

T18

T18 Residences

A secure investment. European residency.

Trofoniou 18, Larisis Station, Athens · Since 2013

Real estate development. And everything after.



THE PROPOSITION

Own in Athens. Reside in Europe.

Investment-grade residential property in Greece, held in euro. It qualifies for the €250,000 Golden Visa and can be let and managed on your behalf.

Designed to be seen — a corner conversion at one of Athens' most connected transit nodes.



THE BUILDING

Designed to be seen

Quietly confident architecture, in a location that holds its value.

THE BUILDING

A building with presence

Delivery

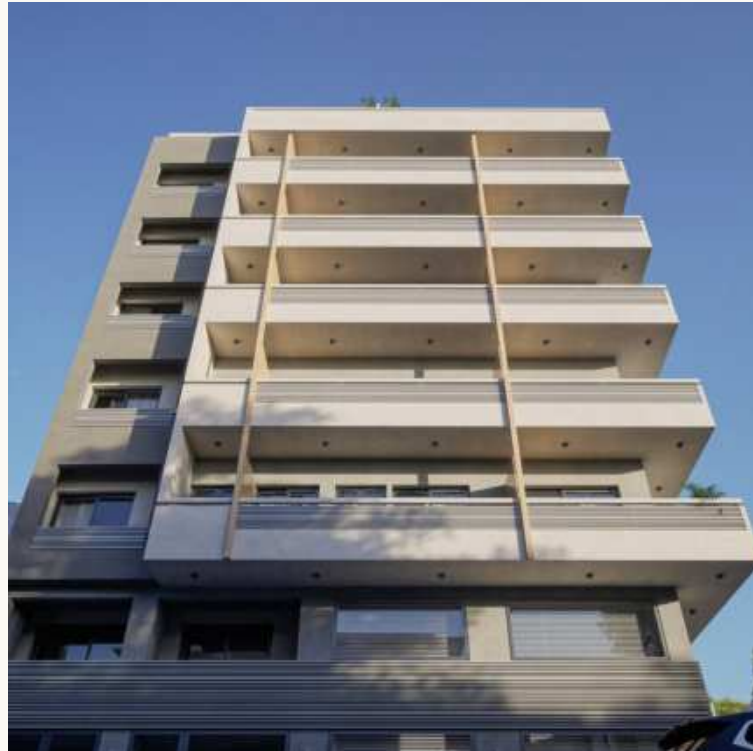
Q3 2027

21

residences

€250,000

GV threshold



WHAT'S INCLUDED

Designed to run itself

Every residence is delivered fully furnished and turnkey, in a building built to be let with as little friction as possible.

Fully furnished

Every unit delivered furnished and equipped — ready to occupy or let from day one.

Private storage

A dedicated basement storage room with each apartment, deeded with the unit.

Shared gym

An in-building gym for residents — a genuine amenity at this price point.

Residents' lounge

A shared lounge for tenants, alongside the building's circulation and services.

Ground-floor retail & F&B

Commercial space on the ground floor — an F&B concept and a service tenant.

Self-serviced & automated

Built for remote, hands-off ownership: professionally serviced and managed.

THE LOCATION

The neighborhood

Where the building sits, and what surrounds it.

St. Larisis -
Under 6 mins



Sklavenitis -
Under 1 min

Mokka Coffe
Under 10 mins

National Architectural
Museum - Under 6 mins

Thesio - Under 10 min

Seychelles
Aleria
(Under 10)

Omonia -
Under 10 min

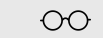
Impact Hub
Under 10 min

Stone Soup
Under 10 min

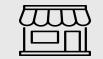
Impact Hub
Under 10 min

Lycavittos -
Under 6 mins

Code



POIs



Grocery



Food &
Digest



Coworking



Public
Transparent



AROUND YOU

In the middle of everything

Larisis Station — Athens' main railway hub and one of the city's most connected addresses.

