



LIVING RESIDENCE II ATHENS

Athens Living Residence II features 24 modern homes across seven floors, transformed from a former commercial building. Designed for smart investment and comfortable city living, it offers easy access to key Athens landmarks. Each apartment is practical, well-planned, and focused on everyday comfort, with a fully equipped 24/7 gym for residents.

New Development

BOFKERS⁺
Real Estate Investment



Located in central Athens, where culture, dining, and daily city life meet, offering a complete urban living experience.

AROUND YOU



550m – Academy of Athens
A major cultural landmark showcasing classical architecture and Greece's academic heritage.

450m – Lycabettus Hill
A popular city viewpoint offering quiet walks and panoramic Athens scenery.

950m – Attica Shopping Mall
A well-known department store with fashion, beauty, lifestyle, and dining options.

2 km – Acropolis
The city's most iconic ancient site, offering unmatched history and views over Athens.



7 Floors | 24 Residences

- 24 units across 7 floors ranging from 34 to 155 m²
- All apartments include bedroom, bathroom, balcony and kitchenette.
- Amenities include a communal gym accessible to all residents.



AYOUT

Ground Floor & Mezzanine

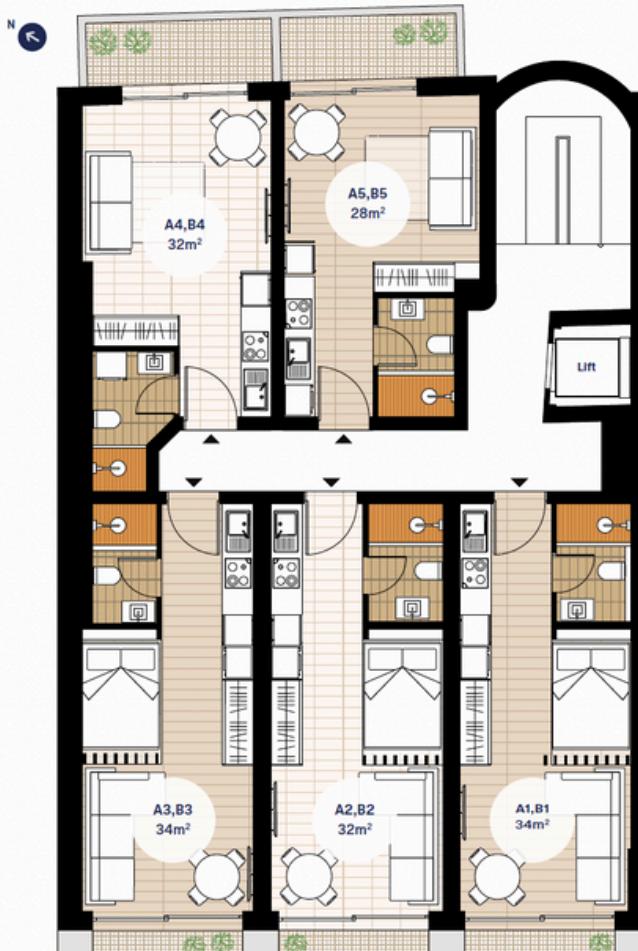
- 1 Bedroom
- 1 Bathroom
- Garden



AYOUT

- 1 Bedroom
- 1 Bathroom
- Balcony

1st & 2nd Floor



AYOUT

3rd Floor

- 1 Bedroom
- 1 Bathroom
- Balcony



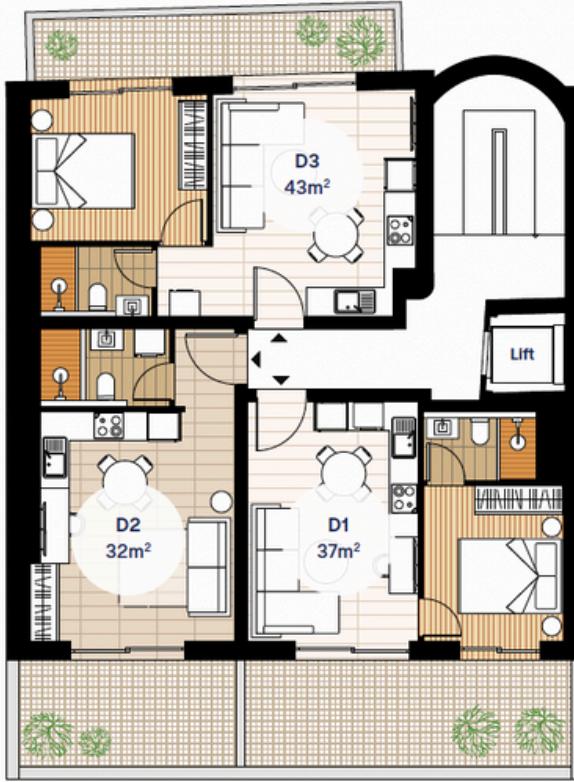
Valtetsiou Street

AYOUT

4th Floor

- 1 Bedroom
- 1 Bathroom
- Balcony

N
↗



Valtetsiou Street

AYOUT



1 Bedroom



1 Bathroom



Balcony

5th Floor

N
↗



Valtetsiou Street

AYOUT

- 1 Bedroom
- 1 Bathroom
- Balcony
- Terrace

6th & 7th Floor



EXTERIOR



INTERIOR



Orientation & Positioning

Athens Living Residence II sits in the lively center of Athens, placing residents within easy reach of major cultural landmarks, shopping areas, dining spots, and everyday services. Its central positioning makes both daily routines and weekend outings convenient, with key attractions and transport links just minutes away. The project includes 24 residences across seven floors—ranging from standard layouts to duplex units, as well as homes with private gardens, balconies, or terraces—making it suitable for a mix of lifestyle needs and strong investment potential.



Architectural Style

This brand-new development is a modern reconversion of a former commercial building, redesigned with a clean and contemporary architectural style. The structure features practical layouts, large openings, and well-planned interiors focused on comfort and everyday usability. Select units offer duplex living, while others extend into outdoor spaces through gardens, terraces, or balconies. The building as a whole reflects a modern urban aesthetic, supported by shared amenities—including a fully equipped 24/7 gym—designed to elevate the overall living experience in the heart of Athens.



