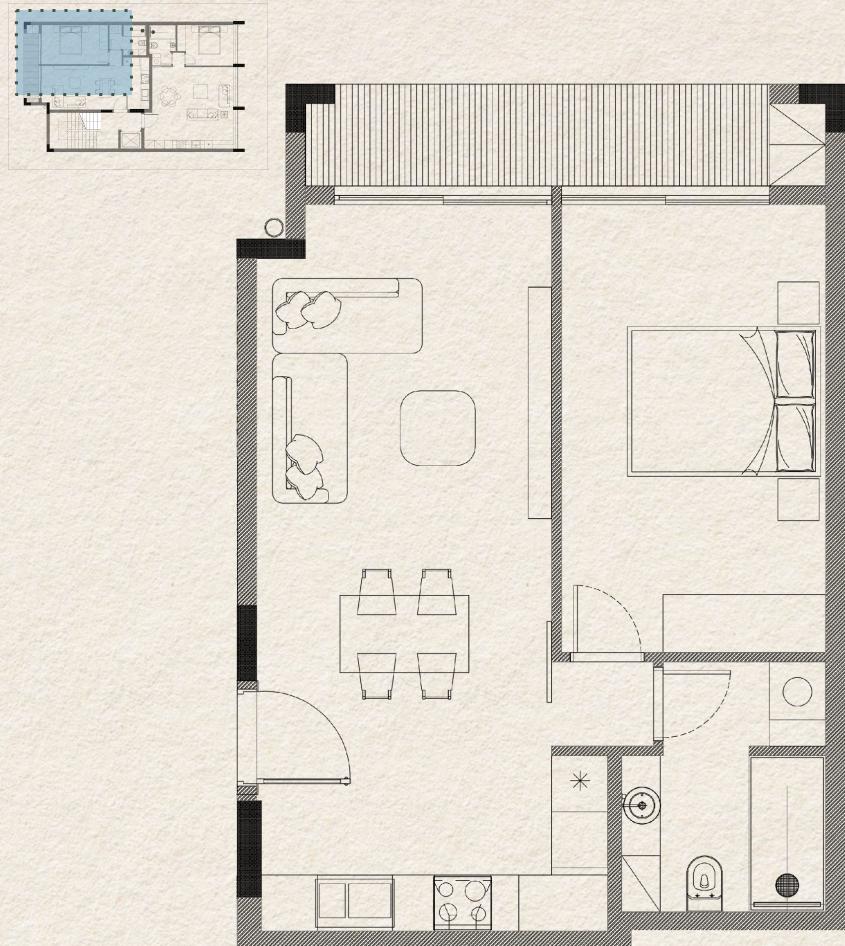
1BD/1BA, 55 sq.m

AVAILABLE ACROSS FLOORS 1 2 3

KITCHEN/LIVING/DINING/BEDROOM & BATHROOM

Includes 8 sq.m recessed balcony

Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary ⁷ within a tolerance of 5%









13

There is a beauty in
simplicity!

14

Carefully crafted



Beautifully finished



STREET VIEW (TYPE 2)

