



AZURE BAY RESIDENCES

Waterfront one-bedroom residences · Kiato, Corinthia ·

GOLDEN VISA OPPORTUNITY

PRESENTED BY OSEOS DEVELOPMENTS

THE OPPORTUNITY AT A GLANCE

30

one-bedroom waterfront residences

KIATO PORT

Corinthia, Greece

LIVE PRICE LIST

Current prices and availability on oseosgroup.com

RENTAL DEMAND

Holiday-let and long-let market on the Corinthian Gulf

UNIT MIX

Residences across Ground through Penthouse floors

LIFESTYLE BUYERS & INVESTORS

Holiday-home buyers, lifestyle seekers and long-term investors

GOLDEN VISA

Eligibility confirmed by a licensed Greek lawyer

WHY THIS PROJECT

WHY AZURE BAY RESIDENCES

LIFESTYLE

Directly on the waterfront of Kiato Port, Azure Bay offers a genuine coastal lifestyle, seafront promenades, and year-round sunshine on the Corinthian Gulf just 1hr 20min from Athens.

INVESTMENT FUNDAMENTALS

One-bedroom waterfront apartments with a low entry point and strong holiday-let demand. Current prices and availability are published live on oseosgroup.com and in the OSEOS Partner Portal.

SCARCITY OF WATERFRONT PRODUCT

Direct seafront development land in Corinthia is exceptionally rare. Azure Bay occupies one of the last buildable waterfront plots in Kiato Port a finite asset in a market where coastal supply is structurally constrained.

Waterfront land in Kiato Port is not being made anymore. Azure Bay is a rare opportunity to own directly on the Corinthian Gulf at an accessible price point.



LOCATION

LOCATION & KEY DISTANCES

Azure Bay strikes an enviable balance: a genuine waterfront setting with effortless access to Athens. The suburban railway connection and proximity to the motorway make this a practical base for weekend escapes or extended stays, without sacrificing the sense of retreat.

[VIEW PROJECT LOCATION](#)

IMMEDIATE SETTING

- **KIATO PORT & SEAFRONT PROMENADE**

The development's direct waterfront address

- **KIATO TOWN CENTRE**

Approx. 2–3 minutes

- **KIATO SUBURBAN RAILWAY STATION**

Approx. 5 minutes direct rail link to Athens

REGIONAL & NATIONAL CONNECTIONS

- **XYLOKASTRO**

Approx. 15 minutes

- **CORINTH**

Approx. 25 minutes

- **ATHENS CITY CENTER**

Approx. 1 hour 20 minutes

- **ATHENS INTERNATIONAL AIRPORT**

Approx. 1 hour 35 minutes

**Approximate driving times.*

PROJECT CONCEPT

THE BUILDING

A contemporary six-storey seafront building comprising 30 one-bedroom residences, designed to sit harmoniously within the Kiato Port waterfront. Clean architectural lines, generous glazing, and a restrained material palette ensure the building enhances rather than dominates its coastal setting.

UNIT MIX

All 30 units are one-bedroom, one-bathroom residences ranging from approximately 38 to 64 sqm total area. Every unit has been designed to maximise space efficiency and natural light, with the majority featuring private balconies or terraces overlooking the Corinthian Gulf.

DESIGN IDENTITY

Interiors are defined by warm timber accents, full-height glazing, marble-finish bathrooms with matte black fittings, and integrated kitchens. The design language is calm, considered, and built to age well as a coastal home that feels both refined and liveable.

COASTAL LIVING

Azure Bay is conceived as a year-round coastal residence, not a seasonal retreat. From ground-floor garden apartments to the rooftop penthouse, every unit is oriented toward the sea designed for evening aperitifs on the terrace and the unhurried rhythm of life on the Corinthian Gulf.

INTERIORS

LIVING & DINING

Open-plan living spaces finished with warm timber accents, integrated kitchen, and floor-to-ceiling glazing designed to maximise natural light and coastal atmosphere.





INTERIORS

BEDROOM & BATHROOM

Restful sleeping spaces with warm timber panelling and considered lighting. Bathrooms finished in full-height marble with matte black fittings and walk-in shower enclosures.



OSEOS DEVELOPMENTS

OUTDOOR LIVING

OUTDOOR LIFESTYLE

Private balconies and terraces with unobstructed views over the Corinthian Gulf. Designed for year-round coastal living from morning coffee to evening aperitif.



THE INVESTMENT CASE

BUYER PROFILE

Azure Bay appeals to two distinct buyer types: Greek diaspora and international lifestyle buyers seeking a permanent coastal base, and yield-focused investors targeting Greece's growing short-let market. Both profiles converge on the same product a well-priced, well-located, one-bedroom waterfront apartment.

RENTAL LOGIC

The Corinthian Gulf's extended summer season (May to October) supports short-term holiday lets, while proximity to Athens sustains long-let demand year round. Low running costs and a competitive purchase level relative to coastal comparables support the rental case. Indicative figures are available on request.

HOLIDAY-HOME APPEAL

One hour twenty minutes from Athens by car or suburban rail, Kiato Port offers the accessibility of a weekend retreat without the congestion of the Athenian Riviera. Azure Bay units are designed to function as genuine second homes easy to lock up, easy to let, and easy to return to.

COASTAL DEMAND

Demand for quality waterfront product on the Corinthian Gulf is structurally undersupplied. The combination of improving infrastructure, rising domestic tourism, and international buyer interest in Greek coastal real estate creates a favourable demand backdrop with limited new supply to absorb it.

PRICES AND AVAILABILITY, UPDATED LIVE

Unit prices, status and availability for Azure Bay Residences change regularly. So that you always work from current information, this brochure does not list unit prices. The live price list and availability are published on our website and reflect our inventory system directly.

LIVE PRICE LIST

[oseosgroup.com/projects/
azure-bay-residences/](https://oseosgroup.com/projects/azure-bay-residences/)

Current prices, unit status and availability for every residence in this project.

PARTNER PORTAL

oseosgroup.com/portal/

Registered partners can view live pricing, place holds and track unit status in the OSEOS Partner Portal.

ENQUIRIES

info@oseosgroup.com

Tel +30 693 102 5555. Our team confirms current availability before any reservation decision.

Prices shown on the website are list prices in euros and are subject to change without notice. Availability is confirmed in writing at reservation.

GOLDEN VISA

GOLDEN VISA OPPORTUNITY

A strategic path to residency through real estate investment in Greece. Azure Bay Residences 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 Azure Bay 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.

Golden Visa eligibility, requirements and benefits are subject to current Greek legislation and must be confirmed by a licensed Greek lawyer.



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

OSEOS identifies and presents carefully selected residential investment opportunities across Athens, Corinthia and key Greek property markets.

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.



OSEOS DEVELOPMENTS

THANK YOU

We welcome your enquiries about Azure Bay 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.



CONTACT



GET IN TOUCH

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

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WEBSITE

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