ETHNIKIS STEGIS 25 RESIDENTIAL BUILDING



CONTENT

ESTIA DEVELOPMENTS

ABOUT ESTIA
OUR GROUP
OUR SERVICES
YOUR GOLDEN VISA PROGRAM
YOUR PERSONAL OVERSEA HOMEKEEPER

ETHNIKIS STEGIS 25

INTRODUCTION
LOCATION
MAIN CHARACTERISTICS
PROPERTY STATUS
BUILDING SPECS & AMENITIES
INTERIOR RENDERS
FLOOR PLANS
THE NEIGHBORHOOD
PRICELIST

ABOUT ESTIA DEVELOPMENTS

Our Story

Estia Developments was founded in 2018 following the merger of two major players of the real estate market known as Noble Fortune and C.R.E.

With more than 15 years of experience in the Chinese real estate market, Noble Fortune, founded by Hao Shen in China in 2004, is a reference company when it comes to Golden Visa Programs covering key European capitals. Throughout the years, it has become an investment powerhouse with over 2.000 self-owned properties and thousands of satisfied investors.

C.R.E was founded in Lebanon by Antoine Rizkallah Cabbabeh in 1936, with a mission to provide innovative real estate development services through a combination of ingenuity, originality and hard work. These values still stay strong under the leadership of Antoine Assi, second generation family member, who since 2006 has developed C.R.E into a recognizable regional player in the real estate development industry.

This merger created a unique mix of cultures, expertise, skills and values allowing Estia Developments to drive the expansion of remarkable projects around the world. From luxurious residential lofts to high-end office buildings, our dedicated team of professionals pushes the boundaries of design, engineering and style in every new project, and compete on a global level.

Our Expertise

The driving force behind Estia's Group of Companies success, lies in the high caliber expertise among all functions working together in perfect coordination. From real estate acquisition, design, construction and engineering to property management and after sales support, the company's deep knowledge and experience provide a lasting relationship with all our customers.

OUR GROUP OF COMPANIES











Our dedicated team of professionals pushes the boundaries of design, engineering and style, while providing you with full transparency across your journey.



Experience in Property Acquisition

Through our vast knowledge of the Greek property market and through extensive research, we are your key contact when it comes to attaining a property based on your personal requirements



Mastery in Construction & Design

We create signature properties of life-enhancing value and ensure a smooth execution in delivering everything that is promised



Excellence in Property Management

Our home is your home! We are committed to providing a customized hospitality experience through a wide range of services, abiding to all your needs









Estia Developments services does not end with your property purchase, our long term relationship with our customers guarantees a sustainable return on their investment.

We take care of your property: From equipment, kitchenware and linen purchase to cleaning, photoshooting, content creation and full management of your property.





