



A+ ENERGY CLASS BUILDING

A AFEA
RESIDENCE

Afea Residence

Mesagros, Agia Marina - Aegina - 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



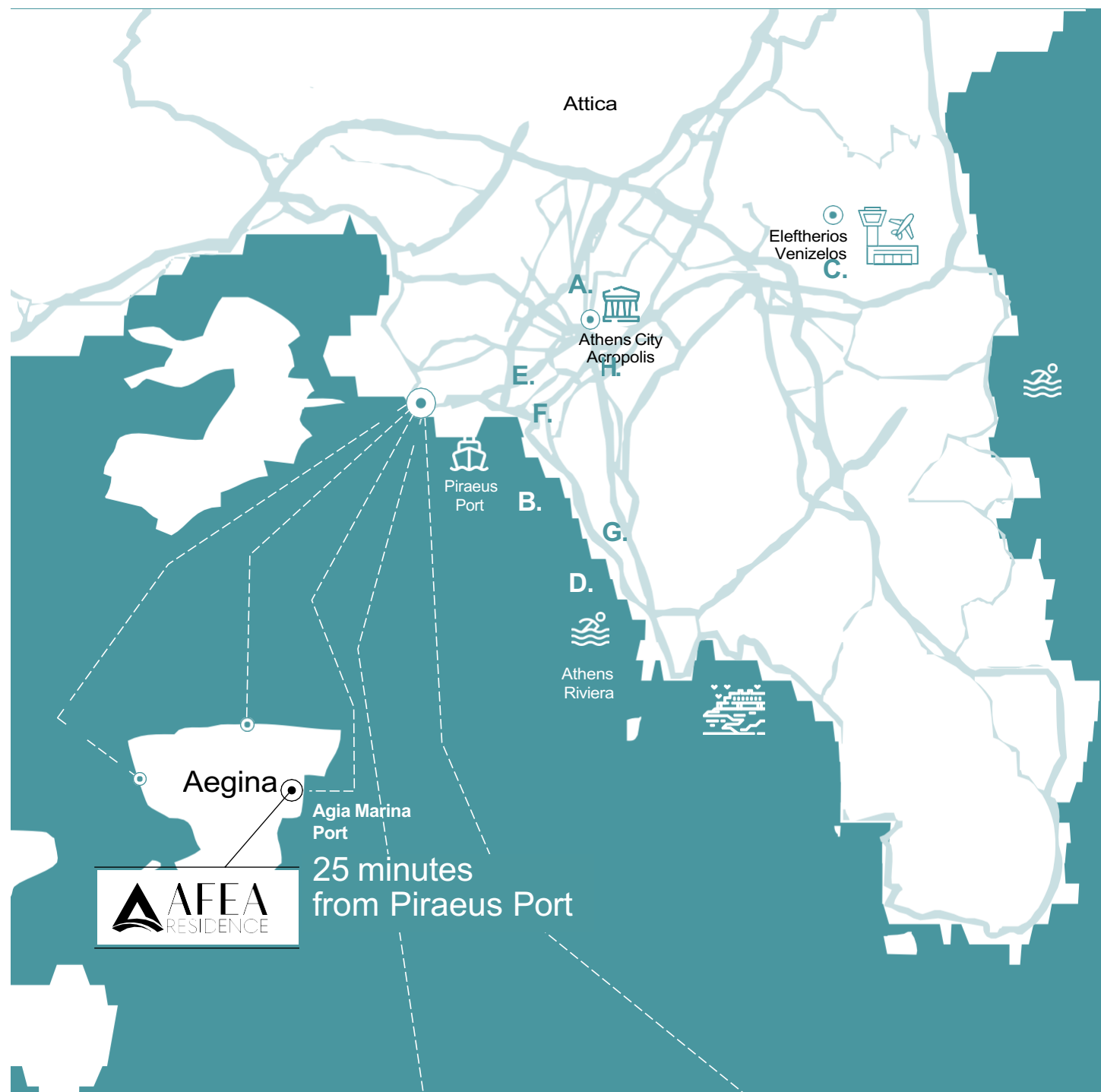
OPPORTUNITY TO RENT OUT THE INVESTMENT PROPERTY



FAST APPLICATION PROCESS

WE
BUILD
A BETTER
WORLD





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Location

The property is located in Agia Marina, Aegina's vibrant harbour town. Its quaint villages and laid-back lifestyle make it a favorite for both weekend retreats and year-round living. Easily accessible from the port of Piraeus by a short ferry ride, Agia Marina offers convenience alongside island charm.

