

South Side Suites

Agios Dimitrios, Greece



South Side Suites: Innovative & Autonomous Serviced Living

Launching an **innovative serviced apartment development in Agios Dimitrios**, this project combines the independence of apartment living with the premium services of a hotel.

Strategically located near Athens Metro Mall, it offers a swift 15-minute metro ride to Athens' bustling center and an equally short 15-minute drive to the Athenian Riviera — making it ideal for both business and leisure stays.

The development comprises **16 apartments**, among them are **two spacious Golden Visa–eligible units**, offering discerning investors a rare opportunity to combine lifestyle, convenience, and long-term value in one of Athens' most connected neighborhoods.

Situated in a **vibrant, well-served district**, this project is poised to attract strong demand from **international travelers and local professionals** seeking a refined blend of **comfort, technology, and autonomy**.



Prime Location of South Side Suites both for Business & Leisure

Within **15 minutes**



Athens Centre



Restaurants



Several Beach Options



Retail Stores

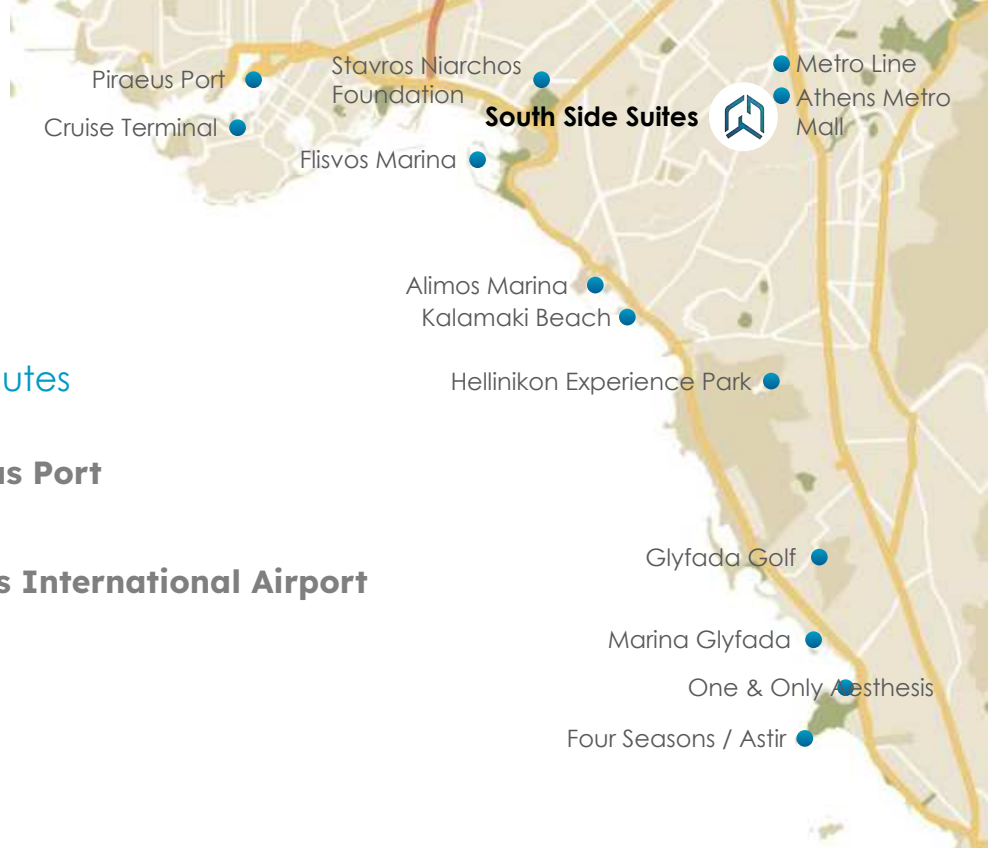
Within **30 minutes**



Piraeus Port



Athens International Airport



The Location

Agios Dimitrios is a vibrant suburb located in the southern part of Athens. Nestled in the Athens metropolitan area, this location offers a unique mix of residential tranquility and city life, making it an ideal place for residential investment projects.