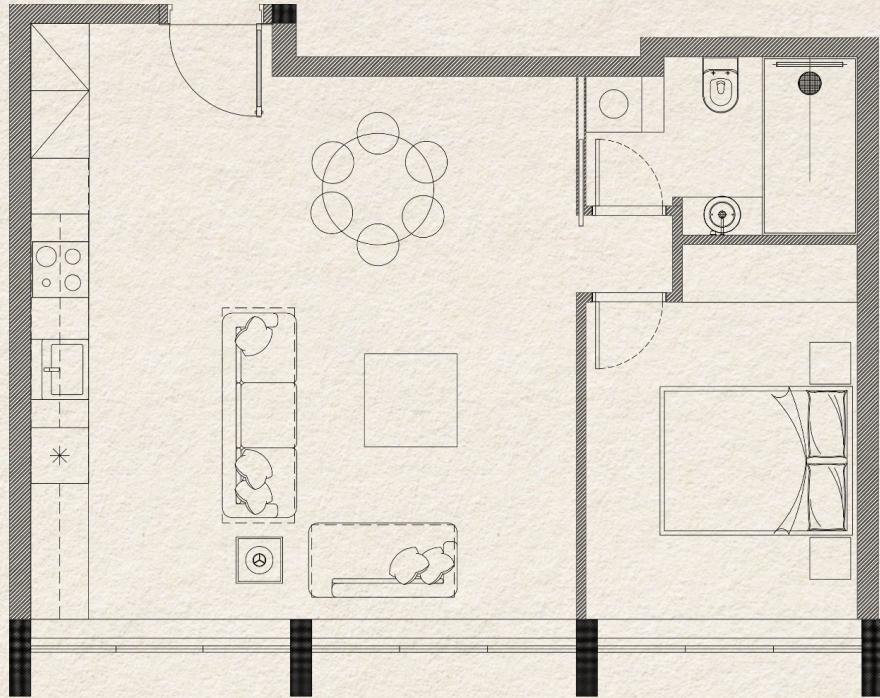
1BD/1BA, 55 sq.m

AVAILABLE ACROSS FLOORS 1 2 3

KITCHEN/LIVING/DINING/BEDROOM & BATHROOM

Optional 6 sq.m recessed balcony
Optional: 2 BD layout

Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary¹⁷ within a tolerance of 5%