- | | | | |
|---------------------------------------------------------------|------------------------------------------------------------|----------------------------------------------|----------------------------------------------------|
| A. Acropolis —————→ 30.3Km - 60 min | E. National Highway —————→ 25Km - 50 min | 01. Your home —————→ 0m | 05. ATM —————→ 300m - 1 min |
| B. Piraeus Port —————→ 23Km - 46 min | F. Stavros Niarchos Foundation —————→ 26Km - 52 min | 02. Primary School —————→ 2Km - 4 min | 06. Supermarket —————→ 300m - 1 min |
| C. Eleftherios Venizelos Airport —————→ 51Km - 102 min | G. The Ellinikon Project —————→ 25Km - 50 min | 03. High school —————→ 7Km - 14 min | 07. Bus Stop —————→ 1Km - 2 min |
| D. Athens Riviera, beaches —————→ 25Km - 50 min | H. Plaka —————→ 31Km - 62 min | 04. Pharmacy —————→ 400m - 1 min | 08. Port of Agia Marina —————→ 800m - 2 min |

DISCLAIMER: Distances are measured in a straight line and intended as a guide

Afea Residence

Mesagros, Agia Marina - Aegina - Greece

Location

Agia Marina is the most popular seaside area of Aegina, known for its long sandy beaches, crystal-clear shallow waters, and picturesque harbour. Surrounded by a lush pine forest, it enjoys a pleasant micro-climate and a distinctive sense of relaxation. With a full range of tourist amenities, traditional tavernas, cafés, beach bars, mini markets, and easy access to the famous Temple of Aphaia, the area appeals to visitors of all ages. It's an excellent choice for a holiday home or a tourism-oriented 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.

