

BRICKONE

METAXOURGEIO, ATHENS.

A FOUNDATION FOR MODERN EUROPEAN LIVING.



GOLDEN RESIDENCY THROUGH INVESTMENT

A NEW DEVELOPMENT BY

THE
ROE
—

Return On Experience

THE FIRST BRICK OF WHAT COMES **NEXT.**

Some investments change more than a portfolio. They change proximity, possibility, freedom of movement.
The future passed down to the next generation.



THE ARCHITECTURE OF NEW BEGINNINGS.

INVEST IN A CITY ON THE RISE



THE OPPORTUNITY

ATHENS IS ENTERING A NEW CHAPTER

International investment, tourism growth, infrastructure upgrades and urban regeneration are reshaping the city and creating new opportunities for investors seeking both lifestyle and long-term value.

We offer the opportunity to be part of this transformation through a carefully designed apartments in the heart of Athens.



DESIGNED FOR MOVEMENT.

GOLDEN VISA ADVANTAGE



RESIDENCY THROUGH INVESTMENT

The Greek Golden Visa programme offers one of Europe's most attractive residency-by-investment pathways.

By investing in qualifying real estate, investors and their families can secure long-term residency in Greece while benefiting from access to the European Union.

GOLDEN VISA KEY BENEFITS

€250,000

INVESTMENT THRESHOLD

FAMILY ELIGIBILITY

INCLUDING SPOUSE, CHILDREN AND DEPENDENT PARENTS

NO MINIMUM STAY

REQUIREMENT

RENEWABLE

RESIDENCE PERMIT

ACCESS

TO PUBLIC HEALTHCARE AND EDUCATION

PATHWAY TO CITIZENSHIP

AFTER MEETING ELIGIBILITY REQUIREMENTS



BUILDING A NEW CHAPTER.

WHERE ATHENS IS MOVING NEXT



THE LOCATION

METAXOURGEIO DISTRICT

Athen's urban regeneration district, minutes from Athens' key commercial, cultural & transport hubs.

GOLDEN VISA **KEY BENEFITS**

HISTORIC DISTRICT

WITH INDUSTRIAL HERITAGE

CREATOR COMMUNITY

GROWING CREATIVE AND CULTURAL SCENE

MODERN LIFESTYLE

GALLERIES, RESTAURANTS AND HOSPITALITY CONCEPTS

CONNECTIVITY

PUBLIC TRANSPORTATION ACROSS ATHENS

GROWING INVESTMENT

CONTINUOUS PUBLIC AND PRIVATE PROJECTS

STRONG DEMAND

FROM STUDENTS AND YOUNG PROFESSIONALS





CONNECTIVITY AND PROXIMITY

Metro Line 2 Red	1 min
Omonia Lines 1 & 2	2 min
Monastiraki Lines 1 & 3	4 min
Syntagma Lines 2 & 3	6 min
Larissa Station	8 min walk
The Stanley	2 min walk
Gazi	5 min walk
Kerameikos	5 min walk
Acropolis of Athens	10 min walk

THE DEVELOPMENT



THE DEVELOPMENT

BUILT WITH PERSPECTIVE

Situated on Kodratou Street, the development consists of two interconnected buildings occupying a rare dual-frontage position within the neighbourhood.

4 FLOORS
27 RESIDENCES



THE INTERIOR

FULLY
FITTED.
FULLY
FURNISHED.



THE EXPERIENCE

INDUSTRIAL CHARACTER. URBAN COMFORT.

