

**GET GREEK**  
**GOLDEN VISA**



MANAGED & OPERATED BY



## Piraeus Serenity Residence

51 Vasilikon 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 of at least €250.000, 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**





# Investment Opportunity in Piraeus

Luxury meets ROI in Piraeus - 4% yield in Serviced Apartments

## PIRAEUS SERENITY RESIDENCES

Experience the perfect blend of luxury & investment potential in the heart of Piraeus. A stunning new collection of luxury serviced apartments, a few minutes from the port, metro, and marina. This Golden Visa-eligible residential complex combines high-end design & premium facilities. These include a rooftop infinity pool, gym, spa, rooftop restaurant and cafe, infinity pool cinema, reception - concierge and daily housekeeping. It's an ideal turnkey asset in an urban hub with high rental demand and a Net yield of 4%. Piraeus Serenity Residences is the perfect blend of lifestyle and investment, ready to enjoy from day one.

## WHY SHOULD YOU INVEST

- 4% Annual Return guaranteed
- Capital Appreciation of 5% - 8% annual estimation\*
- Property Management: The agreement provides investors with reliable and secure returns while also offering strong long-term prospects for capital growth through expert management of the property.

## \*CAPITAL APPRECIATION

This investment benefits from an annual appreciation rate of 5%–8%, proven by Greece's Residential Price Index since 1997.

\*Last year 2024 it was 13,8%

## PIRAEUS IS RISING - OWN A PIECE OF ITS FUTURE

Piraeus is becoming one of Athens' most vibrant and fast-growing districts. In 2024, Greece welcomed a record-breaking 40.7 million international visitors. The Port of Piraeus handled approximately 20 million passengers, making it one of Europe's busiest hubs, serving as a critical gateway between mainland Greece and the islands. Owning a residence here means securing a foothold in a dynamic future shaped by growth, connectivity, and opportunity.







[getgreekgoldenvisa.com/piraeus-serenity-residence](https://getgreekgoldenvisa.com/piraeus-serenity-residence)



# Boutique Serviced Apartments

Where smart investment meets sophisticated living

## INTRODUCING PIRAEUS SERENITY RESIDENCES

An exclusive collection of elegant studios and 1 - 2 bedroom serviced apartments, set within a future architectural landmark of Athens. Designed with cutting-edge green technology, the building combines sustainability with sophistication, offering a lifestyle of comfort and prestige. Residents will enjoy a suite of premium facilities, including a rooftop pool with breathtaking views of Piraeus, a stylish rooftop bar & restaurant-café, an open-air pool cinema and reception - concierge services. Membership includes access to a private wellness club, featuring a fully equipped gym, sauna and massage suites. With its iconic design, elegant patios, and landscaped communal spaces, Piraeus Serenity seamlessly blends modern urban living with green, open areas for both business and leisure. The project is operated by INCANTO BOUTIQUE SUITES, a trusted brand managing multiple serviced apartment buildings across Greece.

## SUSTAINABLE LUXURY

This building is designed for optimal performance and comfort, with a gated entrance ensuring privacy and security. Features include energy-efficient aluminium systems, armoured security doors, and photovoltaic systems, setting a new standard for smart living.