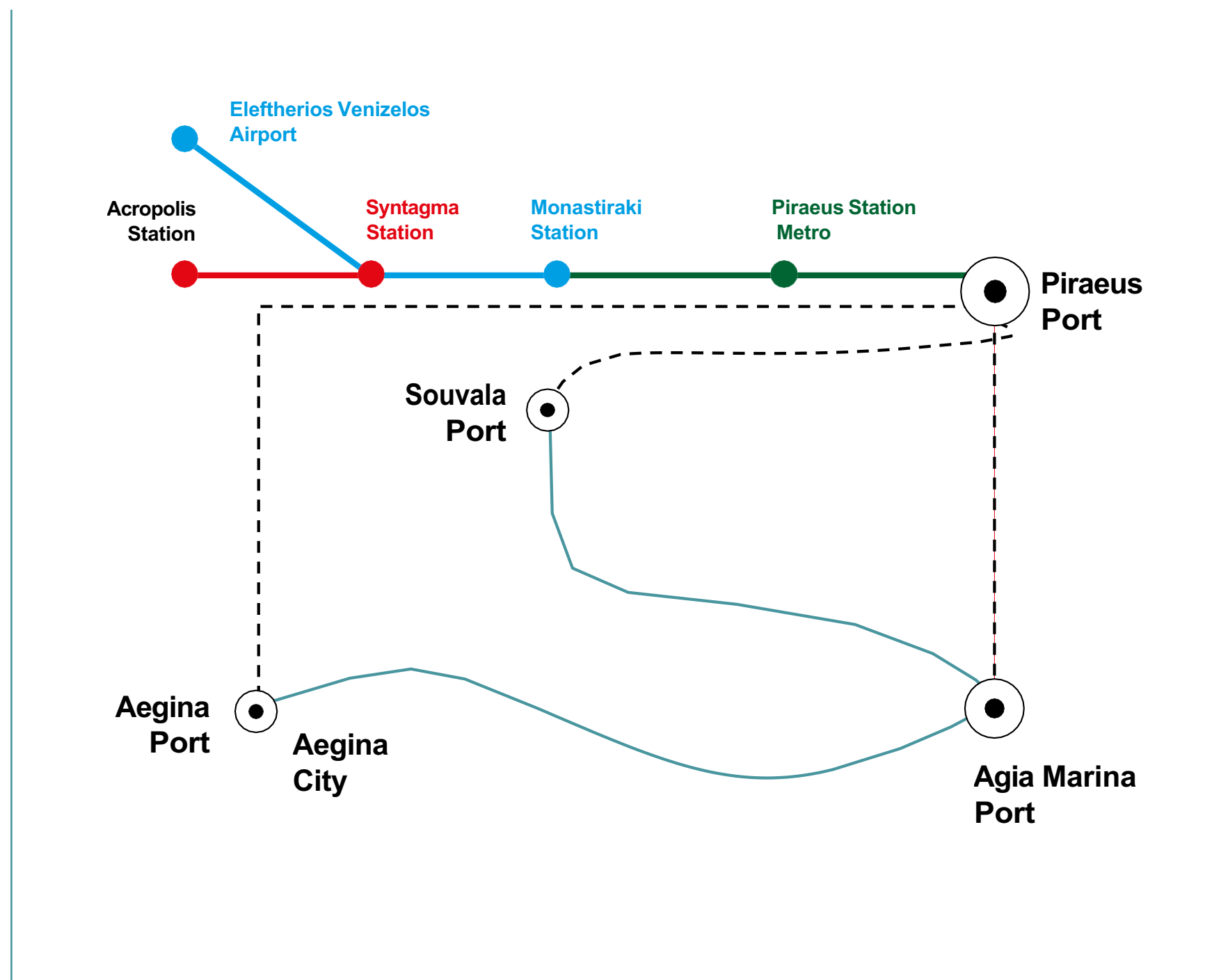
The area is rich in leisure and cultural offerings, with a wide range of cafés, restaurants, shops, and bars. Within close proximity are theaters, museums, and galleries — including the National Archaeological Museum — offering both cultural depth and vibrant nightlife. Popular neighborhoods such as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

Aegina | Landscapes

Aegina captivates with its diverse and authentic landscapes, from pine-covered hills and olive groves to charming coastal villages and crystal-clear beaches. The island blends serene countryside with dramatic sea views, offering a perfect balance between relaxation and natural elegance. Just a short ferry ride from Athens, Aegina’s scenery is both accessible and unforgettable.

Aegina | Culture

Aegina is not only a picturesque island but also a place rich in culture and history. Visitors can explore the ancient Doric Temple of Afea, which offers both architectural beauty and panoramic views. The island is also home to the impressive Church of Saint Nektarios, one of the largest in the Balkans. Art lovers will appreciate the Kapralos Museum, dedicated to the famous Greek sculptor Christos Kapralos, where his works are displayed in the serene setting of his former studio. Meanwhile, the Archaeological Museum of Kolona showcases artifacts from Aegina’s long and storied past, located near the ruins of an ancient acropolis.