TRANSPORT

Larisis Metro & Rail

3 min walk

Omonia Metro

8 min walk

Syntagma Square

15 min

Athens Airport

40 min · metro

CULTURE

Archaeological Museum

8 min walk

Larisis Station (1904)

3 min walk

Thiseio

10 min walk

Acropolis

20 min · metro

HOTELS

Wyndham Grand

5★ · 10 min

Grecootel Pallas Athena

5★ · 12 min

Moxy Athens City

Lifestyle · 8 min

Fresh Hotel

Design · 8 min

DINING

Aleria

Acclaimed · 8 min

Seychelles

Modern Greek · 8 min

Taf Coffee

Specialty · 10 min

Mokka

Specialty · 10 min

A connected, regenerating corridor

T18 sits at Larisis Station — one of Athens' most transit-connected addresses. The Larisis–Metaxourgio corridor is undergoing active urban regeneration, with new hospitality, coworking, and cultural venues. Rental demand is driven by students, professionals, and the growing digital-nomad population.

THE LOCATION

Trofoniou 18, Larisis Station

Larisis Station

3 min walk

Omonia Metro

8 min walk

Piraeus Port

20 min · metro

Athens Airport

40 min · metro



Nat'l Archaeological Museum

8 min walk

Syntagma

15 min walk

Acropolis

20 min · metro

Monastiraki

15 min · metro

Food & Digestion



_Aleria
_Seychelles
★★★★★



_National Archeological Museum



_Taf Coffee
_Mokka Speciality Coffee
★★★★★



Co working destinations

_Stone Soup Coworking Space
_Selina Theatrou Athens
_Impact Hub Athens



THE APARTMENTS

The apartments

Distinct layouts across eight floors. Each furnished, equipped, and ready.

THE RANGE

The full range, floor by floor

1S	1-Bedroom • Compact 1 bed · 1 bath · Floors 1–5 Internal / balcony / total 31 / 8 / 39 m²
1L	1-Bedroom • Large 1 bed · 1 bath · Floors 1–5 Internal / balcony / total 43 / 14 / 57 m²
2B	2-Bedroom 2 bed · 1 bath · Floors 1–5 Internal / balcony / total 54 / 5 / 59 m²
F1	Terrace home (F1) 1 bed · 1 bath · Floor 6 Internal / balcony / total 37 / 49 / 86 m²

F2	Terrace home (F2) 1 bed · 1 bath · Floor 6 Internal / balcony / total 43 / 25 / 68 m²
DX	Duplex (G1) 3 bed · 2 bath · Ground + loft Internal / balcony / total 79 / 5 / 84 m²
G2	Apartment (G2) 2 bed · 1 bath · Ground floor Internal / balcony / total 54 / 7 / 61 m²
S1	Studio • Penthouse Studio · 1 bath · Floor 7 Internal / balcony / total 20 / 25 / 45 m²

All measurements shown as internal, balcony, and total — never combined. 21 residences in total.

1S

1-Bedroom • Compact

One bedroom, one bath. Efficient and rentable.

31

Internal m²

8

Balcony m²

39

Total m²

Units A2, B2, C2, D2, E2 — one per floor, Floors 1 to 5. Identical 31 m² internal layout throughout.



Open-plan living and kitchen

1-BEDROOM • COMPACT



Living and dining, open-plan



Bedroom, opening to the balcony

1-Bedroom • Compact • Floor Plan

Typical floor • the compact one-bedroom repeats on Floors 1–5



Typical Floor (Floors 1–5) • 1-Bedroom Compact highlighted

UNIT REFERENCE

- Units A2 • B2 • C2 • D2 • E2 — 31 m² internal, 8 m² balcony. One per floor, Floors 1–5.

The compact one-bedroom is laid out as a true one-bedroom rather than a studio: a separate bedroom sits behind the living space, with a fitted wardrobe and a three-piece bathroom with a walk-in shower along the inner wall. The living room runs to the balcony, with the kitchen worked into the same open space and a dining setting in the middle. An efficient floor plate with no wasted circulation — well suited to a single tenant or couple, and to short-stay letting. Furniture package and individual basement storage included.