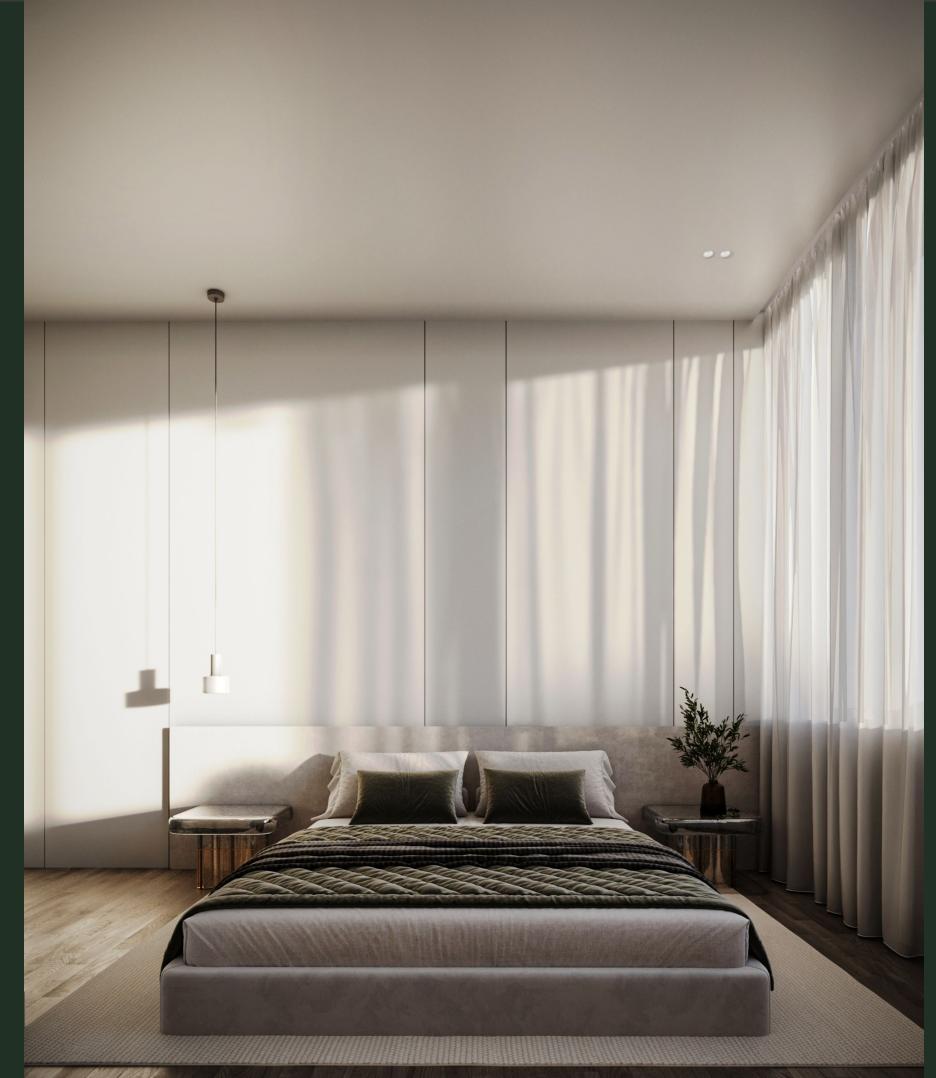


Open Living Room w/ Coffee Nook: Concept 1

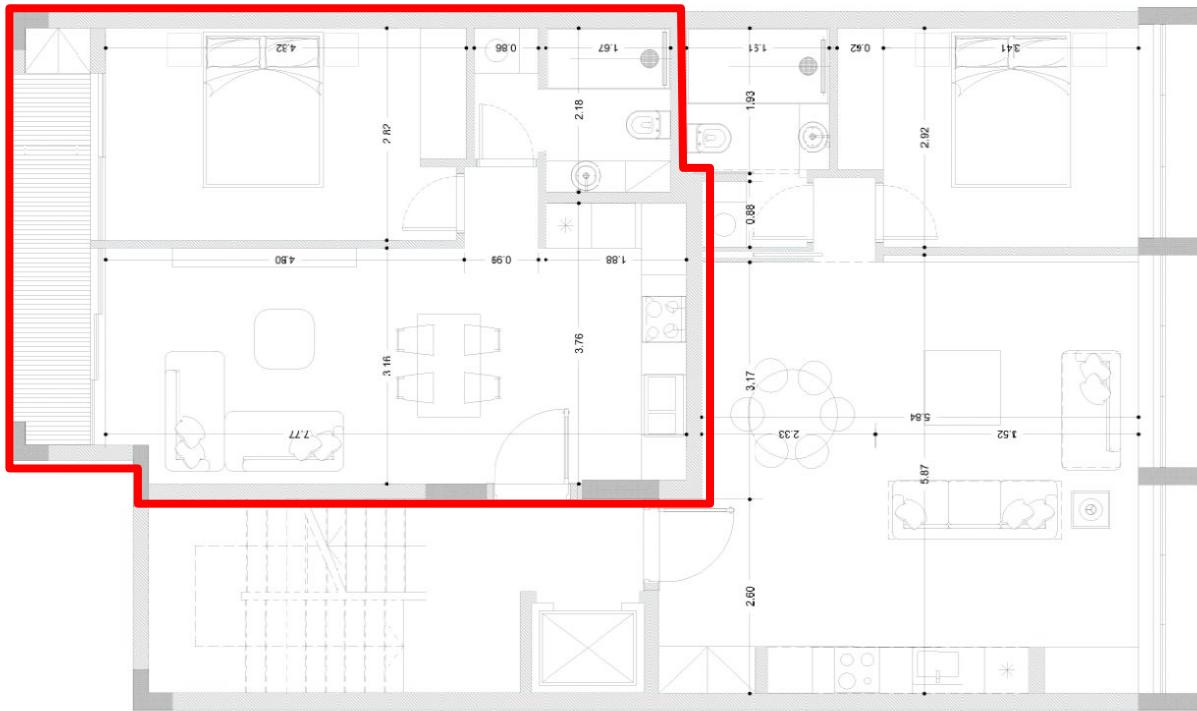
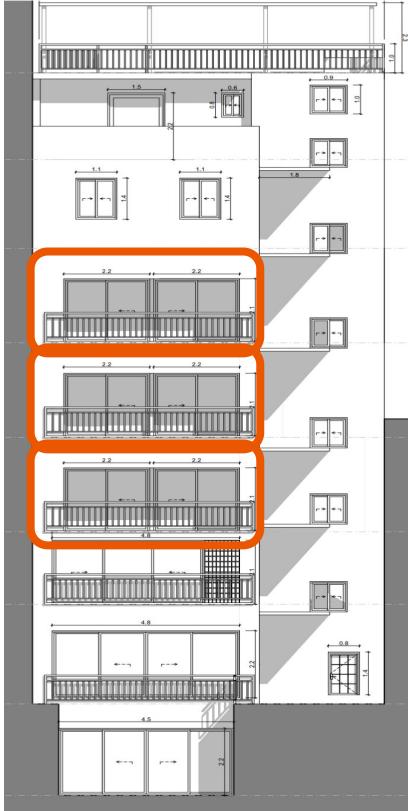


