



ADONIS, your trusted partner for Greek residency and smart investment.
Built on experience, driven by trust, focused on your future in Europe.



+30 210 7000 570

info@Adonisgroup.gr

+30 698 598 9596

+30 698 696 9572

Leof, Posidonos 78, Alimos, Attica, Greece



GREECE

A COUNTRY WHERE HISTORY, LIFESTYLE,
AND OPPORTUNITY CONVERGE



An aerial photograph of a coastal city in Greece. The foreground shows a vibrant turquoise sea meeting a sandy beach crowded with people and umbrellas. Behind the beach is a dense urban area with numerous multi-story buildings, roads, and green spaces. In the distance, mountains are visible under a blue sky with scattered clouds.

GREECE IS MORE THAN A DESTINATION, IT IS A WAY OF LIFE.

Located at the crossroads of Europe, Asia, and Africa, Greece has historically served as a bridge between cultures, trade routes, and civilizations. Today, this unique geographical position makes it one of the most strategic countries in Europe—both culturally and economically.

Greece is home to a warm, family-oriented society known for its hospitality, strong social values, and deep respect for tradition. Greek people are open, relationship-driven, and business-friendly, making long-term cooperation and investment both comfortable and sustainable.

The official language is Greek, yet English is widely spoken—especially in business, tourism, and urban areas—allowing international investors to integrate easily into both professional and daily life.

With over 300 days of sunshine per year, a Mediterranean climate, world-renowned cuisine, and a relaxed yet vibrant lifestyle, Greece offers a quality of life that few European countries can match.

WHY GREECE FOR EUROPEAN RESIDENCY & REAL ESTATE INVESTMENT?

Stability, Growth, and Strategic Advantage

Greece has emerged as one of Europe’s most attractive real estate investment destinations, combining lifestyle appeal with solid financial fundamentals.

- **Gateway to Europe**

Greece is a full member of the European Union and Schengen Area, offering seamless mobility across Europe.

- **High Demand, Limited Supply**

Major cities—especially Athens and its southern coastal districts—continue to experience strong demand for residential properties, driven by tourism, international relocation, and urban regeneration.

- **Golden Visa Residency Program**

Investment through real estate provides a direct pathway to European residency, covering the investor and immediate family members.

- **Strong Rental Yields**

Urban centers and coastal areas benefit from year-round rental demand, ensuring liquidity and attractive returns.

- **Safe & Regulated Market**

As an EU country, Greece offers transparent legal frameworks, secure property ownership, and investor protection.

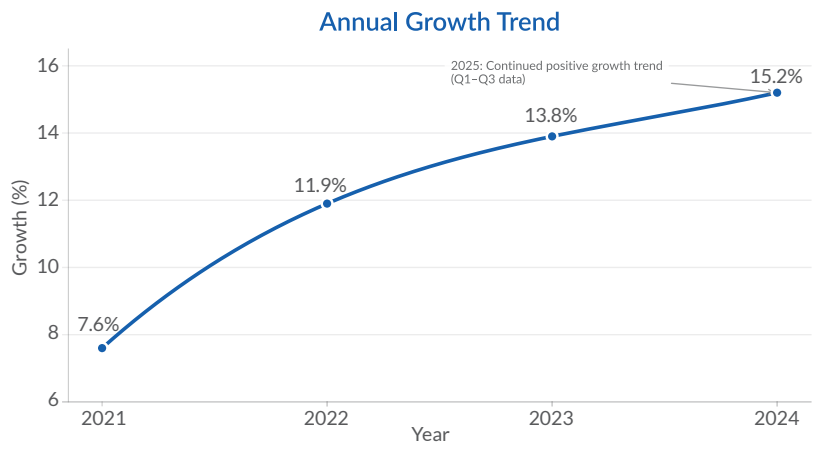
Key Reasons Investors Choose Greece | Backed by Economic Data (2020–2025)





RESIDENTIAL PROPERTY PRICE GROWTH (2020–2025)

Greece’s residential real estate market has demonstrated consistent and resilient growth since 2020, outperforming many Southern European markets. According to the Bank of Greece, apartment prices increased as follows:



LONG-TERM MARKET RECOVERY & VALUE APPRECIATION

From the post-crisis low in 2015 to 2024, Greece’s House Price Index increased by over 60%, marking one of the strongest recoveries in the EU. This growth has been driven by:

- Urban regeneration programs
- Foreign direct investment
- Tourism-led housing demand
- Golden Visa inflows

GREECE IS NO LONGER AN “EMERGING” OPPORTUNITY, IT IS A MATURE, STRATEGICALLY POSITIONED MARKET WITH LONG-TERM GROWTH POTENTIAL.