1L

1-Bedroom • Large

One bedroom, with generous proportions.

43

Internal m²

14

Balcony m²

57

Total m²

Units A1, B1, C1, D1, E1 — one per floor, Floors 1 to 5. A larger 14 m² balcony on every floor.



The living area, opening to the balcony

1-BEDROOM • LARGE



Living and kitchen, open-plan



Living through to the entrance hall

1-BEDROOM · LARGE — MORE VIEWS



Kitchen and dining

1-Bedroom • Large • Floor Plan

Typical floor • the large one-bedroom repeats on Floors 1–5



Typical Floor (Floors 1–5) • 1-Bedroom Large highlighted

UNIT REFERENCE

- Units A1 • B1 • C1 • D1 • E1 — 43 m² internal, 14 m² balcony, 57 m² total.

The larger one-bedroom is an L-shaped layout that turns the corner of the building. The living room and open kitchen sit along the top, opening onto the widest balcony in the standard range at 14 m², while a generous double bedroom and the bathroom occupy the quieter wing away from the living space. The entrance opens into a proper hall rather than straight into the living room. The extra twelve square metres over the compact unit go into both the bedroom and the balcony, making it the pick for owners who intend to spend time in the apartment themselves. Furniture package and individual storage included.

2B

2-Bedroom

Two bedrooms. The family layout.

54

Internal m²

5

Balcony m²

59

Total m²

Units A3, B3, C3, D3, E3 — one per floor, Floors 1 to 5. Ground-floor G2 and upper-ground U1 offer the same two-bedroom layout with a larger footprint.



Living and kitchen, open-plan

2-BEDROOM



Kitchen and dining, with island seating



The principal bedroom

2-BEDROOM — MORE VIEWS



Living area

2-Bedroom • Floor Plan

Typical floor • the two-bedroom repeats on Floors 1–5



UNIT REFERENCE

- Units A3 · B3 · C3 · D3 · E3 — 54 m² internal, 5 m² balcony, 59 m² total.
- G2 (ground, 54 m² / 61 total) and U1 (upper-ground, 57 m² / 66 total) — same two-bedroom layout, larger floors.

The two-bedroom is the family layout. Two genuine double bedrooms sit on the eastern side of the plan, behind a glass-brick wall that draws in light while keeping privacy, and they share a bathroom off the entrance corridor. The living room and kitchen form one bright social space at the front, with room for a dining table and island seating. At 54 m² internal it is the largest of the repeating floor plans, and the single-bathroom, two-bedroom configuration is the most rentable layout in the building for families and sharers. Furniture package and individual storage included.

F1

Terrace home • F1

Floor 6. One bedroom, a 49 m² wraparound terrace.

37

Internal m²

49

Balcony m²

86

Total m²

Unit F1, 6th floor. One bedroom, one bathroom, wrapped by a 49 m² terrace — the largest private outdoor space in the building. Entered from ΕΙΣΟΔΟΣ ΣΤ.1.



F1 — open-plan living and kitchen

TERRACE HOME · F1



F1 — living and dining, opening to the terrace



F1 — bathroom with walk-in shower

Terrace home • F1 • Floor Plan

6th floor • the larger-terrace home (entrance ΣΤ.1)



6th Floor • Terrace home F1 highlighted

UNIT REFERENCE

- F1 — 1 bedroom, 1 bathroom · 37 m² internal, 49 m² terrace, 86 m² total.
- The wraparound terrace (ΕΞΩΣΤΗΣ /1) is the largest private outdoor space in the building.

F1 is the terrace home built around outdoor space: a 49 m² wraparound terrace — larger than the interior — wraps the living, kitchen and dining area, with the bedroom and bathroom set in a quiet wing off the entrance hall. Entered from ΕΙΣΟΔΟΣ ΣΤ.1. A one-bedroom that lives much larger than its footprint suggests. Furniture package and individual storage included.

