

GREECE

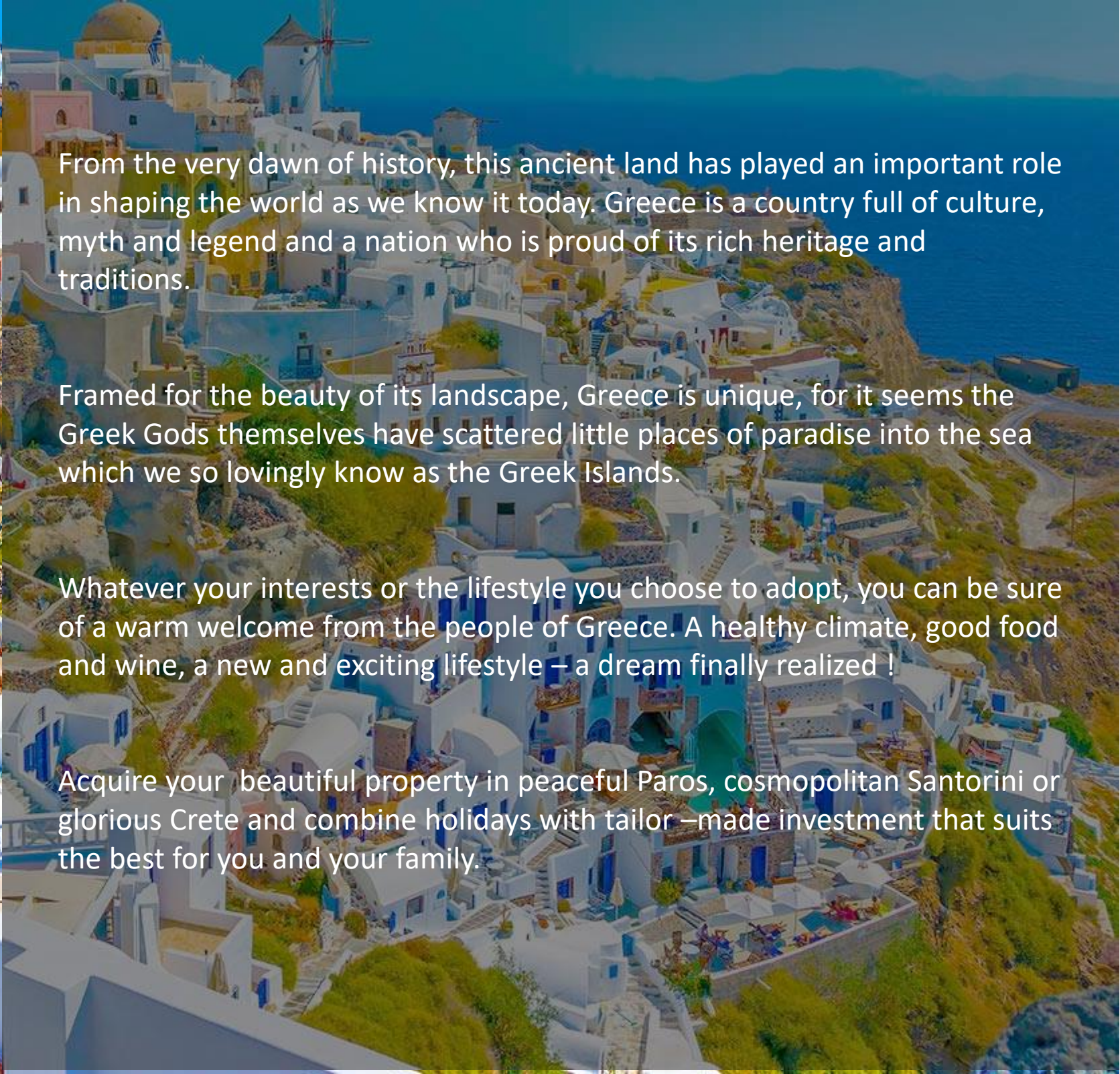
Golden Visa Programme



FINCASA



GREECE – *‘LIVE THE MYTHS, EXPLORE THE EXPERIENCES’*



From the very dawn of history, this ancient land has played an important role in shaping the world as we know it today. Greece is a country full of culture, myth and legend and a nation who is proud of its rich heritage and traditions.

Framed for the beauty of its landscape, Greece is unique, for it seems the Greek Gods themselves have scattered little places of paradise into the sea which we so lovingly know as the Greek Islands.

Whatever your interests or the lifestyle you choose to adopt, you can be sure of a warm welcome from the people of Greece. A healthy climate, good food and wine, a new and exciting lifestyle – a dream finally realized !

Acquire your beautiful property in peaceful Paros, cosmopolitan Santorini or glorious Crete and combine holidays with tailor –made investment that suits the best for you and your family.

PERMANENT RESIDENCE PERMIT WITH THE PURCHASE OF A HOME

EUROPE IS YOUR BACKYARD

Enjoy the benefits and security of a Permanent Residence Permit in Greece, and travel freely to other European Schengen countries, with the purchase of a home in the best Mediterranean country, Greece

GREEK GOLDEN VISA PROGRAMME



TOP REASONS TO ACQUIRE THE GREECE PERMANENT RESIDENCY

AFFORDABLE

Only EUR 250,000

The cheapest permanent residency program in Europe

SCHENGEN AREA

Greece is a part of the Schengen Area

Visa Free Access to all Schengen Countries (practically all of EU)

No need to enter Europe through Greece

NO MINIMUM STAY REQUIREMENT

No requirement to spend minimum time in the country

Once in every 5 years you need to visit Greece for 5 days

AT THE CROSSROADS OF THREE CONTINENTS

Conveniently located between Europe, Asia and Africa

Extremely well connected with all the parts of the globe, specially Europe

UNIQUE NATURAL BEAUTY

Thousands of islands, endless award winning beaches and mountains

Every year nearly 500 Greek beaches are awarded a blue flag

The Greek climate strikes the perfect climate between mild winter and glorious summer

More than 300 days of sunshine in a year.



TOP REASONS TO ACQUIRE THE GREECE PERMANENT RESIDENCY



PERFECT INVESTMENT OPPORTUNITY

Greece is existing a recession., with property values expected to rise significantly

Greek property market has traditionally been market driven, protecting itself from over inflated prices

SAFE

Greece has one of the lowest crime rates in Europe

Take to the streets of any Greek city or village, you will feel relaxed and absolutely safe into the night

CRADLE OF CIVILIZATION

Greece is the origin of the Western Civilization. The basis of Philosophy, the vision of Democracy and the Mathematics flourished in Greece

From the Pantheon to the Palace of Knossos, the evidence of the thousand year old civilization can be found all over Greece

GREEK LIFESTYLE

The Greeks are the most hospitable people in the world

Greek cuisine is recognized as the healthiest in the world

Aided by glorious weather, the visitor will enjoy spending time socializing at the beach, beautiful cafes and historic sites

HEALTH AND EDUCATION SERVICES

Greek health care is one of the best in Europe

The Residence Permit holder has full access to Greece Education System, from the first school classes and all the way to the National Universities

PERMANENT RESIDENCE PERMIT IN GREECE IN LESS THAN 20 DAYS



Eligibility Requirements

HOMEOWNERS OF ANY NATIONALITY WHO INVEST EURO 250,000 IN GREECE

...AND, the **family members** of the Applicant, **Spouse, Children** (under the age of 24, unmarried, common children and those who have adopted, and the children of the sponsor and the other spouse, including adopted children, if one has been entrusted with the exercise of parental responsibility) and **Parents of the applicant and spouse**

What is the duration of the PR?

LIFE TIME. Provided that the property remains with the possession of the Applicant.

How is the PR renewed?

By presenting the registered title deed of the property and submitting biometric data **every 5 years**

How fast can I receive my PR?

From the day of receiving the Title Deed, **less than 20 days** IF the house is located in Chania, Crete and approx. 3 months for properties in Athens and Santorini

DOCUMENTS REQUIRED

Main applicant

1. Application Form (PR)
2. Three recent passport size color photos
3. Electronic photographs and fingerprints submitted in person to the local decentralized administration
4. Exact copy of the passport with the entry visa inside
5. Copy of the Purchase Contract (a property of at least EUR 250,000) and Title Deed from the Registry of Mortgages
6. Medical Insurance covering the cost of hospitalization and medical care from a Greek insurance company or international one

Family Members

In addition to the main application documents, the following are needed:'

1. Family Certificate from country of origin translated and certified
2. Marriage Certificate (official and certified translation)
3. Children's Birth Certificates (official and certified translation), provided that the children are under the age of 24 years



THE KEY POINTS OF YOUR LIFETIME INVESTMENT

- ❖ Minimum Investment of EUR 250,000 (before taxes)
- ❖ Permanent Residence Permit (PR) for Greece is also a Schengen Visa
- ❖ PR for Lifetime if Owner maintains ownership forever
- ❖ PR for spouse and children below the age of 24 years
- ❖ PR holders have free access to public education
- ❖ No minimum stay requirements
- ❖ No minimum savings account needed
- ❖ The investor may sell the property and transfer to another non-EU national, who in turn will also be eligible for PR

RIGHT TO CITIZENSHIP

1. The PR holders who have been residing in Greece for 7 consecutive years (180 days in each year)
2. A child born in Greece that has enrolled and is attending the A' grade of elementary school
3. A child whose one of the parents has completed a continuous stay in Greece for 5 consecutive years prior to the child's birth
4. Children living in Greece and have successfully completed nine classes (6 in elementary and 3 in gymnasium) or six classes of secondary education

Transferring Primary PR to the Children

Once the child is 24 years old, parents can donate the property to the child. This way the child becomes the Primary PR holder and the parents can maintain their PR under the provision of the law for parents.