Highlights

- **Proximity to Athens Center:** Approximately 5 to 7 kilometers south of the Athens city center
- **Proximity to the Sea:** About 6 to 8 kilometers away from the coastline, particularly the Saronic Gulf
- **Transportation Links:** Well-connected through public transport, including buses and the metro, facilitating easy commutes
- **Shopping Centers:** The area houses the Metro Mall, a significant shopping destination with various retail outlets, dining options, and entertainment facilities

Project Overview



Available Units

2 Golden Visa
Maisonettes

14 Studios
(Non-Golden Visa)



Luggage Storage
for guests



Fully Automated
Self-served



Business
Friendly



Fully Furnished

Investment Profile

Prices starting from

€ 335.000 euros



High ROI (%)



Introducing The Golden Visa Apartments

The development comprises **16 thoughtfully designed apartments**, including **two exclusive Golden Visa properties**, each featuring a **private garden** and **cort anglaise**. One is distributed across **three floors** and the other across **two**, both offering spacious layouts and refined living. The units are delivered full furnished, meticulously designed for **efficiency and practicality**, with **foldable furniture**, **under-bed storage**, and **sofa beds** to maximize comfort and space. Every apartment includes a **small balcony**, **modern appliances**, and **smart technology features**, ensuring a seamless and contemporary living experience.

























Introducing The Ground Floor Duplexes

Introducing 2 unique units on the ground floor, the 1-bedroom and 2-bedroom duplex & triplex offer a distinctive living experience. Built across two/three levels with a private front yard garden, these units boast spacious and intelligently designed layouts.

Featuring smart furniture with extra storage options, these duplexes & triplexes maximize functionality without compromising on style. Natural sunlight floods the interiors, enhancing the inviting atmosphere.

The duplex & triplex are thoughtfully divided into ground, basement levels with one extra floor for the triplex, both of which enjoy excellent access to sunlight. The basement level hosts the master bedroom, complete with an en suite bathroom and a walk-in closet, providing a luxurious retreat within the comfort of home.



