SANTHEOS

Greek Property
& the Golden Visa

Athens, Greece

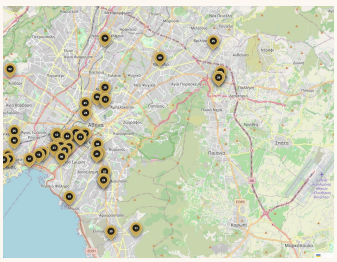


Cover Rendering · ST-41 Ypapantis, Artemida

Explore by Area ›

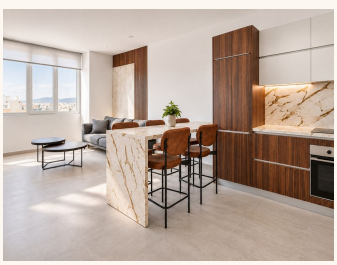
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Quick Links



Projects by Area

Browse homes by location.



Completed Projects

Explore 14 finished projects.



Golden Visa

Compare property investment routes.

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Full Contents

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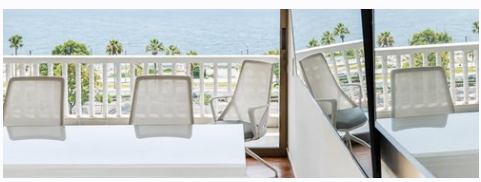
FROM DESIGN TO HANDOVER

Rooted in Athens

Our team in Athens develops homes, converts existing buildings and manages each project through handover.



Santheos Reception · Palaio Faliro





Residential Development
Property selection, design, construction and inspection.

Transaction Support
Project documents, contracts and specialist support.

Local Support
Property visits, consultations and document review.

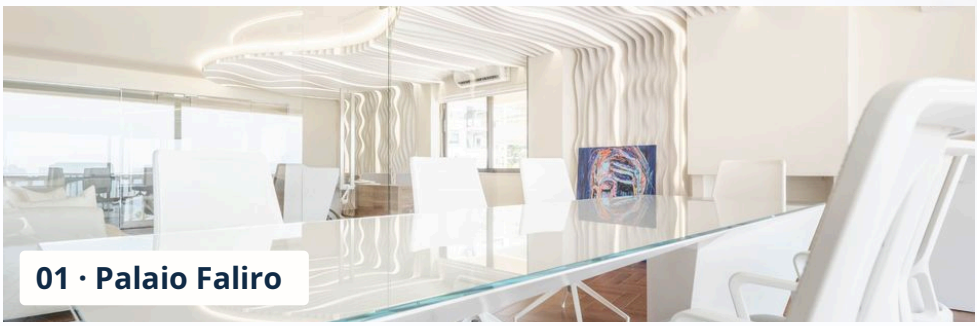
Explore Our Offices ›

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SANTHEOS IN ATHENS

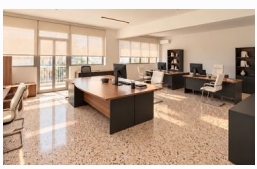
Four Offices in Athens

Four locations serve clients across Athens.



Client Services & Reception

Client meetings, visits, enquiries and transaction documents.



Kallithea

Design & Planning

Develop residential layouts, finishes and interiors.



Pallini

Construction & Engineering

Coordinate drawings, materials and site work.



Alimos

Property Management & Aftercare

Manage inspections, keys and property services.

Offices & Appointments ›

THE GREEK GOLDEN VISA

Greek Residency

A residence permit for eligible non-EU buyers of qualifying property.



90 / 180 · Schengen Stays
Travel to other Schengen countries for up to 90 days in any 180-day period.

Family Eligibility
Eligible spouses, children and both sets of parents may apply.

Travel & Renewal
Absence alone does not prevent renewal. Renewal criteria still apply.

5 Years · Permit Term
Investor residence permits last five years and can be renewed if conditions are met.

By April 2026, Santheos had helped 120+ families secure Golden Visas and residence cards.

Compare Property Routes ›

EU · Schengen Stays ↗

Greek Golden Visa Law ↗

Golden Visa Property Routes

Eligibility depends on the property's use, location and floor area.

Commercial-to-Residential Conversion

€250,000

Minimum for a single qualifying property.

Convert the main spaces to residential use. Complete the change after 5 April 2024 and before filing. No 120 m² minimum.

Standard Property Purchase

€800,000 / €400,000

Attica & designated areas / Other eligible areas

One qualifying property in the applicable area.
At least 120 m² of main space for built or permitted property.
Verify title, use and transaction documents.

Short-term letting and subletting are restricted by law.
Transaction, professional and ownership costs are additional.

Law · Article 100 ↗

Change-of-Use Guide ↗

Contents 07

From Athens to the World

We guide international buyers through property selection, due diligence and handover.



18
Client Nationalities

5
Continents Reached

Property Selection

Compare homes by location, budget and use. Tour with our team.

Legal & Technical Review

Coordinate title, use and permit checks with specialist advisers.

Conversion & Handover

Follow design, construction, inspection and handover.

Residency & Aftercare

Prepare residence documents and arrange property aftercare.

Source · Santheos website and records

Leadership & Teams

Serving buyers of Greek property in Greece and abroad since 2016.



Costas Charitos (left) · Lei Chen (right)

Forbes Türkiye · Forbes Stüdyo sponsored feature · 4 November 2026

8 Years
of Core Team Golden Visa Experience

50+
Specialist Team

200+
Engineering Team

Costas Charitos

Co-founder and Greek-qualified lawyer. Advises on immigration and property transactions.

Lei Chen

Co-founder and chief executive. Leads development, construction and Golden Visa strategy.

From Property Investment to the Golden Visa

Gayrimenkulden Golden Visa'ya

Meet the Team ↗

Read Forbes Story ↗

Purchase, Residency & Handover

The steps from choosing a property to taking possession.