### Facilities



**Rooftop Bar**  
**Restaurant-Café**  
**Infinity Pool Cinema**

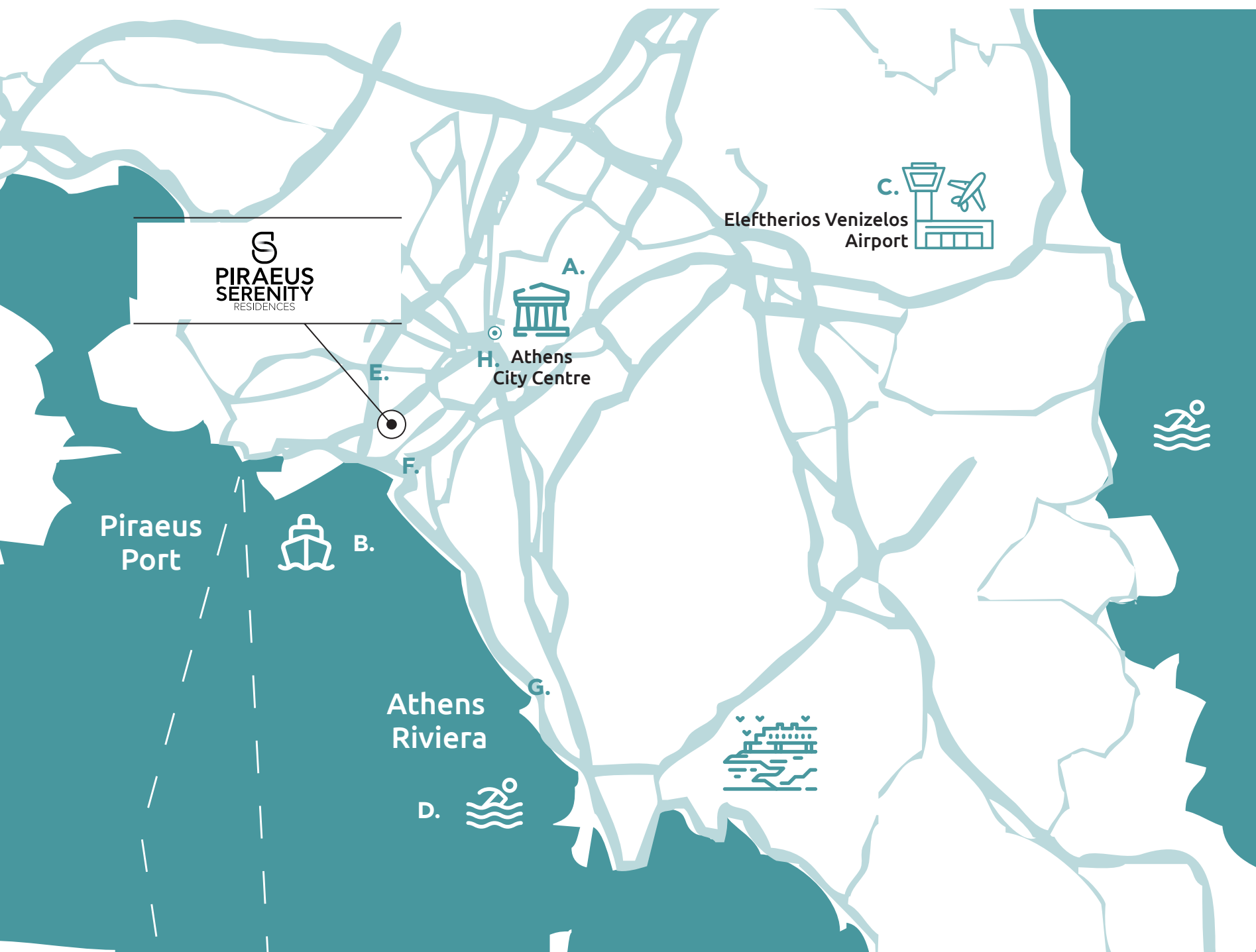


**Gym**  
**Sauna**  
**Massage Area**  
**Swimming Pool**



**Concierge-Reception**  
**Gated Entrance**  
**Daily Housekeeping**  
**Convenience Store**  
**Laundry Room**





## Piraeus Serenity Residence

51 Vasilikon str., Piraeus, Greece

## Location

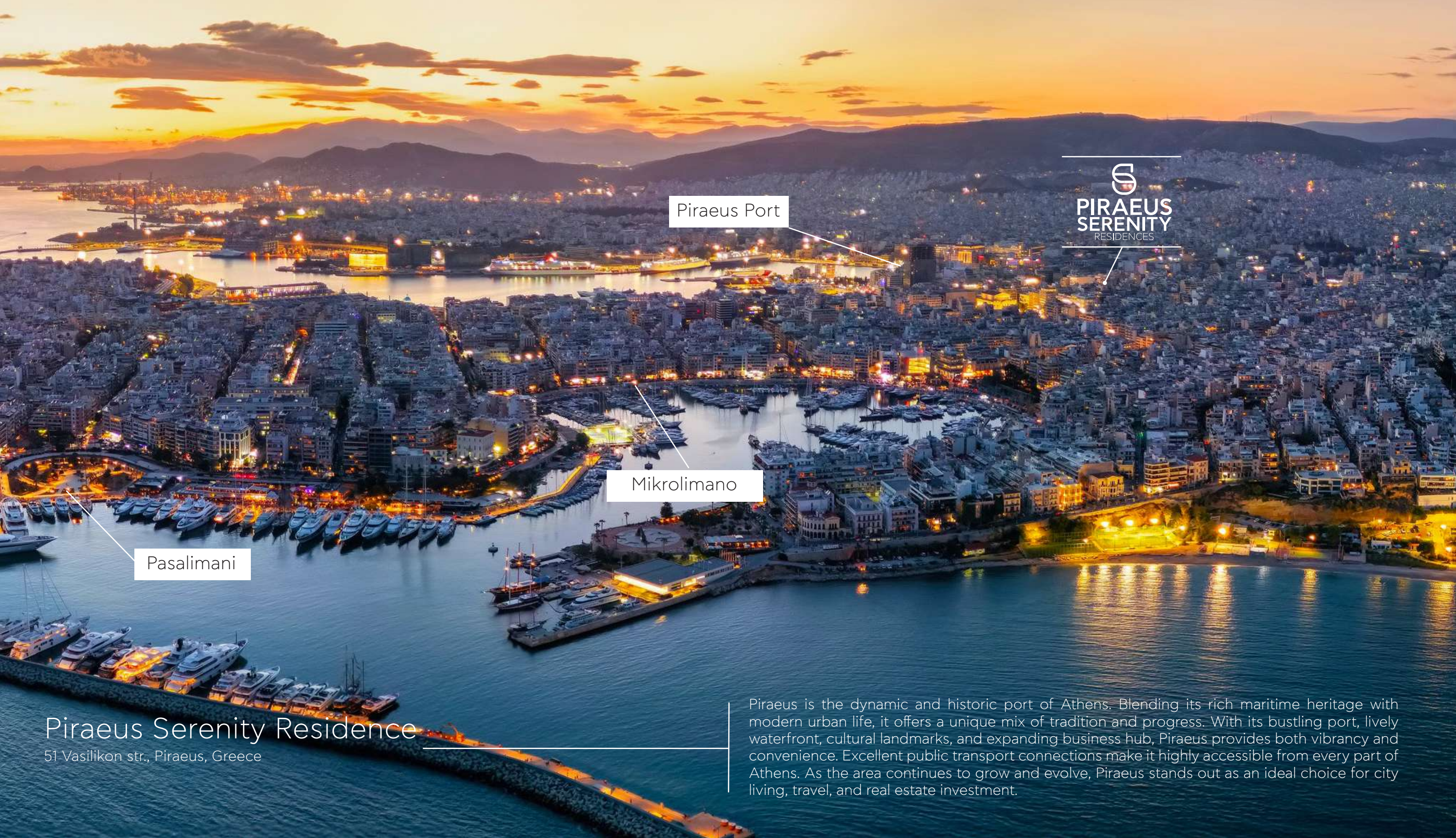
Piraeus Serenity is ideally situated in Piraeus, surrounded by the city's lively waterfront, marinas, shops, and dining spots. With Piraeus Port just minutes away, island getaways are within easy reach and excellent transport links make getting around effortless. Piraeus metro station and suburban railway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

|                                         |       |                                       |       |                                  |       |                             |      |
|-----------------------------------------|-------|---------------------------------------|-------|----------------------------------|-------|-----------------------------|------|
| <b>A.</b> Acropolis                     | 7Km   | <b>E.</b> National Highway            | 2Km   | <b>01.</b> Your home             | 0m    | <b>05.</b> Metro Station    | 1Km  |
| <b>B.</b> Piraeus Port                  | 1Km   | <b>F.</b> Stavros Niarchos Foundation | 3.8Km | <b>02.</b> Metropolitan Hospital | 1.8Km | <b>06.</b> Suburban Station | 320m |
| <b>C.</b> Eleftherios Venizelos Airport | 26Km  | <b>G.</b> The Ellinikon Project       | 10Km  | <b>03.</b> Tzaneio Hospital      | 2Km   | <b>07.</b> Bus Stop         | 150m |
| <b>D.</b> Athens Riviera, beaches       | 1.2Km | <b>H.</b> Plaka                       | 7.2Km | <b>04.</b> SEF Stadium           | 1.7Km | <b>08.</b> Train Station    | 400m |

DISCLAIMER: Distances are measured in a straight line



# Location



Piraeus Port

**PIRAEUS**  
SERENITY  
RESIDENCES

Mikrolimano

Pasalimani

## Piraeus Serenity Residence

51 Vasilikon str., Piraeus, Greece

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.