A high-angle, wide shot of a coastal town, likely Santorini, Greece. The foreground shows a white-washed terrace with a yellow wall and a set of stairs. The middle ground is filled with numerous white buildings with blue accents, built into a hillside. The background features a deep blue sea with a few sailboats and distant islands under a clear sky. A semi-transparent dark blue rectangle is overlaid in the center, containing the text "REAL ESTATE PROJECTS" in white, bold, sans-serif capital letters.

REAL ESTATE PROJECTS

Athens Project



FINCASA

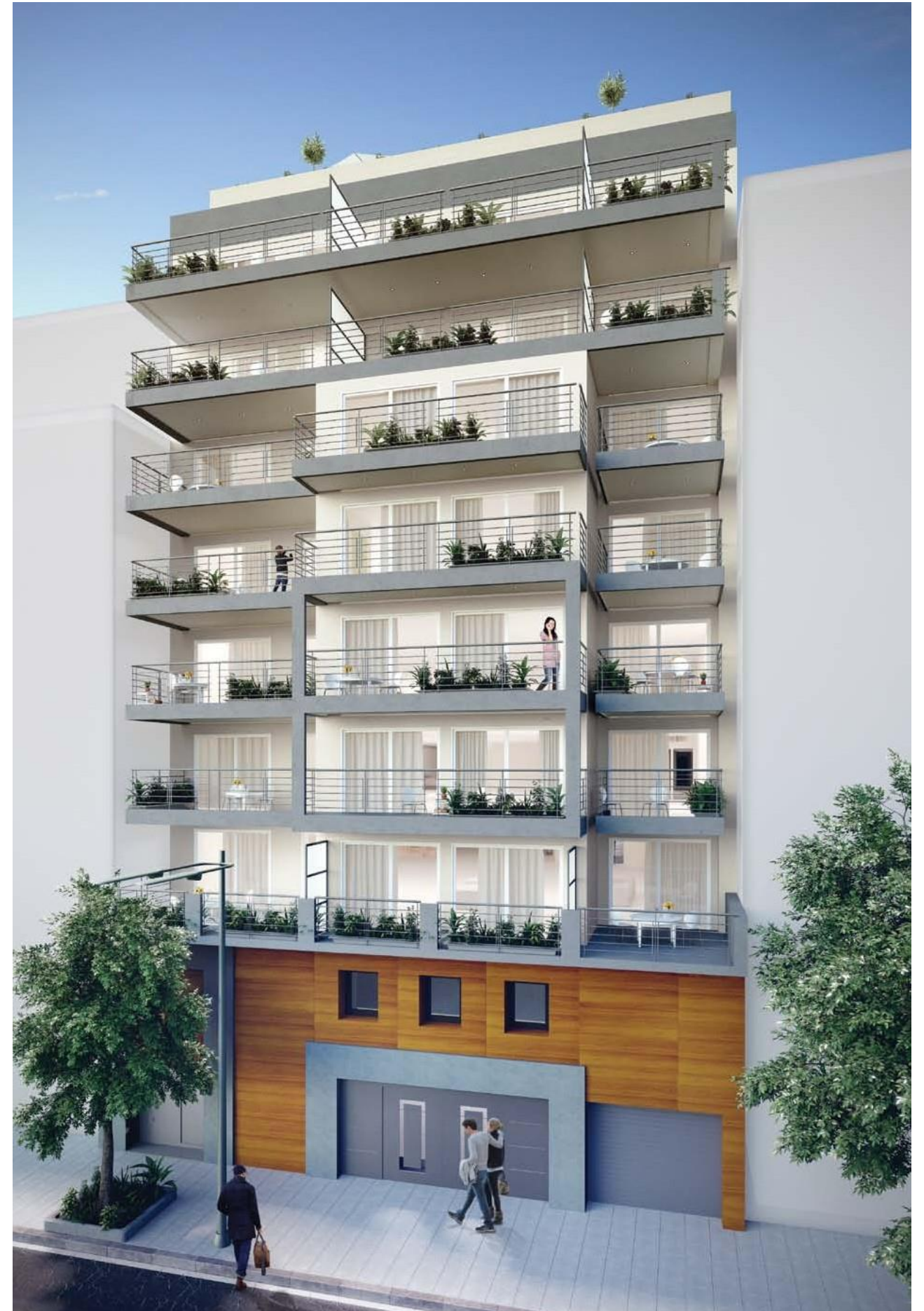


AT THE HEIGHT OF EXCELLENCE

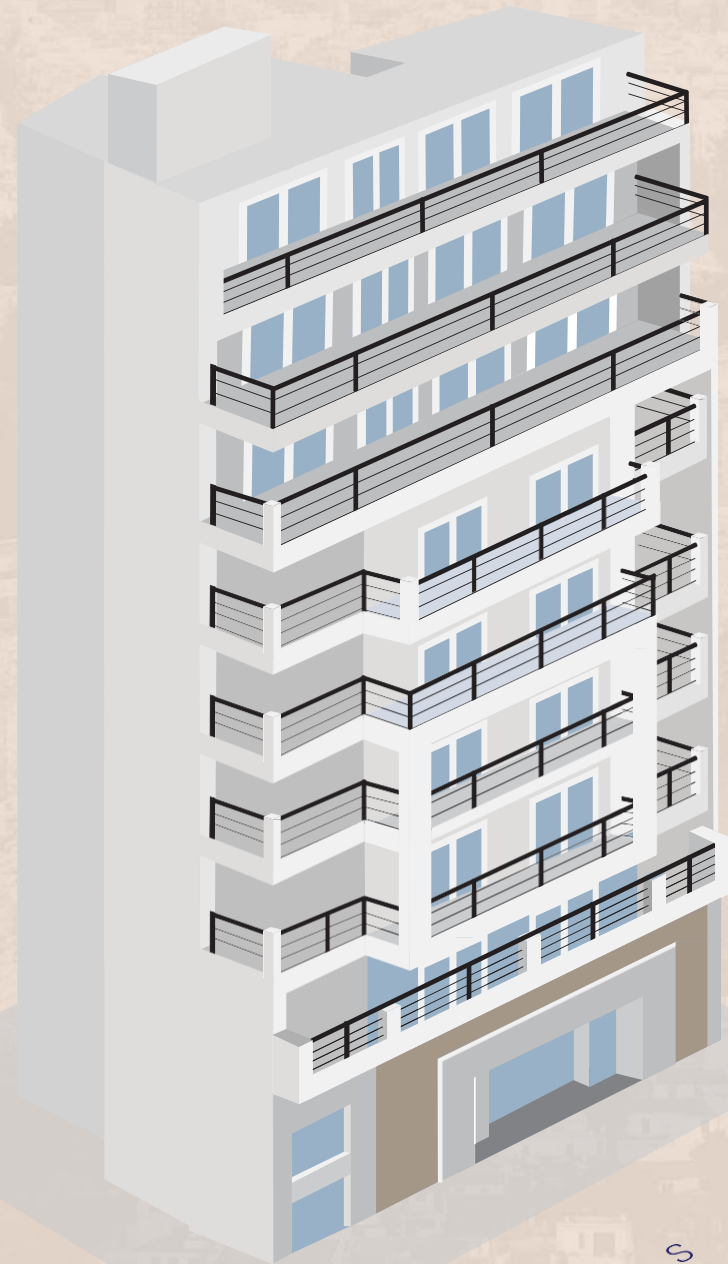
A splendid selection of contemporary apartments right in the very heart of Athens.

One of the tallest residential projects in Athens, the development enjoys spectacular views of the famous city. Living in a dynamic hub which combines ancient history and a vibrant city life, residents enjoy superb accessibility to the city centre and indeed the rest of Athens.

The development represents a unique opportunity to invest in the city's finest luxury residence which sets an unprecedented standard throughout the city. A contemporary design with an unrivalled concierge service, we are set to redefine modern urban living.