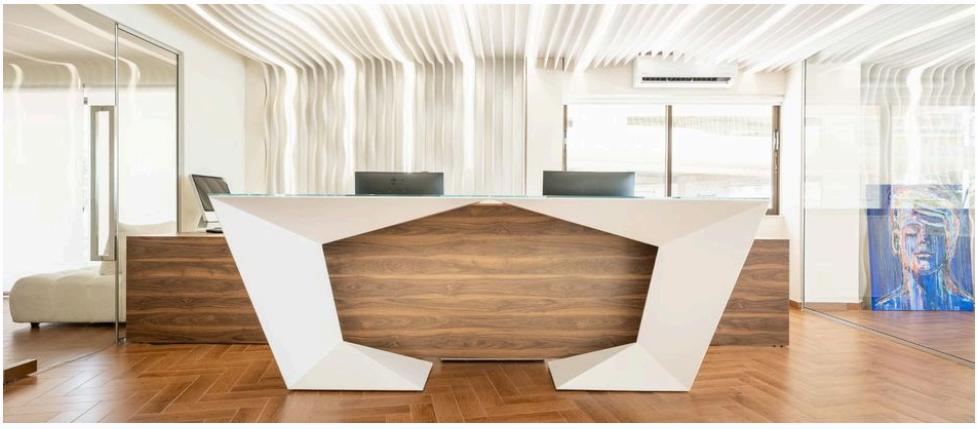
Property Purchase		
01	**Buyer Brief**	Set your budget, search area and goals.
02	**Project Shortlist**	Compare projects and arrange visits.
03	**Due Diligence**	Verify title, use and permits.
04	**Signing & Payment**	Agree on terms and payment dates.
Residency Application		
05	**Prepare Documents**	Confirm eligibility and gather documents.
06	**Filing & Biometrics**	File the application and provide biometrics.
Handover & Aftercare		
07	**Follow-up & Inspection**	Supply further documents, inspect the property and agree the handover.
08	**Property & Permit Renewal**	Coordinate property management and permit renewal.

Official Change-of-Use Procedure ↗

PLAN YOUR VISIT

Visit Our Athens Projects

Tell us your preferred areas and travel dates.
We'll arrange private viewings around your visit.









Travel planning · Viewings · Office meetings · Transfers

Book a Viewing ↗

View Project Map ›

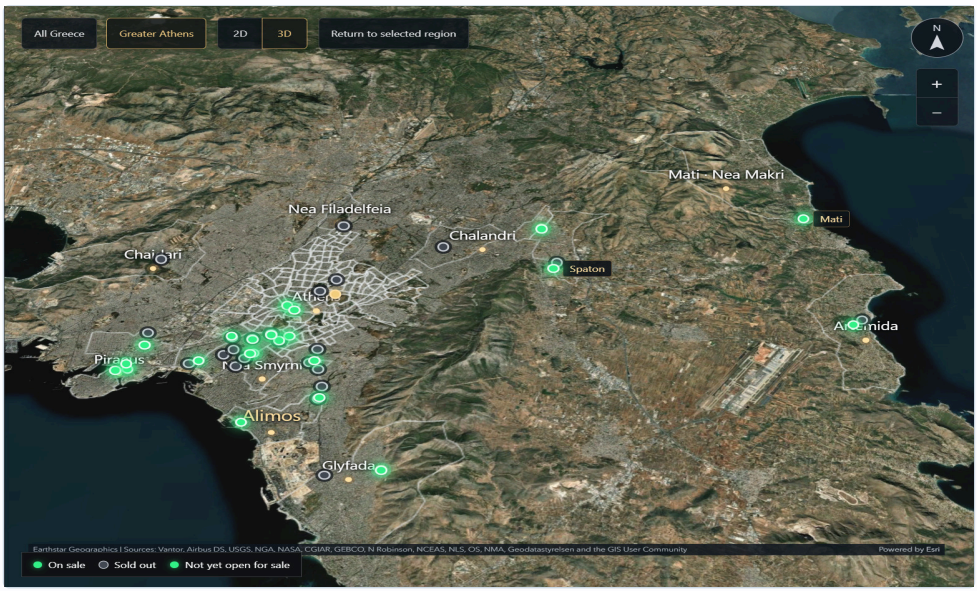
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GREATER ATHENS

Attica Project Map

Athens, Piraeus and the Coast

3D Satellite Map



Interactive Map ↗

Projects by Area ›

49 **Projects to Date**	540 **Homes in Development**	460 **Residence Cards via Conversions**
19 **Projects in this Guide**	14 **Completed Projects**	04 **Athens Offices**

Website figures checked 10 November 2026.

19 PROJECTS · SIX REGIONS

Projects by Area

Explore projects across central Athens, the port, the coast and the islands.



01 **Central Athens**

Athens Center · Koukaki · Syngrou



02 **Kallithea & Southwest Athens**

Kallithea · Tavros · Moschato



03 **Piraeus Port District**

Piraeus



04 **North & Northeast Athens**

Chalandri · Gerakas



05 **East Attica & the Islands**

Mati · Artemida · Kythnos



06 **South Athens & the Coast**

Agios Dimitrios · Alimos · Ano Glyfada

Layouts, areas and estimated delivery dates are subject to current Project documents and the contract.

View Attica Project Map

ST-45 · ATHENS

Pre-Construction

Eleutherias

Plateia Eleftherias 25



Exterior rendering

Central Athens

Facing Koumoundourou Square

Mature trees line the square. Sample layouts span 52.47–56.59 m².

View Project ↗

Contents **By Region** **14**

ST-32 · KOUKAKI

Under Construction

Kallirois

Lisimachias 2–6



Corner elevation rendering

Central Athens

Everyday Koukaki

A commercial-to-residential conversion within reach of Koukaki’s shops and public transport.

View Project ↗

Contents By Region 15

ST-31 · ATHENS

Delivery Enquiries

Sygrou2

Leoforos Sygrou 101



Street elevation rendering

Central Athens

One home remains on Sygrou

The two-bedroom home has 57.05 m² of interior space and a 5 m² balcony.

View Project ↗

Contents **By Region** **16**

ST-44 · KALLITHEA

Delivery Enquiries

Line

Thiseos 86



Street façade · two views



Kallithea & Southwest Athens

The avenue in reflection

Twin planes of glass mirror Thiseos Avenue. Inside, one-bedroom homes range from 47.40 to 58.52 m².

