



NEXUS ATHENS RESIDENCES

Modern boutique residences in the heart of Athens.

GOLDEN VISA OPPORTUNITY

PRESENTED BY OSEOS DEVELOPMENTS

REBORN WITH QUALITY

A classic central Athens building is being transformed into a modern four-floor residential building comprising 14 apartments. The comprehensive renovation combines contemporary aesthetics with upgraded infrastructure and structural safety.

4 FLOORS

Modern residential building with 14 exclusive apartments through full renovation

14 APARTMENTS

Thoughtfully designed residences available for living and investment

CENTRAL ATHENS

Cultural core of Athens, central location

GOLDEN VISA ELIGIBLE

Fully renewed building. Eligibility confirmed by a licensed Greek lawyer

REBUILT INFRASTRUCTURE

New elevator system, energy-efficient facades, heat and sound insulation

QUALITY & DURABILITY

Longevity, durability, and elegance prioritised in all materials used



LOCATION

CENTRAL LOCATION, A LIFE INTERTWINED WITH HISTORY

CULTURAL CORE OF ATHENS

Located just minutes away from Omonia Square and the Acropolis, the area preserves its historical character while reflecting the dynamism of modern city life.

RAPIDLY DEVELOPING AREA

Urban renewal projects in central Athens have made the Leonidou Street area one of the most dynamic parts of the city, with new metro lines, renovated squares and growing visitor interest.

This location offers a unique balance for residents and investors, combining the convenience of modern city living with the historical character of Athens.

LOCATION

TRANSPORTATION ADVANTAGES

The project is located at one of Athens' best public transport hubs. Metro, bus and train lines provide easy access to all parts of the city, making daily life extremely practical.

[VIEW PROJECT LOCATION](#)

PUBLIC TRANSPORT

- **METAXOURGIO METRO STATION**
300 m (4-minute walk)
- **PLATEIA KARAIISKAKI BUS STOP**
250 m
- **LARISSA CENTRAL TRAIN STATION**
1.1 km (12-minute walk)

REGIONAL & NATIONAL CONNECTIONS

- **ATHENS INTERNATIONAL AIRPORT**
35 minutes by metro
- **PIRAEUS PORT**
20 minutes by car

*Approximate travel time, subject to traffic and route conditions.

EVERYTHING WITHIN REACH

The area around Leonidou 8 has a wide network of services that can meet all the needs of daily life. Within a 1-kilometer radius, there are markets, cafes, pharmacies, shopping streets, and health centers.

MARKETS & DAILY NECESSITIES

- **AB VASSILOPOULOS**
400 m
- **MY MARKET**
550 m
- **LIDL**
700 m
- **EVGENIDION HOSPITAL**
2.5 km

CAFÉS, DINING & SHOPPING

- **GAZI & PSYRRI DISTRICTS**
50+ cafés & restaurants, 5–10 minute walk
- **ERMOU STREET**
1.8 km - major shopping destination
- **MONASTIRAKI MARKET**
1.5 km
- **METROPOLITAN GENERAL HOSPITAL**
4.2 km

*Approximate time, subject to traffic and route conditions.

CULTURE, SOCIAL LIFE & GREEN AREAS

HISTORY, ART & MODERN LIFE SIDE BY SIDE

Leonidou 8 is located in the heart of Athens' cultural centers. Historical heritage, art and modern life exist side by side. The surrounding streets feature theatres, galleries and a distinctive café culture.

CULTURAL POINTS

National Theatre (500 m),
Technopolis City of Athens (800 m)

GREEN AREAS

Avdi Square (300 m), Pedion tou
Areos Park (2.2 km)

HISTORICAL & TOURIST AREAS

Acropolis Museum (2.3 km), Plaka
and Thiseio (15-minute walk)

The area around Leonidou 8 offers a privileged balance for both living and investment, combining the comfort of a modern city with the historical spirit of Athens.

EXTERIOR

BREATHING WITH LIGHT

FACADE THAT BREATHES

The renovated exterior of Leonidou 8 brings the sun and light of Athens inside in the best way. Large windows and a spacious facade design enhance natural ventilation.

NIGHT ELEGANCE

Night lighting gives the building an elegant silhouette, with modern lines creating a simple but impressive look in harmony with the classic city texture.

ENERGY EFFICIENCY

New energy-efficient facades with complete heat and sound insulation, rebuilt from scratch according to current standards.

NEW INFRASTRUCTURE

All technical infrastructure was rebuilt from scratch including a new elevator system prioritising longevity, durability, and elegance.