# 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.

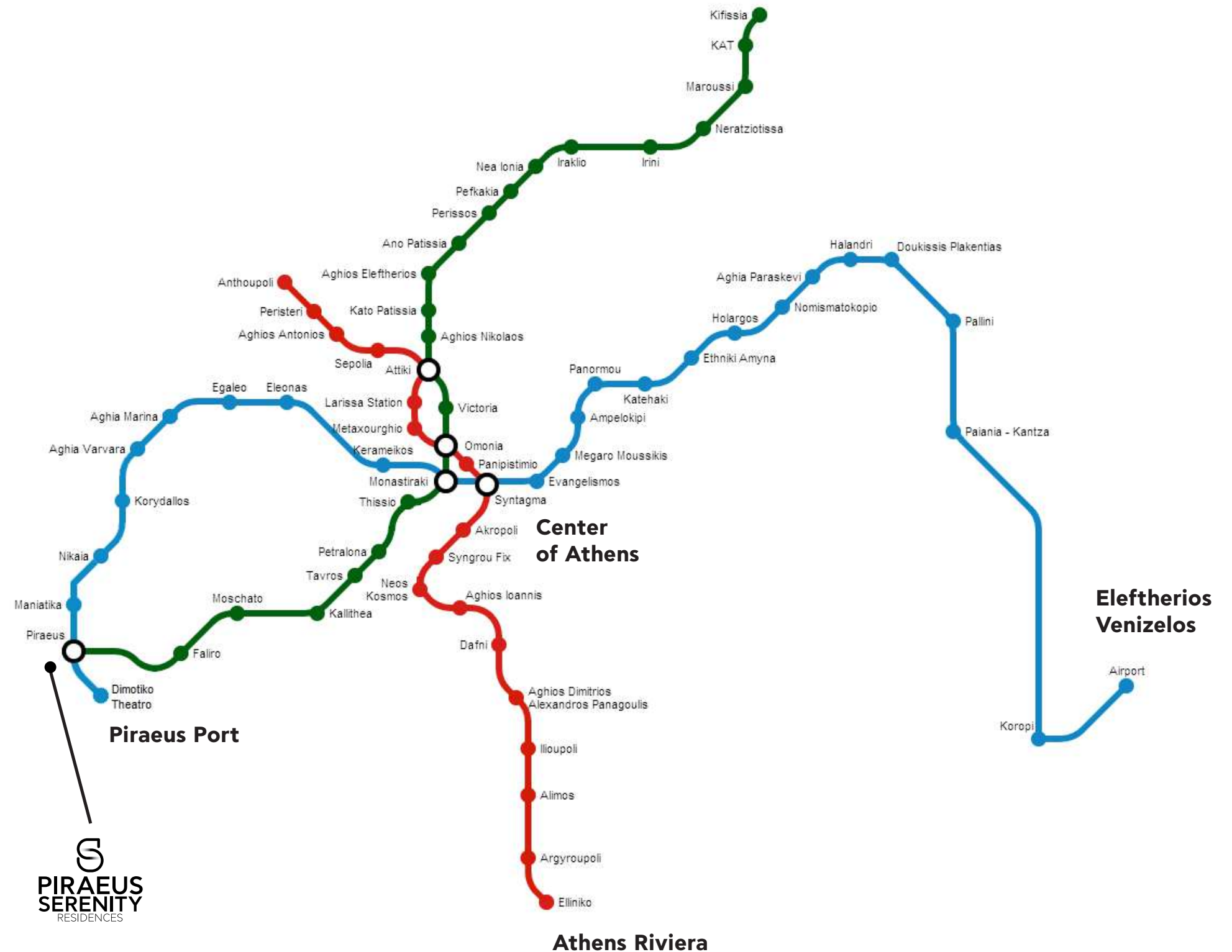
The area is rich in leisure and cultural offerings, with a wide range of cafés, restaurants, shops, and bars. Within close proximity are theaters, museums, and galleries — including the National Archaeological Museum — offering both cultural depth and vibrant nightlife. Popular neighborhoods such as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