View Project ↗

Contents By Region 17

ST-49 · KALLITHEA

Conversion Approved

Matza

Matzagriotakis 4a



Exterior rendering

Kallithea & Southwest Athens

Behind the glass on Matzagriotakis

Approved plans bring homes to a former office building on a residential street in Kallithea.

View Project ↗

Contents By Region 18

ST-39 · TAVROS

Under Construction

Arch-10

Archimidous 10



Daylight & evening renderings



Kallithea & Southwest Athens

A garden at the doorstep

Apartments span 43.41–52.00 m². Selected ground-floor homes open to gardens beneath the planted terraces.

View Project ↗

Site Progress ›

Contents

By Region 19

ST-42 · MOSCHATO

Under Construction

Kapo

Kapodistriou 108



Exterior rendering

Kallithea & Southwest Athens

Long windows on Kapodistriou

One-bedroom homes of 46.72–71.88 m² near the Stavros Niarchos Foundation Cultural Center.

View Project ↗

Contents By Region 20

ST-46 · PIRAEUS

Delivery Enquiries

M-P

Dimitriou Moutsopoulou 89A





Front & corner elevations

Piraeus Port District

Two ways to live in Kaminia

M-P pairs single-level apartments with one duplex. Broad picture windows face the street in this planned collection of 15 homes.

View Project ↗

ST-40 · PIRAEUS

Hotel Conversion Planned

Louvre

Tsamadou 75



Exterior rendering

Piraeus Port District

Whole building · Proposed boutique hotel

The concept includes 13 suites in a neoclassical building in Piraeus.

885 m² per sales schedule · Launch upon sale

View Project ↗

Site Record ›

Contents By Region 22

ST-35 · PIRAEUS

Delivery Enquiries

Venizelou

Eleutheriou Venizelou 49



Exterior rendering

Piraeus Port District

A tiled roof on a Piraeus corner

Tall shuttered windows overlook Venizelou and Praxitelous in this planned commercial-to-residential conversion.

View Project ↗

Contents By Region 23

ST-25 · CHALANDRI

Delivery Enquiries

Patima

Grigoriou Lampraki 67–69



Exterior rendering

North & Northeast Athens

A low-rise profile in Chalandri

Broad horizontal balconies define this former commercial building, planned for homes in the Patima neighbourhood.

View Project ↗

Contents **By Region** **24**

ST-29 · GERAKAS

Under Construction

Spaton

Leoforos Spaton 35



Front elevation rendering

North & Northeast Athens

Round windows on Spaton Avenue

Broad terraces overlook the olive trees. This commercial-to-residential conversion in Gerakas is close to parks and schools.

View Project ↗

Contents By Region 25

ST-47 · GERAKAS

Delivery Enquiries

Spat

Leoforos Spaton 36



Exterior rendering

North & Northeast Athens

A stepped entrance in Gerakas

Featured two-bedroom homes span 61.87–62.54 m² and include parking. Estimated delivery is September 2027.

View Project ↗

Contents

By Region 26

ST-43 · MATI

Delivery Enquiries

Mati

Akropoleos 2



Exterior rendering

East Attica & the Islands

Beneath a broad roof in Mati

Selected homes have courtyards or balconies. Layouts span 53.96–74.45 m² with one or two bedrooms.

View Project ↗

Contents By Region 27

ST-26 · ARTEMIDA

Under Construction

Artemida

Konstantinou Karamanli 52–60



Exterior rendering

East Attica & the Islands



Site photograph · 11 Nov 2026

KL-2 triplex

91.14 m² interior +
11.71 m² balcony

102.85 m² total

3 bedrooms · Private parking

View Project ↗

Site Progress ›

Contents **By Region** **28**

ST-17 · KYTHNOS

Delivery Enquiries

Petrousa

Petrousa, Kythnos



Exterior rendering

East Attica & the Islands

Stone and water on Kythnos

Set into the rocky hillside, the island residence opens onto a sheltered terrace and pool.

View Project ↗

Contents **By Region** **29**

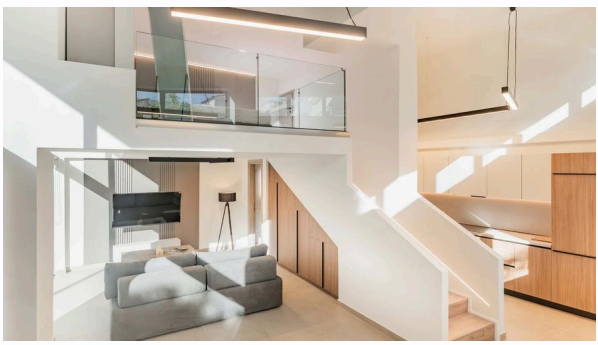
ST-13 · ANO GLYFADA

Delivered

Tenarou

Tenarou 87b







Exterior rendering & completed interiors

South Athens & the Coast

A timber stair at the heart of a 72 m² loft

An open kitchen and double-height living space sit below the mezzanine bedroom in this ground-floor home near Glyfada’s beaches.

View Project ↗

Project Photos ›

ST-33 · AGIOS DIMITRIOS

Estimated September 2027

Smyrnis

Smirnis 6



Front & side elevations



South Athens & the Coast

Six sample homes on Smirnis Street

The selection includes one- and two-bedroom layouts. The two-bedroom examples range from 58.49 to 78.29 m².

View Project ↗

Contents **By Region** **31**

ST-30 · ALIMOS

Delivery Enquiries

Ioniaka

Leoforos Ionias 14



Exterior rendering

South Athens & the Coast

Two-bedroom homes across two levels

60.69–63.89 m²

A-2 and A-3 span the ground and first floors.

View Project ↗

Contents By Region 32

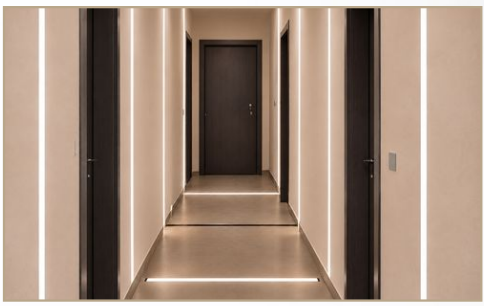
ST-01 · SKRA 3 & DOIRANIS

Project Skra

UNDER CONSTRUCTION



COMPLETED INTERIORS



Shared Corridor

Recessed lighting frames the corridor doorways.