Optional Recessed Balcony - Concept 2

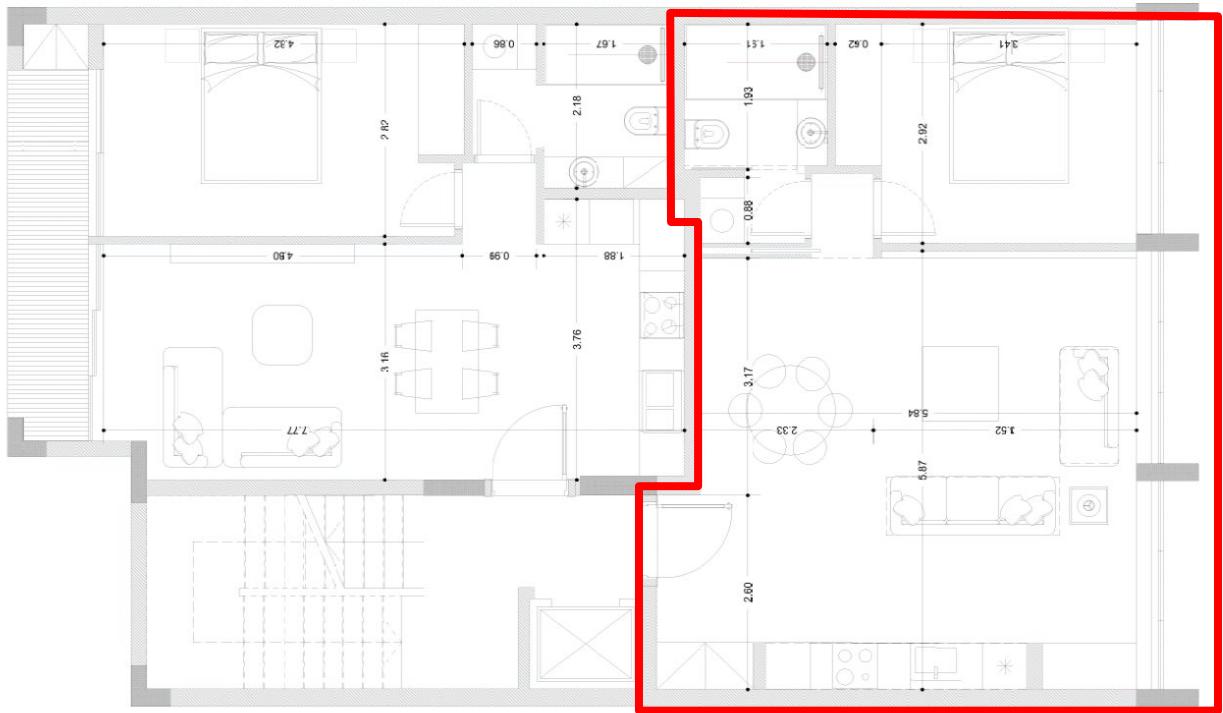
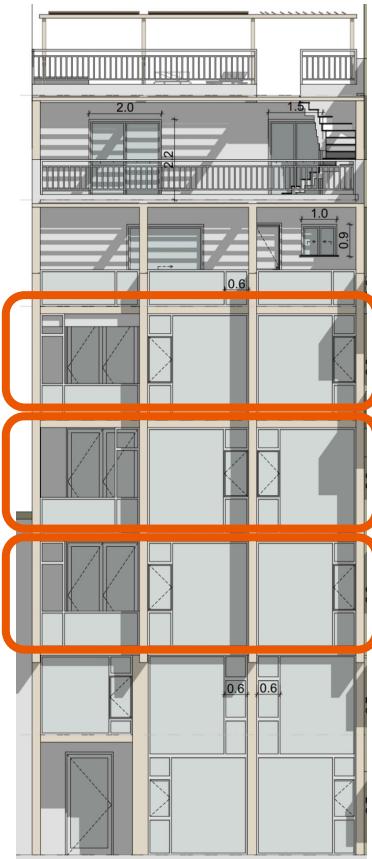




1st-3rd Floor: A1/B1/C1 (1BD/1BA) - Yard View



1st-3rd Floor: A2/B2/C2 (1BD/1BA) - Front View



Ampelokipoi Highlights

Major Employment Hub

Kedrinou sits at the corner of Athens Court System, with 4 major hospitals in a few blocks radius and the main police station. It is a major center for employment of doctors, nurses, lawyers, paralegals, police and supporting service providers



Ample Nightlife, Restaurants

Ampelokipoi boasts a bustling cafe, restaurant, bar and nightlife scene, and is home to many culinary adventures such as Deos, the 360° rooftop at the top of the Apollo Tower.