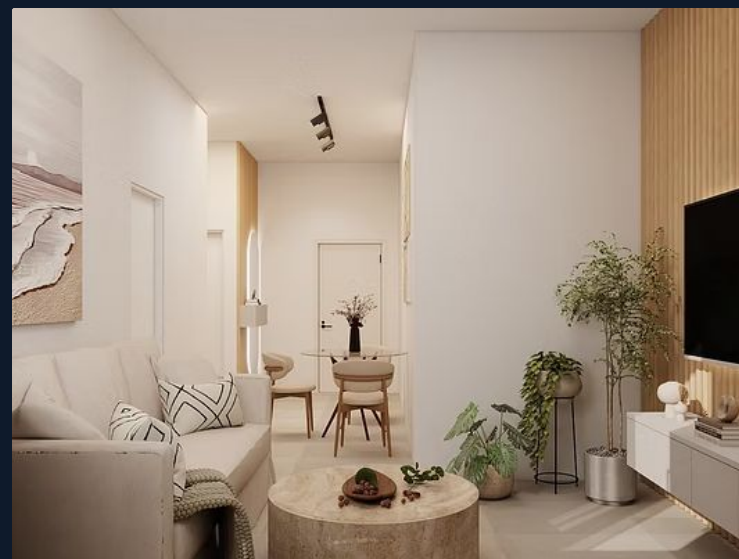
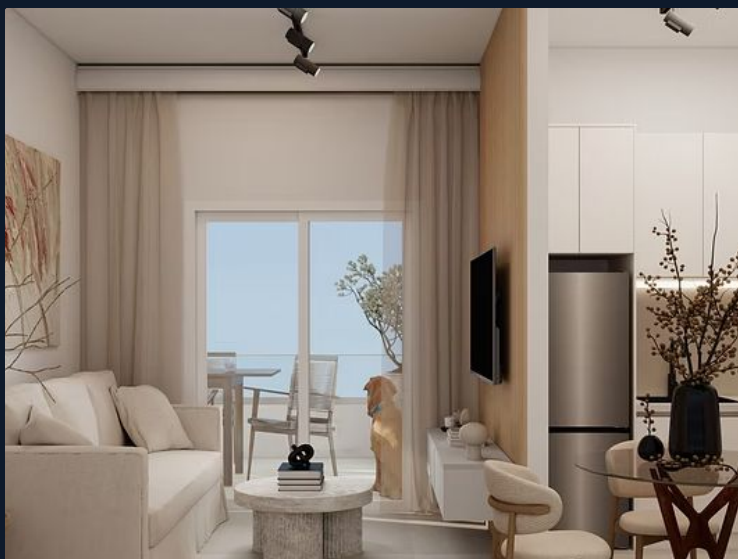


INTERIOR

OPEN PLAN, MODERN LIVING

The combination of open kitchen and living area in each apartment brings together spaciousness and sociability. The layout allows natural light to reach every corner of the space, offering a contemporary interpretation of modern city life.

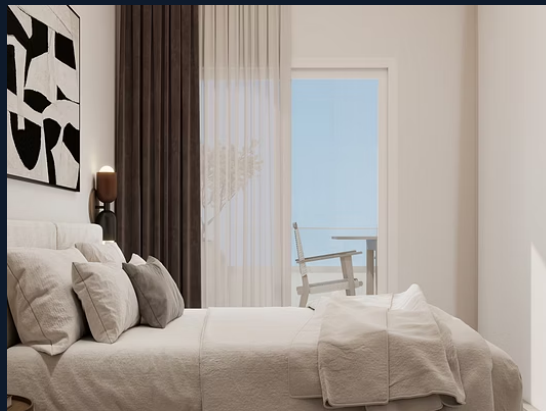
Designed with minimalist details and simple surfaces, the interiors offer both aesthetic and functional integrity. Plans suitable for furniture placement, fluid transitions and smart storage solutions ensure efficient use of every square meter.



INTERIOR

DESIGN IN HARMONY WITH THE FLOW OF LIFE

The interior architecture of Leonidou 8 is created with a design concept that adapts to the pace of the day. The homes are designed not only for living, but also for comfort and enjoyment offering a peaceful interior balance that supports the dynamism of city life.



BALCONY

PRIVATE BALCONIES FOR OUTDOOR LIVING

The balcony spaces at Nexus Athens Residences offer private outdoor areas where residents can relax and entertain in comfort. Furnished with seating and dining areas, they create a natural extension of the home with views over Athens.





UNIT TYPES

1 BEDROOM RESIDENCES

All residences at Nexus Athens Residences are one-bedroom layouts. Each unit has been designed to maximise space efficiency and natural light, with carefully selected finishes and contemporary interiors.

1 BEDROOM

Spacious one-bedroom layout with open-plan living and dining area

14 UNITS

Across 4 floors, offering a boutique residential experience in central Athens

MODERN FINISHES

Contemporary interiors rebuilt from scratch with high-quality, durable materials

PRICES AND AVAILABILITY, UPDATED LIVE

Unit prices, status and availability for Nexus Athens 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/
nexus-athens-residences/](https://oseosgroup.com/projects/nexus-athens-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.