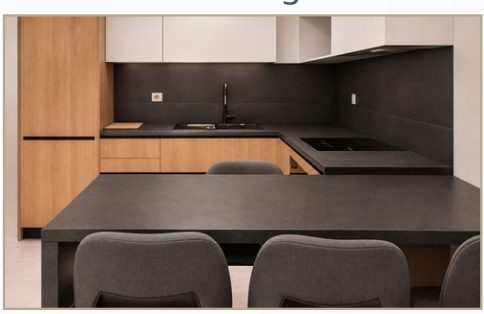




Open-Plan Living

A veined media wall faces the window-side seating.





Kitchen & Dining

Oak cabinetry meets a graphite dining counter.

View Project Skra ›

Interior Design Collection

The first three of nine interiors pair timber with stone and soft textiles.



Timber & Stone

A stone-effect wall above a low timber cabinet.



Japanese Minimalism

Pale timber, a low console and soft textiles.



Natural Vintage

Olive seating beside a slatted timber wall.

Finishes, equipment and options are subject to the Project specifications and contract.

Continue Collection ›

Colour & Texture

Dark timber, grey upholstery and black steel give each room a different emphasis.



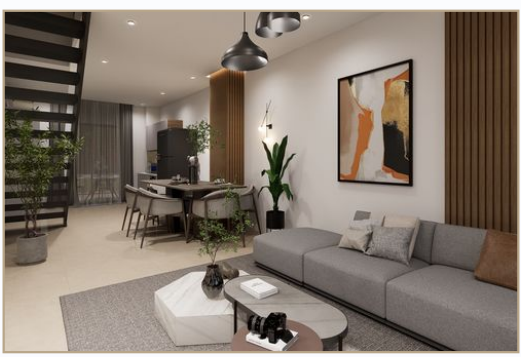
Modern Dark Timber

Dark slats frame a pale timber dining table.



Urban Grey

A curved grey sofa faces a low round table.



Warm Industrial

An open steel stair frames the dining area.

Finishes, equipment and options are subject to the Project specifications and contract.

Continue Collection ›

Natural Finishes

Three living rooms use colour in different ways, from burgundy seating to deep green cabinetry.



French-Inspired

Burgundy seating and pale wall panelling.



Minimal Neutrals

Soft grey drapes and pale upholstery.



Warm Timber

Deep green cabinetry and tall timber joinery.

Finishes, equipment and options are subject to the Project specifications and contract.

See Completed Projects ›

Completed Projects

Choose from 14 projects to explore the homes and open their photo galleries.

ST-01 p. 38 >
Skra

ST-02 p. 39 >
Athinon

ST-03 p. 40 >
Pipinou

ST-04 p. 41 >
Dafni

ST-06 p. 42 >
Nea Smirni

ST-07 p. 43 >
Ethnikis Antistaseos

ST-08 p. 44 >
Plapouta

ST-10 p. 45 >
Evritanias

ST-11 p. 46 >
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ST-12 p. 47 >
Archimidous

ST-13 p. 48 >
Tenarou

ST-22 p. 49 >
Ionias

ST-23 p. 50 >
Metamorfoseos

ST-24 p. 51 >
Psirri

ST-01 · DELIVERED

Skra

Kallithea · Skra 3 & Doiranis





The living room opens onto a timber kitchen. Broad windows bring daylight into the separate bedroom.

Gallery · 11 Photos ↗

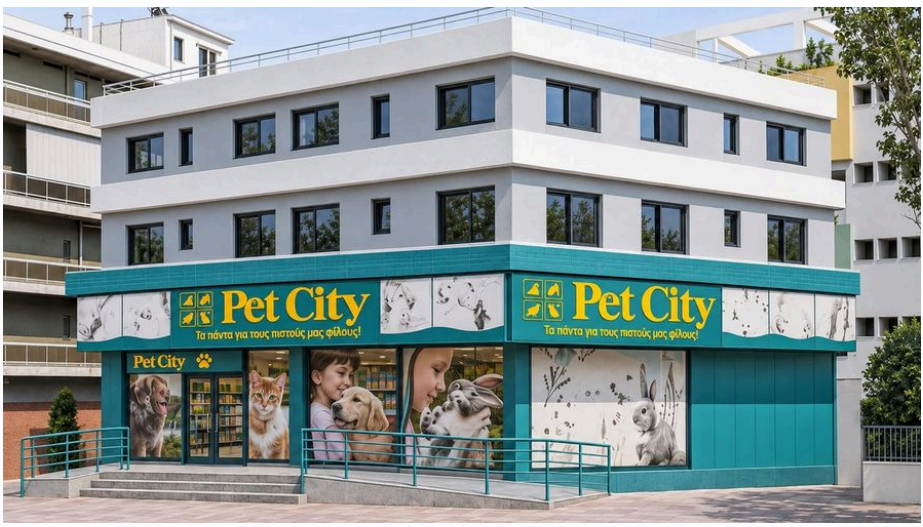
Project Details ↗

Contents Completed Projects 38

ST-02 · DELIVERED

Athinon

Chaidari · Leoforos Athinon 247 & Parnithos





Broad windows wrap the corner above the shop on Athinon and bring daylight to the sitting room’s timber-panelled wall.