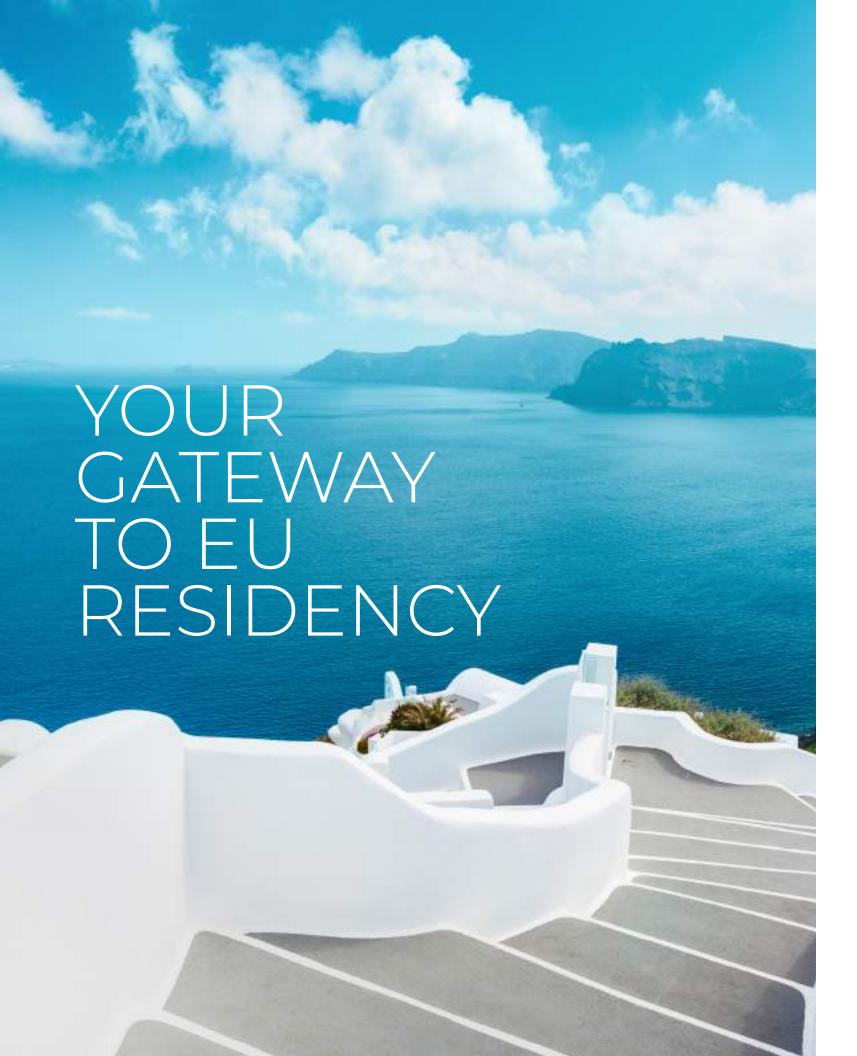
FACT SHEET

80%
OCCUPANCY

100%
CUSTOMER
SATISFACTION

2000
APARTMENTS

OVER 20 LOCATIONS





YOUR GOLDEN VISA PROGRAM

Greece's Permanent Residence Permit Program (Golden Visa) is one of the most attractive residence plans currently available to non-European investors seeking to enter the European Market.

It is based on clear Laws and Regulations stipulating a safe and transparent procedure.

Our in-house Golden Visa Service Team consists of the most experienced on immigration issues, professionals.

Our Lawyers, Tax Advisors, Accountants and Immigration Consultants can give solutions to any kind of need you and your family may have. Having the largest Golden Visa clientele in the Greek market, we take pride in having scored 100% in the satisfaction rate of our customers. For us, being a reliable company lies in delivering what is promised.

Trust our in-house Golden Visa Service Team to make your journey easier with 3 simple steps:

- 1. Consult & Prepare your file
- 2. Make the appointment with you in the Greek Immigration Authority
- 3. Follow-up the issuance and renewal of your Residence Permits

We will be more than happy to help you in this new beginning.

You can learn more about your Golden Visa Program by contacting our professionals at info@estia-developments.com

COMPARING SOUTHERN EUROPE'S GOLDEN VISA PROGRAMS

When it comes to deciding where to invest in order to get a permanent residency permit, one should thoroughly examine the options offered by different countries in the EU. Each country' Golden Visa provides a number of benefits while requiring different prerequisites.

We have crafted a comparison table below on southern Europe residence permits to assist interested real estate investors in choosing the best solution according to their needs although, as apparent from the comparison, Greece is the most efficient solution for several factors:

	GREECE	CYPRUS	SPIAN	ITALY	PORTUGAL
Minimum Investment	€250.000	€2.000.000	€500.000	€2.000.000	€500.000
Processing Time	2-3 months	2-3 months	2-3 months	1-2 months	2-3 months
Minimum Stay in Country	Not required	Not required	Not required	Not required	7 days
Temporary Residence Validity	5 years	2 years	2 years	2 years	2 years
Right for permanent residency	7 years	8 years	10 years	10 years	6 years
Travel without VISA	Schengen	EU Only (no Schengen)	Schengen	Schengen	Schengen
Residency for Family & Children	Yes	Yes	Yes	Yes	Yes



THE DIFFERENCE BETWEEN EU AND SCHENGEN

The EU (European Union) is an economic and political union of 28 countries in the European continent with common institutions and policies to which each country-member abides. The purpose of the EU has been to allow for free movement of people, goods, services and capital to boost financial and social development while providing for EU-wide justice through legislation and regulatory rules that all EU members comply with.

Within the EU, the Eurozone was then created consisting in a monetary and economic union (the EURO area) that uses Euro as their one and only currency. The vast majority of EU members, that is 19 countries, joined the Eurozone up to 2018.

The Schengen area consists of both EU and non-EU members that allow free travel within their mutual borders without obliging their citizens to carry a passport or subjecting them to border controls. Most of the EU members (22 countries) have joined the Schengen area along with 4 European countries that are not EU members.