Highly Desirable to Target

With a mix of employment, entertainment, walkability and nightlife, our unit matrix is highly desirable for the target audience of young professionals found in the submarket



Highly Walkable

With a neighborly feel, most services (grocery, pharmacy, butcher, etc.) are provided at the street level retail and is highly localized. That in tandem with the 2 metro stations means owning a car in this area is not a necessity

2 Major Metro Stations

Kedrinou is a 10 minute walk to Ambelokipoi Metro Station, and 15 to Panormou, both are major stations on the main metro line, going from the airport, via the center, to the sea and port



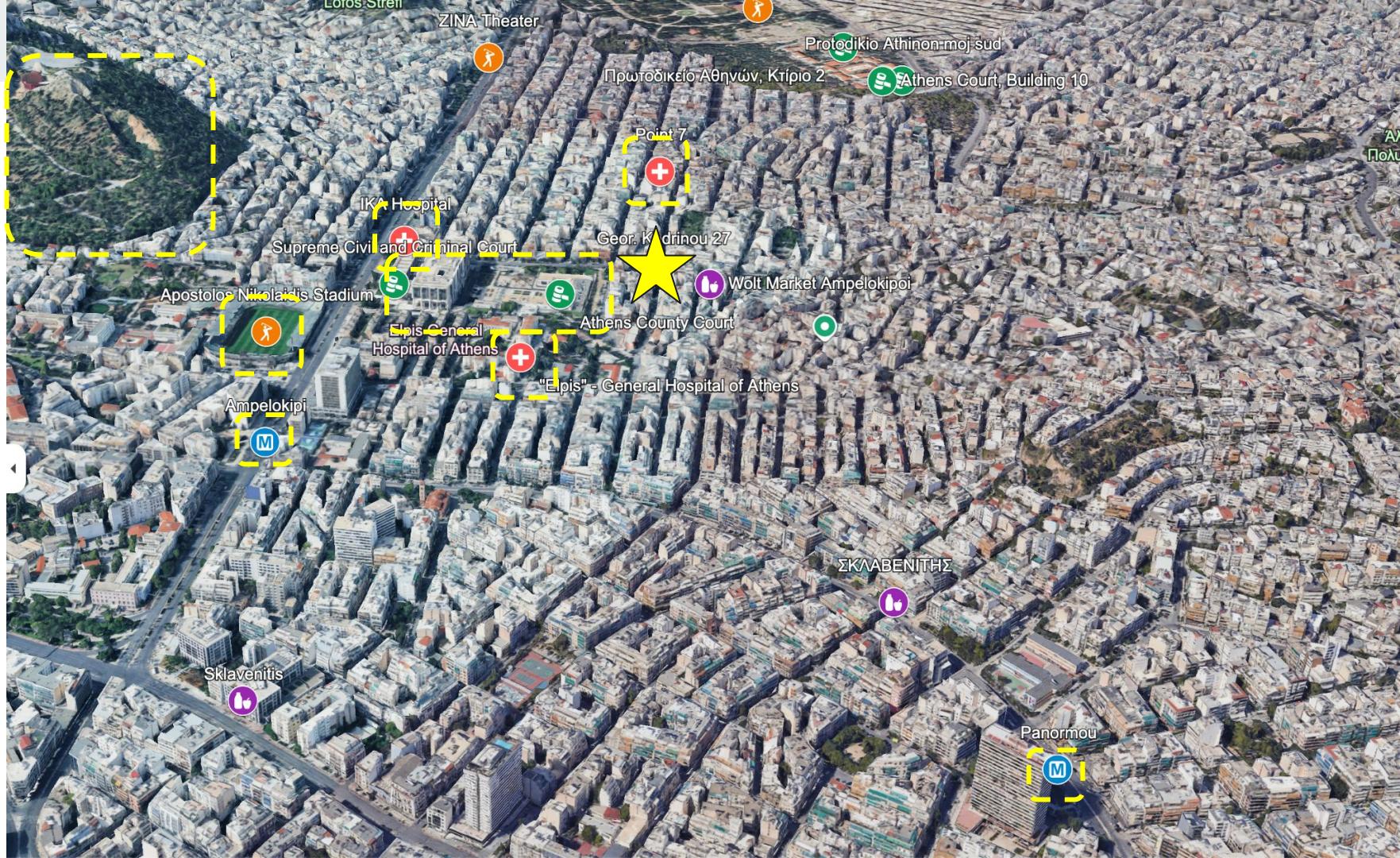
Path of Growth in Athens

Ampelokipoi borders in the south with the Kolonaki, one of the most expensive and prestigious neighborhoods in the center of Athens. Extremely heightened prices in Kolonaki are causing migration northward to our area