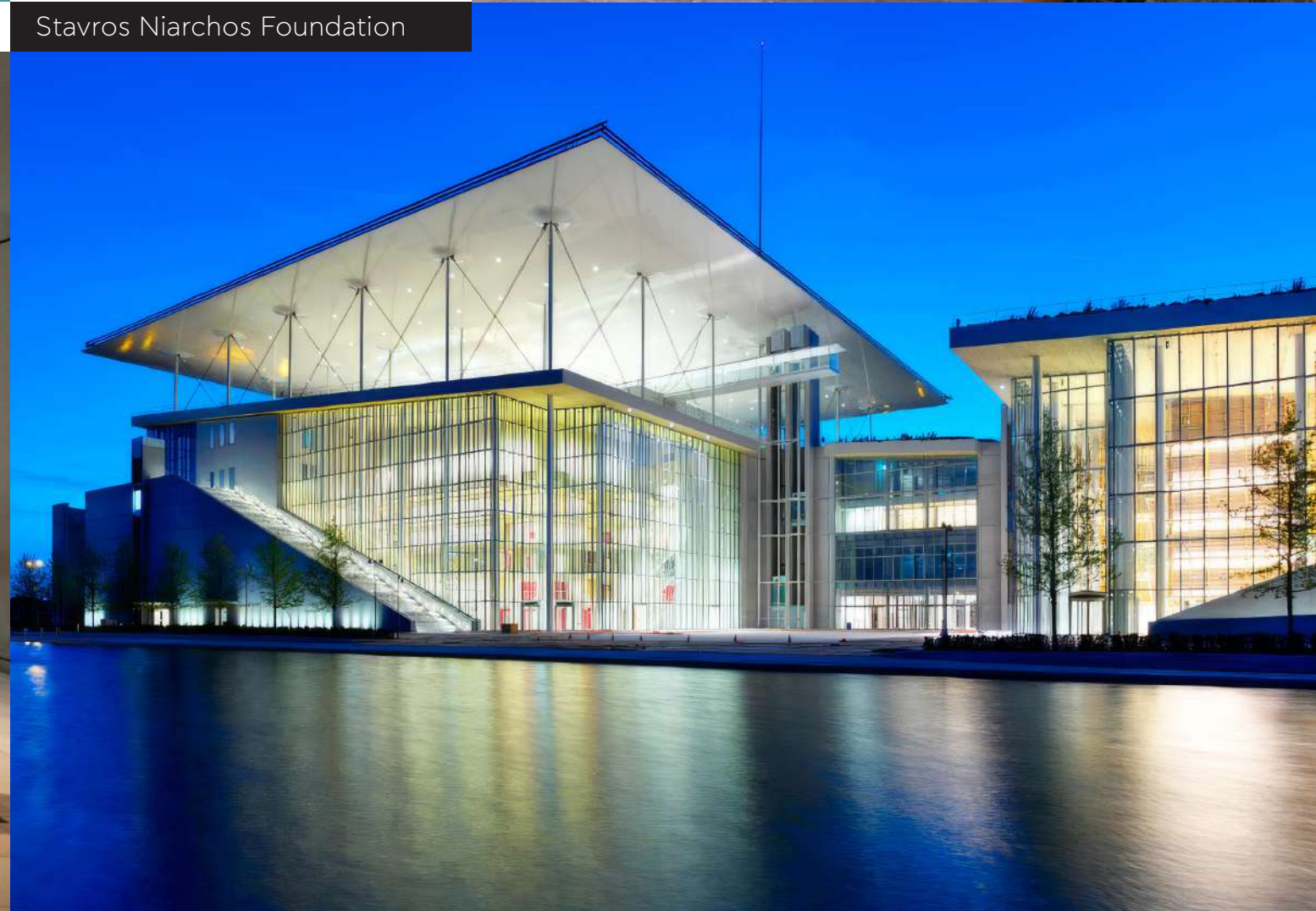
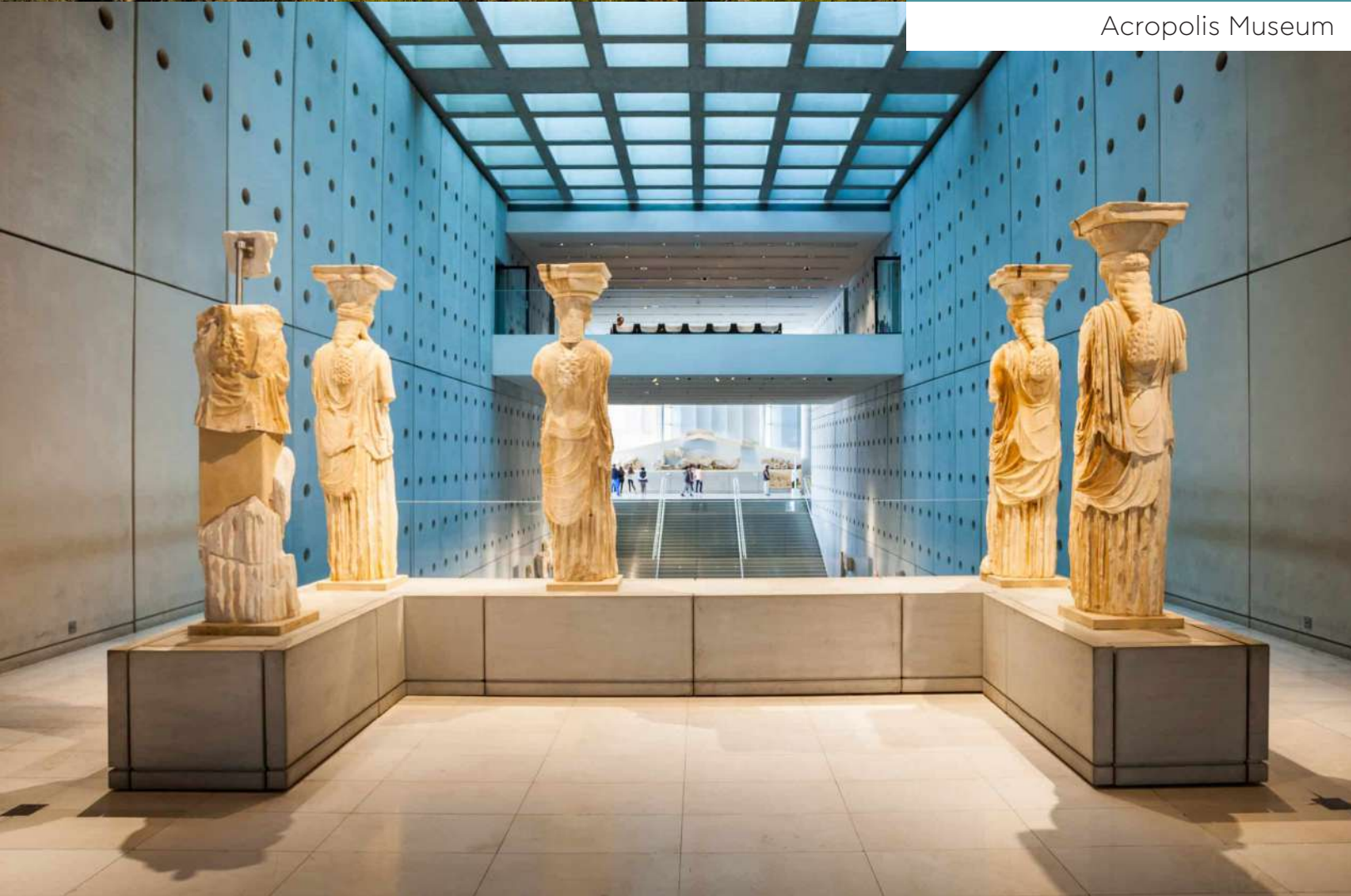
Acropolis