AN IMPECCABLE ASPECT



LANDMARKS

- 1 Acropolis of Athens
- 2 Syntagma Square
- 3 Lycabettus Hill
- 4 Supreme Court
- 5 Roman Agora
- 6 Temple of Olympian Zeus
- 7 Greek Parliament

CULTURE

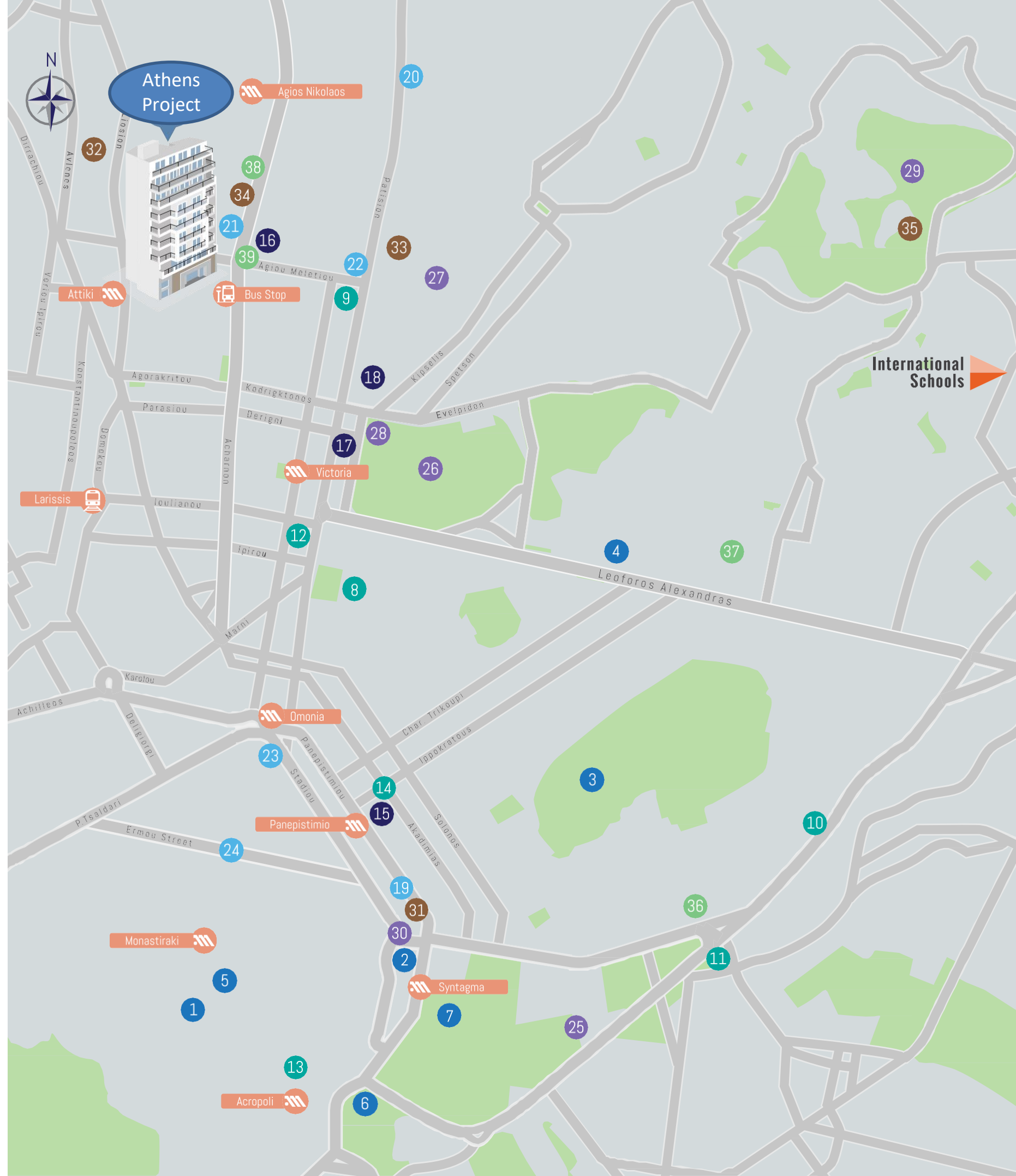
- 8 National Archaeological Museum
- 9 Broadway Theatre
- 10 Concert Hall
- 11 National Art Gallery
- 12 Hellenic Motor Museum
- 13 Acropolis Museum
- 14 National Library

EDUCATION

- 15 University of Athens
- 16 Public School
- 17 Athens University of Economics and Business
- 18 Private College

SHOPPING

- 19 Attica Department Store
- 20 AB Supermarket
- 21 Carrefour Supermarket
- 22 Hondos Center Department Store
- 23 Notos Gallery Department Store
- 24 Ermou Shopping Street



LEISURE

- 25 National Garden
- 26 Pedion Areos Park
- 27 Planet Fitness Gym
- 28 Sports Facilities
- 29 Attiko Alsos Park
- 30 Grande Bretagne Hotel

RESTAURANTS & BARS

- 31 Passaji Lux Restaurant
- 32 Gagarin Concert Arena
- 33 70 BAR
- 34 Coffee Island
- 35 Cafe-Bar-Restaurant

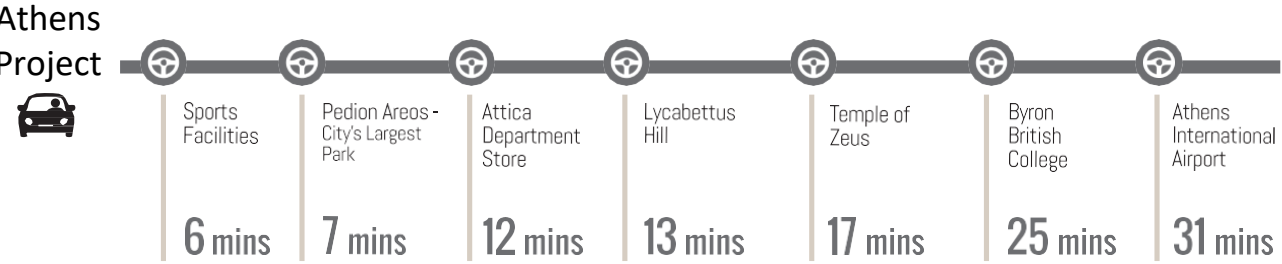
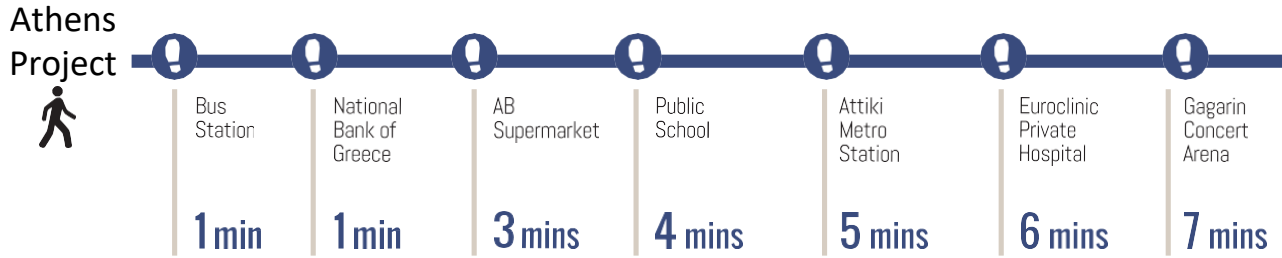
SERVICES

- 36 Evangelismos Hospital
- 37 Elpis General Hospital
- 38 Euroclinic Private Hospital
- 39 National Bank of Greece

TRANSPORT

- Syntagma Main Metro Station
- Attiki Metro Station
- Agios Nikolaos Metro Station
- Victoria Metro station
- Panepistimio Metro Station
- Monastiraki Metro Station
- Acropoli Metro Station
- Athens Railway Station (Larissis Station)
- Nearest Bus station

TRANSPORTATION



Athens Project is located within a 5 minutes walking distance to Attiki Metro Station, a major transit point of the two metro lines. Residents are well connected to the rest of Athens through this extensive metro network.





MAGNIFICENT ATHENS

Athens is the capital city of Greece and is a full European Union member state.

With a high quality of life, a regulated and secure living environment and resident privileges for family members, it is no surprise to see Athens regularly topping the list for best places to live in Europe.

Sophisticated modern transport networks, impeccably maintained districts and an exceptionally rich heritage gives Athens its own unique identity and place in the Mediterranean.



THE REGIONS OF ATHENS

City Centre

Life in the city centre of Athens can be a very relaxed affair by strolling around its picturesque streets and parks. Of particular significance to Athenian culture are the areas of Plaka, Gazi, Kolonaki and Monastiraki which provide an exquisite experience of both historical prestige and modern entertainment venues.



Grande Bretagne Hotel at the city centre of Athens

Coastal Athens

The coastal Athens area is at the south-west of the city; an area famous for its beaches, marinas and beautiful cliffs overlooking the Aegean Sea.

