

GET GREEK
GOLDEN VISA



A⁺ ENERGY CLASS
BUILDING




PIRAEUS
SERENITY
RESIDENCES

Piraeus Serenity Residence

Vasilikon 51 str., Piraeus - Greece

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 least 250 investors are granted a five-year renewable residence permit, as long as property ownership is maintained.

The program is distinguished for 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



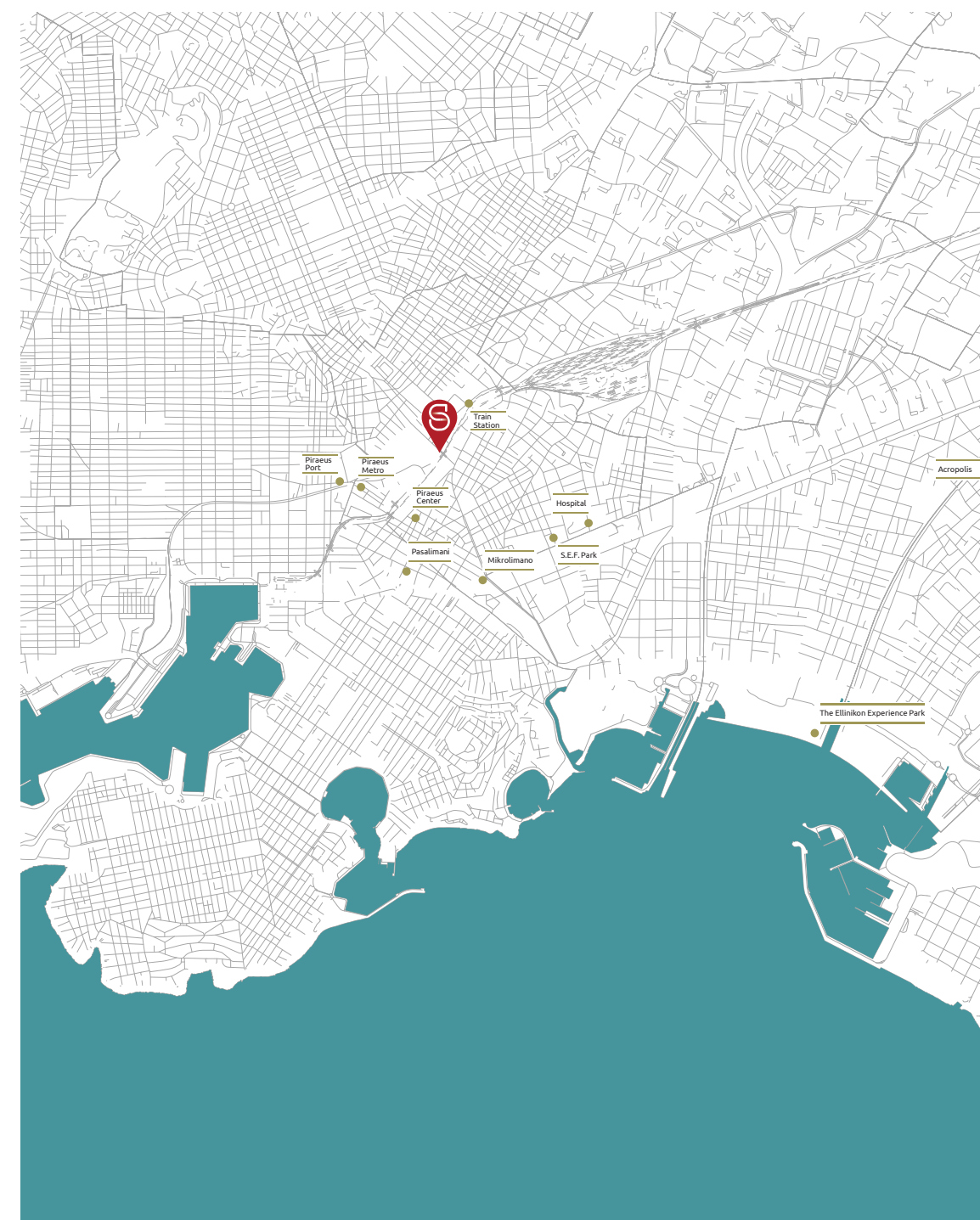
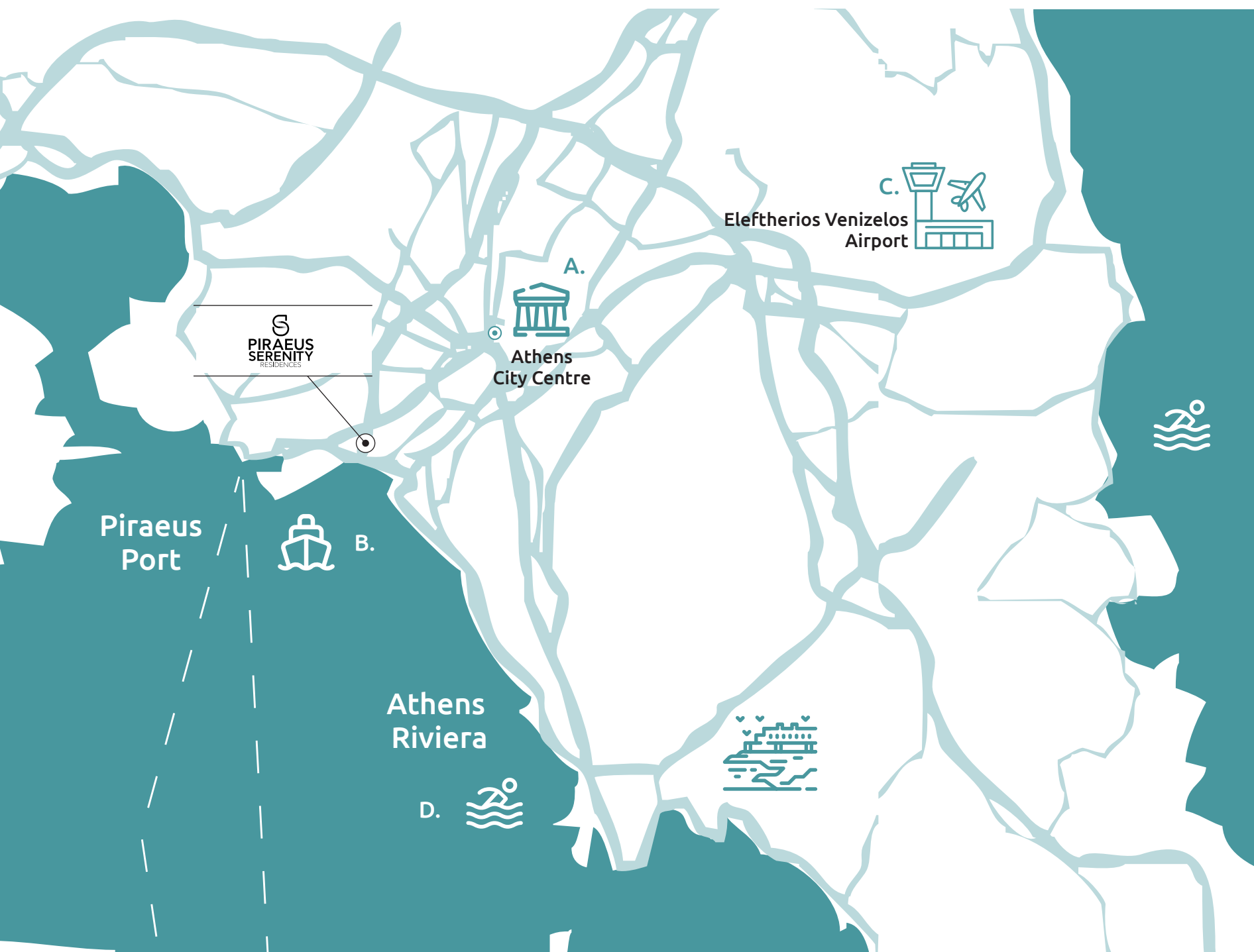
OPPORTUNITY TO RENT OUT THE INVESTMENT PROPERTY