F2

Terrace home • F2

Floor 6. One bedroom, a larger interior, 25 m² terrace.

43

Internal m²

25

Balcony m²

68

Total m²

Unit F2, 6th floor. One bedroom, one bathroom, with a larger interior than F1 and its own 25 m² terrace. Entered from ΕΙΣΟΔΟΣ ΣΤ.2.



F2 — open-plan living, opening to the terrace



F2 — kitchen



F2 — bathroom with walk-in shower

Terrace home · F2 · Floor Plan

6th floor · the second terrace home (entrance ΣΤ.2)



6th Floor · Terrace home F2 highlighted

UNIT REFERENCE

- F2 — 1 bedroom, 1 bathroom · 43 m² internal, 25 m² terrace, 68 m² total.
- A larger interior than F1, with its own 25 m² terrace (ΕΞΩΣΤΗΣ /2).

F2 is the larger-interior terrace home: a generous living, dining and kitchen area opens to a 25 m² terrace, with a separate double bedroom and a bathroom with a walk-in shower. The glass-brick wall on the eastern side draws in light. Entered from ΕΙΣΟΔΟΣ ΣΤ.2, sharing the sixth floor with F1. Furniture package and individual storage included.

DX

Duplex • G1

Three bedrooms over two levels — ground and loft.

79

Internal m²

5

Balcony m²

84

Total m²

Unit G1, ground floor. Three bedrooms, two bathrooms, arranged across a ground level and a loft above. The only three-bedroom, two-level home in the building.



Open-plan living and kitchen at ground level

DUPLEX • GROUND + LOFT



Living and kitchen at ground level



A bedroom

Duplex • G1 • Floor Plan

Ground level • living, kitchen, dining and one bedroom



UNIT REFERENCE

- G1 — 3 bedrooms, 2 bathrooms • 79 m² internal, 5 m² balcony, 84 m² total.
- Ground level: open-plan living, dining and kitchen, one bedroom and a bathroom, with an internal staircase to the loft.

The duplex is the building's signature home and the only three-bedroom at T18. The ground level is the living floor: an open-plan kitchen, a dedicated dining area and a living room flow together across the front, with one bedroom and a full bathroom set to the side and a private balcony off the living space. An internal staircase rises from the centre of the plan to the loft above. Furniture package and individual storage included.

Duplex • G1 • Floor Plan

Mezzanine / loft level • two further bedrooms above



Mezzanine / Loft • Duplex G1 — two bedrooms above

UNIT REFERENCE

- Loft level — two additional bedrooms, a bathroom and a walk-in closet, reached by the internal staircase.
- Together the two levels make G1 a full three-bedroom, two-bathroom home.

Upstairs, the mezzanine holds the two further bedrooms, a second bathroom and a walk-in closet, set beside open loft voids (πατάρι) that look down over the living level. Putting the bedrooms on their own floor gives the duplex a genuine separation of living and sleeping space that no single-level apartment in the building offers — closer to a small house than a flat. Total internal area across both levels is 79 m².

G2

Apartment • G2

Ground floor. A two-bedroom with a larger footprint.

54

Internal m²

7

Balcony m²

61

Total m²

Unit G2, ground floor. Two bedrooms and one bathroom, with a 7 m² balcony — the same two-bedroom layout as the upper floors, on the building's largest residential floor plate.



Living and dining, open-plan



Kitchen and living



A bedroom

Apartment • G2 • Floor Plan

Ground floor • the two-bedroom beside the duplex



Ground Floor • Apartment G2 highlighted

UNIT REFERENCE

- G2 — 2 bedrooms, 1 bathroom · 54 m² internal, 7 m² balcony, 61 m² total.
- Entered from ΕΙΣΟΔΟΣ N.2, sharing the ground floor with the G1 duplex.