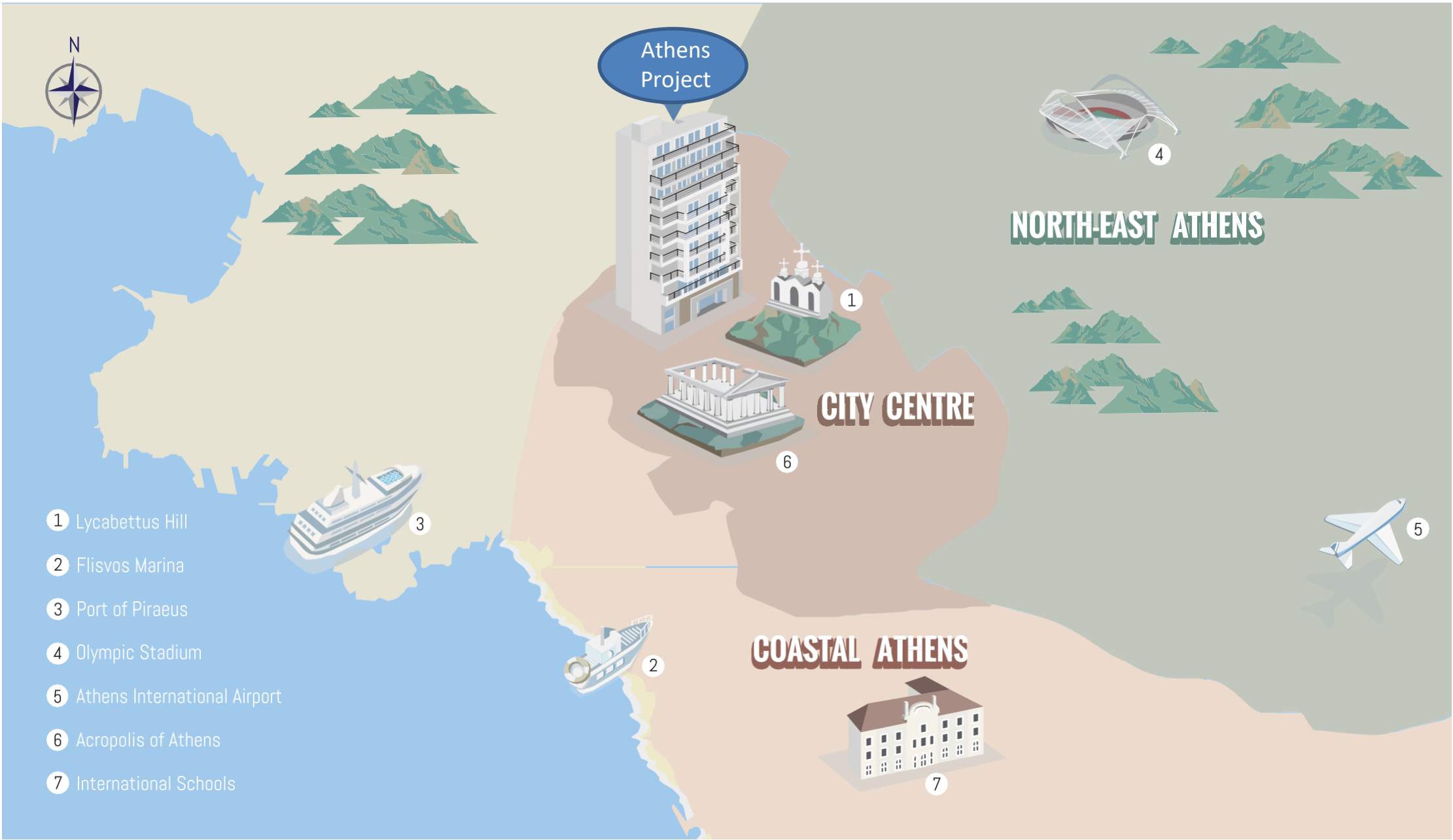
Jogging, walking and cycling are the perfect seafront activities, while evening entertainment is very easy to find with bars and clubs turning the coast into an exciting option by night.



Mikrolimano Marina



Olympic Stadium



North-east Athens

North-east Athens is the most recently developed area with the majority of international schools and shopping malls located in the vicinity.

The area is particularly known for its green landscape and has an authentic suburban feel. A natural landscape with open spaces gives this area an impressive and welcomed contrast to the bustling city centre.

CULTURE

Athens offers numerous leisure and recreational possibilities.

The opera houses, museums and theatres are located within driving distance from The Belvedere.

Residents will find they will very easily be able to immerse themselves in the artistic presence and atmosphere that the city bestows upon them.



Acropolis Museum



National Archaeological Museum of Athens



Monastiraki Flea Market, the unique shopping area surrounded by the history of Athens

SHOPPING

Athens is home to several high-end shopping malls and department stores featuring a variety of international luxury brands and designer boutiques.

Many of these are situated in the city centre and the prominent pedestrian street, Voukourestiou.

A combination of outlets are also spread around Athens offering year-round discounts. Athens offers shoppers a uniquely diverse shopping experience.



Ermou Shopping Street



Voukourestiou Street houses the most famous luxury goods shops including: Louis Vuitton, Hermès, Cartier and many more



Locals and tourists relaxing in Syntagma Square

Athens Project

Soaring above the Athens skyline. The Athens Project is setting the standards in modern living space. It is quite simply the definitive luxury residence in Athens.

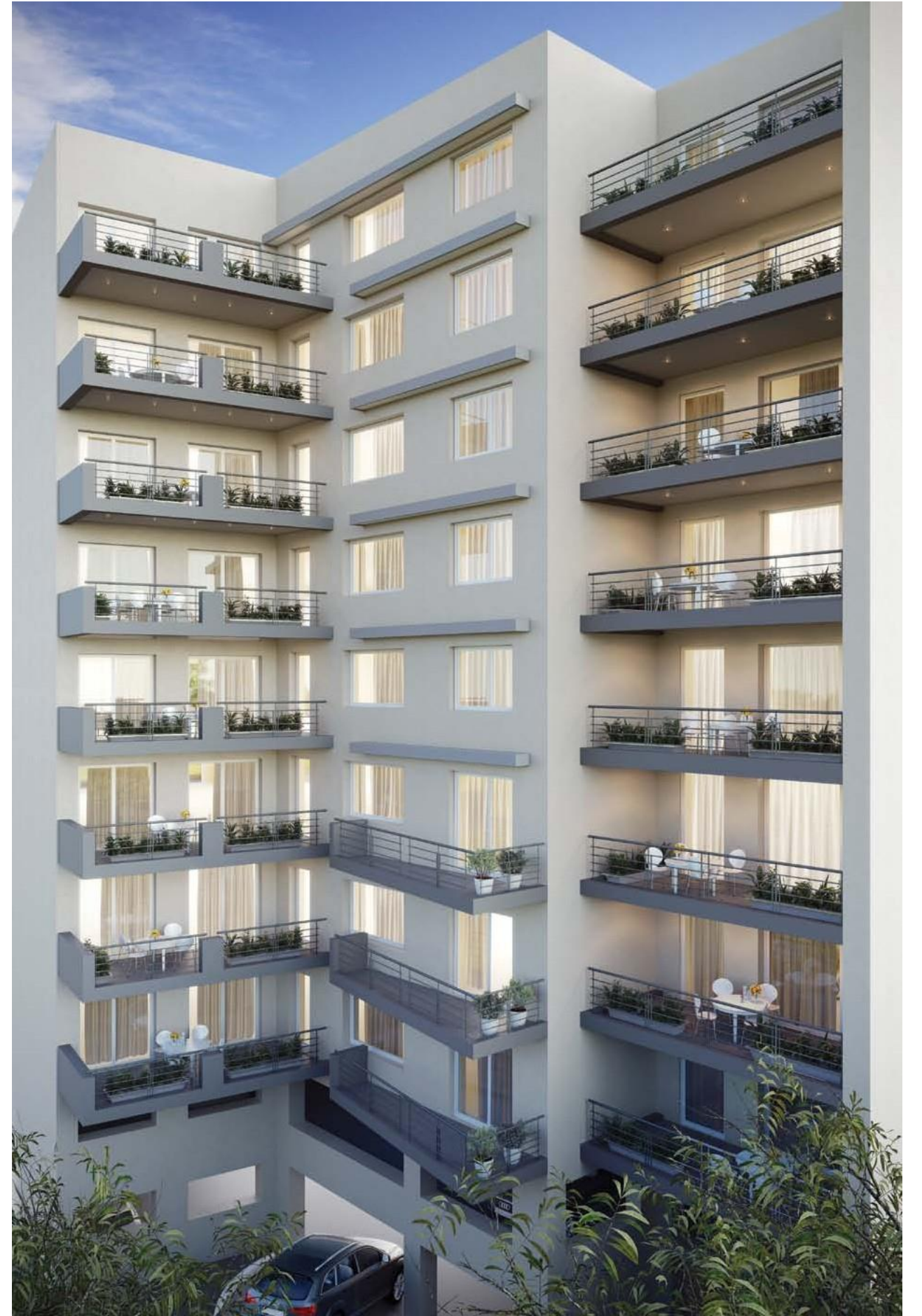
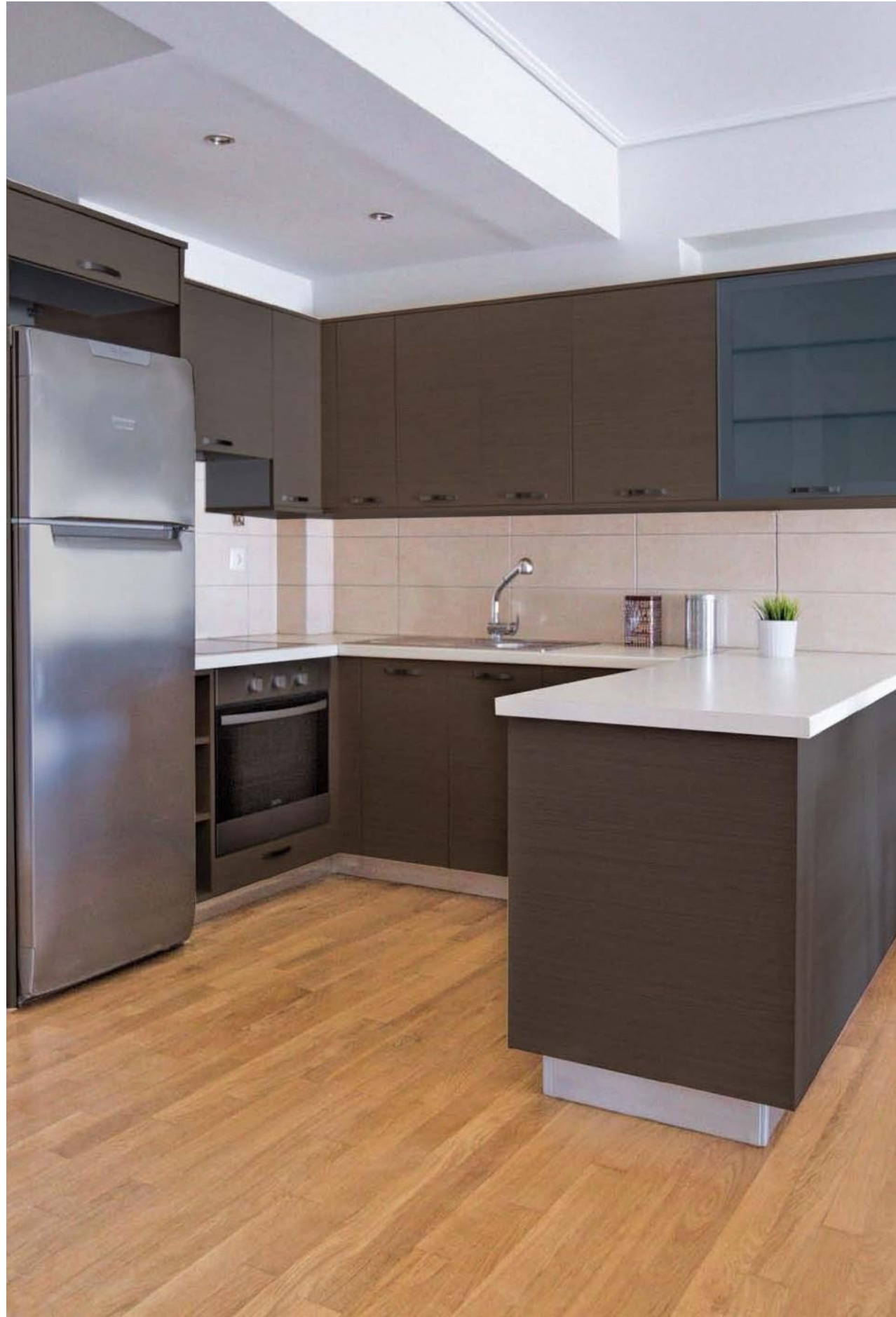
Rising over 9 floors, the project offers a unique collection of 40 units, as a combination of one and two bedroom apartments. The contemporary Mediterranean interior is designed with carefully considered, quality materials to create the perfect living space. Each apartment has a stunning private balcony with spectacular views over the beautiful city of Athens.