Acropolis Museum



Athens | Plaka

Stavros Niarchos Foundation





# Piraeus Entertainment



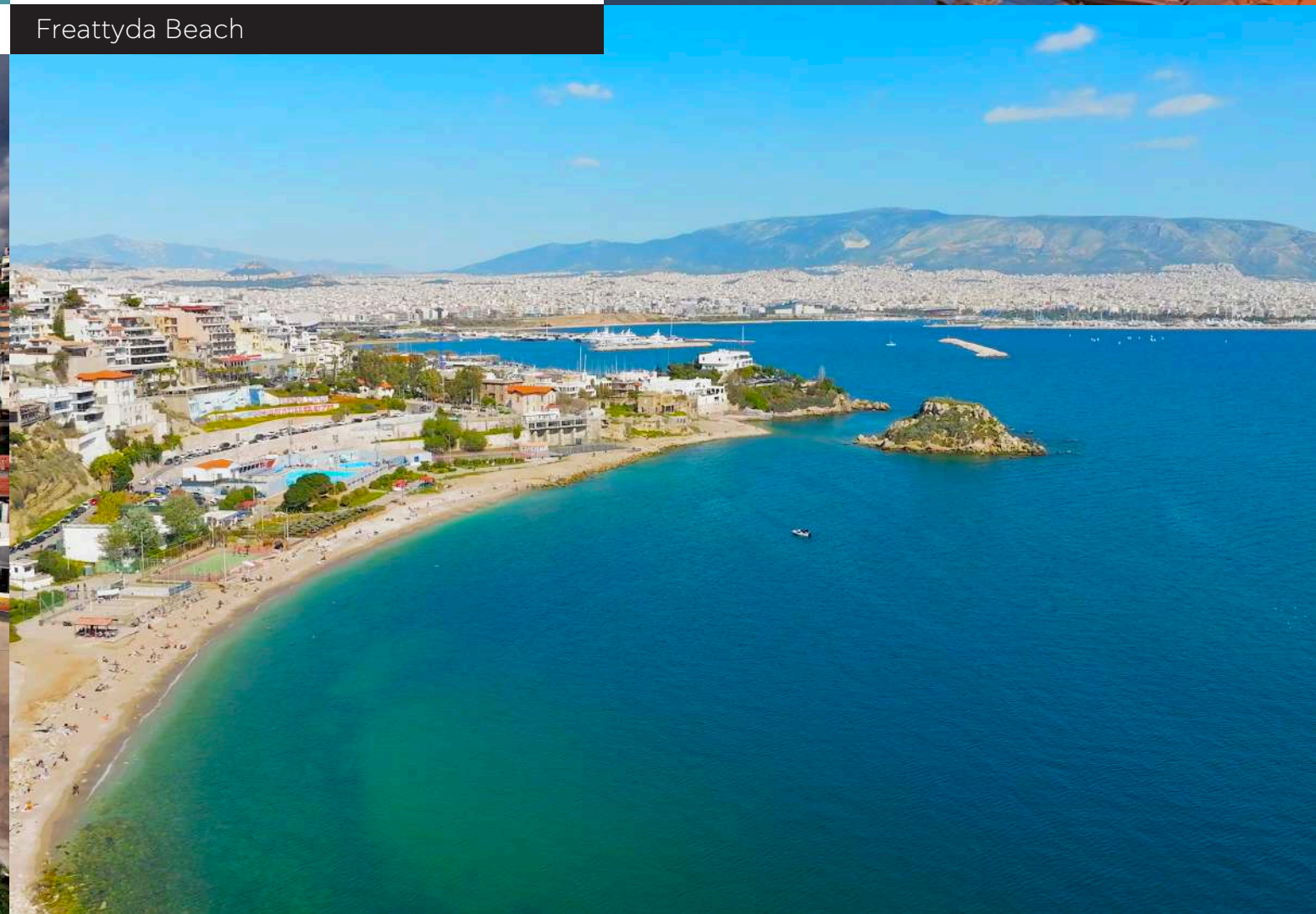
Dimotiko Theatro

Kastella



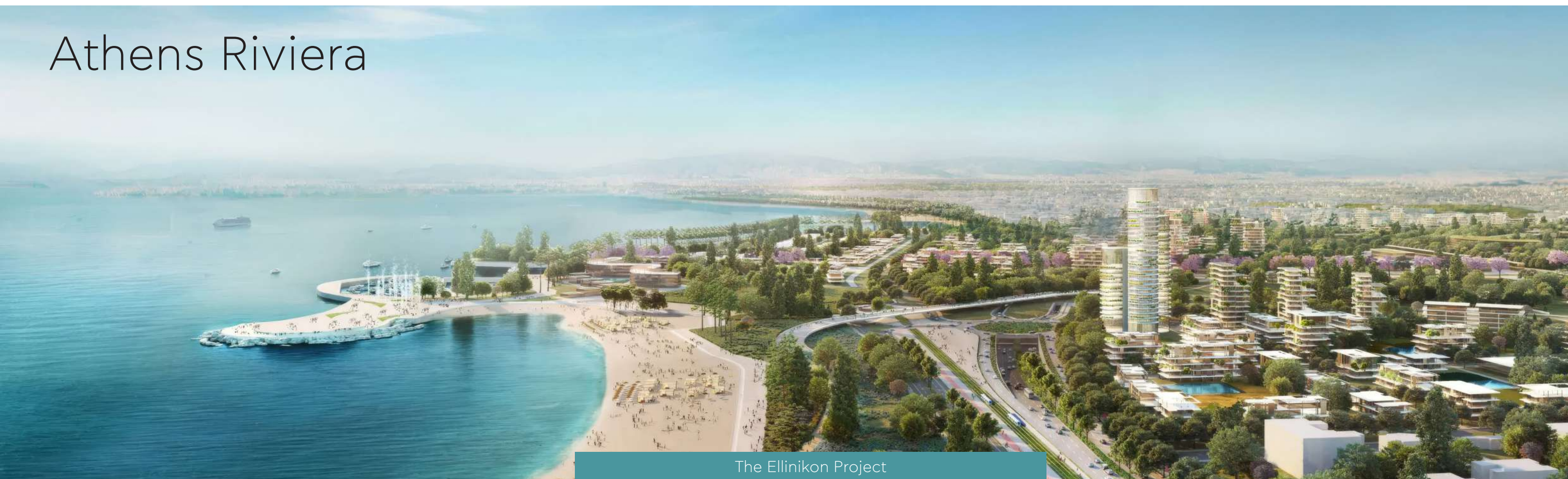
Mikrolimano

Freattyda Beach





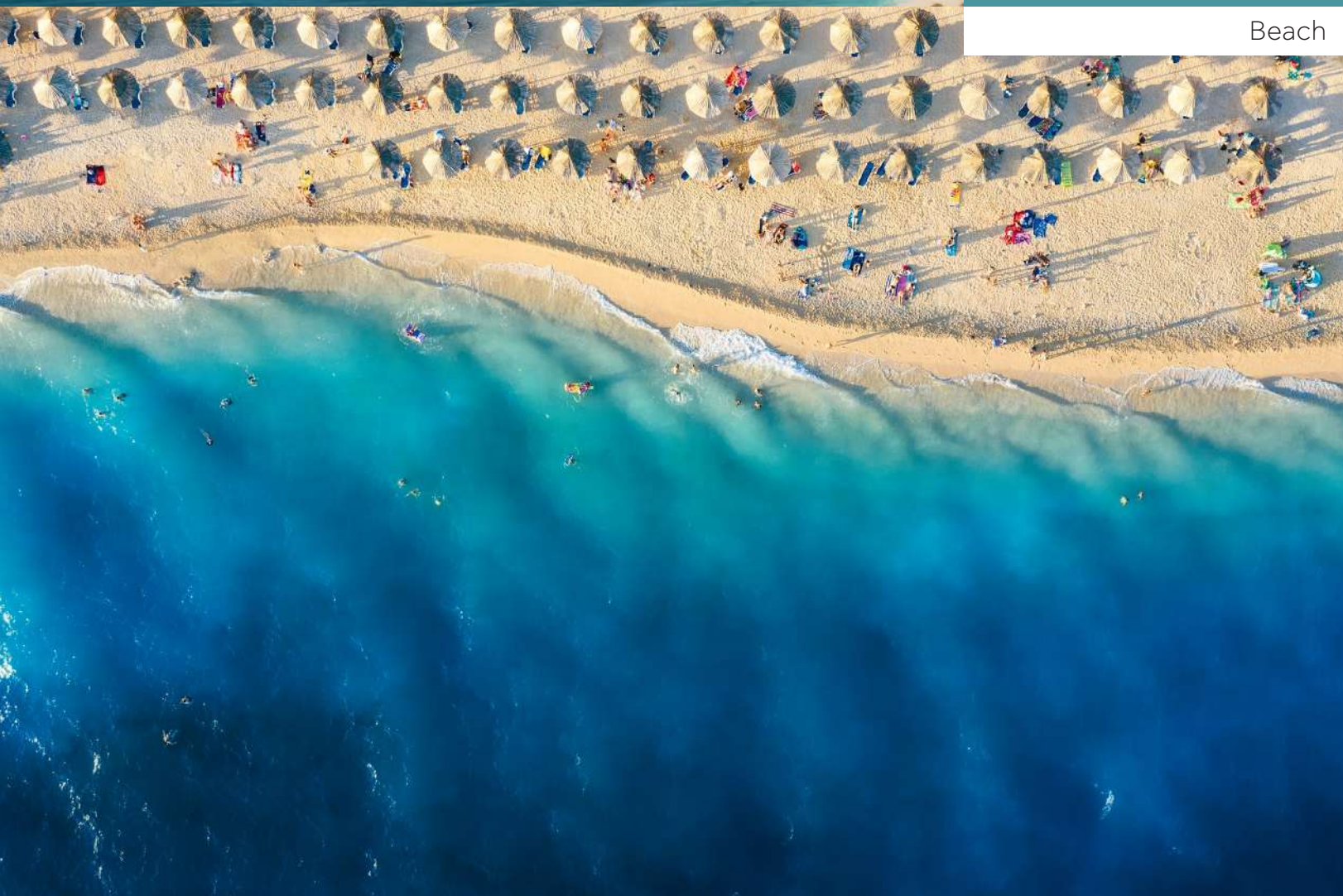
# Athens Riviera



The Ellinikon Project

Beach

Athens Riviera Beaches





# Project

## Piraeus Serenity Residence

51 Vasilikon str., Piraeus, Greece

An exclusive collection of elegant studios and one-bedroom serviced apartments, set within a future architectural landmark of Athens. Designed with cutting-edge green technology, the building combines sustainability with sophistication, offering a lifestyle of comfort and prestige. Residents will enjoy a suite of premium facilities, including a rooftop pool with breathtaking views of Piraeus, a stylish rooftop bar & restaurant-café, an open-air pool cinema and reception - concierge services. Membership includes access to a private wellness club, featuring a fully equipped gym, sauna and massage area. With its iconic design, elegant patios, and landscaped communal spaces, Piraeus Serenity seamlessly blends modern urban living with green, open areas for both business and leisure.

Boutique Apartment Dimensions ————— • 20.10m<sup>2</sup>– 58.80m<sup>2</sup>

1 or 2 Bedroom Apartments

### PREMIUM FACILITIES



#### Entertainment

- Restaurant
- Café
- Infinity Pool Cinema



#### Wellness Hub

- Gym
- Sauna
- Massage Area
- Swimming Pool



#### VIP Services

- Reception - Concierge
- Gated Entrance
- Daily Housekeeping
- Laundry Room
- Convenience Store





## Wellness Hub

A sanctuary of rejuvenation and well-being. The Wellness Hub blends contemporary design with state-of-the-art facilities, offering residents the perfect balance of relaxation and revitalization.

## Gym

A fully equipped fitness center for powerful, dynamic workouts.

## Sauna

Indulge in ultimate relaxation, wellness, and detox in a serene, luxurious atmosphere.

## Massage Area

Therapeutic treatments and relaxing massages designed to restore harmony and balance.

## Swimming Pool

An elegant pool for refreshing escapes and vibrant social gatherings.



## Entertainment & Gourmet

At Piraeus Serenity Residences, life is enriched with flavor and sparkle through exclusive spaces for leisure and gastronomy. From the refined restaurant to the enchanting poolside cinema, every moment transforms into a celebration of style and luxury.

## Restaurant

An elevated fine-dining experience in an elegant and sophisticated setting.

## Café

The ideal spot for a relaxed coffee or a light meal, infused with urban chic.