WHY ADONIS YOUR STRATEGIC PARTNER IN GREECE



- INVEST SMART
- LIVE PREMIUM
- SECURE EUROPE

ADONIS is a Greece-based consultancy and development company specializing in real estate investment, property development, and business advisory services.

Over the past years, ADONIS has played an active and hands-on role in the Greek real estate sector, not only as a consultant—but as a developer and executor.



WHAT SETS ADONIS APART

- **Dual Expertise: Advisory & Development**

We operate at the intersection of investment consulting and real estate development, allowing us to evaluate projects from both financial and construction perspectives.

- **Developer-Level Insight**

ADONIS has been directly involved in property acquisition, full-scale renovations, redevelopment projects, and residential construction, particularly in high-demand urban zones.

- **B2B & Institutional Collaboration**

We actively work with international agencies, brokers, and investment groups, enabling business-to-business transactions with transparency and long-term partnership vision.

- **End-to-End Support**

From project sourcing and feasibility analysis to development, legal coordination, and post-purchase support—we manage the entire investment lifecycle.

Our mission is not short-term sales, but building reliable, scalable investment structures in Greece for our partners.



1 ELITE

A GOLDEN OPPORTUNITY IN SOUTH ATHENS

🏠 3-storey residential building (including ground floor)

🏠 22 apartments

ELITE is an exclusive 22-unit luxury residential project located in Alimos – South Athens, one of the most sought-after real estate destinations in Greece. This project combines prime location, legal security, modern design, and strong investment returns, making it an ideal choice for both investors and lifestyle buyers.








WHY ELITE?

- 👉 Fully eligible for the Greek Golden Visa
- 👉 Official legal conversion from commercial to residential
- 👉 High-demand area with strong rental and resale potential
- 👉 Designed to meet international living and investment standards



PROJECT HIGHLIGHTS

-  Apartment sizes from 38 to 50 sqm
-  Private parking on the semi-basement level
-  Luxury shared swimming pool
-  High-quality construction & modern architecture
-  Large balconies for the apartments



PRIME LOCATION ADVANTAGE



- Located in Alimos, South Athens – a premium coastal zone
- 5 minutes from main roads and public transport
- Close to shopping centers, cafés, restaurants, and daily services
- Short distance to the beach and upscale seaside districts
- Fast access to Athens city center



2 NOBLE ALIMOS

LUXURY LIVING & SMART INVESTMENT
IN SOUTHERN ATHENS



-  4-storey residential building (including ground floor)
-  18 apartments

Noble Alimos is an exclusive residential project located on one of the most prestigious and prime streets of Alimos—a well-known, upscale seaside neighborhood in Athens, consistently in high demand for both living and investment. This project combines prime coastal location, legal security, full renovation, and strong rental potential, making it an excellent choice for both investors and lifestyle buyers seeking long-term value in Southern Athens.



NOBLE ALIMOS

WHY NOBLE ALIMOS?

- 🏡 Fully eligible for the Greek Golden Visa
- 🏡 Official change of use from commercial to residential
- 🏡 High-demand area with strong rental & resale potential
- 🏡 Designed to meet international living and investment standards

PROJECT HIGHLIGHTS

- 🏠 Apartment sizes from 38 to 55 sqm
- 🏠 All units with private balconies
- 🏠 Equipped with double glazed windows
- 🏠 Modern architectural design with excellent natural light
- 🔄 Fully renovated & move-in ready



PRIME LOCATION ADVANTAGE

- Located in Alimos – South Athens, one of the city’s most desirable coastal zones
- 20-minute walk to Alimos Beach
- 15-minute walk to Alimos Metro Station
- LIDL supermarket directly next to the project
- 10-minute drive to Athens city center & the Acropolis

Thanks to its premium location and close proximity to the sea, metro, and daily urban amenities, properties in this area are highly rentable and enjoy consistently strong demand.



3 ONYX

LUXURY RESIDENTIAL PROJECT IN ALIMOS
THE HEART OF SOUTHERN ATHENS

🏠 3-storey residential building

🏠 6 apartments

This exclusive residential project is located in the prime district of Alimos, just 200 meters from Kalamaki Avenue—one of the most prestigious and high-demand areas in Southern Athens.





Set in a calm seaside neighborhood, the project offers the perfect balance between luxury urban living, coastal tranquility, and excellent accessibility. Thanks to its proximity to the sea, modern infrastructure, green-lined streets, and fast connections to central Athens, Alimos has long been a top choice for international investors and high-end families—and remains one of the most reliable locations for real estate investment and Greek Golden Visa acquisition.

WHY ONYX?