FLOOR PLANS

A FLOOR

2D LAYOUT



3D LAYOUT



FLOOR PLANS

B FLOOR

2D LAYOUT



3D LAYOUT



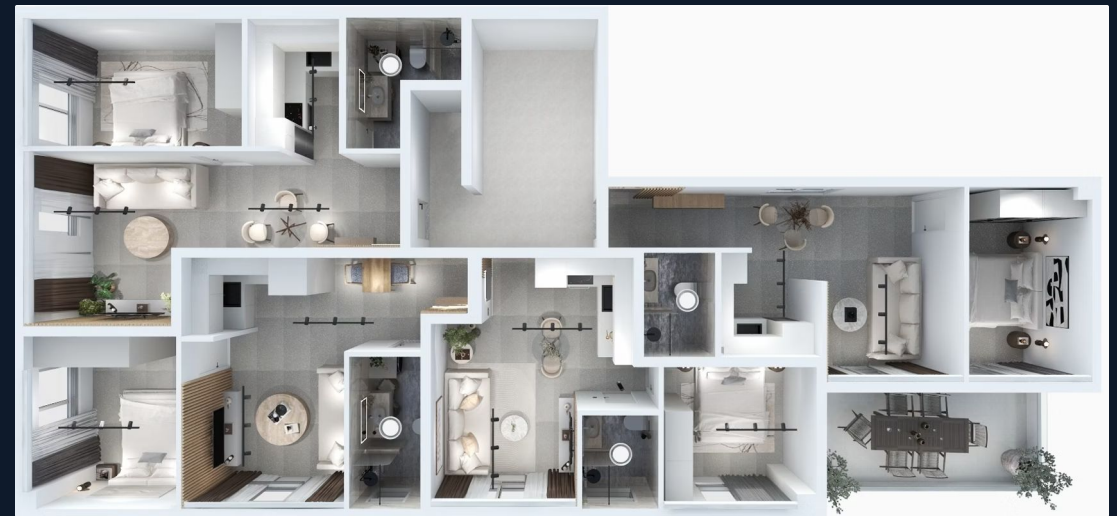
FLOOR PLANS

C FLOOR

2D LAYOUT



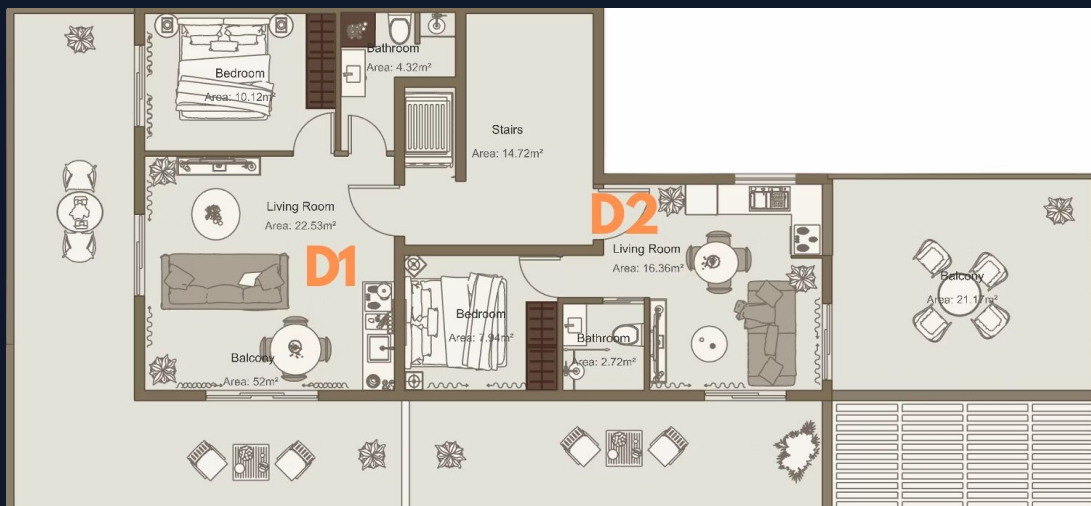
3D LAYOUT



FLOOR PLANS

D FLOOR

2D LAYOUT



3D LAYOUT



WHY INVEST IN NEXUS ATHENS RESIDENCES

PRIME CENTRAL ATHENS LOCATION

The project sits in the cultural core of Athens, minutes from Omonia Square and the Acropolis, in an area shaped by ongoing urban renewal, new metro links and growing visitor interest.

TURNKEY QUALITY ASSET

Scheduled for full renovation with upgraded infrastructure, a new elevator, energy-efficient façades, and enhanced heat and sound insulation. Delivery timeline is confirmed on the project page.

GOLDEN VISA ELIGIBILITY

Nexus Athens Residences qualifies under the Greek Golden Visa Program, providing a strategic path to EU residency for the main applicant and eligible family members with no minimum stay requirement.

LIFESTYLE & RENTAL FLEXIBILITY

Located near 50+ cafés and restaurants, major shopping streets, cultural landmarks and transport hubs, each residence is equally suited for personal use or income-generating rental investment in a high-demand central district.

GOLDEN VISA

GOLDEN VISA OPPORTUNITY

A strategic path to residency through real estate investment in Greece. Nexus Athens Residences is presented as eligible under the Greek Golden Visa Program, subject to confirmation by a licensed Greek lawyer.

ELIGIBLE INVESTMENT

Qualifying real estate investment starting from the applicable threshold.

RESIDENCY FOR FAMILY

Coverage for the main applicant and eligible family members.

NO MINIMUM STAY

No mandatory minimum stay requirement to maintain residency.

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

Deep knowledge of the Greek real estate market, with a focus on premium opportunities across Athens 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 Nexus Athens 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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