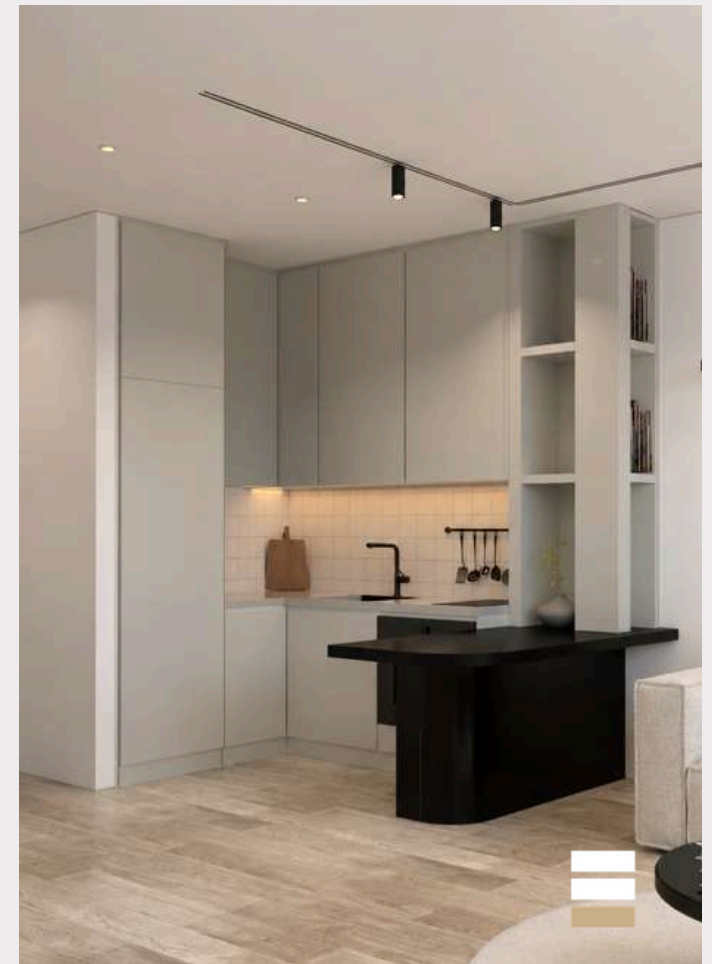
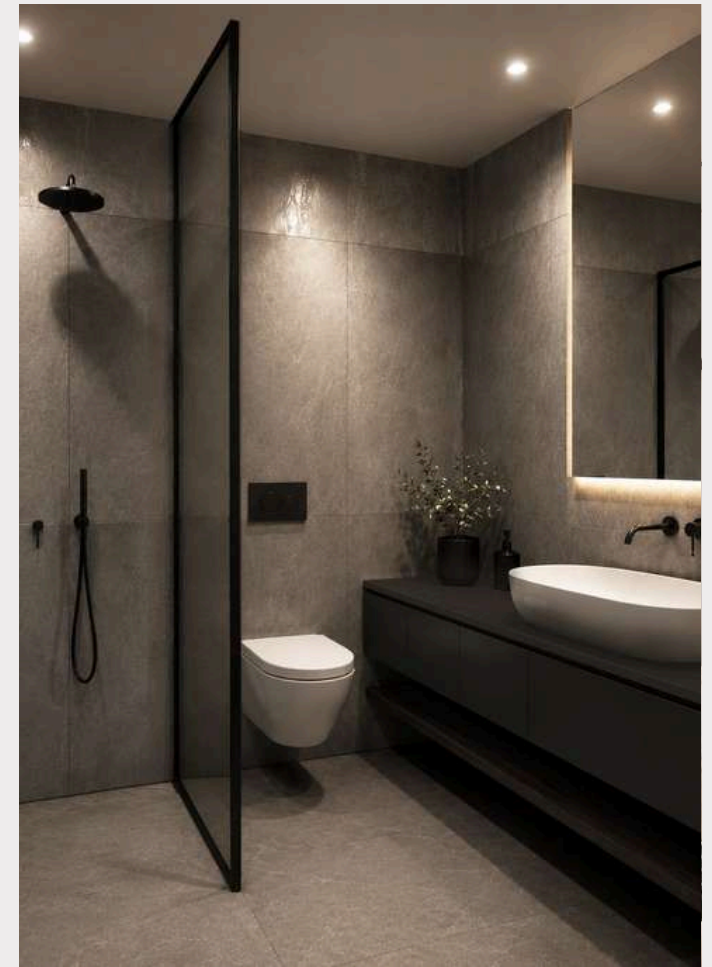
Inspired by the warmth, texture and permanence of its brick architecture, the residences combine industrial character with contemporary comfort. Efficient one-bedroom layouts, fully furnished interiors and carefully considered finishes create spaces designed for modern living and enduring value.



THE FLOOR PLAN



EFFICIENT
LAYOUTS.
ENDURING
VALUE.



INVESTMENT SNAPSHOT

Combining Golden Visa eligibility, a central location and a limited collection of residences, Brick One has been designed to offer both immediate rental appeal and long-term value creation.

Location	Metaxourgeio, Athens
Building Type	Residential Conversion
Residences	27 Apartments
Unit types	1 Bedroom
Unit sizes	36–45 sqm
Delivery	Fully Furnished
Golden Visa Eligible	Yes
Investment Threshold	From €250,000





RENTAL PROJECTION

€/SQM PATH · 1 YR CONSTRUCTION + 4 RENTAL YEARS

RENT PER SQM — RENTAL YEARS

Yr 2 · Jul 2028	€17.20
Yr 3 · Jul 2029	€18.49
Yr 4 · Jul 2030	€19.88
Yr 5 · Jul 2031	€21.37

+34% over 4 rental years — furnished, compact, new-build product opens at €16/sqm vs €12.5 market, and never rents below €15–16.

Benchmark €12.5/sqm (central Athens, Spigatos/Kathimerini). New furnished compact stock commands €15–16/sqm at opening. Growth 7.5%/yr per PEACH (range 7–8%). First rent Jul 2027 after 1 construction year; illustrative, not guaranteed.



BUILT FOR BELONGING.

LIFESTYLE AT YOUR DOORSTEP



THE LIFESTYLE

NIGHTLIFE, DINING, RETAIL AND STAYS.

A rich, walkable F&B, creative and cultural scene, is right outside.

F&B, RETAIL AND STAYS

10AM LOFTS

BOUTIQUE STAY AND F&B

AMANTE

F&B

MARILOULOU

F&B

Π55 COWORKING

CREATIVE AND STAY

VINTAGE

RETAIL

GALLERIES & STUDIOS

EMERGING AND ESTABLISHED



THE COMMUNITY

THE WAVE OF MOVEMENT

WHO IS RENTING IN METAXOURGIO?

STUDENTS

AUEB, NTUA, FINE ARTS, EKPA & UNIWA (63K) — ALL WITHIN ONE OR TWO METRO HOPS. CHRONIC HOUSING SHORTAGE.

CREATIVES & NOMADS

ARCHITECTS, DESIGNERS AND REMOTE WORKERS DRAWN TO THE ARTSY FABRIC, GALLERIES AND Π55-STYLE COWORKING.

PRICED-OUT PROFESSIONALS

25–40S LEAVING KOUKAKI/KOLONAKI FOR CENTRAL VALUE. RENTS ROSE FASTER THAN INCOMES — THEY DOWNSIZE TO COMPACT UNITS.

GOLDEN VISA BUYERS

€250K COMMERCIAL-TO-RESIDENTIAL CONVERSION ROUTE PRESERVED WHILE THE REST OF ATHENS MOVED TO €800K.



ATHENS IS
EVOLVING

METAXOURGEIO IS
TRANSFORMING

THE OPPORTUNITY
IS NOW



ATHENS.
RESIDENCY.
RETURN ON
EXPERIENCE.

Get in touch at _____