Ampelokipoi Sale and Rent Prices are exploding



Source: <https://www.indomio.gr/en/agora-akiniton/attiki/ampelokipoi-pentagono/>

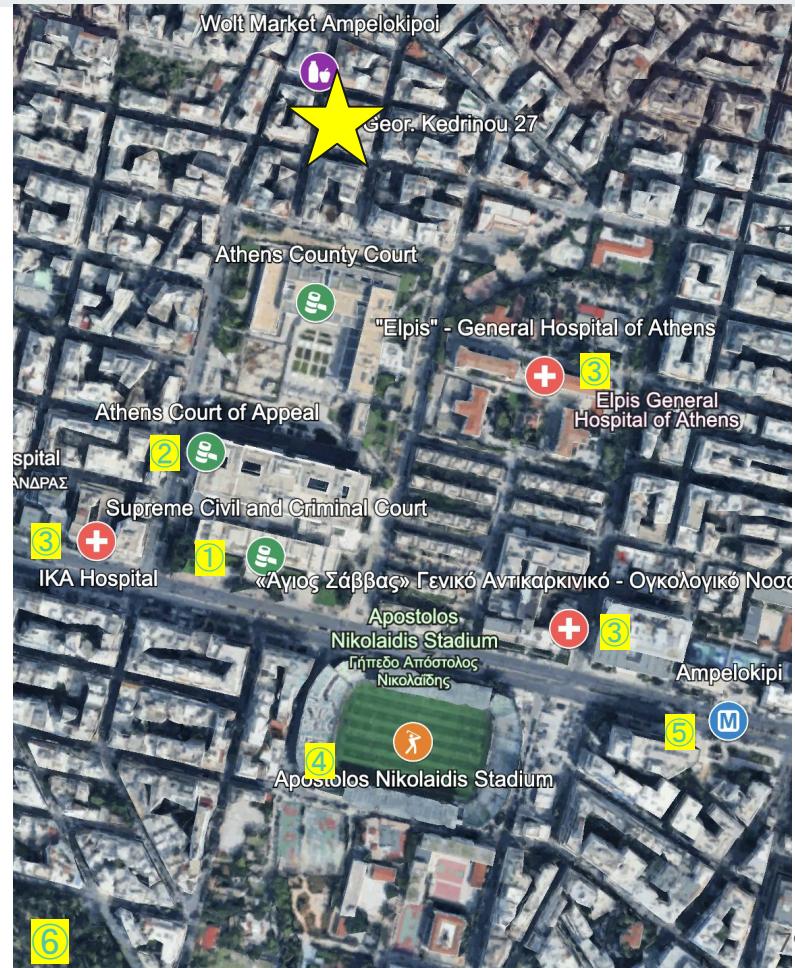


In the center of the Judicial Hub

Kedrinou st. is strategically situated in the heart of the court system, and in close proximity to 3 large hospitals making it a prime location for employees in those categories. Across the street is the famous Apostolos Nikolaidis Stadium which was the home to the Panathinaikos team. There are 2 major metro stations walking distance from the property. A few minutes out there is the breathtaking Lycabettus Hill, a major recreation site.