FAST APPLICATION PROCESS

**WE
BUILD
A BETTER
WORLD**





Piraeus Serenity Residence

51 Vasilikon str., Piraeus, Greece

Location

Piraeus Serenity is ideally situated in Piraeus, surrounded by the city's lively waterfront, marinas, shops, and dining spots. With Piraeus Port just minutes away, island getaways are within easy reach and excellent transport links make getting around effortless. Piraeus metro station and suburban railway connect you directly to central Athens, the airport, and beyond, while buses, trams, and ferries ensure seamless access to every destination

- | | | | |
|---|---|---|------------------------------------|
| A. Acropolis —————→ 6Km | 01. Your home (Vasilikon 51) —————→ 0m | 05. Train Station —————→ 400m | 09. Supermarket —————→ 400m |
| B. Piraeus Port —————→ 900m | 02. Freattyda Beach —————→ 2,4km | 06. S.E.F Park —————→ 1,5Km | 10. Pharmacy —————→ 200m |
| C. Eleftherios Venizelos Airport —————→ 26Km | 03. Piraeus Center —————→ 1km | 07. Metropolitan Hospital —————→ 650 m | |
| D. Athens Riviera, beaches —————→ 7Km | 04. Piraeus Metro Station —————→ 800m | 08. ATM —————→ 450m | |

Piraeus Serenity Residence

51 Vasilikon str., Piraeus, Greece

Location

Piraeus is the dynamic and historic port of Athens. Blending its rich maritime heritage with modern urban life, it offers a unique mix of tradition and progress. With its bustling port, lively waterfront, cultural landmarks, and expanding business hub, Piraeus provides both vibrancy and convenience. Excellent public transport connections make it highly accessible from every part of Athens. As the area continues to grow and evolve, Piraeus stands out as an ideal choice for city living, travel, and real estate investment.

Mikrolimano

Pasalimani

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

Step beyond the port and discover a city where history and modern life meet. Piraeus is home to lively marinas, fresh fish markets, neoclassical landmarks, and a growing culinary and cultural scene. Do you want to enjoy a seaside stroll, savor authentic Greek flavors, or explore museums dedicated to Greece's maritime heritage? Perhaps you're drawn to coastal living with easy access to the islands. Then Piraeus is the neighborhood for you.

Athens Riviera

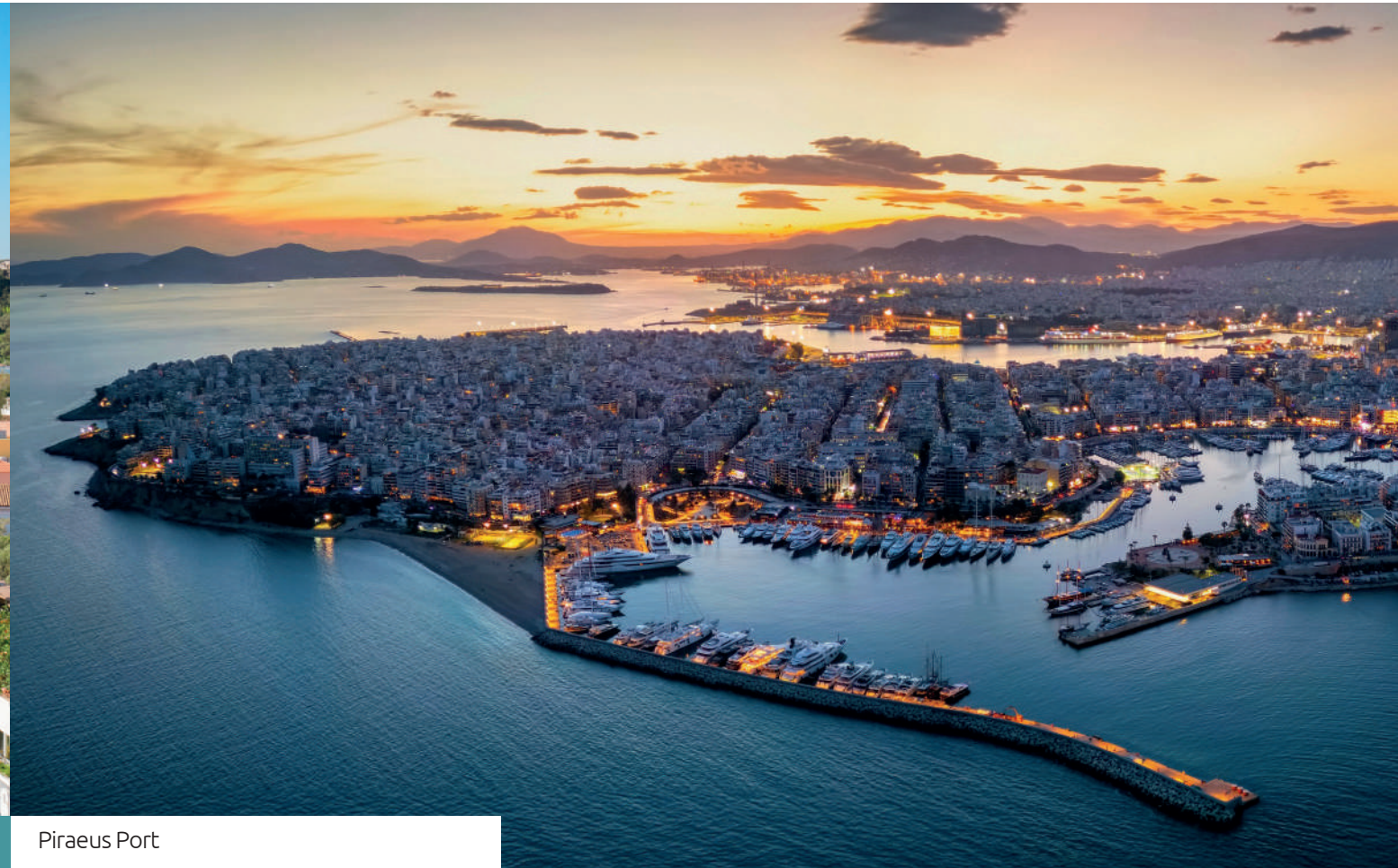
Athens Riviera stretches along the southern coastline of Athens, offering a unique blend of natural beauty, seaside charm, and upscale lifestyle. Renowned for its crystal-clear waters, vibrant marinas, and fine dining options, the area provides an ideal setting for both leisure and high-end living, just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



