



Faliro Signature Residences

An exclusive collection of 8 fully furnished residences in one of Athens' most prestigious coastal neighborhoods.

Paleo Faliro, Athens

GOLDEN VISA OPPORTUNITY

PRESENTED BY OSEOS DEVELOPMENTS

OSEOS Developments

Project Overview

Faliro Signature Residences is a comprehensive renovation transforming a solid 2006 structure into modern residential living in prestigious Paleo Faliro. Converted from commercial use, the 4-story building features **8 fully furnished apartments**, each meticulously planned and Golden Visa compliant.

8 Apartments

Across 4 floors, fully furnished & turnkey

Golden Visa Ready

Fully compliant with Greece's residency program

Oct 2026 Delivery

Modern comfort meets classical Greek architecture

OSEOS Developments



The Power of Location: Paleo Faliro

One of Athens' most sought-after neighborhoods coastal, connected, and rapidly appreciating. Enjoy the Mediterranean lifestyle with beaches, restaurants, cafes, and shopping at your fingertips.



Easy Transportation

Walking distance to metro and public transport for fast access to all of Athens



Coastal Bliss

Crystal-clear beaches and coastal promenades within minutes



Shopping & Dining

Chic boutiques, gourmet restaurants, and cozy cafes at your doorstep



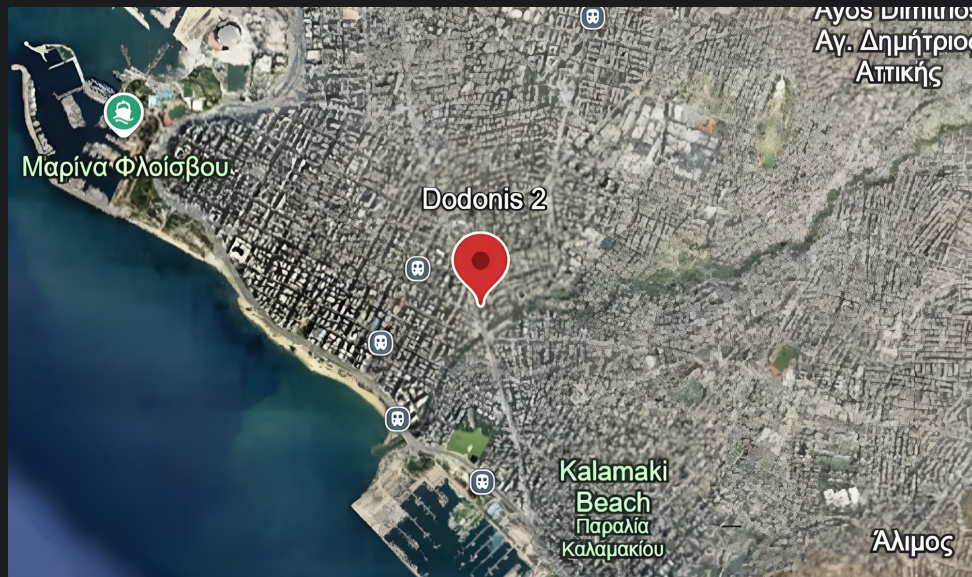
Green Spaces

Parks and recreational areas for peaceful moments intertwined with nature

OSEOS Developments



Location & Key Distances



 [View on Google Maps](#)



Premium Living Standards



Air Conditioning

Central AC in all apartments for ideal year-round comfort



Security

Security doors and modern systems for peaceful living



Energy Efficiency

Double-glazed windows for sound and heat insulation, low energy costs



Elevator

Modern elevator providing comfortable access to all 4 floors



Fully Equipped

Turnkey delivery including all electrical appliances

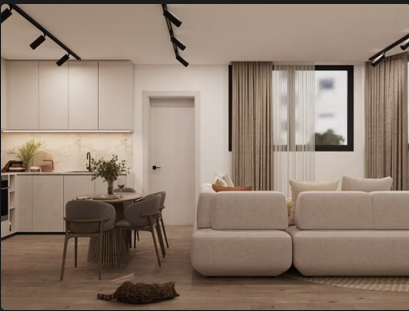


Furnished

Stylish modern furniture ready to move in immediately

Apartment Types

Each apartment features a **2-bedroom, 1 living room, 1 bathroom** layout with large windows for maximum daylight. Higher floors offer better views and more privacy.



Smaller Units 48.5 m²

Effortlessly refined and intelligently planned, these compact residences are ideal for young professionals or small families seeking comfort with a polished, efficient footprint.

- Floors 1-4 available
- Panoramic views on upper floors

Larger Units 59.1 m²

Elegant and spacious, these residences offer generous living areas, abundant natural light, and a more expansive sense of comfort throughout.

- Floors 1-4 available
- Parking access on select units

The following layout applies to all floors. Each floor features 2 apartments one smaller unit (48.5 m²) and one larger unit (59.1 m²) designed to maximise space efficiency and natural light.