Gallery · 17 Photos ↗

Project Details ↗

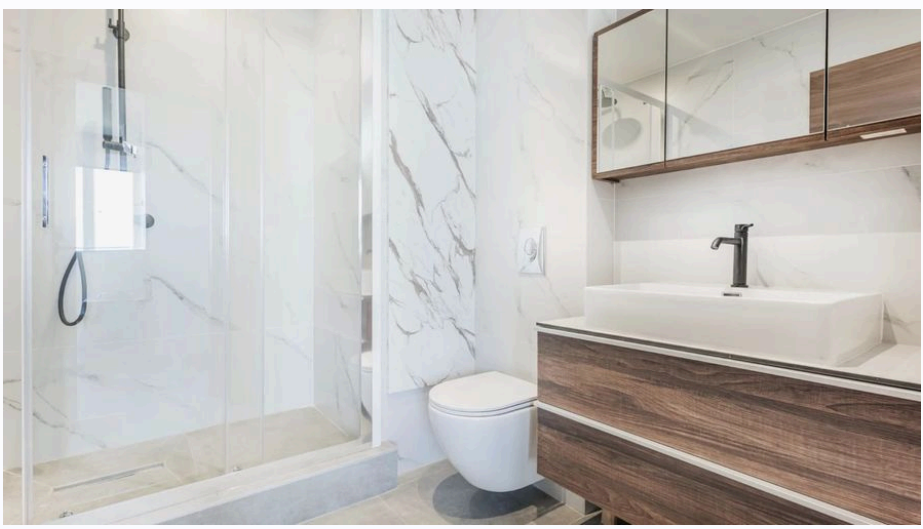
Contents Completed Projects 39

ST-03 · DELIVERED

Pipinou

Agios Dimitrios · Pipinou 1 & Souliou





Grey veining wraps the kitchen island and reappears behind the bathroom’s floating timber vanity.

Gallery · 17 Photos ↗

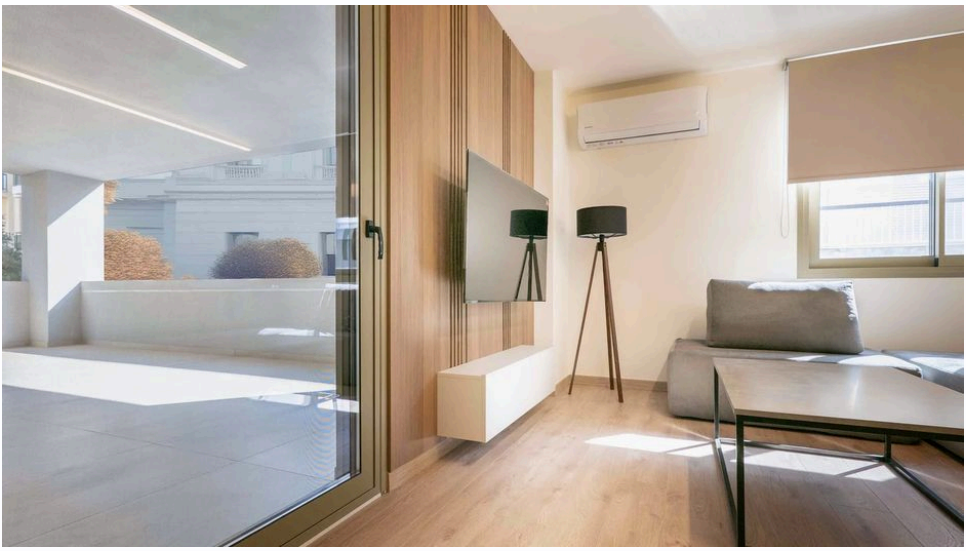
Project Details ↗

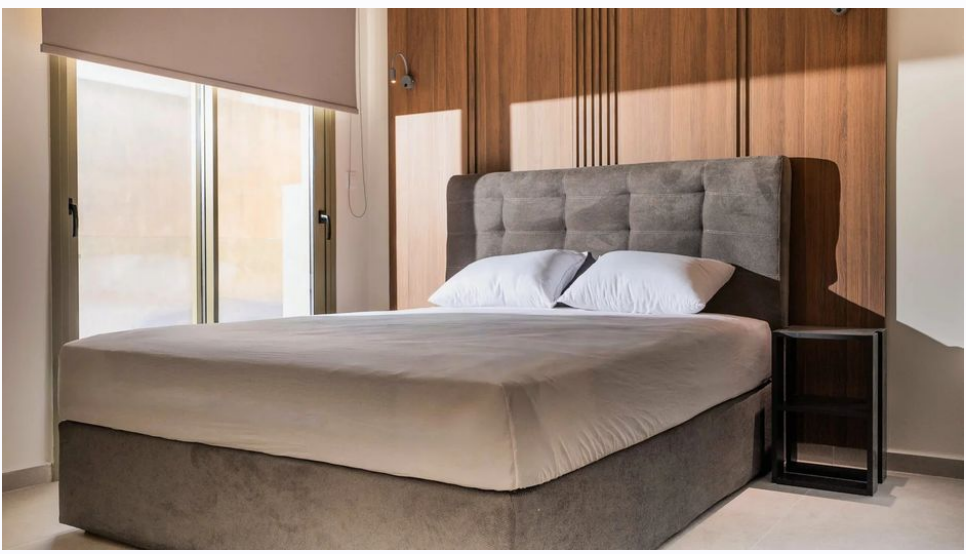
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Completed Projects 40

ST-04 · DELIVERED

Dafni

Dafni · Attica, Greece · Chiou 23 & Kalymnou 19–21





Full-height glazing lights the loft. Timber lines the bedroom, and the building has a basement gym.

Gallery · 17 Photos ↗

Project Details ↗

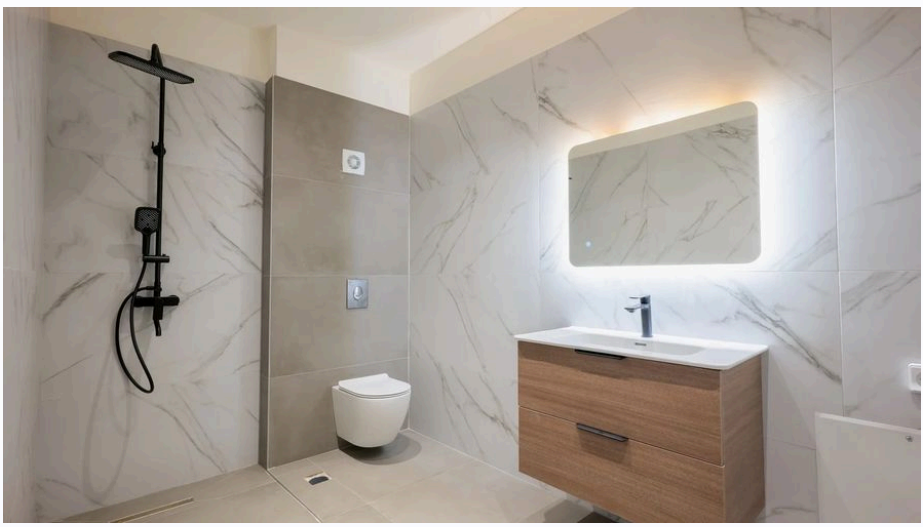
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Completed Projects 41

ST-06 · DELIVERED

Nea Smirni

Nea Smyrni · Stratigou Nikolaou Plastira 124 & Raidestou





The warmth of the timber dining table returns in the floating bathroom vanity, set against pale veined tile.