Landscapes



Acropolis



Athens | Plaka

Acropolis Museum

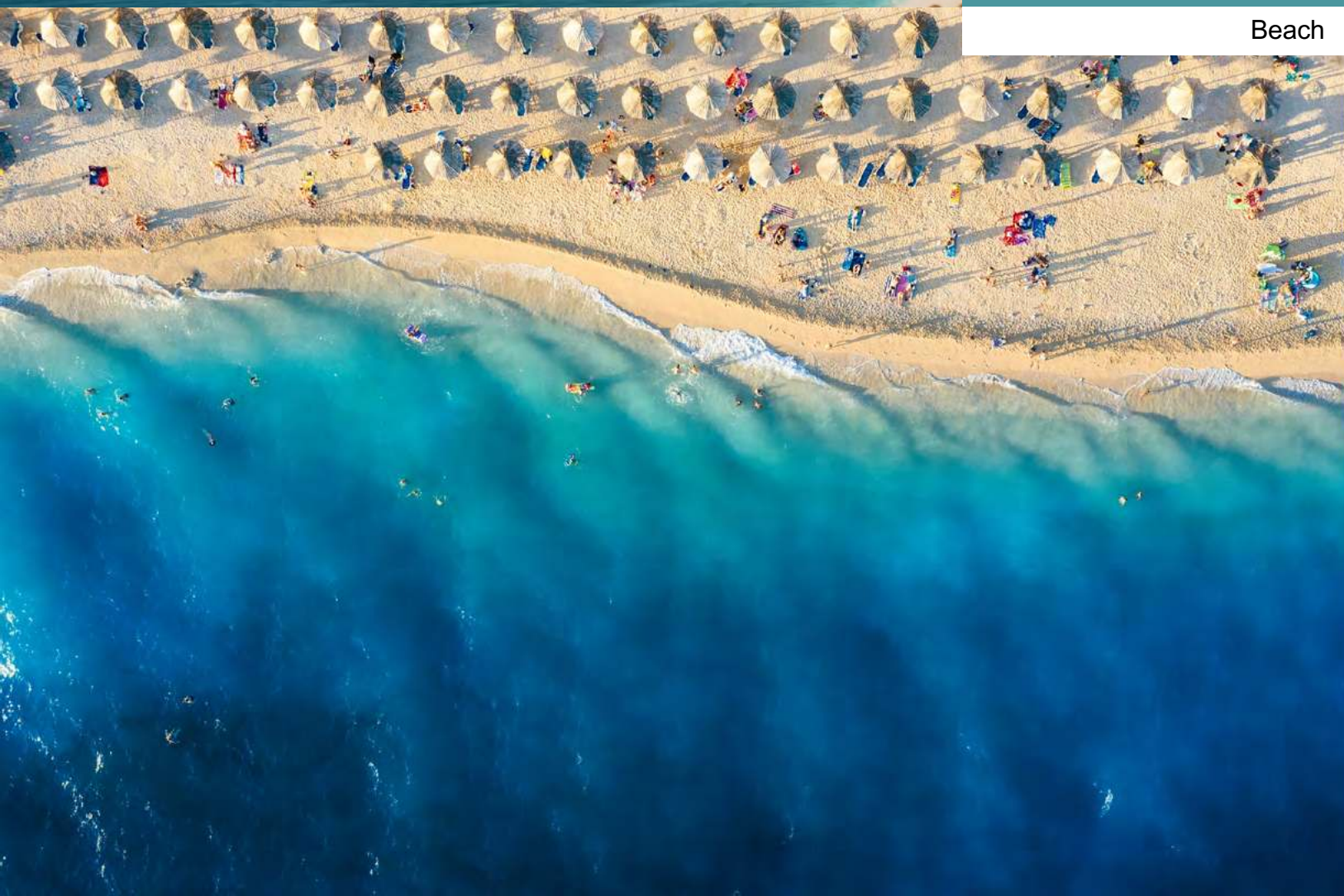
Stavros Niarchos Foundation



Athens Riviera



The Ellinikon Project



Beach



Athens Riviera Beaches

Aegina | Landscapes



Town of Aegina



Klima Beach



Agia Marina Beach

Aegina | Culture



Kapralos Museum

Agios Nektarios Monastery



Aphaia Temple

Archaeological Museum of Kolona



Project










Afea Residence

Mesagros, Agia Marina - Aegina - Greece

AFEA Residence in Aegina, consists of 11 apartments ranging from 28 to 66 sq.m., with one or two bedrooms. The building features a minimal aesthetic and modern design, equipped with energy-efficient aluminum systems, reinforced security door, Multi Aircondition system, and LED lighting. It is situated in a central location, in one of the most popular areas of Aegina.