- 👉 Prime location in Alimos, South Athens
- 👉 Official change of use from office to residential
- 👉 Fully renovated units, move-in ready
- 👉 Strong rental demand & long-term investment security
- 👉 Eligible units under the Greek Golden Visa framework



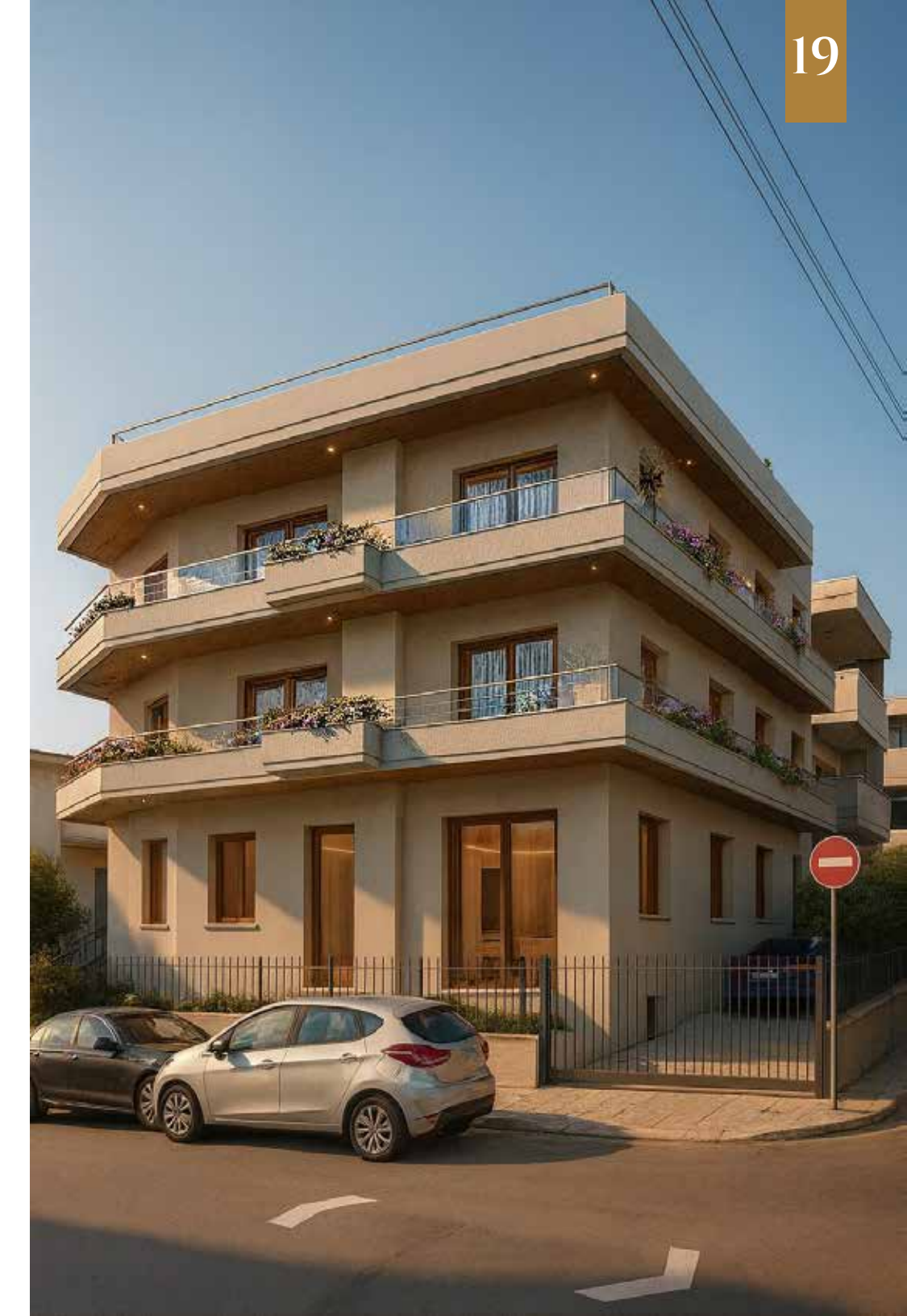
PROJECT HIGHLIGHTS

-  Apartment sizes from 42 to 145 sqm
-  Official change of use for the ground floor from office to residential
-  4 independent ground-floor residential units, each with a private entrance
-  Private parking available
-  First & second floors compliant with the €800,000 Greek Golden Visa program
-  Corner (dual-aspect) building with excellent natural light & ventilation
-  Clean, well-maintained, and prestigious common areas & facade



PRIME LOCATION ADVANTAGE



- Located in Alimos, South Athens – a premium coastal zone
- 5 minutes from main roads and public transport
- Close to shopping centers, cafés, restaurants, and daily services
- Short distance to the beach and upscale seaside districts
- Fast access to Athens city center





4 ARTEMIS

MODERN LIVING & GOLDEN VISA INVESTMENT
IN SOUTH ATHENS

-  4-storey residential building
-  10 apartments

Artemis Residential Project is a newly redesigned and fully renovated development located in Agios Dimitrios, one of the well-connected residential districts of South Athens.