Pricing & Availability

All units feature identical 2-bedroom layouts. Pricing varies by floor level higher floors command premium pricing.

Unit No	Floor	Area (m ²)	Layout	Price (€)	Status
Apartment A1	1st Floor	48.5	2 Bed, 1 Living, 1 Bath	325,000	Available
Apartment A2	1st Floor	59.1	2 Bed, 1 Living, 1 Bath	350,000	Available
Apartment B1	2nd Floor	48.5	2 Bed, 1 Living, 1 Bath	335,000	Available
Apartment B2	2nd Floor	59.1	2 Bed, 1 Living, 1 Bath	355,000	Sold
Apartment C1	3rd Floor	48.5	2 Bed, 1 Living, 1 Bath	340,000	Sold
Apartment C2	3rd Floor	59.1	2 Bed, 1 Living, 1 Bath	360,000	Sold
Apartment D1	4th Floor	48.5	2 Bed, 1 Living, 1 Bath	345,000	Available
Apartment D2	4th Floor	59.1	2 Bed, 1 Living, 1 Bath	365,000	Available

Check Current Availability

Unit status updates regularly contact us to confirm availability before making your reservation decision.

GREECE

GOLDEN VISA

Investment Highlights

Premium fundamentals for buyers seeking capital growth, recurring income, and mobility across Europe.

€250K

Minimum Investment

Lowest Golden Visa threshold in Greece

4-5%

Annual Rental Yield

Strong demand from international tenants

6-8%

Annual Appreciation

Paleo Faliro's stable value growth

26

Schengen Countries

Visa-free travel across Europe



GOLDEN VISA

RESIDENCY

Golden Visa: Your Right to Live in Europe

All Faliro Signature Residences apartments are Golden Visa eligible securing residency for you and your family through a single real estate investment.



Minimum €250,000 Investment

Gain residency rights for you and your family by investing in Greek real estate



Valid for the Whole Family

Your spouse, children under 21, and parents all benefit from a single investment



Travel the Schengen Area

Travel freely to 26 European countries without a visa



Path to Permanent Residence

Apply for permanent residency after 5 years, and citizenship after 7 years

DELIVERY PROCESS

TIMELINE

Delivery Process & Timeline

A transparent, structured process from reservation to key handover.



Payment Plan: 10% deposit at reservation · 40% interim payments during construction (in installments) · 50% final payment at pre-delivery. Title deed transfer and Golden Visa application initiated upon final delivery.



Your Dream Life Awaits

Project Address

Faliro Signature Residences, Paleo Faliro, Athens, Greece

Delivery Date

Late October 2026

Price Range

€325,000 – €365,000

Special Offer

Special payment plan and furniture package discount for the **first 4 reservations**

GOLDEN VISA

Golden Visa Opportunity

A strategic path to residency through real estate investment in Greece. Faliro Signature Residences is fully eligible under the Greek Golden Visa Program, combining lifestyle, security, and long-term investment potential.

Eligible Investment

Qualifying real estate investment starting from the applicable threshold, fulfilled by residences at Faliro Signature Residences.

Residency for Family

Coverage for the main applicant and eligible family members, providing EU residency rights across the Schengen Area.

No Minimum Stay

No mandatory minimum stay requirement to maintain residency status true flexibility for globally mobile investors.

Flexible Investment Use

Option for personal use or income-generating rental investment your residence works for you on your terms.



WHY OSEOS

Why Choose OSEOS?

We combine local market expertise with global investment standards. Every opportunity is carefully screened to ensure quality, compliance, and long-term value.

Local Expertise

Deep knowledge of the Greek real estate market, with a focus on premium opportunities across Piraeus, the Athens Riviera, and key investment corridors.

Global Standards

Every project is rigorously screened for quality, legal compliance, and long-term value so you invest with complete confidence.

End-to-End Guidance

From initial enquiry to reservation and completion, our advisors guide you through every step of the purchase and Golden Visa process.

Invest with clarity. Invest with confidence. Invest with OSEOS.



Thank You

We welcome your enquiries about Faliro Signature Residences. Whether you are exploring the project for the first time or ready to discuss a specific unit, our team is on hand to provide updated availability, detailed specifications, and guidance on next steps.

Request Updated Availability

Unit status changes regularly reach out to confirm current availability before making a reservation decision.

Schedule a Consultation

Our advisors are available to walk you through the project in detail, including floor plans, specifications, and purchase process.

Reserve Your Residence

When you are ready to proceed, we will guide you through every step from reservation to completion.



OSEOS Developments

CONTACT



Get In Touch

We listen before we recommend. Tell us your investment goals and we'll be in touch within one business day.

Email

info@oseosgroup.com

Address

Akadimias 32, Athina 106 72

Website

oseosgroup.com

OSEOS Developments