Gallery · 15 Photos ↗

Project Details ↗

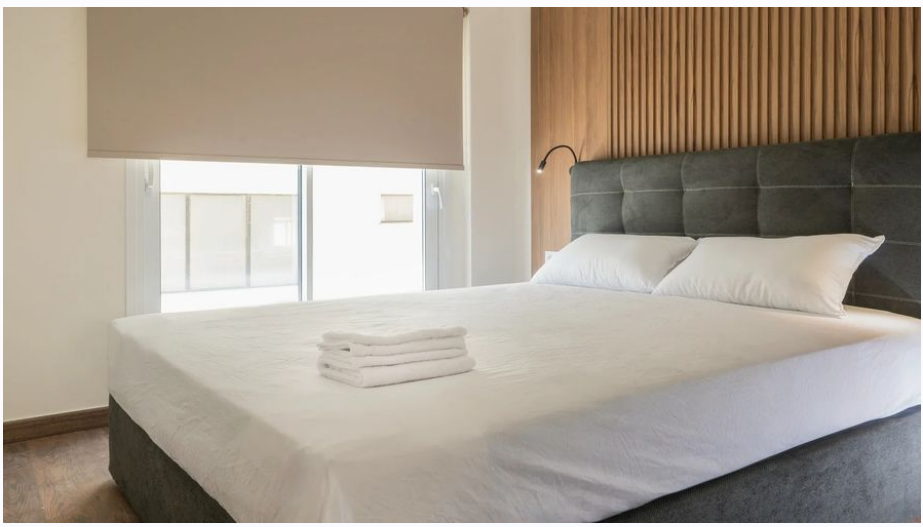
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Completed Projects 42

ST-07 · DELIVERED

Ethnikis Antistaseos

Agios Dimitrios · Ethnikis Antistaseos 172





A timber counter anchors the living area. Vertical slats frame the bed in a separate room.

Gallery · 16 Photos ↗

Project Details ↗

Contents Completed Projects 43

ST-08 · DELIVERED

Plapouta

Athens · Exarcheia · Plapouta 7 · Strefi Hill







Citrus trees shade the courtyard, while a pale timber counter warms the white kitchen.

Gallery · 19 Photos ↗

Project Details ↗

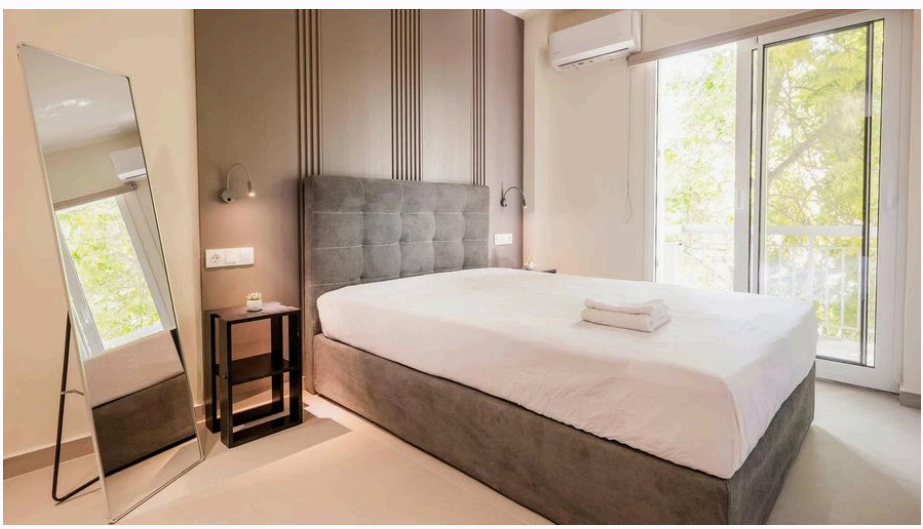
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Completed Projects 44

ST-10 · DELIVERED

Evritanias

Gerakas · Evritanias 8





From the round dining table to the bedroom, broad windows frame the trees outside this Gerakas home.

Gallery · 15 Photos ↗

Project Details ↗

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Completed Projects 45

ST-11 · COMPLETED

Eleutheriou Venizelou

Kallithea · Leoforos Eleftheriou Venizelou 187





Sunlight falls across the timber breakfast counter and brings the bedroom’s slatted wall into relief.

Gallery · 10 Photos ↗

Project Details ↗

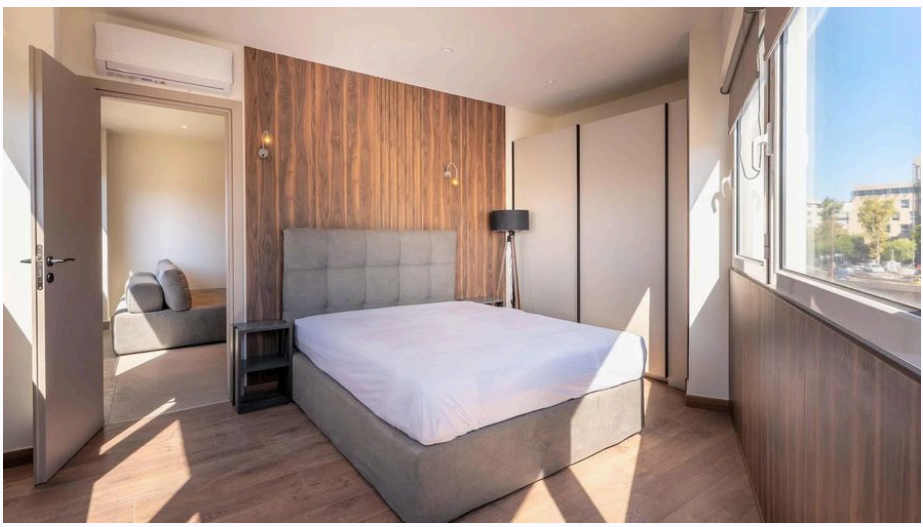
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Completed Projects 46

ST-12 · DELIVERED

Archimidous

Tavros · Archimidous 2 & 25is Martiou 28





Walnut-toned panelling frames both the television and the headboard, catching the light differently in each room.