G2 is a ground-floor two-bedroom and the larger sibling of the typical-floor two-bed, with a 7 m² balcony rather than 5. Two double bedrooms sit to the east behind the same glass-brick wall used upstairs, sharing a bathroom with a separate shower, while the living room and open kitchen run across the front with space for dining and island seating. Entered from its own door (ΕΙΣΟΔΟΣ N.2), it shares the ground floor with the G1 duplex and sits on the building's largest floor plate. Furniture package and individual storage included.

S1

Studio • Penthouse

Floor 7. A studio opening onto a private terrace.

20

Internal m²

25

Balcony m²

45

Total m²

Unit S1, 7th floor. A compact studio with a private terrace larger than the interior — the only home on the top floor of the building.



Open-plan studio interior

Studio • Penthouse • Floor Plan

7th floor • the only home on the top level



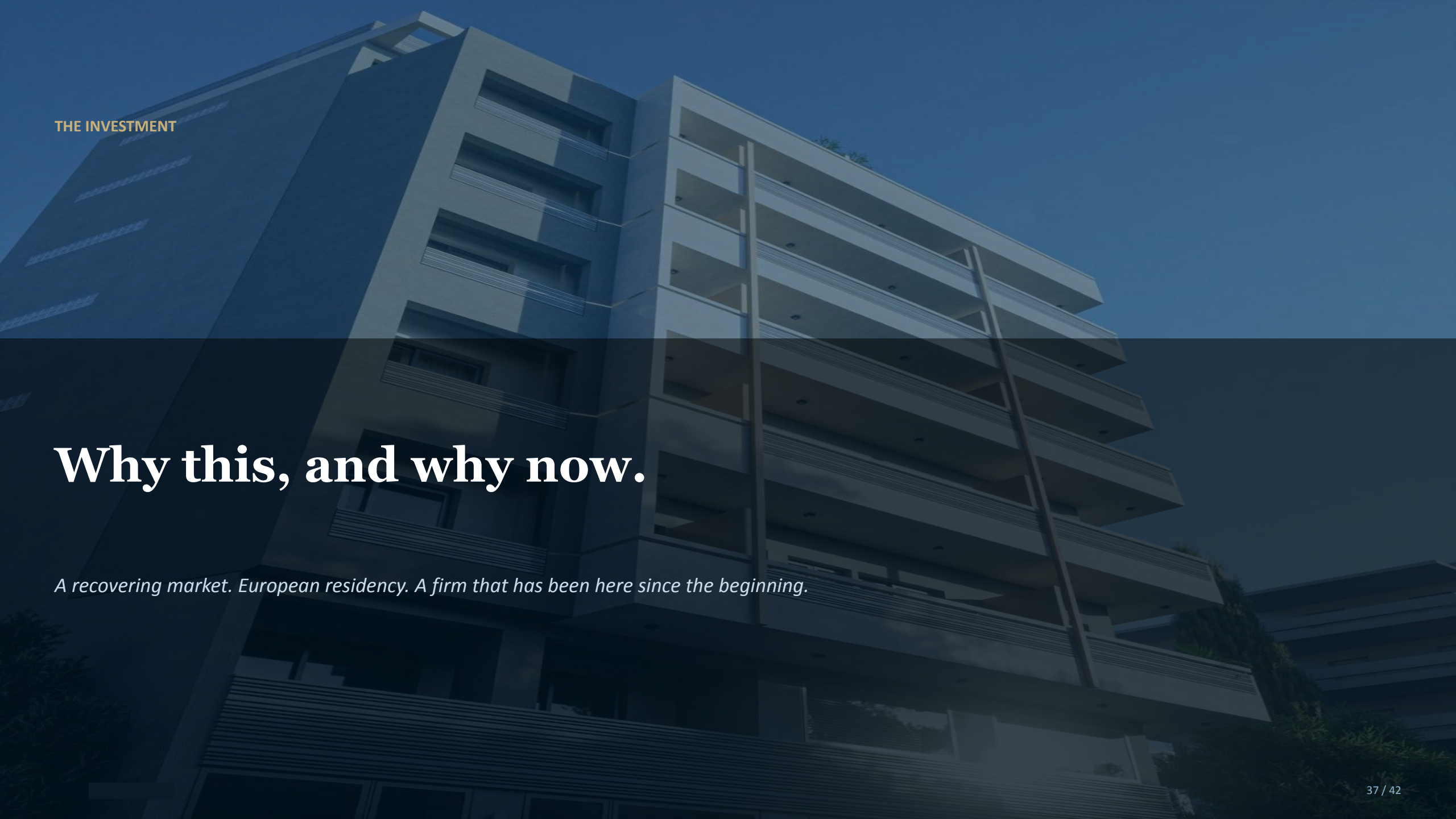
UNIT REFERENCE

- S1 — studio • 20 m² internal, 25 m² terrace, 45 m² total. The sole residence on the 7th floor.

The penthouse studio is the building's top-floor lock-up-and-leave: a compact, efficient interior opening directly onto a private terrace larger than the apartment itself. The standout choice for a low-maintenance pied-à-terre or a high-yield short-stay rental, with the whole floor to itself. Furniture package and individual storage included.

Shared Gym Facility





THE INVESTMENT

Why this, and why now.

A recovering market. European residency. A firm that has been here since the beginning.

PROJECT OVERVIEW

The investment at a glance

From €250,000

Qualifying entry · Golden Visa threshold

21

Residences across the building

Fully managed

Serviced & let on your behalf

UNIT MIX

12	One-bedroom apartments
8	Two-bedroom apartments
1	Penthouse studio

INVESTMENT PROFILE

- Held in euro, titled in your name under EU law
- Fully furnished, turnkey, professionally managed
- Rental income potential — figures available on request
- Shared gym, residents' lounge, and private storage
- Ground-floor retail & F&B for on-site convenience

Indicative rental yield and current pricing provided on request, tailored to the specific unit and current availability.