## Infinity Pool Cinema

Unwind with open-air movie nights by the pool, set against breathtaking views.



# Services

At Piraeus Serenity Residences, luxury extends beyond design - it is woven into the everyday experience through seamless services that make life effortless. Every detail is handled with discretion, precision, and care.

## Reception - Concierge

Bespoke services tailored to your every wish.

## Gated Entrance

Uncompromising privacy and security with controlled access.

## Daily Housekeeping

Impeccable care and cleanliness, ensuring a worry-free stay.

## Convenience Store

Everyday convenience with a wide selection of essentials at your doorstep.

## Laundry Room

Modern facilities for convenient and efficient garment care.





# Project Piraeus Serenity Residence



## 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 sauna, massage area and swimming pool, every detail encourages well-being and renewal within the comfort of home.

## Services

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





## Serviced Apartments

At Piraeus Serenity Residences, hotel-style luxury meets the comfort of home. Thoughtfully designed to simplify modern living, these residences offer daily housekeeping, reception - concierge services, premium wellness facilities, and refined dining options, all at your fingertips.

This is the perfect balance between privacy and five-star service: a personal retreat with all the privileges of a luxury hotel, from gourmet restaurants and cafés to spa, pool, and open-air cinema. With every detail taken care of, residents enjoy a lifestyle where every need is instantly fulfilled, and every moment is elevated.



# 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.





# Project Piraeus Serenity Residence

51 Vasilikon str., Piraeus, Greece







# LUX & EASY

 **Hilton**  
Garden Inn™  
Athens Syggrou Avenue

**Hilton**  
ELOUNDA RESORT CRETE

 **Hilton**  
Garden Inn™  
Chania City



## ABOUT LUX&EASY

**LUX&EASY S.A.** holds a leading position in design and development, specializing in greenfield hotel projects and residential properties.

Through its strategic alliance with **Hilton Garden Inn Athens Syggrou Avenue, Hilton Garden Inn Chania City, and ÉRA Hotel Heraklion, Tapestry Collection by Hilton**, the company delivers exceptional returns, strong asset appreciation and sustainable long-term value.

**LUX&EASY S.A.** is a Greek leading design and development company of A+ energy-rated green buildings.

Backed by years of experience, we create green, smart buildings defined by clean architectural lines, refined aesthetics, and contemporary, energy-efficient design.

Our objective is to ensure the ideal home solution at exceptional price.