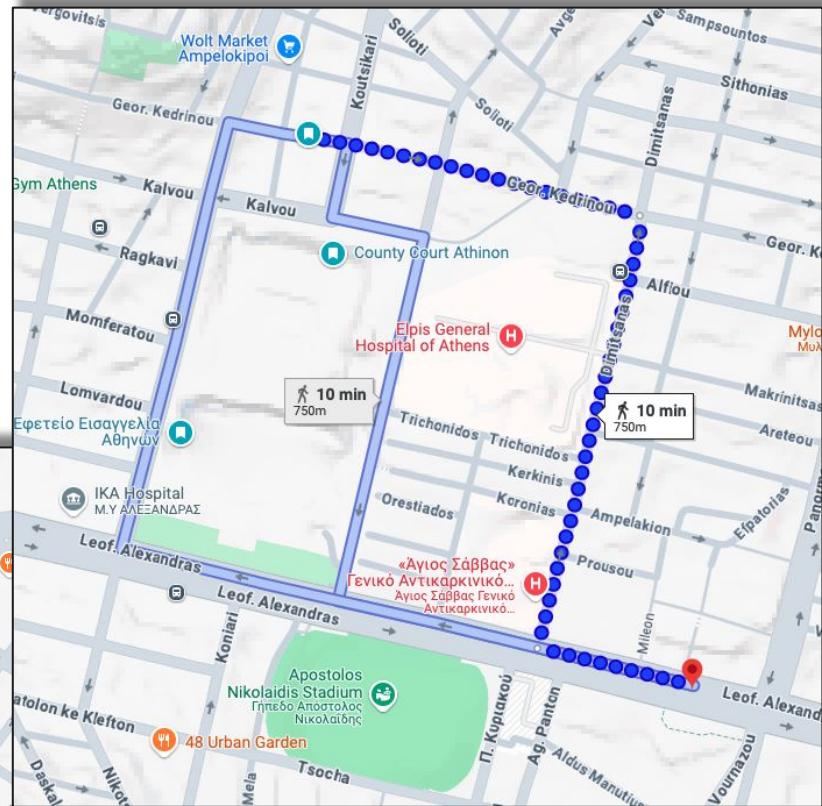
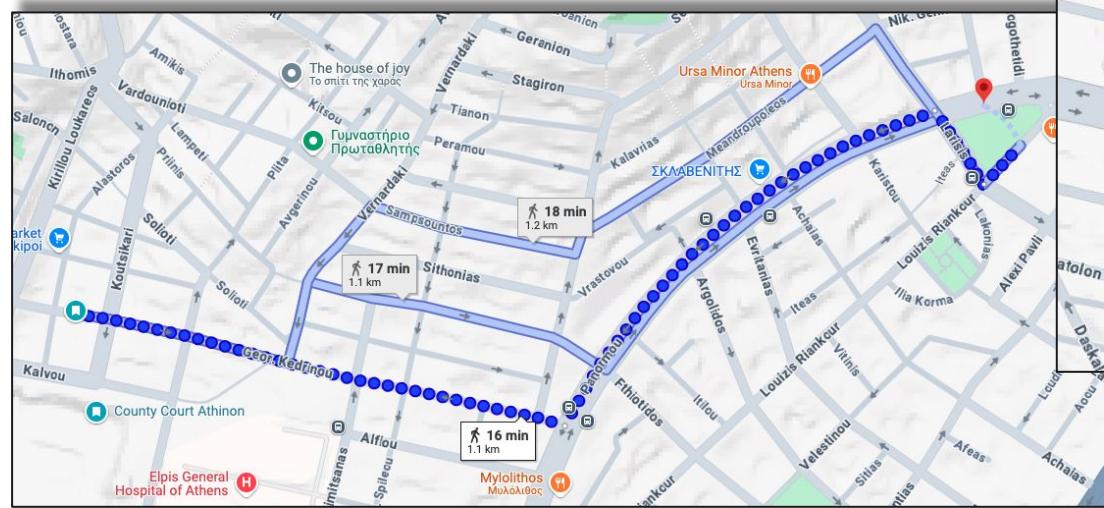
- 01 | Athens Supreme Court
- 02 | Athens Court of Appeals
- 03 | IKA, Elpis, Agssavas Hospitals
- 04 | Apostolos Nikolaidis Stadium
- 05 | Ampelokipi Metro Station
- 06 | Lycabettus Hill

Explore here: [google map](#)



Metro Stations:

Ampelokipi: 750m / 10 min
Panormou: 1.1km / 16 min



Golden Visa: Program Key Benefits

- 1 **Residence & Travel Freedom:** freedom to live in Greece and travel through the EuroZone
- 2 **Fast Turnaround:** Visa typically obtained within 90-120 days
- 3 **Whole Family:** program is applicable to entire family including spouse, children under 21 years old, and parents of main applicant and spouse
- 4 **Path to Citizenship:** Can apply for citizenship after 7y (* various criteria apply)
- 5 **Schools and Hospitals:** Access to the public and private education and health systems within the country
- 6 **Employment:** does not include ability to be directly employed in Greece, but does allow to hold shares in Greek companies, and start businesses

Project Timeline and Deliverables

Milestone	Projected Date	Payment Schedule
Contract Sign	Aug-Sep 2025	50%
Construction Start	Sep/Oct 2025	25%
Construction End	Apr 2026	
Finishes	May 2026	
Facades	Jun 2026	
Delivery	Q3 2026	25%

Thank you.