BOFKERS

GOYA

RESIDENCES

GOLDEN VISA
★★★★★
Europe
GREECE

ATHENS · GREECE



GOYA

RESIDENCES

GOLDEN VISA ELIGIBLE



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LOCATION



kALLERG I 3

METAXOURGEIO . ATHENS . GREECE

Located in Kallergi 3 , a central neighborhood of Athens in the Attica region of Greece.

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BUILDING OVERVIEW

- Ground Floor + 2 Levels.
- 10 apartments in total.
- Mix of studio & 1-bedroom layouts.
- Two ground-floor apartments with private gardens.
- Shared landscaped garden for residents.
- Elevator access available.
- Private balconies for selected apartments.

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BUILDING HIGHLIGHTS

- CENTRAL ATHENS LOCATION
  Connected to the city’s key destinations.
- PRIVATE & SHARED GARDENS
  Green outdoor spaces designed for residents.
- FUNCTIONAL RESIDENTIAL LAYOUTS
  Thoughtfully planned homes designed for comfortable urban living.
- CONTEMPORARY DESIGN
  A modern residential concept combining functionality and refined aesthetics.

CENTRAL. CONNECTED. VIBRANT.

Kallergi 3 is positioned in the heart of Athens, offering a dynamic urban setting with easy access to everyday services, public transport, restaurants, cafés, shopping and cultural destinations.

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AROUND YOU

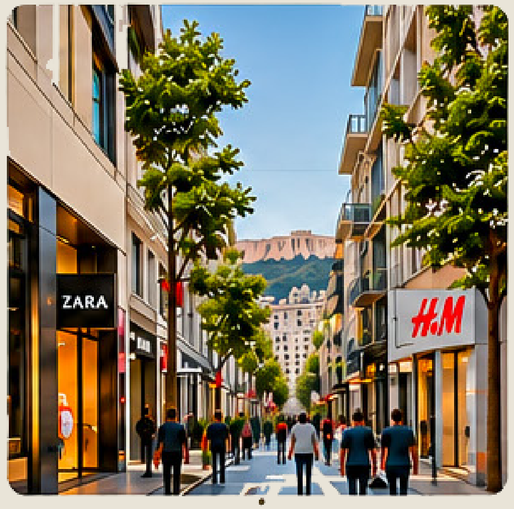
CONNECTED TO THE HEART OF ATHENS



450 m

Metaxourgeio Metro

5 minutes' walking distance, providing easy access to central Athens.



1 KM

Monastiraki & Ermou Street

15–12 minutes' walking distance from one of Athens' most popular shopping and tourist districts.



400 m

Wyndham Grand Athens

5–4 minutes' walking distance from the property.



1 KM

National Archaeological Museum

Easy walking access to one of Greece's most important museums.

