



Golden Visa & Dual-Income Investment in Zografou

Fully Renovated Ground-Floor Property of 97 sq.m. in Zografou

For Sale : **€ 250,000**

Description

An exceptional investment opportunity awaits in the vibrant heart of Zografou. Spanning 97 square meters on the ground floor of a distinguished residential building, this property has undergone a comprehensive, high-spec renovation in 2026, seamlessly blending contemporary design with refined functionality. Intelligently reconfigured into two fully independent residences, each featuring its own private entrance, the asset offers remarkable flexibility for sophisticated investors. The front residence enjoys natural light and pleasant street views, while the rear residence provides a quiet, secluded retreat. Both units showcase open-plan living areas integrated with sleek modern kitchens, spacious bedrooms complete with bespoke fitted wardrobes, and beautifully appointed bathrooms, all secured by individual alarm systems and optimized for climate control.

Residents benefit from direct access to a meticulously landscaped communal garden that graces the front of the property, creating a tranquil green oasis amidst the city. Situated in one of Athens' most dynamic and consistently high-demand districts, Zografou is renowned for its strategic location adjacent to the National and Kapodistrian University of Athens and the National Technical University. The neighborhood offers an enviable lifestyle, surrounded by lush parks, charming cafes, authentic local tavernas, and seamless public transit connections to the historic center of Athens. Its steady demand from students, academics, and young professionals ensures robust long-term rental yields and strong capital appreciation.

This property represents an ideal dual-income asset, allowing owners to maximize yield by renting the units independently or utilizing one while generating income from the other. Furthermore, this prime holding presents a compelling prospect for buyers seeking eligibility under the Greek Golden Visa program, offering a turnkey path to European residency in a thriving urban market.

Details

Property Type: **Apartment**
[Website](#)

Status: **Withdrawn**

Construction Type: **Concrete**

Main Features

Property Subtype: **Ground Apartment**
Construction Year: **1970**
Bathrooms: **2**
Kitchen Type: **Open Plan**
Electricity Type: **Three Phase**

Town Planning Zone: **Residential**
Renovation Year: **2026**
Living Rooms: **2**
Furnished: **Unfurnished**

Construction Stage: **Completed**
Bedrooms: **2**
Kitchens: **2**
Floor Type: **Tiles**

Area

Internal Area: **97m²**

Energy & Heating

Heating Type: **None**
Energy Efficiency Grade: **Pending Certification**

Cooling Type: **Autonomous Cooling System**

Further Details

Alarm, Secure Door, Home Office, Pets Allowed, Water, Electricity, Air Condition

Gallery