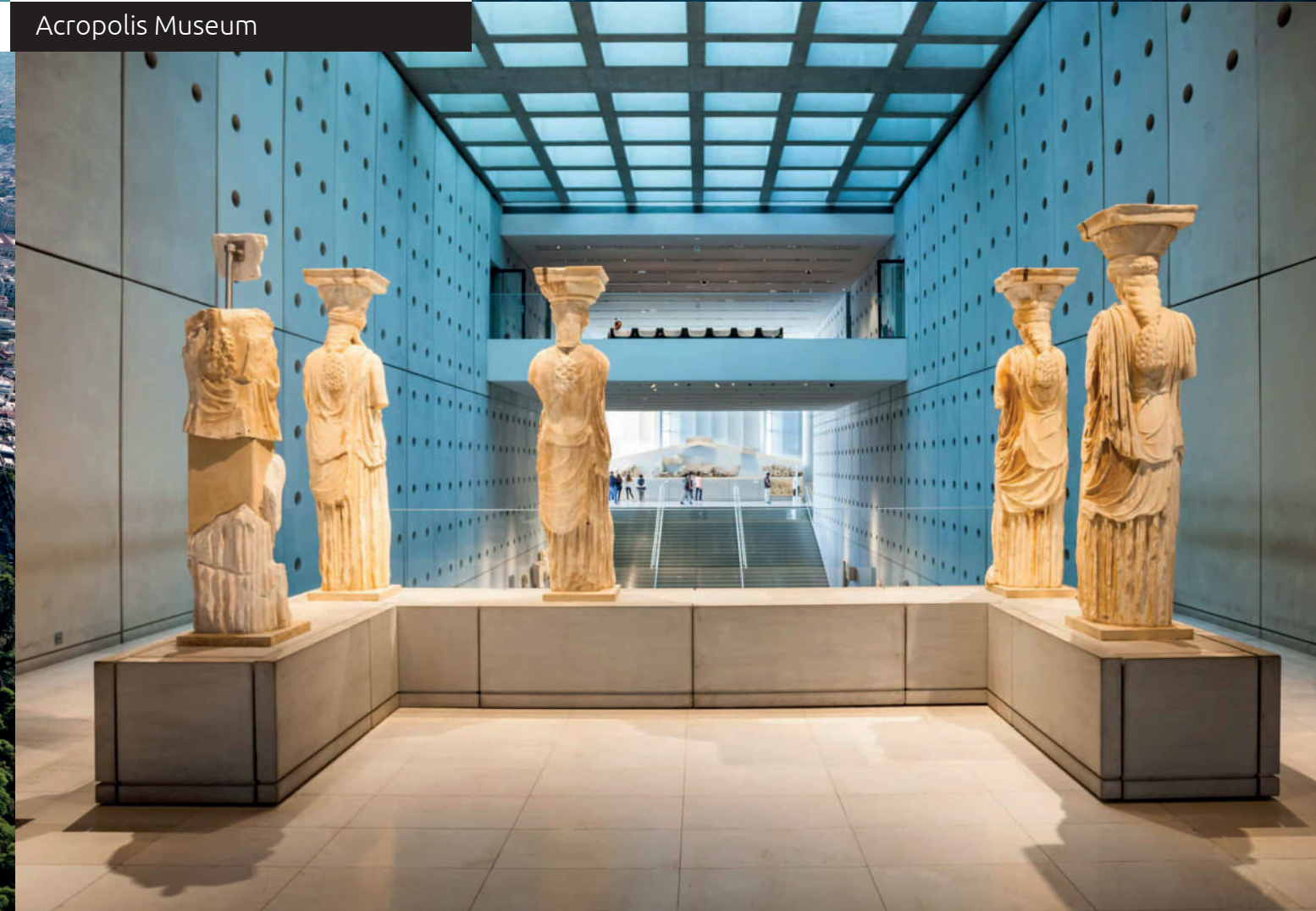
Landscapes



Acropolis | Monastiraki | Plaka
Lycabettus | Lycabettus theatre



Piraeus Port



Acropolis Museum

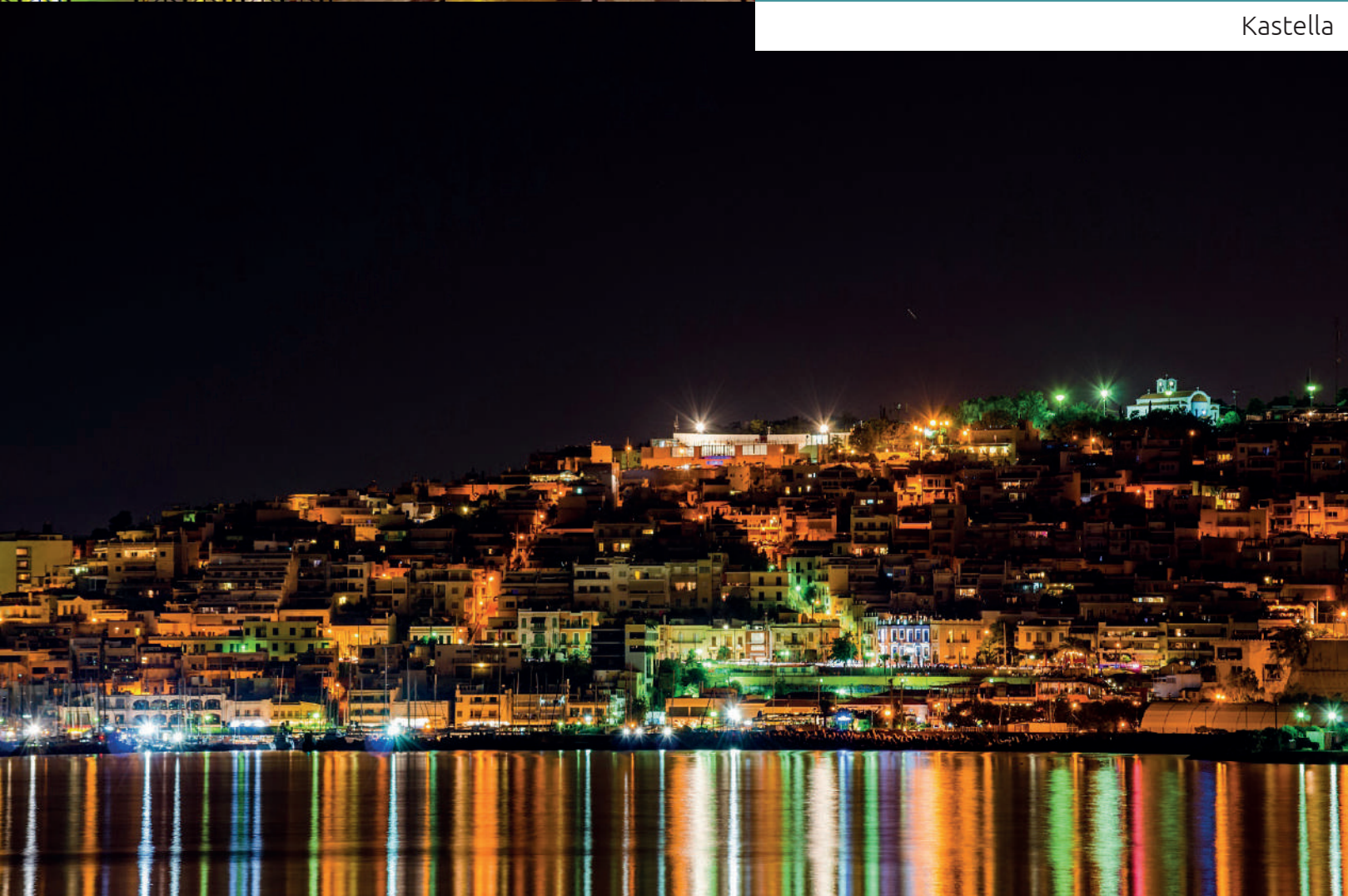
Entertainment



Dimotiko Theatro
Kastella



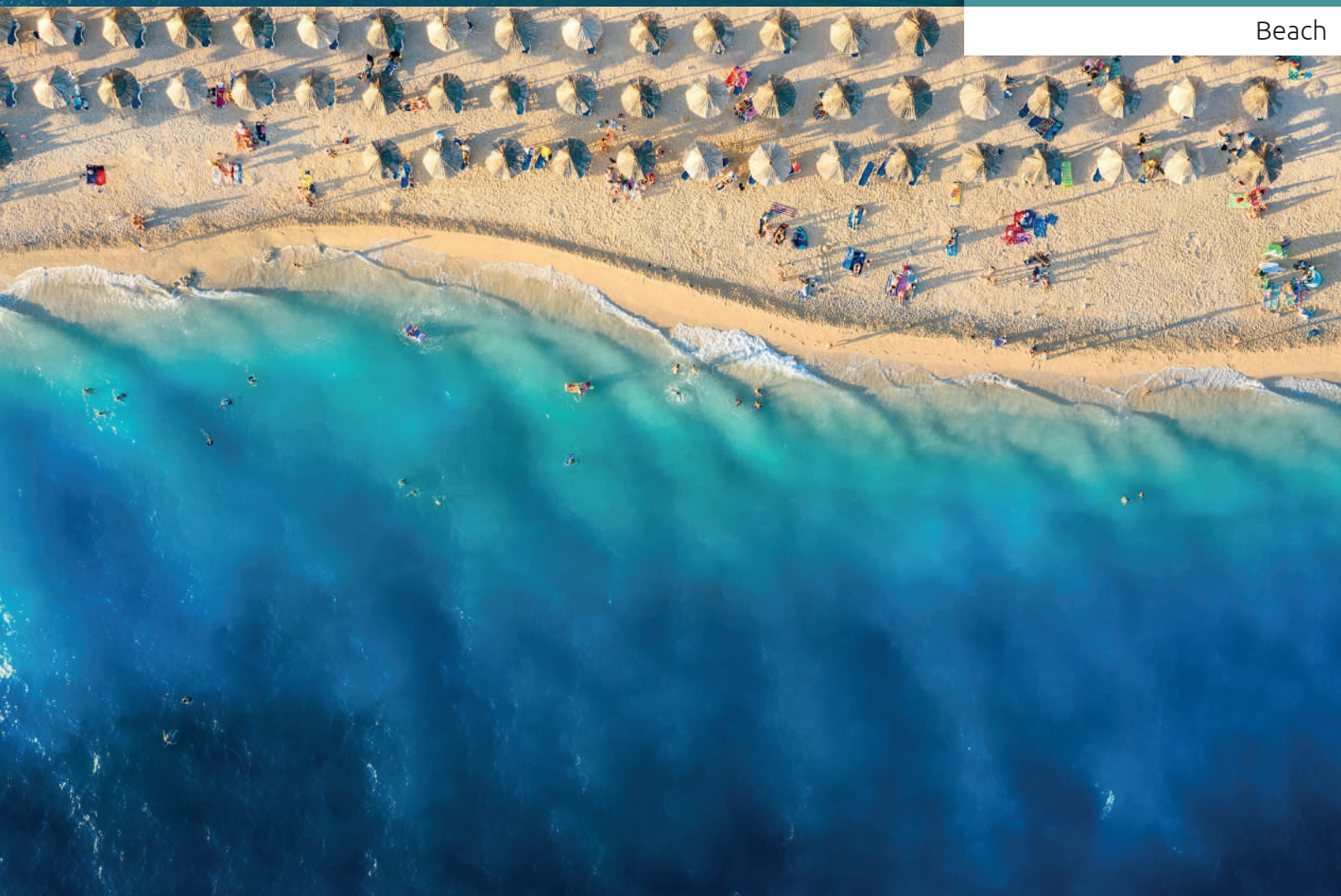
Mikrolimano
Freatida Beach



Athens Riviera



Athens Riviera | Athens Riviera Beaches



Beach



The Ellinikon Project

Project

Piraeus Serenity Residence

51 Vasilikon str., Piraeus, Greece

Piraeus Serenity is a modern and sophisticated residence, located in Piraeus. Just minutes from the city's waterfront and port, it combines the