ESTIMATED DATE OF COMPLETTION

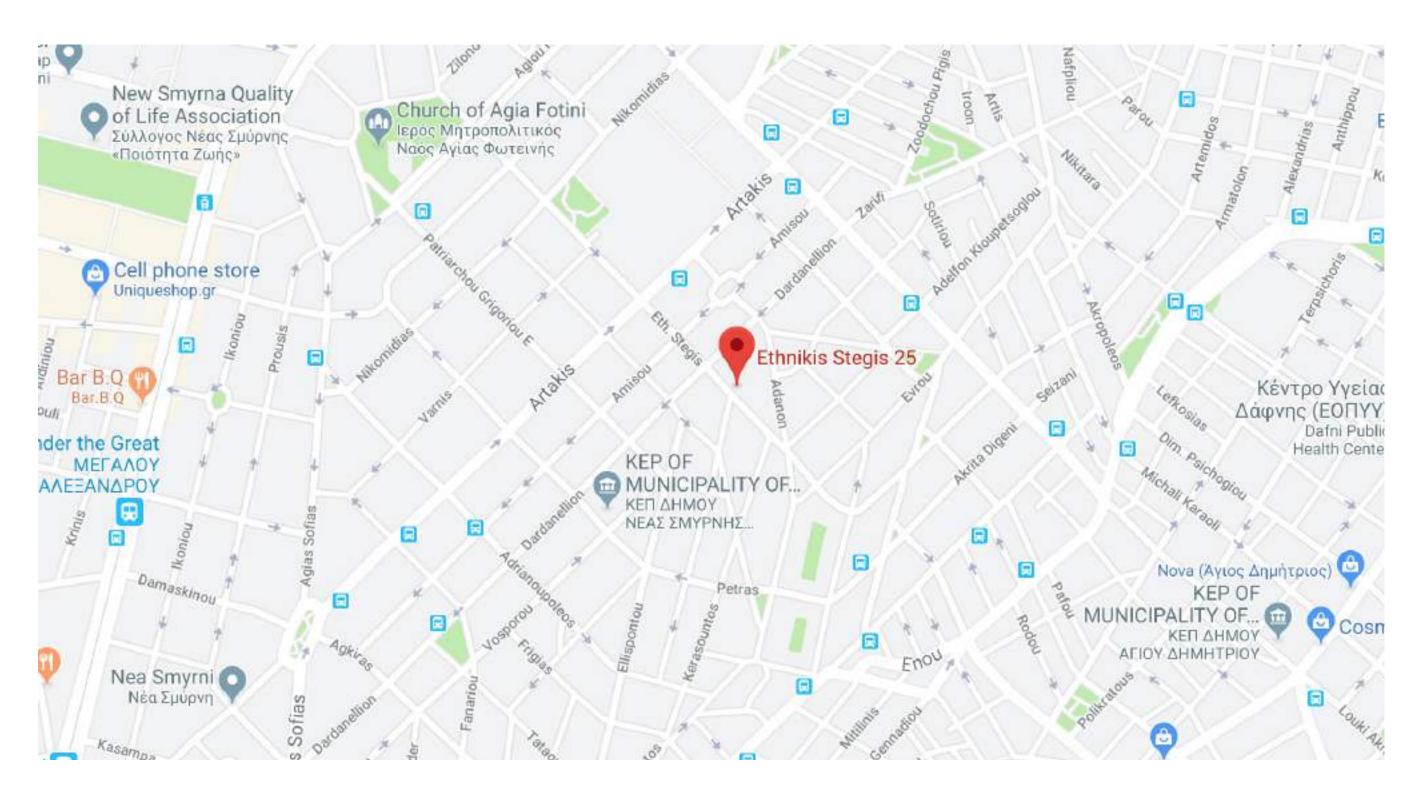
IN MAY 2020

ETHNIKIS STEGIS 25

Ethnikis Stegis 25 is a high-end residential building with 3 apartments located in Nea Smirni, Athens. Each apartment includes 2 bedrooms, a living room area, bathrooms and balconies. The common areas of the building include a pergola and a backyard garden which offer a perfect getaway from city life. It's traditional façade perfectly complements the modern elements of its interior design.