Two Units Eligible for the Golden Visa



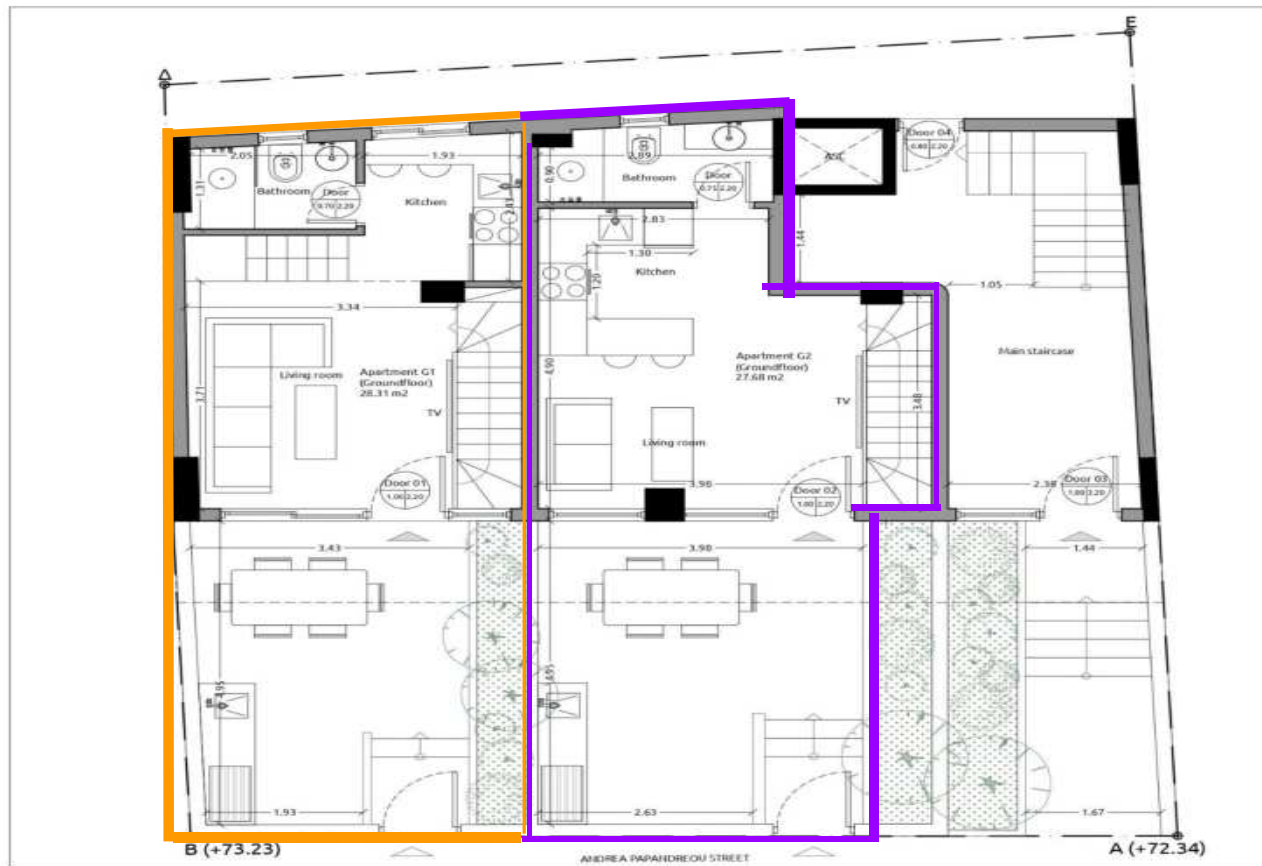
Unit G1 (Left Side)

- Triplex
- 3 Levels (-1,0,1)
- Internal Area: 76 sqm
- External Area 17 sqm
- Private Garden
- 2 Bedrooms
- 2 Bathrooms
- Cort Anglaise
- Fully furnished & equipped
- **Price: € 350.000**

Unit G2 (Right Side)

- Duplex
- 2 Levels (-1,0)
- Internal Area: 71 sqm
- External Area 17 sqm
- Private Garden
- 1 Bedroom
- 2 Bathrooms
- Cort Anglaise
- Fully furnished & equipped
- **Price: € 335.000**

Floor Plan: Ground Floor Triplex + Duplex G1 & G2 (Level 0)



G1

G2

PROJECT TITLE:

APARTMENT BUILDING,
AGIOS DIMITRIOS, ATHENS

DRAWING TITLE:
GROUND FLOOR PLAN

CODE:
A.02

SCALE:
1:50

STUDIER:

DATE:
2 August 2023

Floor Plan: Basement Floor Triplex + Duplex G1 & G2 (Level -1)



G1
G2

PROJECT TITLE:

APARTMENT BUILDING,
AGIOS DIMITRIOS, ATHENS

DRAWING TITLE:
BASEMENT PLAN

CODE:
A.01

SCALE:
1:50

STUDIER:

DATE:
2 August 2023

The floor plan illustrates a two-unit residential building. The layout includes the following details:

- Apartment A1 (23.24 m²):** Located on the left, it features a bedroom (1.50 x 2.00), a bathroom, a kitchen with a washing machine, and a living area. A red box highlights a section of the bedroom and living area.
- Apartment A2 (22.62 m²):** Located on the right, it features a bedroom (1.50 x 2.00), a bathroom, a kitchen with a washing machine, and a living area.
- Balcony (4.03 m²):** A shared balcony area at the bottom of the plan.
- Dimensions and Features:** Various dimensions are provided for rooms and furniture. Key features include doors (e.g., Door 01, Door 02), windows, and built-in furniture like the folding desk and TV.
- Orientation:** The plan is oriented with North (N) at the top, indicated by a dashed line and an arrow.

DATE:
2 August 2023