Gallery · 15 Photos ↗

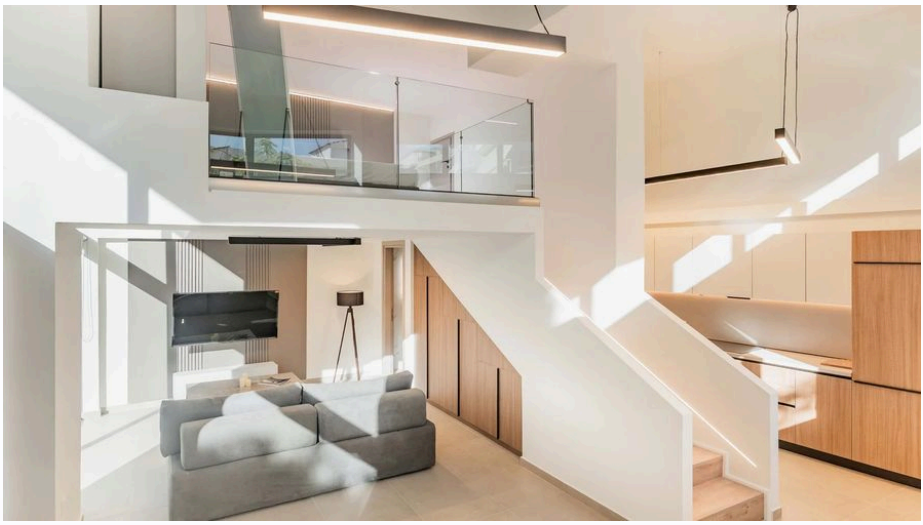
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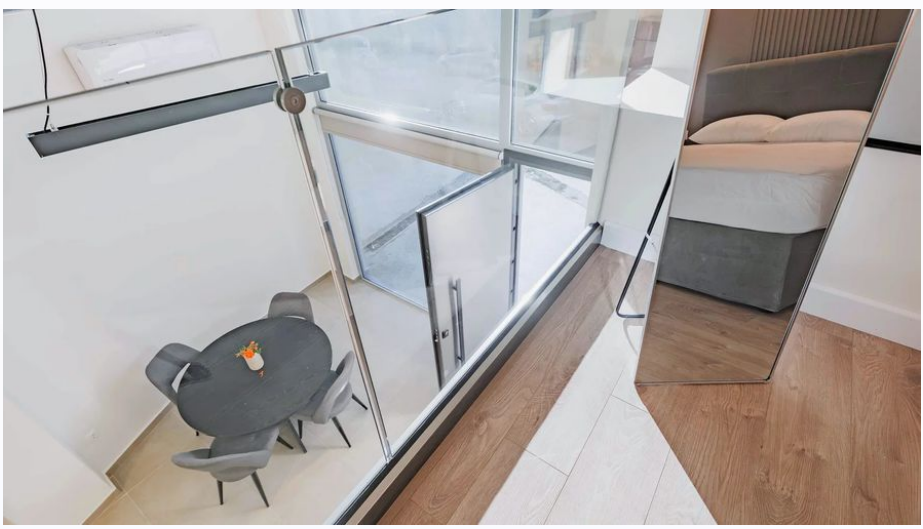
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Completed Projects 47

ST-13 · DELIVERED · MOVE-IN READY

Tenarou

Ano Glyfada · Tenarou 87b · Ground floor





The 72 m² loft has a double-height living room. Its glass-fronted mezzanine overlooks the dining area.

Gallery · 14 Photos ↗

Project Details ↗

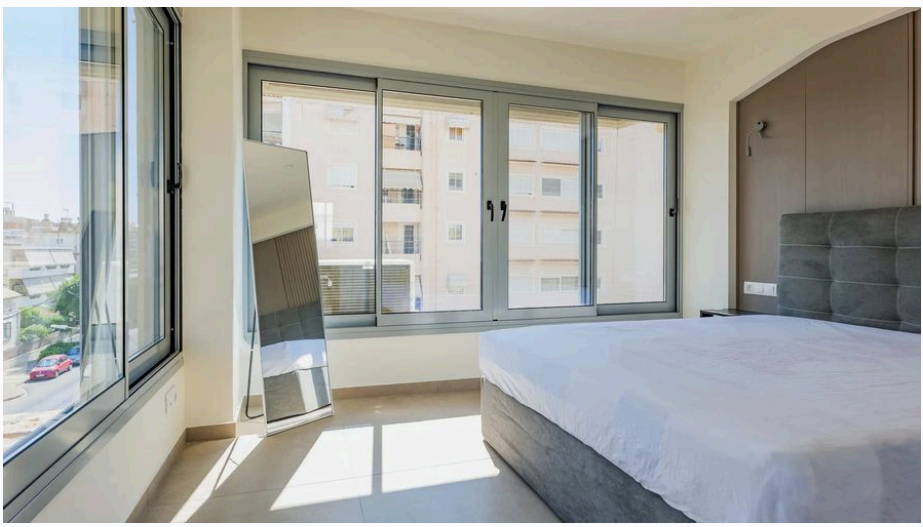
Contents Completed Projects 48

ST-22 · COMPLETED

Ionias

Alimos · Leoforos Ionias 24





A timber breakfast bar opens onto the living room, while wraparound bedroom windows frame the neighbouring streets.