The building is located next to the Green Park of Nea Smirni, it is 1km away from Alexander the Great tram and train station that connects the building with Syntagma square and it is 1.7km away from Agios Dimitrios Metro Mall, the biggest shopping center in the Southern Suburbs of Athens.





MAIN CHARACTERISTICS OF THE PROPERTY



New full renovation Estimated completion in May 2020

Pergola & backyard garden





850 m from Green Park of Nea Smyrni



IMMEDIATE
DELIVERY
OF DEEDS

ESTIMATED
DELIVERY
OF PROPERTY
MAY 2020

0% VAT

3 UNITSAVAILABLE

3 YEARS OF 4% RENTAL GUARANTEE

BUILDING SPECS

- Modern façade
- Pergola
- Outdoor Lighting Design
- Backyard garden
- Roof Water & Heat Insulation

BUILDING AMENITIES



Electrical Heating

Fast Internet

Backyard garden















INTERIOR DESIGN RENDERS

Ethnikis Stegis 25 apartments are tailored with high end materials and luxurious finishing.

Interior Details

- Modern Kitchens
- Soft Closing Mechanism
- Lighting interior design
- European electrical Fixture
- 3 coats Paint
- Double glass Windows
- Modern Main Door Design
- Secure Main Door Locks





Bedroom Details

- Electrical Shutters
- Modern Concrete tiles in Bedrooms
- Glossy White Wardrobes

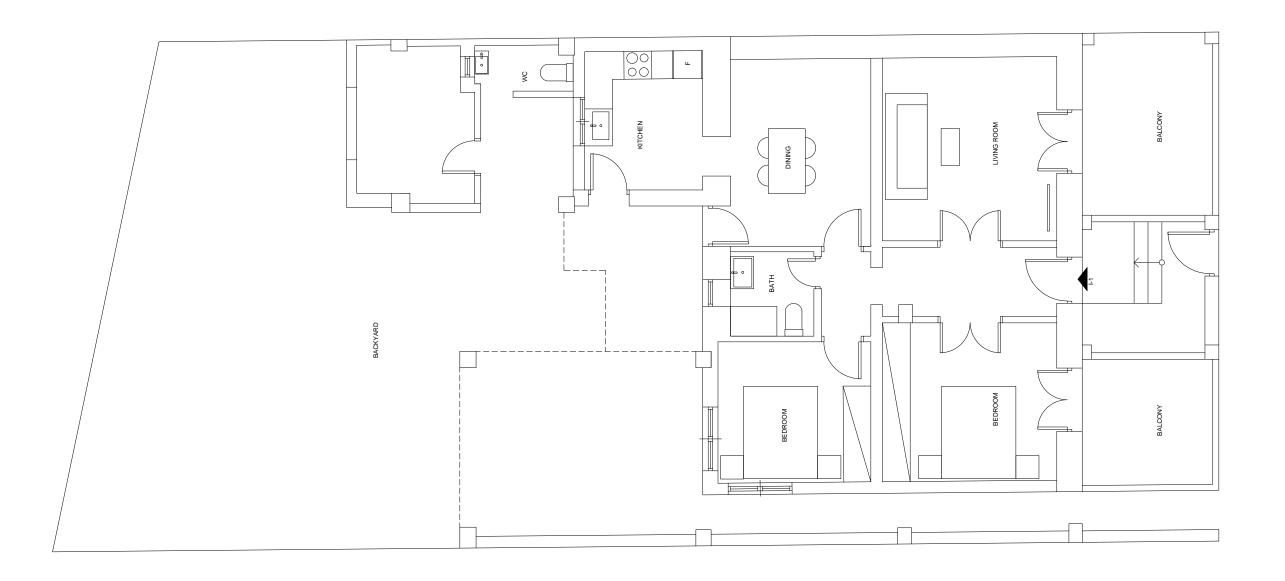
Bathroom Details

- Modern fixtures
- White glossy marble tiles
- WC soft closing mechanism
- Rain shower