PRIME. MODERN. ACCESSIBLE.

Located in the heart of Athens, Athens Living Residence II is a seven-story residential development that blends city-center convenience with a comfortable, livable environment. Major landmarks, cultural sites, shopping, and daily amenities are all within walking distance, while nearby public transport offers easy access across the city. Its positioning provides long-term appeal for residents and investors, balancing the energy of urban life with everyday practicality.

New regulation concerning international investors

This residential building has changed its designation from commercial to residential, allowing investors to apply for a residence permit under the Greek Golden Visa program. Investors can qualify by acquiring a single property with a minimum value of €250,000. The properties will be leased to a management company, which will handle short- and medium-term rentals.

Residence Permit & Rental Regulations (Updated Legislation)

Under the new law, properties used to obtain a residence permit cannot be rented:

- Short-term under the sharing economy (e.g.Airbnb).
- Or sublet independently by the owner.

However, Athens Living Residence II is classified as EEAA (Serviced Apartments) – an organized tourist accommodation type.

In this case, the entire building, including private units and shared areas, is leased by the management company, which sublets them legally. This setup complies with the law and does not affect the eligibility for obtaining a residence permit.



RATE CARD

SUMMARY

7 floors – 24 units
ranging from 34 sqm – 155 sqm

Units	Floor	Type	Bedroom	Bathroom	Total Area	Covered Area	Balcony	Price (€)	Booking
GF1	GF / Mezzanine	Loft	1	1	49	49	-	323,000	
GF2	GF / Mezzanine	Loft	1	1	48	48	-	305,000	
GF3	GF / Mezzanine	Duplex	1	2	83	56	27(Garden)	345,000	
GF4	GF / Mezzanine	Duplex	1	2	83	55	28(Garden)	345,000	
A1	1st	Apartment	1	1	36	34	2	281,000	
A2	1st	Apartment	1	1	34	32	2		SOLD
A3	1st	Apartment	1	1	36	34	2	281,000	
A4	1st	Studio	1	1	37	32	5	268,000	
A5	1st	Studio	1	1	33	28	5	255,000	
B1	2nd	Apartment	1	1	36	34	2		SOLD
B2	2nd	Apartment	1	1	34	32	2		SOLD
B3	2nd	Apartment	1	1	36	34	2		SOLD
B4	2nd	Studio	1	1	37	32	5	273,000	
B5	2nd	Studio	1	1	33	28	5	257,000	
C1	3rd	Apartment	1	1	50	36	14		SOLD
C2	3rd	Apartment	1	1	50	36	14		SOLD
C3	3rd	Studio	1	1	38	33	5	279,000	
C4	3rd	Studio	1	1	33	28	5	261,000	
D1	4th	Apartment	1	1	54	37	17		SOLD
D2	4th	Studio	1	1	44	32	12	294,000	
D3	4th	Apartment	1	1	54	43	11	345,000	
E1	5th	Apartment	1	1	76	47	29		SOLD
E2	5th	Apartment	1	1	49	38	11		SOLD
FG1	6th & 7th	Duplex	2	2	155	84	30+41 Terrace		SOLD

GET YOUR DREAM HOUSE

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