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GROUND FLOOR

3 INDEPENDENT RESIDENTIAL UNITS

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APARTMENT OVERVIEW

- A I 50 m²
- B I 53 m²
- C I 41 m²



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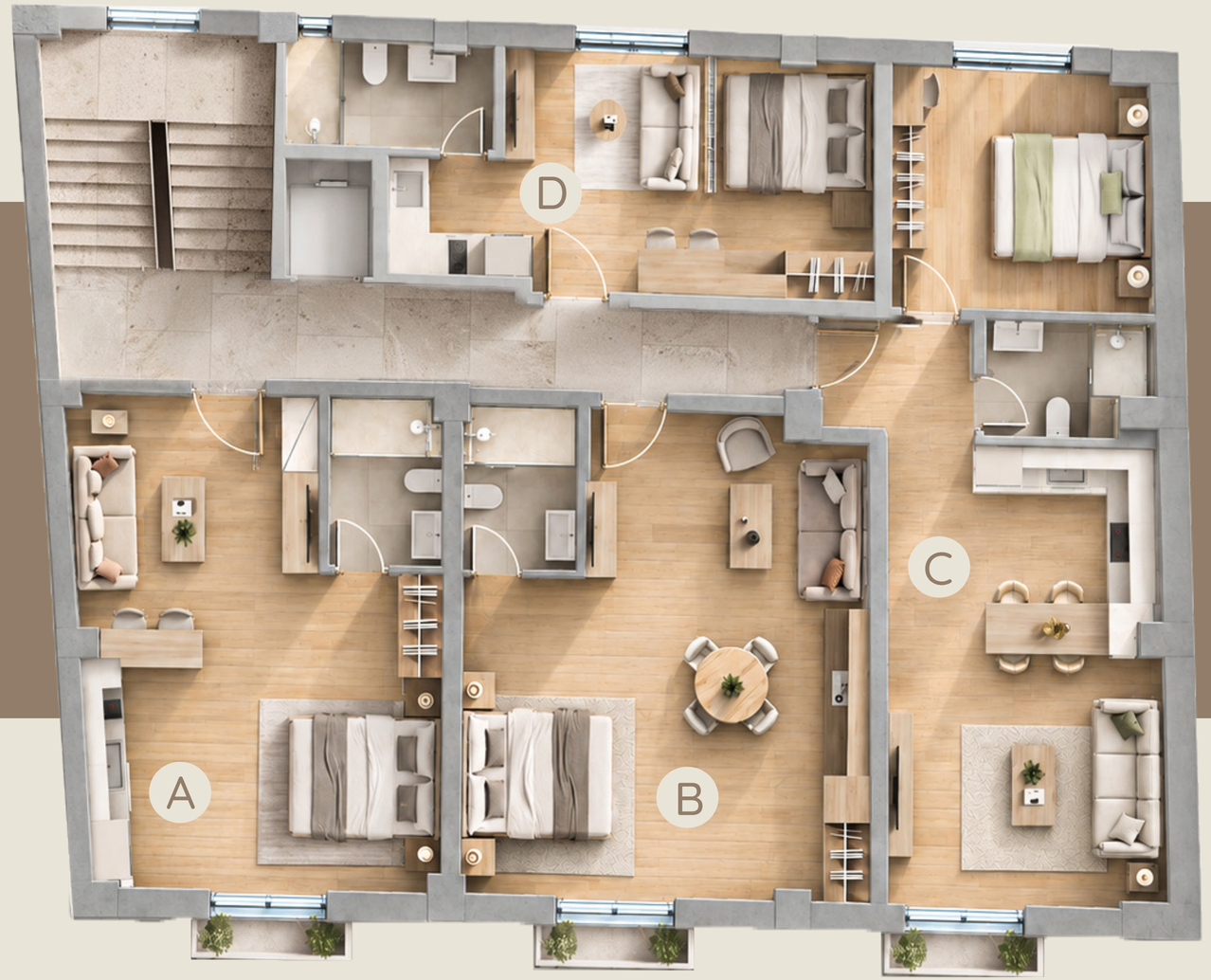
FIRST FLOOR

4 INDEPENDENT RESIDENTIAL UNITS

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APARTMENT OVERVIEW

- A I 37 m²
- B I 40m²
- C I 50 m²
- D I 30 m²



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SECOND FLOOR

3 INDEPENDENT RESIDENTIAL UNITS

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APARTMENT OVERVIEW

- A I 35 m²
- B I 40 m²
- C I 45 m²



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INTERIOR DESIGN CONCEPT







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INTERIOR DESIGN CONCEPT







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INTERIOR DESIGN CONCEPT





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Greek Golden Visa

Invest in GOYA

GOYA has been converted from commercial to residential use, so it qualifies for the reduced €250,000 Golden Visa threshold.
Buy one property worth €250,000 or more and apply for a 5-year renewable residence permit

Rental Rules (Law 2024/5100)

Golden Visa properties cannot be rented short-term (e.g. Airbnb) or sublet by the owner.

Why GOYA complies

GOYA is licensed as EEAA (Serviced Apartments). The whole building is leased to one management company that operates the units legally, so your residence permit eligibility is not affected.



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