Athens Project also benefits from 52 car parking spaces with a porter upon entry and a 24-hour world-class concierge services.

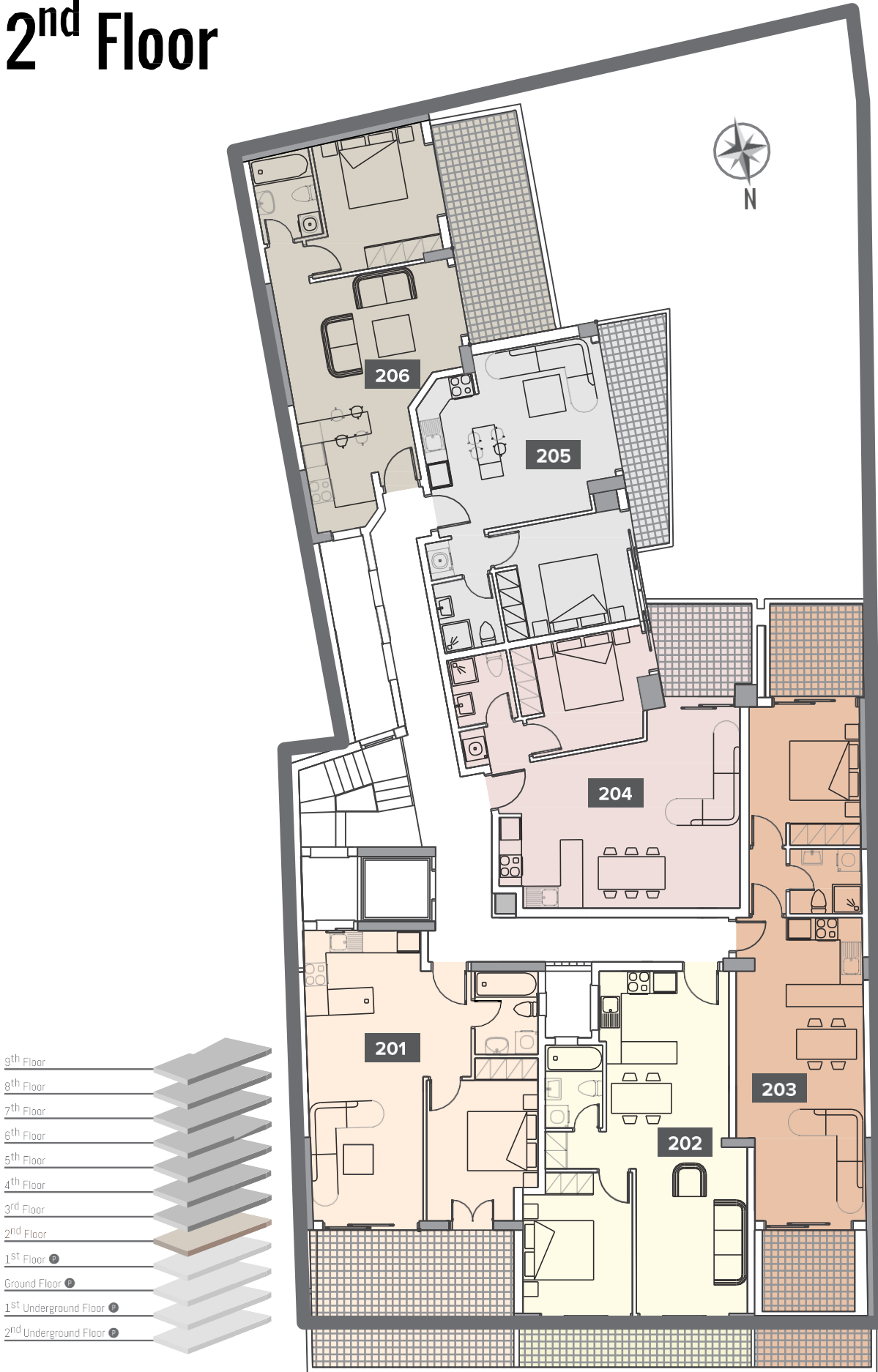








2nd Floor



201

FLOOR	2 nd
TYPE	1 BED - 1 BATH
TOTAL SQ. M	52
SQ. FT	560
BALCONY SQ. M	21.5
SQ. FT	231

203

FLOOR	2 nd
TYPE	1 BED - 1 BATH
TOTAL SQ. M	50
SQ. FT	538
BALCONY SQ. M	20
SQ. FT	215

205

FLOOR	2 nd
TYPE	1 BED - 1 BATH
TOTAL SQ. M	44
SQ. FT	474
BALCONY SQ. M	10
SQ. FT	108

202

FLOOR	2 nd
TYPE	1 BED - 1 BATH
TOTAL SQ. M	53
SQ. FT	570
BALCONY SQ. M	9
SQ. FT	97

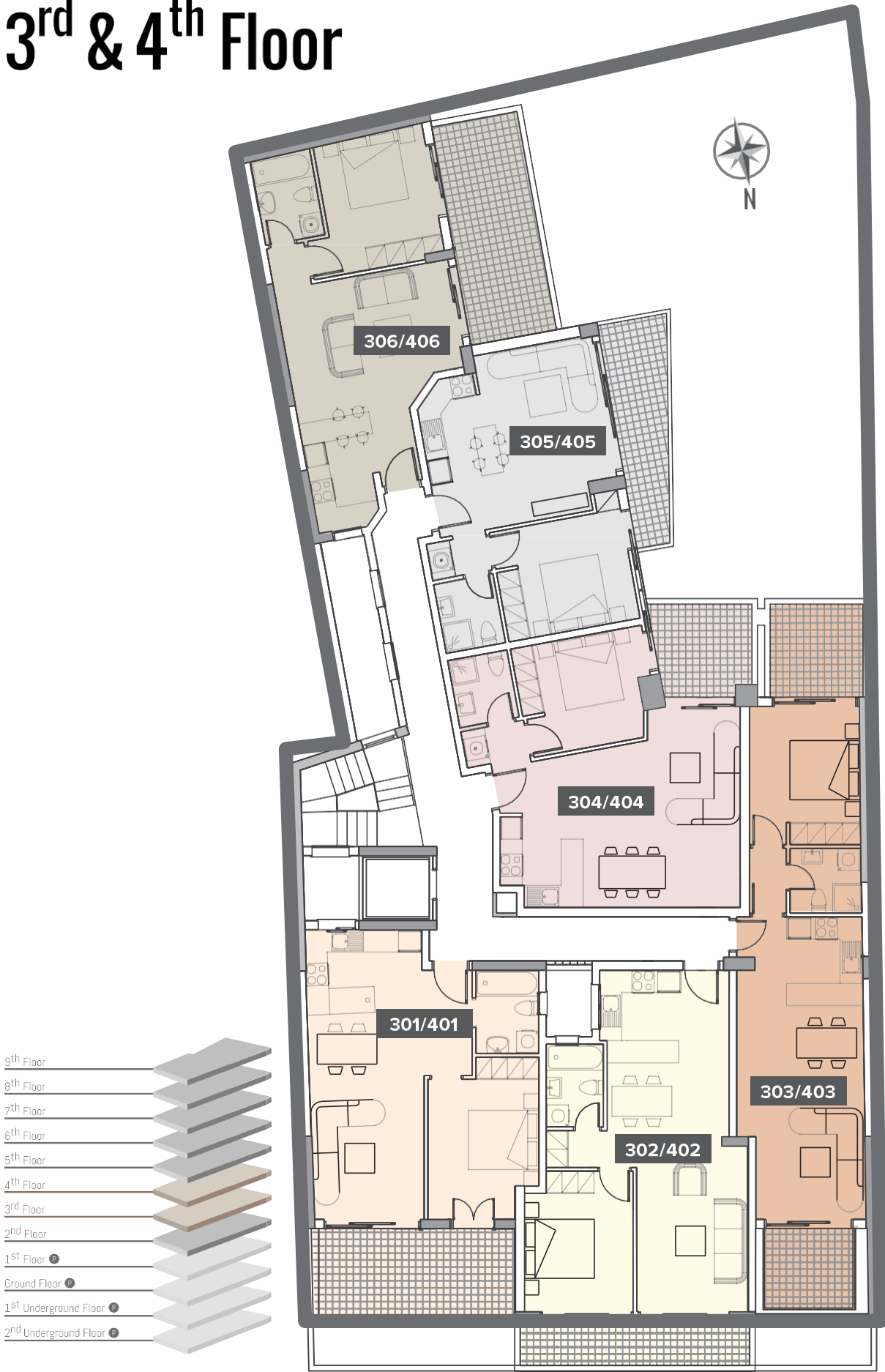
204

FLOOR	2 nd
TYPE	1 BED - 1 BATH
TOTAL SQ. M	53
SQ. FT	570
BALCONY SQ. M	8