charm of coastal living with the convenience of seamless connections to Athens and the islands. Surrounded by marinas, shops, dining spots, and cultural landmarks, it offers residents a unique balance of tradition and modern urban life. Designed with a focus on wellbeing and comfort, the development features an exclusive Wellness Hub with a gym, sauna, hydromassage, massage space, spin area, and swimming pool. Complemented by concierge services, a gated entrance, daily housekeeping, and on-site laundry facilities, Piraeus Serenity redefines contemporary living with security, convenience, and effortless elegance.

Boutique Apartment Dimension ————— • 22.0sqm – 53.0sqm

Bedrooms ————— • 110



Energy class A+ Building



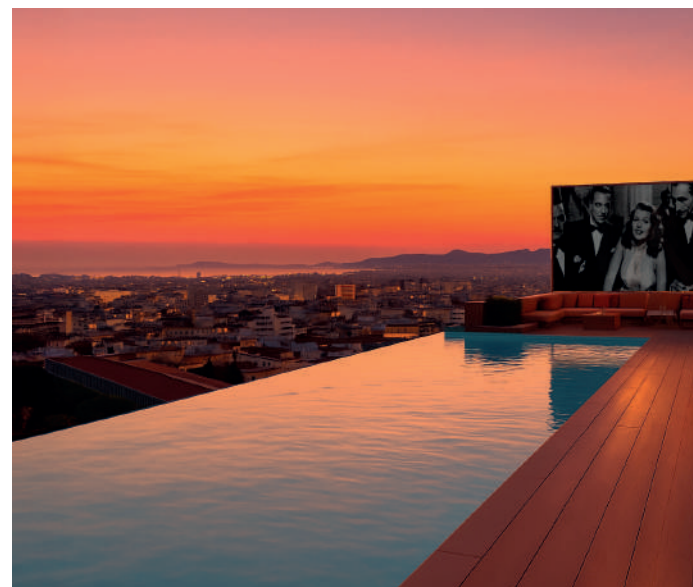
Energy-efficient aluminum systems with high levels of thermal and sound insulation



Armored/ Fire resistant security door



New technology LED lighting



Project Piraeus Serenity Residence

51 Vasilikon str., Piraeus, Greece

Minimal Design

Minimalist design embraces what truly matters: natural light, environmental awareness, timeless aesthetics, and enduring functionality. Every detail is intentional, creating spaces that are both reliable and effortless to live in.

Timeless Aesthetics

Timeless aesthetics are defined by subtle lines, adaptability, and longevity. It is a design distilled to its essence. Crafted with limited materials, neutral tones, and simple forms. By avoiding excess, it achieves a pure and lasting elegance that transcends trends.

Wellness Hub

The Wellness Hub at Piraeus Serenity offers a complete range of facilities designed to support balance, relaxation, and healthy living. From the fully equipped gym and spin area to the sauna, hydromassage, massage space, and swimming pool, every detail encourages wellbeing and renewal within the comfort of home.