Originally an office building, the property has undergone an official change of use followed by a full architectural redesign, transforming it into a modern, high-quality residential complex. Artemis is specifically designed for Greek Golden Visa investors seeking secure, future-proof real estate opportunities with strong rental appeal.

WHY ARTEMIS?

- 🏡 Fully renovated with official office-to-residential conversion
- 🏡 Designed to meet Greek Golden Visa investment criteria
- 🏡 High-demand urban location with strong rental potential
- 🏡 Modern layouts aligned with international living standards

PROJECT HIGHLIGHTS

- 🏠 Fully renovated residential building
- 🏠 Apartment sizes from 42 to 50 sqm
- 🏠 Excellent natural light & functional layouts
- 🏠 High-quality finishes and elegant interior design
- 🏠 Each unit with private balcony & storage space



PRIME LOCATION ADVANTAGE

- Located in a quiet residential area of Agios Dimitrios – South Athens
- 400 meters to Agios Dimitrios Metro Station
- 400 meters to Metro Mall Athens
- 400 meters to Vouliagmenis Avenue (direct access to airport & city center)
- 10-minute drive to Athens city center
- 10-minute drive to the sea & the Athenian Riviera

Thanks to its strategic location and excellent connectivity, the Artemis Project is highly attractive for both owner-occupiers and rental demand.



5 ERMIS

PREMIUM LIVING & SECURE INVESTMENT
IN PIRAEUS PORT

🏠 6-story residential building

🏠 6 apartments

ERMIS Residential Project is an exclusive six-story residential development proudly presented by ADONIS, ideally located in the heart of Piraeus Port—one of the most strategic and vibrant districts of South Athens. This project combines prime port-side location, full renovation, modern design, and strong rental demand, making it an excellent choice for both residential living and secure real estate investment.



WHY ERMIS?

- 👉 Fully renovated boutique residential building
- 👉 One exclusive apartment per floor ensuring privacy
- 👉 High-demand location near the sea & port
- 👉 Strong rental & resale potential
- 👉 Eligible for Greek Golden Visa residency

PROJECT HIGHLIGHTS

- 🏠 Apartment sizes from 55 to 68 sqm
- 🏠 One independent apartment per floor
- 📅 Year of construction: 1996
- 🔄 Fully renovated in 2025 to modern standards using high-quality materials
- 🏢 Clean and well-maintained common areas
- 🅅 Private parking available



PRIME LOCATION ADVANTAGE

- Located in the center of Piraeus Port
- Only 200 meters from the sea and the port
- 10-minute walk to shopping centers & international brands
- 600 meters from PasaLimani Marina, a vibrant hub of premium cafés & restaurants
- One of the most sought-after areas of Piraeus, South Athens





6 LOTUS

ULTRA-LUXURY LIVING IN VOULA PANORAMA, ATHENS



🏠 3 Floors

🏠 3 apartments

Adonis proudly presents the LOTUS Residential Project, an exclusive boutique development located in Voula Panorama, one of the most prestigious and fast-growing residential areas in Southern Athens.

Positioned on an elevated green hillside, LOTUS offers its residents breathtaking 360-degree panoramic views of the Aegean Sea, surrounding mountains, and lush forests—a rare combination of privacy, luxury, and nature.



INVESTMENT & RESIDENCY OPPORTUNITY

The LOTUS Project is offered under special pre-sale conditions, making it a high-value opportunity for both lifestyle buyers and investors. In addition to its strong investment potential, this project also provides a clear pathway to obtaining permanent residency in Greece through property ownership.

ARCHITECTURE & DESIGN PHILOSOPHY

The LOTUS Project has been designed according to the latest international architectural standards, using premium globally recognized materials. Every detail—from façade to interiors—reflects modern luxury, elegance, and functionality. The project has been developed by some of Greece’s most experienced architects and engineers, delivering a residence that is both visually striking and technically superior. At LOTUS, luxury is not a feature—it is the standard.



PRIME LOCATION ADVANTAGE















Voula Panorama is only a few kilometers from the coastline and combines sea views, tranquility, and elite residential character with excellent accessibility.