The right city, at the right time.

01 Values still below peak

Athens residential prices are still recovering from a historic correction. Entry points remain a fraction of comparable European capitals.

02 EU residency from €250,000

Greece has one of the lowest qualifying thresholds in the EU. The programme has been tightened — weaker operators have exited, leaving a cleaner market.

03 Strong rental demand

T18 sits at Larisis Station, a regenerating corridor. Students, professionals, and a growing digital-nomad population create consistent rental demand close to transit.

04 EU legal framework, Greek title

Property is registered at the Land Registry, titled in your name, priced in euro, and governed by EU law.

A qualifying conversion

€250,000

the most accessible entry point under the current Greek Golden Visa programme

T18 is a qualifying conversion project. Originally a commercial building, converted to residential use, it meets the €250,000 threshold — not the higher €400,000 regional or €800,000 premium thresholds.

29

Schengen countries, visa-free

5 yrs

renewable while the property is held

4–8 months

typical timeline from final payment

3 generations

spouse, children, and parents on both sides

IN SAFE HANDS

A firm that delivers

Founder-led, in Greek real estate since 2013, and one of the operators that kept delivering when the programme tightened.

1,000+

Golden Visa applications across the group, plus hundreds annually

Since 2013

In Greek real estate, headquartered in Athens

4 languages

English, Arabic, Turkish, and Greek — in-house

Also featured at IMI Connect Cairo · IREX Dubai · Cityscape Egypt · InvestPro

Your purchase is protected

- Funds handled through proper legal channels, not paid to a developer directly.
- Your own lawyer reviews title and contracts before anything is committed.
- Title registered at the Land Registry — a clear paper trail at every step.
- A named consultant with you from first call to ownership.

LET'S TALK IT THROUGH

A 20-minute call, in your language.

*A clear, honest assessment of whether T18 — and the Greek Golden Visa
— fits your goals.*

Real estate development. And everything after.