SQ. FT	86

206

FLOOR	2 nd
TYPE	1 BED - 1 BATH
TOTAL SQ. M	49
SQ. FT	527
BALCONY SQ. M	16
SQ. FT	172

3rd & 4th Floor



301&401

FLOOR	3 rd & 4 th
TYPE	1 BED - 1 BATH
TOTAL SQ. M	52
SQ. FT	560
BALCONY SQ. M	14
SQ. FT	151

303&403

FLOOR	3 rd & 4 th
TYPE	1 BED - 1 BATH
TOTAL SQ. M	50
SQ. FT	538
BALCONY SQ. M	14
SQ. FT	151

305&405

FLOOR	3 rd & 4 th
TYPE	1 BED - 1 BATH
TOTAL SQ. M	44
SQ. FT	474
BALCONY SQ. M	10
SQ. FT	108

302&402

FLOOR	3 rd & 4 th
TYPE	1 BED - 1 BATH
TOTAL SQ. M	53
SQ. FT	570
BALCONY SQ. M	9
SQ. FT	97

304&404

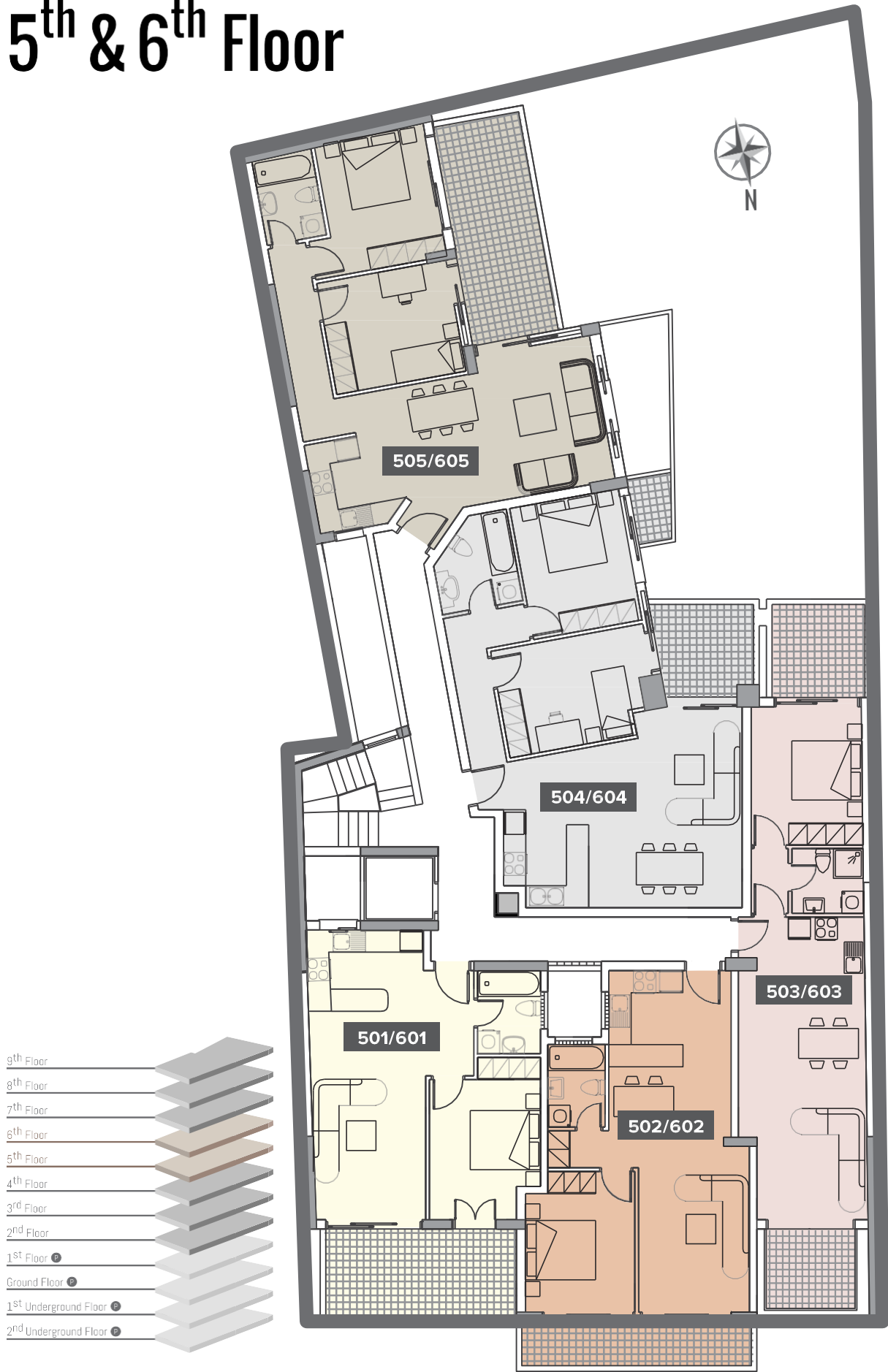
FLOOR	3 rd & 4 th
TYPE	1 BED - 1 BATH
TOTAL SQ. M	53
SQ. FT	570
BALCONY SQ. M	8
SQ. FT	86