Boutique Apartment Dimension ————— • 28 sqm – 66 sqm

Bedrooms ————— • 1-2

-  Energy class A+ Building
-  Smart Home
-  Energy efficient aluminium systems with high levels of thermal and sound insulation
-  Thermal facade
-  Solar water heater
-  Autonomous cooling- Heating pump
-  Large openings to maximise the view
-  Armoured / Strong door
-  New LED lighting technology



Project

Afea Residence

Mesagros, Agia Marina - Aegina - Greece

Minimal Design

Minimalist design is about prioritizing the essential: natural light, environmental consciousness, timeless aesthetics, reliability, and long-term functionality.

Timeless Aesthetics

Timeless aesthetics is about subtle lines, adaptability, and outlasting trends. It's design stripped to its core function, realized through limited materials, neutral colors, and simple forms, avoiding extravagance to achieve a pure form of elegance.



Project
Afea Residence



Floor Plans

Afea Residence

Semi-Ground Floor 1

SGF1 | Apartment

Size	Floor	Bedrooms	WC	Shower	Extra
65.50 m ²	Semi-Ground Floor	2	1	1	Garden(85.44 m ²), Pool (12.24 m ²) snarea swimming pool on the Terrace



Floor Plans

Afea Residence

Semi-Ground Floor 2

SGF2 | Apartment

Size	Floor	Bedrooms	WC	Shower	Extra
34.70 m ²	Semi-Ground Floor	1	1	1	Garden(42.70 m ²) snarea swimming pool on the Terrace



Floor Plans

Afea Residence

Semi-Ground Floor 3

SGF3 | Apartment

Size	Floor	Bedrooms	WC	Shower	Extra
42.00 m ²	Semi-Ground Floor	1	1	1	Garden(20.66 m ²) snarea swimming pool on the Terrace



Floor Plans

Afea Residence

Ground Floor 1

GF1 | Apartment

Size	Floor	Bedrooms	WC	Shower	Extra
34.20 m ²	Ground Floor	1	1	1	Balcony(7.30 m ²), shared swimming pool on the Terrace



Floor Plans

Afea Residence

Ground Floor 2

GF2 | Apartment

Size	Floor	Bedrooms	WC	Shower	Extra
34.70 m ²	Ground Floor	1	1	1	Balcony(7.20 m ²), shared swimming pool on the Terrace



Floor Plans

Afea Residence

Ground Floor 3

GF3 | Apartment

Size	Floor	Bedrooms	WC	Shower	Extra
28.20 m ²	Ground Floor	1	1	1	Balcony(12.40 m ²), shared swimming pool on the Terrace



Floor Plans

Afea Residence

Ground Floor 4

GF4 | Apartment

Size	Floor	Bedrooms	WC	Shower	Extra
28.00 m ²	Ground Floor	1	1	1	Balcony(13.60 m ²), shared swimming pool on the Terrace



Floor Plans

Afea Residence

1st Floor

A1 | Apartment

Size	Floor	Bedrooms	WC	Shower	Extra
34.20 m ²	1st Floor	1	1	1	Balcony(7.30 m ²), shared swimming pool on the Terrace



Floor Plans

Afea Residence

1st Floor

A2 | Apartment

Size	Floor	Bedrooms	WC	Shower	Extra
34.70 m ²	1st Floor	1	1	1	Balcony(7.20 m ²), shared swimming pool on the Terrace



Floor Plans

Afea Residence

1st Floor

A3 | Apartment

Size	Floor	Bedrooms	WC	Shower	Extra
28.20 m ²	1st Floor	1	1	1	Balcony(12.40 m ²), shared swimming pool on the Terrace



Floor Plans

Afea Residence

1st Floor

A4 | Apartment

Size	Floor	Bedrooms	WC	Shower	Extra
28.00 m ²	1st Floor	1	1	1	Balcony(13.60 m ²), shared swimming pool on the Terrace



Floor Plans

Afea Residence

Terrace

Terrace

Size	Floor	Extra
166.95 m ²	Terrace area	shared swimming pool



AFEA RESIDENCE