Gallery · 15 Photos ↗

Project Details ↗

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Completed Projects 49

ST-23 · PROJECT PHOTOS

Metamorfoseos

Kallithea · Metamorfoseos 22 & Malachia 10









The teal sofa finds its echo in the bedroom headboard, while timber links the stair and vanity.

Gallery · 10 Photos ↗

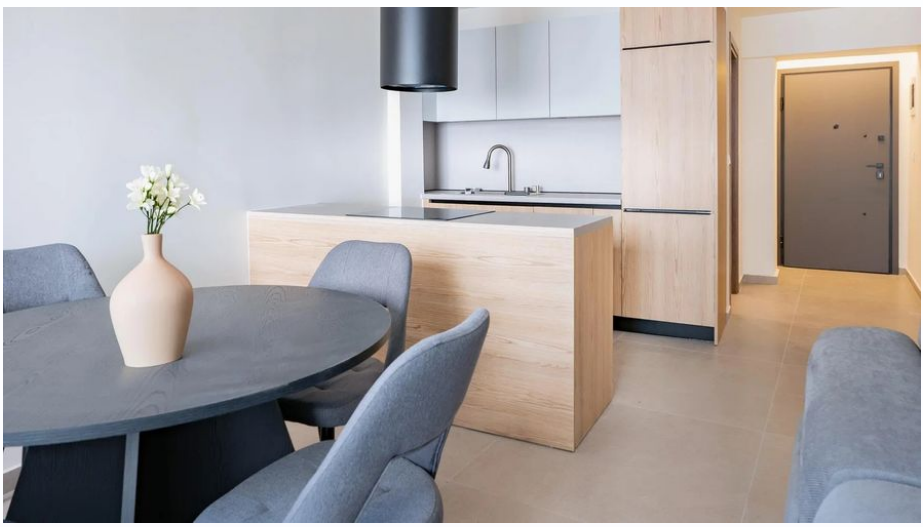
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Psirri

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A timber island defines the dining area. The bathroom pairs veined tile with a floating timber vanity.

Gallery · 15 Photos ↗

Project Details ↗

ST-39 · TAVROS

Archimidous 10

Archimidous 10

The Existing Frame & Street Front



SITE NOTES

Concrete frame

The exposed corner shows two floors of columns, beams and concrete slabs.

Temporary works

Steel props stand between the slabs. Corrugated metal hoarding lines the street.

Site photograph, 11 November 2026.
Contact the project team for the latest schedule.

Project Details ↗
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ST-26 · ARTEMIDA

Artemida

Konstantinou Karamanli 52–60

Brick Infill & Scaffolding



SITE NOTES

Corner elevation

Red brick fills the concrete frame around two rows of window openings.

Side elevation

Scaffolding follows the side wall. A black membrane wraps the base.

Site photograph, 11 November 2026.
Contact the project team for the latest schedule.

Project Details ↗
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ST-05 · PIRAEUS

Thivon

Leoforos Thivon 135

Roof Formwork & Façade Protection



SITE NOTES

Roof level

Timber formwork and supports are in place.

Concrete pump

The boom reaches the roof deck.

Scaffolding

Mesh covers the scaffold. Hoarding encloses the site at street level.

Site photograph, 11 November 2026.
Contact the project team for the latest schedule.

Project Details ↗
By Region ›

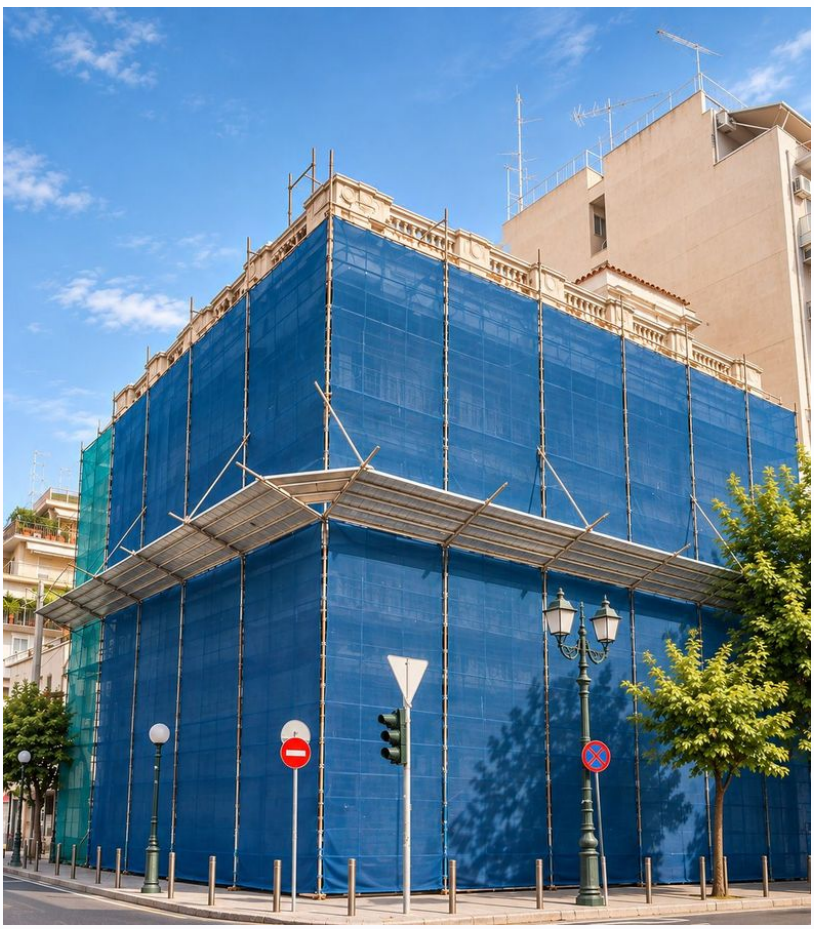
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ST-40 · PIRAEUS

Louvre

Tsamadou 75



SITE PHOTOGRAPH · 11 NOVEMBER 2026

Scaffolding at the street corner

Scaffolding was visible along both street fronts. Conversion updates will follow engineering confirmation.

Project Details ↗
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Thank You

Let’s meet in Athens.



ST-04 Dafni



ST-08 Plapouta

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