306&406

FLOOR	3 rd & 4 th
TYPE	1 BED - 1 BATH
TOTAL SQ. M	49
SQ. FT	527
BALCONY SQ. M	16
SQ. FT	172

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or – 5%

5th & 6th Floor



501&601

FLOOR	5 th & 6 th
TYPE	1 BED - 1 BATH
TOTAL SQ. M	52
SQ. FT	560
BALCONY SQ. M	14
SQ. FT	151

502&602

FLOOR	5 th & 6 th
TYPE	1 BED - 1 BATH
TOTAL SQ. M	53
SQ. FT	570
BALCONY SQ. M	9
SQ. FT	97

503&603

FLOOR	5 th & 6 th
TYPE	1 BED - 1 BATH
TOTAL SQ. M	50
SQ. FT	538
BALCONY SQ. M	14
SQ. FT	151

504&604

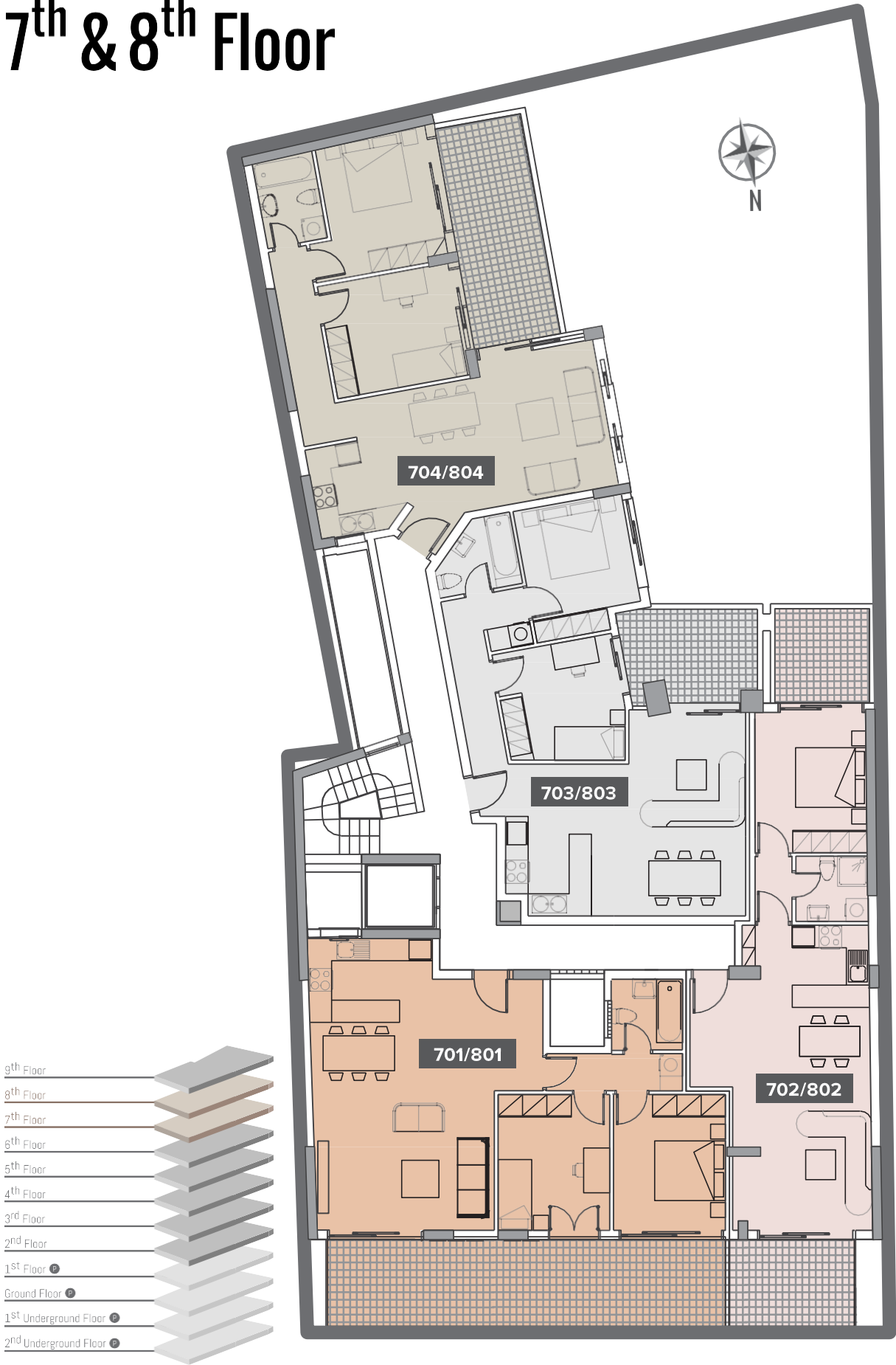
FLOOR	5 th & 6 th
TYPE	2 BED - 1 BATH
TOTAL SQ. M	75
SQ. FT	807
BALCONY SQ. M	9
SQ. FT	97

505&605

FLOOR	5 th & 6 th
TYPE	2 BED - 1 BATH
TOTAL SQ. M	72
SQ. FT	775
BALCONY SQ. M	16
SQ. FT	172

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or – 5%

7th & 8th Floor



701&801

FLOOR	7 th & 8 th
TYPE	2 BED - 1 BATH
TOTAL SQ. M	82
SQ. FT	883
BALCONY SQ. M	30
SQ. FT	323

703&803

FLOOR	7 th & 8 th
TYPE	2 BED - 1 BATH
TOTAL SQ. M	75
SQ. FT	786
BALCONY SQ. M	9
SQ. FT	97

702&802

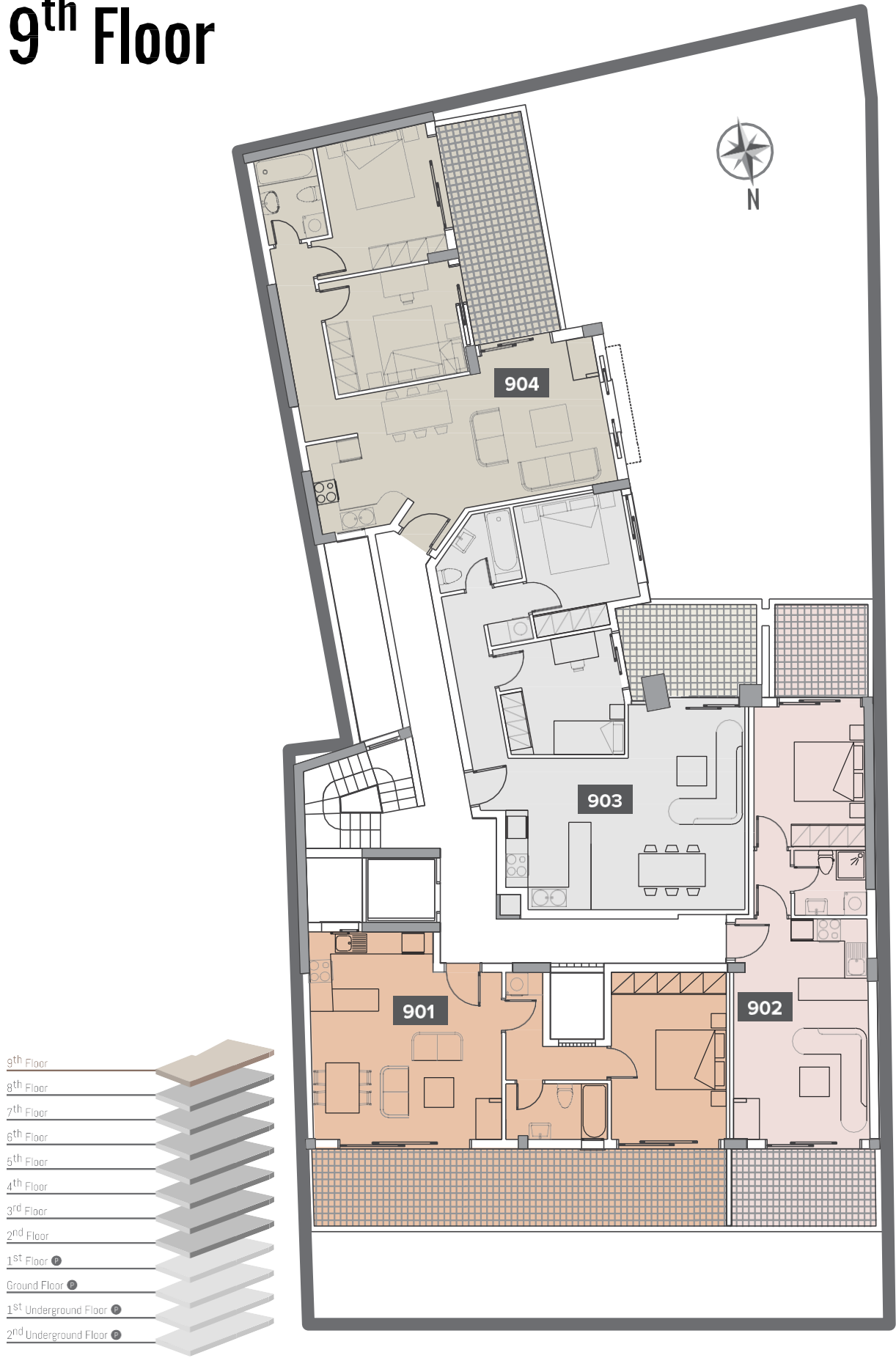
FLOOR	7 th & 8 th
TYPE	1 BED - 1 BATH
TOTAL SQ. M	57
SQ. FT	614
BALCONY SQ. M	10
SQ. FT	108

704&804

FLOOR	7 th & 8 th
TYPE	2 BED - 1 BATH
TOTAL SQ. M	72
SQ. FT	775
BALCONY SQ. M	15
SQ. FT	161

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or – 5%

9th Floor



901

FLOOR	9 th
TYPE	1 BED - 1 BATH
TOTAL SQ. M	59
SQ. FT	635
BALCONY SQ. M	30
SQ. FT	323

902

FLOOR	9 th
TYPE	1 BED - 1 BATH
TOTAL SQ. M	44
SQ. FT	474
BALCONY SQ. M	10
SQ. FT	108

903

FLOOR	9 th
TYPE	2 BED - 1 BATH
TOTAL SQ. M	75
SQ. FT	786
BALCONY SQ. M	10
SQ. FT	108

904

FLOOR	9 th
TYPE	2 BED - 1 BATH
TOTAL SQ. M	72
SQ. FT	775
BALCONY SQ. M	15
SQ. FT	161

Please note: All the above are subject to verification following completion. Purchasers must, therefore, rely on their own inspection to verify any information provided. All dimensions are within + or – 5%