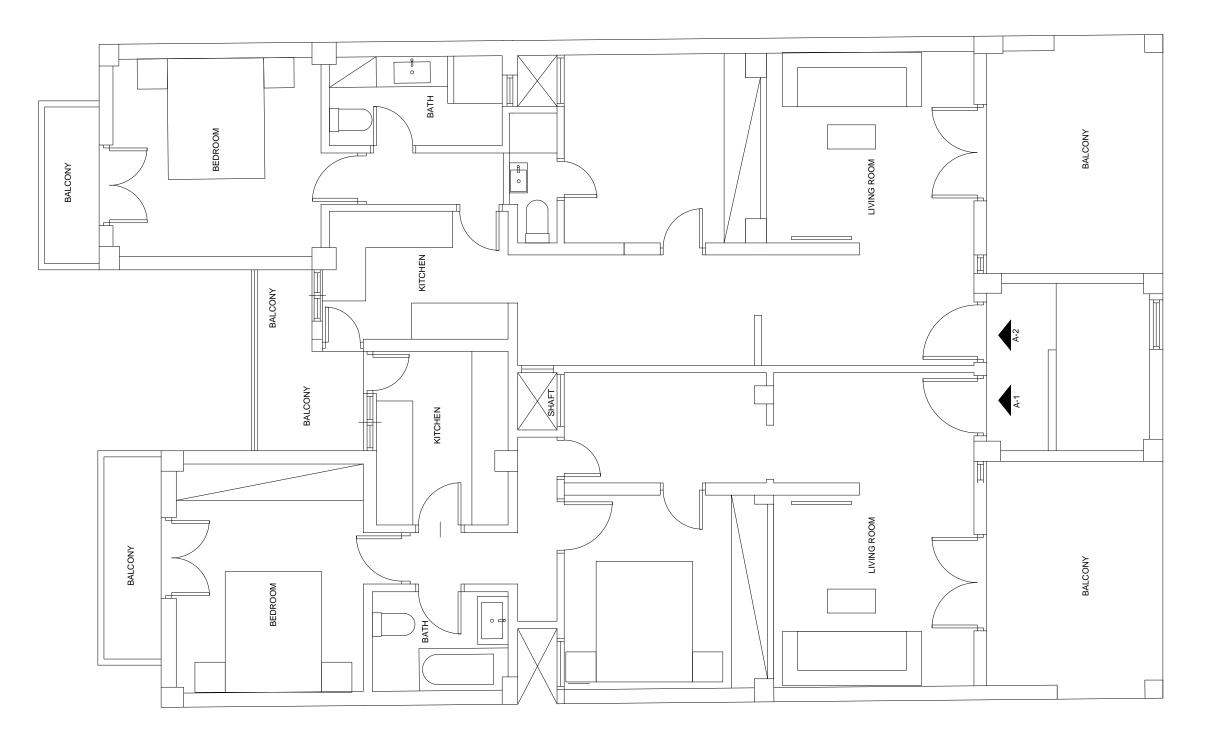
GROUND FLOOR FLOOR PLAN













Neighborhoods create and form communities where residents share the same experiences. Ethnikis Stegis 25's location is distinguished by its proximity to malls, schools, restaurants, center of Athens, health care, and human services.



EAT!