Services

The building's Services provide residents with seamless convenience and peace of mind. A gated entrance, concierge support, daily housekeeping, and on-site laundry facilities ensure comfort, security, and effortless living for all who call Piraeus Serenity home.



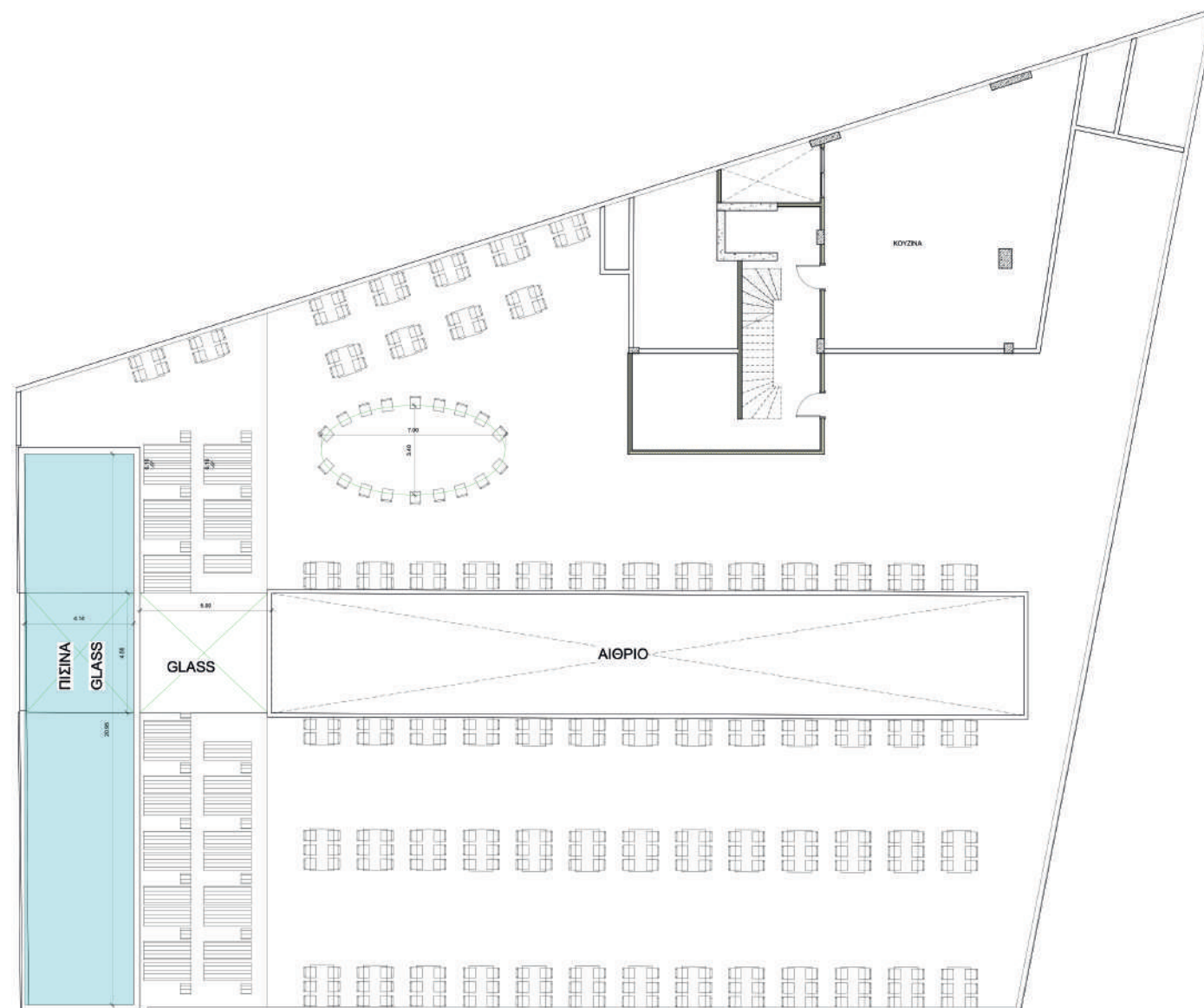
Floor Plans

Piraeus Serenity Residence

Roof Top

Roof Top

Size	Floor	Pool	Restauran	Cinema
39.00sqm	Roof Top	1	1	1





LUX&EASY

R E S I D E N C E S

About Us

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.



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