- Close to shopping centers, beaches, and the tram station
- Just 20 minutes from Athens International Airport
- Pleasant Mediterranean climate and low-density upscale neighborhood

This location is widely regarded as one of the top residential choices for high-end living and long-term investment in Athens.










PROJECT SPECIFICATIONS





-  Land Area: 413 sqm
-  Total Floors: 3
-  Delivery Date: End of 2025
-  Private parking for each unit
-  Elevator
-  Swimming pool
-  Landscaped green garden area
-  Energy Class A++
-  Double-glazed windows
-  Façade combining thermal-insulated stone (A++) and aluminum shading
-  Dual-aspect balconies
-  Unobstructed, permanent sea view
-  VRV underfloor heating system
-  VRV cooling system (ducted split)





RESIDENCE LAYOUTS

First Floor – Luxury Maisonette





-  Total area: 282 sqm
194 sqm (102 sqm main floor + 92 sqm mezzanine)
88 sqm basement
-  190 sqm private landscaped garden
-  Private outdoor swimming pool (30 sqm)
-  Open-plan kitchen
-  3 master bedrooms
-  3 bathrooms
-  Spacious, light-filled living and dining area with sea view

Second Floor – Elegant Residence

-  108 sqm
-  2 master bedrooms
-  2 bathrooms
-  Large, separate living and dining area

-  Open kitchen
-  Excellent layout and functionality
-  Full sea view
-  Floor-to-ceiling, double-glazed sea-facing windows

Third Floor – Exclusive Duplex

-  162 sqm maisonette
-  Private swimming pool
-  Open-plan kitchen
-  3 master bedrooms
-  3 bathrooms
-  Bright, spacious living area with panoramic sea view
-  Large balconies on all sides
-  Floor-to-ceiling, double-glazed windows facing the sea

7 HERMES

A PRIME ADDRESS. A SMARTER MOVE

3 Blocks

30 apartments

HERMES is an exclusive residential development located in North Athens, within the well-connected and highly sought-after Mesogeion area. The project consists of three independent residential blocks, offering a total of 30 fully renovated apartments, designed to meet modern urban living and investment standards.











HERMES



WHY HERMES?

- 3 separate residential blocks with a separate entrance door
- 10 apartments per block
- Total units: 30 apartments
- 2 apartments per floor
- Apartment sizes: 55-45 sqm
- Full renovation – turnkey delivery
- Scheduled delivery: End of 2026

PROJECT HIGHLIGHTS

-  Strategic location along one of Athens' main urban corridors
 -  Optimized apartment sizes with strong rental demand
 -  Three independent buildings ensuring privacy and efficient management
 -  Fully renovated units delivered ready for immediate use
- Ideal for:
-  Residential investment
 -  Long-term rentals
 -  Short-term rental strategies
 -  Defined delivery timeline with clear project planning



PRIME LOCATION ADVANTAGE

- Situated in North Athens, a prime urban residential zone
- Approx. 10 minutes to Athens city center
- Excellent access to major highways and arterial roads
- Walking-distance access to:
 - Supermarkets
 - Pharmacies
 - Cafés and restaurants
 - Everyday local services



LEADERSHIP & VISION

Meisam Sabour is an entrepreneur and real estate developer with a strong background in international marketing, branding, and investment consulting in Greece. He holds an MBA from the University of Tehran and is completing his Doctor of Business Administration (DBA) at Westcliff University in California. In recent years, he has been deeply involved in the Athens real estate market, leading multiple construction and renovation projects with a focus on premium quality, strategic locations, and long-term investment returns.

As the Founder and Director of ADONIS Group, Meisam works closely with international investors and partners, providing transparent, professional, and results-oriented solutions in real estate development and residency-based investments. Known for his integrity, leadership, and long-term vision, he plays a key role in delivering modern, high-quality residential projects that combine strong financial performance with practical execution.



✉ sabour@adoniss.gr

Dr. Ebrahim Mostafavi is a senior attorney-at-law with more than twenty years of professional legal experience. He is a certified first-grade lawyer in Iran and a court-appointed expert in tourism and civil aviation, offering strong legal expertise in complex and highly regulated sectors. Over the course of his career, he has acted as legal advisor to more than forty travel agencies and four international airline companies, earning a solid reputation for regulatory precision and strategic counsel.

For over twelve years, Dr. Mostafavi has been actively involved in Greek residency and Golden Visa cases, advising and representing an international clientele. He has also served as legal counsel to more than ten foreign brokerage and intermediary firms across Cyprus, Bulgaria, Thailand, and Malaysia, demonstrating broad cross-border legal experience and a well-established international professional network.

✉ mostafavi@adoniss.gr