AREA SCHEDULE

FLAT	FLOOR	TYPE	TOTAL		BALCONY		ORIENTATION
		BED - BATH	SQ. FT.	SQ. M	SQ. FT.	SQ. M	
201	2 nd	1 Bed - 1 Bath	560	52	231	21.5	NE
202	2 nd	1 Bed - 1 Bath	570	53	97	9	NE
203	2 nd	1 Bed - 1 Bath	538	50	215	20	NE
204	2 nd	1 Bed - 1 Bath	570	53	86	8	SW
205	2 nd	1 Bed - 1 Bath	474	44	108	10	SW
206	2 nd	1 Bed - 1 Bath	527	49	172	16	SW
301	3 rd	1 Bed - 1 Bath	560	52	151	14	NE
302	3 rd	1 Bed - 1 Bath	570	53	97	9	NE
303	3 rd	1 Bed - 1 Bath	538	50	151	14	NE
304	3 rd	1 Bed - 1 Bath	570	53	86	8	SW
305	3 rd	1 Bed - 1 Bath	474	44	108	10	SW
306	3 rd	1 Bed - 1 Bath	527	49	172	16	SW
401	4 th	1 Bed - 1 Bath	560	52	151	14	NE
402	4 th	1 Bed - 1 Bath	570	53	97	9	NE
403	4 th	1 Bed - 1 Bath	538	50	151	14	NE
404	4 th	1 Bed - 1 Bath	570	53	86	8	SW
405	4 th	1 Bed - 1 Bath	474	44	108	10	SW
406	4 th	1 Bed - 1 Bath	527	49	172	16	SW
501	5 th	1 Bed - 1 Bath	560	52	151	14	NE
502	5 th	1 Bed - 1 Bath	570	53	97	9	NE

FLAT	FLOOR	TYPE	TOTAL		BALCONY		ORIENTATION
		BED - BATH	SQ. FT.	SQ. M	SQ. FT.	SQ. M	
503	5 th	1 Bed - 1 Bath	538	50	151	14	NE
504	5 th	2 Bed - 1 Bath	807	75	97	9	SW
505	5 th	2 Bed - 1 Bath	775	72	172	16	SW
601	6 th	1 Bed - 1 Bath	560	52	151	14	NE
602	6 th	1 Bed - 1 Bath	570	53	97	9	NE
603	6 th	1 Bed - 1 Bath	538	50	151	14	NE
604	6 th	2 Bed - 1 Bath	807	75	97	9	SW
605	6 th	2 Bed - 1 Bath	775	72	172	16	SW
701	7 th	2 Bed - 1 Bath	883	82	323	30	NE
702	7 th	1 Bed - 1 Bath	614	57	108	10	NE
703	7 th	2 Bed - 1 Bath	786	75	97	9	SW
704	7 th	2 Bed - 1 Bath	775	72	161	15	W
801	8 th	2 Bed - 1 Bath	883	82	323	30	NE
802	8 th	1 Bed - 1 Bath	614	57	108	10	NE
803	8 th	2 Bed - 1 Bath	786	75	97	9	SW
804	8 th	2 Bed - 1 Bath	775	72	161	15	SW
901	9 th	1 Bed - 1 Bath	635	59	323	30	NE
902	9 th	1 Bed - 1 Bath	474	44	108	10	NE
903	9 th	2 Bed - 1 Bath	786	75	108	10	SW
904	9 th	2 Bed - 1 Bath	775	72	161	15	SW

Athens Project

Price List



Description	Unit No.	Floor	Beds	Covered Area Sqm	Balcony Sqm	Total Area Sqm	Parking	Price	VAT
Apartment	201	2nd	1	52	21.5	73.50	Additional Charge 18.000€	SOLD	No
Apartment	202	2nd	1	53	9	62.00	Additional Charge 18.000€	SOLD	No
Apartment	203	2nd	1	50	20	70.00	Additional Charge 18.000€	SOLD	No
Apartment	204	2nd	1	53	8	61.00	Additional Charge 18.000€	SOLD	No
Apartment	205	2nd	1	44	10	54.00	Additional Charge 18.000€	SOLD	No
Apartment	206	2nd	1	49	16	65.00	Additional Charge 18.000€	SOLD	No
Apartment	301	3rd	1	52	14	66.00	Additional Charge 18.000€	SOLD	No
Apartment	302	3rd	1	53	9	62.00	Additional Charge 18.000€	SOLD	No
Apartment	303	3rd	1	50	14	64.00	Additional Charge 18.000€	SOLD	No
Apartment	304	3rd	1	53	8	61.00	Additional Charge 18.000€	179300 special offer	No
Apartment	305	3rd	1	44	10	54.00	Additional Charge 18.000€	SOLD	No
Apartment	306	3rd	1	49	16	65.00	Additional Charge 18.000€	SOLD	No
Apartment	401	4th	1	52	14	66.00	Additional Charge 18.000€	SOLD	No
Apartment	402	4th	1	53	9	62.00	Additional Charge 18.000€	189200 special offer	No
Apartment	403	4th	1	50	14	64.00	Additional Charge 18.000€	179300 special offer	No
Apartment	404	4th	1	53	8	61.00	Additional Charge 18.000€	191400 special offer	No
Apartment	405	4th	1	44	10	54.00	Additional Charge 18.000€	SOLD	No
Apartment	406	4th	1	49	16	65.00	Additional Charge 18.000€	170500 special offer	No
Apartment	501	5th	1	52	14	66.00	Additional Charge 18.000€	SOLD	No
Apartment	502	5th	1	53	9	62.00	Additional Charge 18.000€	202400 special offer	No
Apartment	503	5th	1	50	14	64.00	Additional Charge 18.000€	SOLD	No



MI PANO CITY CENTER

ACROPOLIS VIEW

MI PANO CITY CENTER consists of a luxury Residential collection of **54 modern serviced apartments and two ground floor retail spaces** situated near the prestigious and exclusive urban area of Athens within walking distance from the main Court House of Athens and Athens Park, providing numerous leisure and recreational possibilities that can address even the most demanding taste.

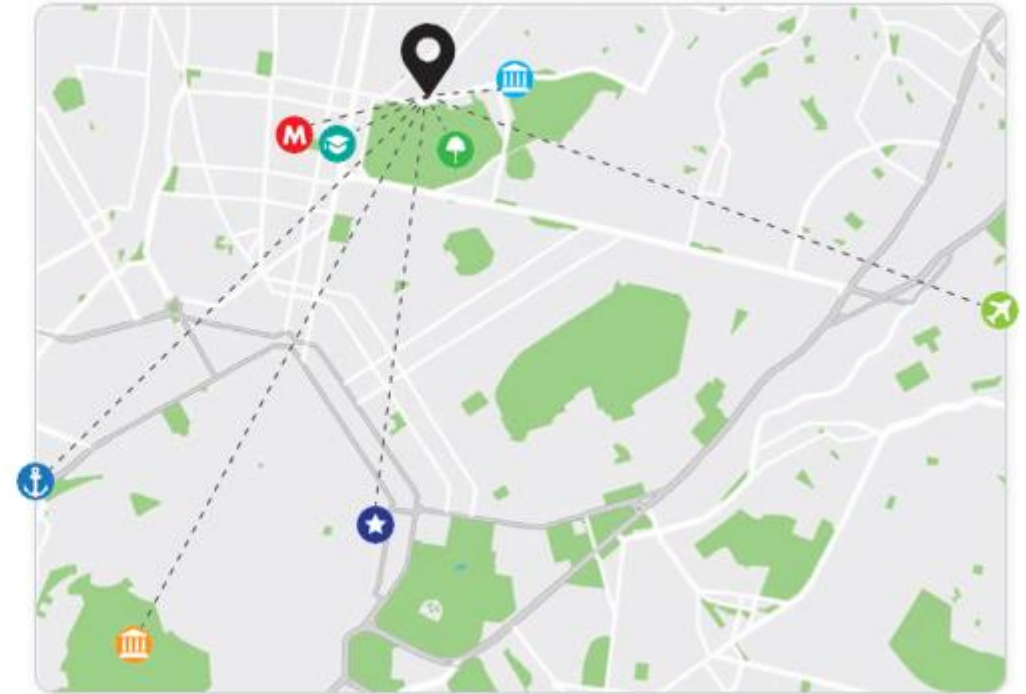
Rising up to the **7th floor**, expands the investment options to another level since the development enables its residents to enjoy excellent amenities, ranging from the spectacular **Acropolis view** from every single angle, a fully equipped modern **communal gym**, a breathtaking roof terrace with highly luxurious **communal swimming pool** and **26 spacious parking lots in the basements**.





MI PANO CITY CENTER PRIME LOCATION

	Court of Justice	0.10km
	Pedion Areos Park	0.23km
	AUEB MBA, AUEB	1.18km
	Victoria Metro Station	1.30km
	Syntagma Square	2.80km
	Acropolis	3.90km
	Piraeus Chief Port (Cosco)	11.00km
	Athens International Airport	32.40km



MI PANO CITY CENTER FLOORPLANS



SEA VIEW



ACROPOLIS & PARK VIEW

Starting Prices from 110,000€. Rental guarantee 4%.



FINCASA

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Building,
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PERU

Avenue Rivera
Navarrete 395
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