250m Troulos Bakery

350m Arazzo Cafe

500m Roma Pizza Restaurant

700m Ágrapha Barbeque Restaurant

900m Kenko Modish Sushi Bar Sushi Restaurant

1km New Habits Cocktail Bar





LIVE

170m Vivapharmacy Pharmacy

300m Sklavenitis Super Market

300m Panionios Indoor Basketball Basketball Court

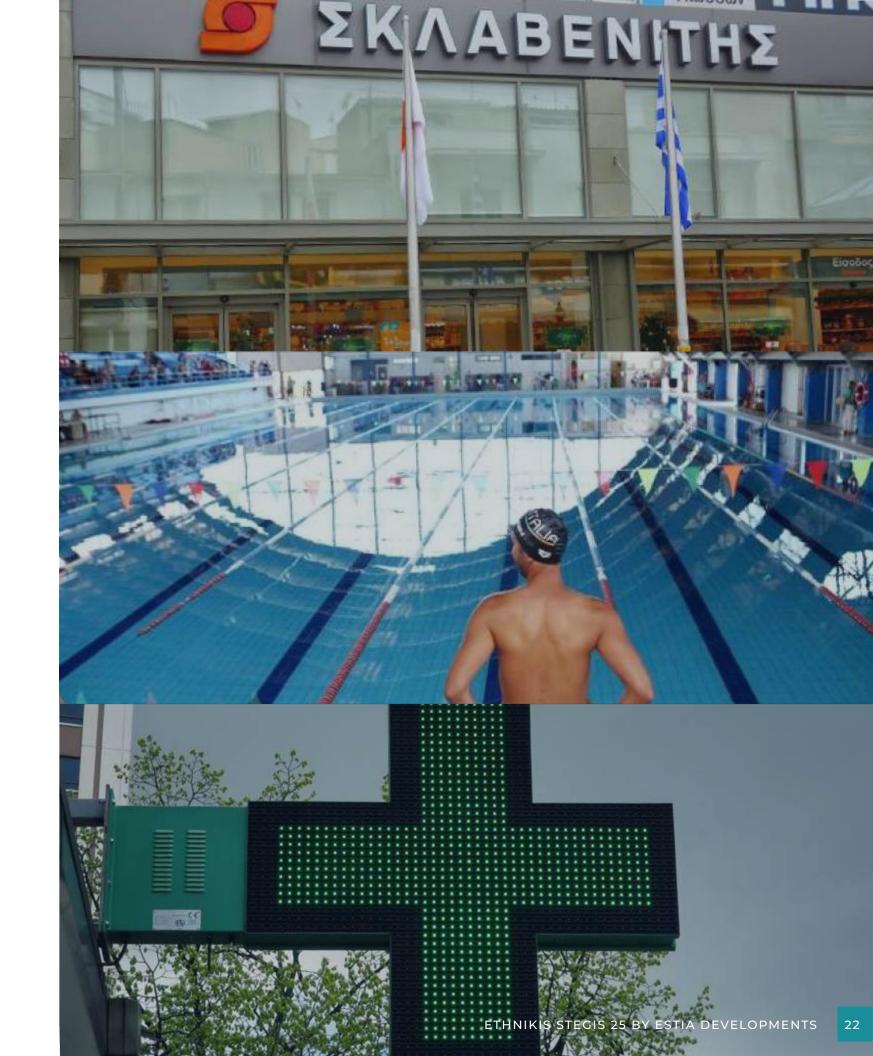
350m 13o Dimotiko Neas Smirnis Elementary School

400m Green Garden Fresh Spot Fruit and Vegetable Store

450m Kolimvitirio Neas Smirnis Public Swimming Pool

500m 3o Likio Neas Smirnis High School

900m Venizeleio S.A. Private Hospital





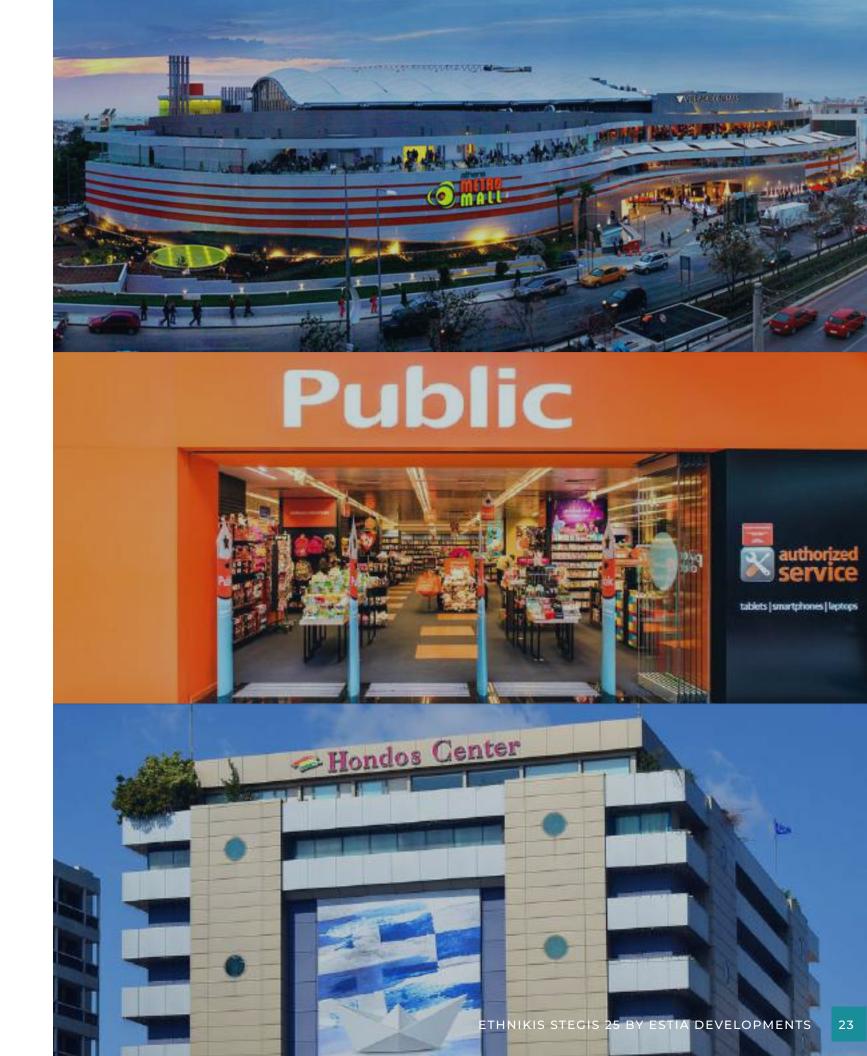
SHOP!