VRILISSIA | 17 KOUNTOURIOTOU ST



**22**

HOTEL PROJ-  
ECTS



**62**

RESIDENTIAL BUILDING  
PROJECTS



**245K m<sup>2</sup>**

OF CONSTRUCTION



**48**

FUTURE PROJECTS

BUILT ON **EXCELLENCE**





ALIMOS | 16 MARINOU ANTYPAS ST.

## 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 BRANDED HOTEL DEVELOPMENT

**LUX&EASY** specializes in **greenfield hotel development**, turning prime locations into **high-performing hospitality assets**. Through its strategic alliance with **Hilton Garden Inn Athens Syggrou Avenue**, **Hilton Garden Inn Chania City**, and **ÉRA Hotel Heraklion**, **Tapestry Collection by Hilton**, the company delivers world-class hospitality, defined by strong occupancy, **premium guest experiences**, and sustainable returns. From site acquisition to **full-scale development**, **LUX&EASY** creates landmark properties that drive long-term value in Greece's booming tourism market.



## OUR CHARACTERISTICS



**GREEN BUILDINGS**



**HEAT PUMP SYSTEM**



**SOLAR PVS**



**SMART HOME**



**MINIMAL DESIGN**



**MINIMAL - PROFILE  
ALUMINUM SYSTEMS**



**KIFISSIA | 18 KALAMATAS ST.**





## LUX&EASY RESIDENCES

**LUX&EASY Residences** focuses on the construction and sale of high-end properties across Greece. The buildings are energy-efficient (Class A+), with minimalist aesthetics, advanced smart technologies, and designs that align with modern living trends.

[luxandeasyresidences.com](https://luxandeasyresidences.com)



## HILTON GARDEN INN ATHENS SYGGROU AVENUE

**Hilton Garden Inn Athens Syggrou Avenue** combines contemporary design with the comfort and attention to detail that defines the **Hilton Garden Inn brand**.

[hilton.com/en/hotels/athsygi-hilton-garden-inn-athens-syggrou-avenue/](https://hilton.com/en/hotels/athsygi-hilton-garden-inn-athens-syggrou-avenue/)



## HILTON GARDEN INN CHANIA CITY

Perfectly located, **Hilton Garden Inn Chania City**, offers an exceptional stay for both leisure travelers and business guests.

[hilton.com/en/hotels/hergigi-hilton-garden-inn-chania/](https://hilton.com/en/hotels/hergigi-hilton-garden-inn-chania/)



## ÉRA HOTEL HERAKLION, TAPESTRY COLLECTION BY HILTON

Nestled in the heart of Heraklion, **ÉRA Hotel Heraklion, Tapestry Collection by Hilton**, is a destination that invites you to connect, explore, and immerse yourself in the authentic spirit of Crete.

[hilton.com/en/hotels/hermhup-era-hotel-heraklion/](https://hilton.com/en/hotels/hermhup-era-hotel-heraklion/)

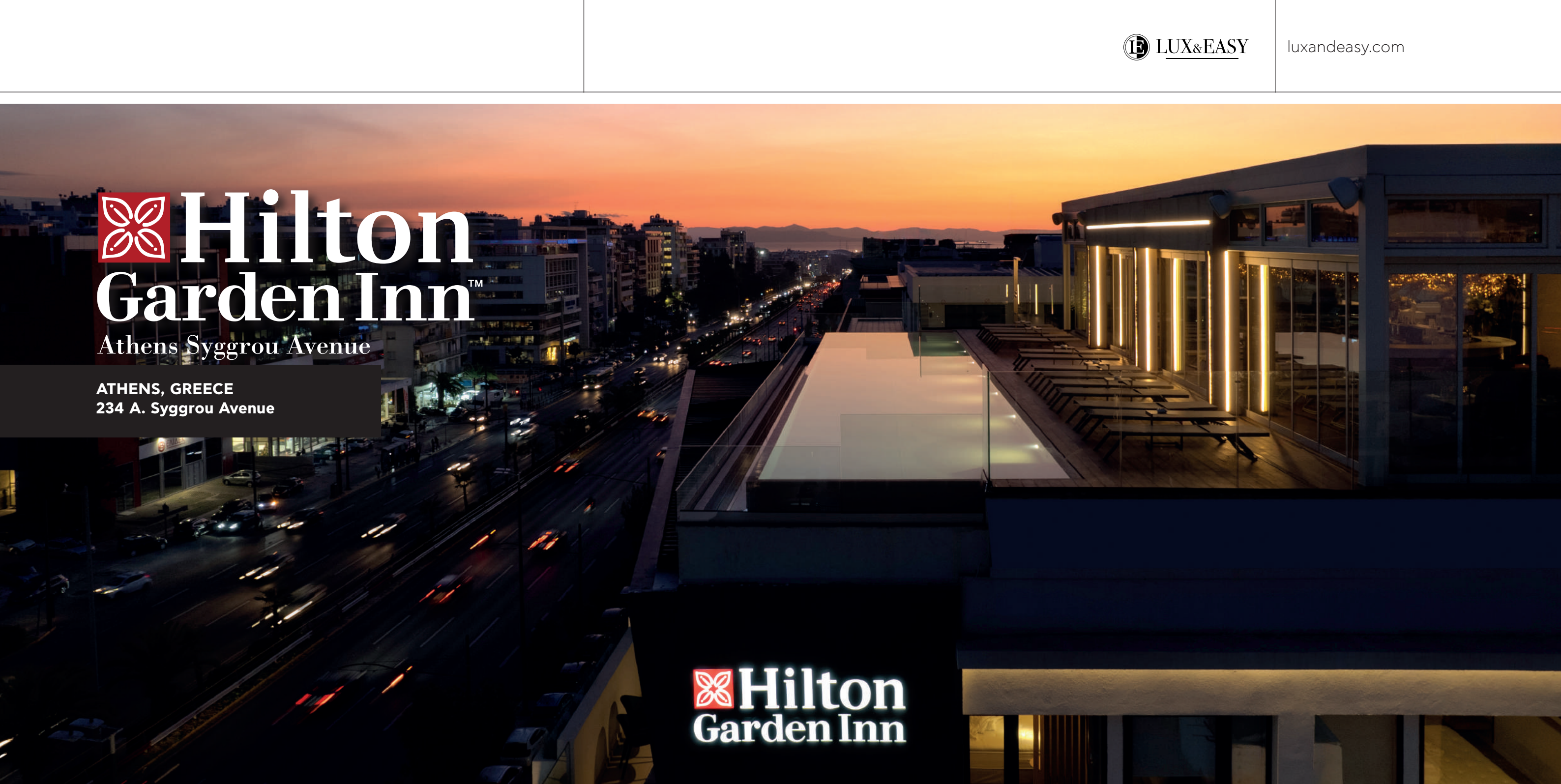


## INCANTO BOUTIQUE SUITES

An innovative hotel concept focused on tech driven hospitality, characterized by a strong growth profile and minimal operational headcount, a unique investment proposition.