800m Hondos Center Department Store

1km Public Shopping mall

1.3km Zara Clothing Store

2km Athens Metro Mall Shopping mall





POPULAR LANDMARKS

1.7Km Dafni Metro Station

2.6Km National Museum of Contemporary Art

3.3Km Stavros Niarchos Foundation Cultural Center

3.6Km Temple of Olympian Zeus

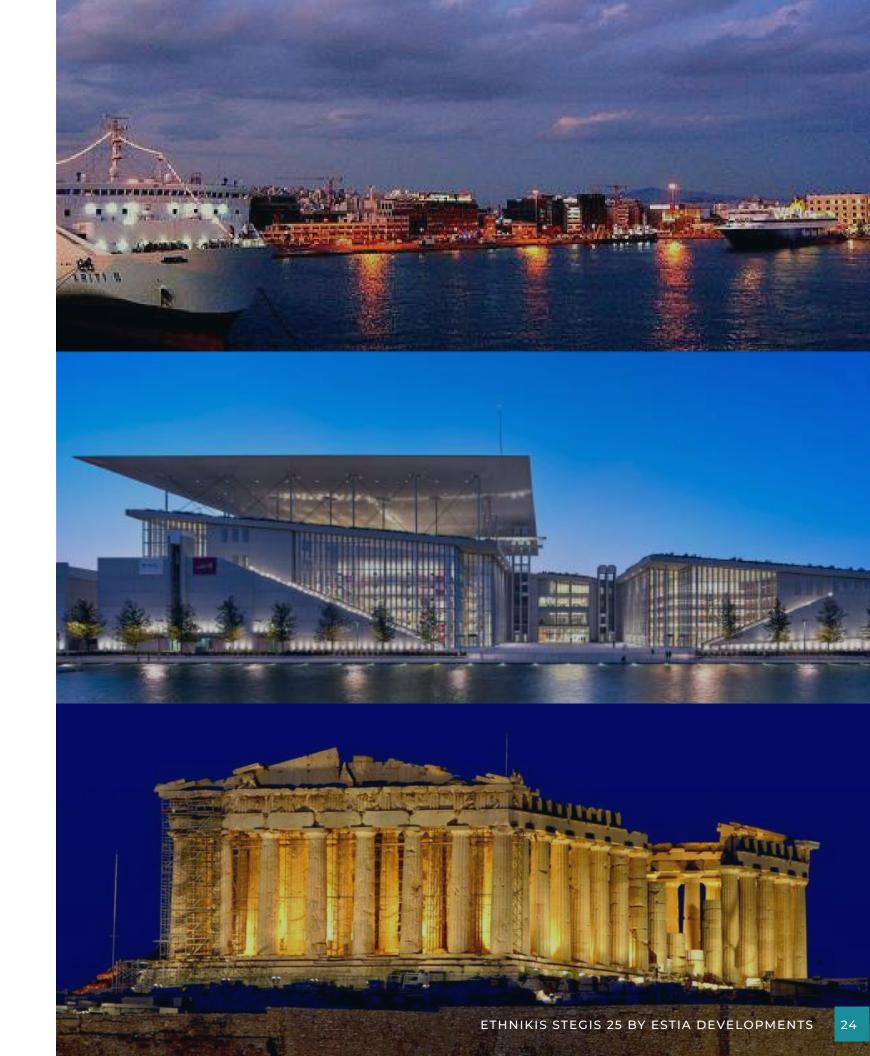
4Km Acropolis

4Km Parthenon

4Km Filopappos Hill

11.4Km Piraeus Port

30Km Athens International Airport



Ethnikis Stegis 25, Nea Smirni Athens, Greece.