[incantoboutiquesuites.com](https://incantoboutiquesuites.com)





# Hilton Garden Inn™

Athens Syggrou Avenue

ATHENS, GREECE  
234 A. Syggrou Avenue



## HILTON GARDEN INN ATHENS SYGGROU AVENUE

**NOVA CONSTRUCTIONS S.A.** is proud to be in a strategic alliance with **Hilton Garden Inn Athens Syggrou Avenue**, bringing world-class hospitality to Greece through premium hotel developments. We have celebrated the successful launch of **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 expansion, reinforcing our commitment to high-quality, internationally branded hospitality projects.

**Hilton Garden Inn Athens Syggrou Avenue** features 129 rooms and suites, designed with a contemporary approach that prioritizes comfort, efficiency, and attention to detail. The hotel includes an infinity rooftop pool, a fitness center, and three meeting rooms accommodating up to 170 guests, supporting both business and leisure needs.

At rooftop level, its bar-restaurant area offers **astounding views from the Athenian Riviera to the Acropolis**, contributing to a distinctive urban hospitality experience.





# Hilton Garden Inn<sup>TM</sup> Chania City

CHANIA, CRETE ISLAND  
65 Kidonias St.

## HILTON GARDEN INN CHANIA CITY

In a strategic alliance with **Hilton Garden Inn Chania City, NOVA CONSTRUCTIONS S.A.** expands its portfolio by introducing international hospitality standards in key regional destinations. In **Chania, Crete Island**, a city defined by a strong cultural identity and year-round appeal, **Hilton Garden Inn Chania City** adds a contemporary dimension to the local hospitality landscape. Its central location allows direct access to the historic center and key urban destinations.

**Hilton Garden Inn Chania City** includes 48 rooms, characterized by clean design and carefully considered layouts. At rooftop level, a bar-restaurant and pool area offer panoramic views of the Lefka Ori, the sea, and the Venetian harbor of Chania. Additional facilities include a fitness area and room service, ensuring a complete and comfortable stay.



# ÉRA

Heraklion Hotel

## TAPESTRY COLLECTION by Hilton™

HERAKLION, CRETE ISLAND  
1 Smirnis St., Daskaloyannis Sq.



### ÉRA HOTEL HERAKLION, TAPESTRY COLLECTION BY HILTON

Set in the heart of **Heraklion, Crete Island**, **ÉRA Hotel Heraklion, Tapestry Collection by Hilton** reflects a new lifestyle hospitality concept inspired by the city's rhythm, culture, and contemporary energy. The hotel is located within a vibrant urban environment where historical landmarks, such as the Palace of Knossos, coexist with lively squares, local cafés, and dynamic city life.

**ÉRA Hotel Heraklion, Tapestry Collection by Hilton** features 55 guest rooms, designed with a contemporary aesthetic and a subtle Cretan identity. Natural tones and soft textures create a calm and comfortable atmosphere, offering a refined retreat within the city.

At rooftop level, a restaurant provides panoramic views over Heraklion, the Cretan mountains, and the Aegean Sea, complemented by a rooftop pool that offers an elevated urban escape.

The hotel reflects a broader evolution of **NOVA CONSTRUCTIONS S.A.**'s strategic alliance with **ÉRA Hotel Heraklion, Tapestry Collection by Hilton**, extending into diverse branded hotel segments and more design-led hospitality formats.



# AWARDS & CERTIFICATIONS



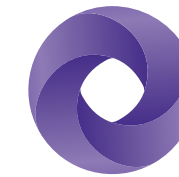
## ICAP CRIF

In 2024 **ICAP S.A.** (Credit Rating Agency) proceeded to the award of credit rating **AA** to **NOVA CONSTRUCTIONS S.A.**, classifying it at a low credit risk category. At the same time, **Positive Outlook** is added to the company, because of the improvement of the domestic economic climate (Post Covid Era) and by extension the prospects of the domestic real estate market, in which the company operates.



## KPMG

**NOVA CONSTRUCTIONS S.A.s'** balance sheets are audited by **KPMGs'** chartered accountants, one of the world's largest professional services networks, ensuring accuracy, compliance, and transparency in financial reporting.



## Grant Thornton

### GRANT THORNTON- GREEN BOND

According to the report of an independent auditor of **Grant Thornton**, the Green Bond Framework of **NOVA CONSTRUCTIONS S.A.**, from 21/10/2021, implements best practices and procedures, in harmonization with the principles of issuing Green Bond published by the **International Capital Market Association (ICMA)** in June 2021.





# AWARDS & CERTIFICATIONS



## TROPHY GOLDEN AWARDS® 2024

**NOVA CONSTRUCTIONS S.A.** received the official recognition by **GOLDEN AWARDS® The Trophy™** in the category **"Business Awards"** with the following specific awards: **"Business Growth Award"**, **"Corporate Sustainability Award"** and **"Green Innovation Award"**.



## SUPERBRANDS

**NOVA CONSTRUCTIONS S.A.** was awarded **"Superbrands 2021 - 2022"**, in the **"Construction – Real Estate Development"** field. Superbrands Greece is part of a global institution represented in 91 countries which evaluates and recognizes top brands worldwide.



## GREEK BUSINESS CHAMPION

**NOVA CONSTRUCTIONS S.A.** was honored with the important **"Greek Business Champion Award"**, from the awards institution for the Greek business world, **"Protagonists of the Greek Economy"**, which was organized for the 9th time in July 2024 by the Direction Business Network. The awards are based on the official financial data of the companies as they are captured in their financial reports and are presented in detail in the luxurious 11th edition **"The Strongest of the Greek Economy"** by the Direction Business Network, which was recently released.



## TUV AUSTRIA EN ISO 45001 : 2018

✓ ISO 45001

(Occupational Health and Safety)

## TUV AUSTRIA EN ISO 9001:2015

✓ ISO 9001

(Quality Management System)

## TUV AUSTRIA EN ISO 14001 : 2015

✓ ISO 14001

(Environmental Management System)





# S

# PIRAEUS SERENITY

RESIDENCES

[www.luxandeasy.com](http://www.luxandeasy.com)



LUX&EASY

 **Hilton**  
**Garden Inn**<sup>TM</sup>  
Athens Syggrou Avenue

**Hilton**<sup>®</sup>  
ELOUNDA RESORT CRETE

 **Hilton**  
**Garden Inn**<sup>TM</sup>  
Chania City

