

MK RESIDENCE O N E

Avlona, Greece

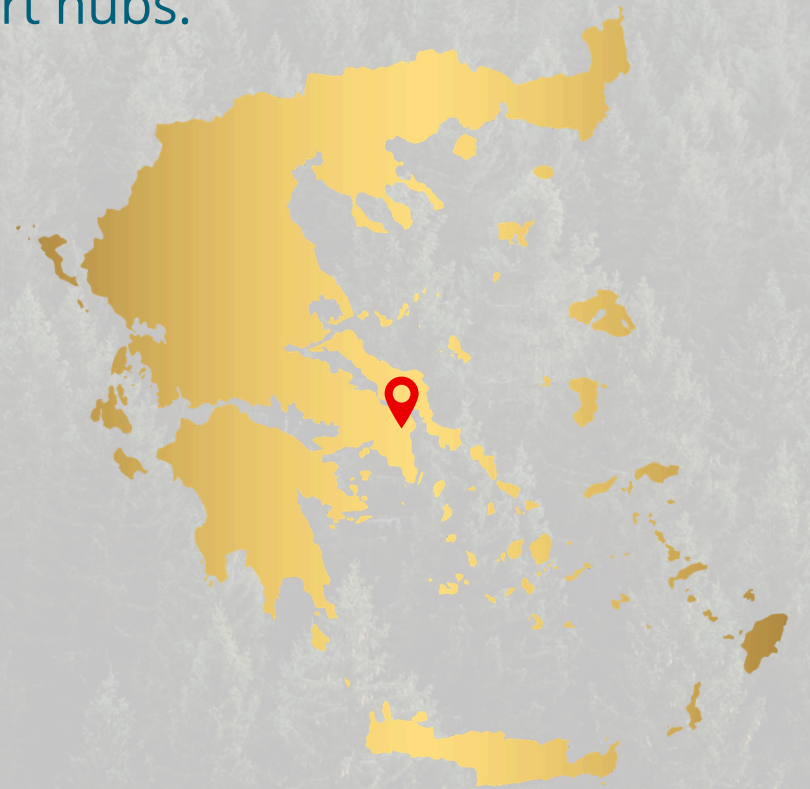




AVLONA

Located in northern Attica, Avlona blends nature, convenience, and strategic access. Surrounded by forests and hills, it offers a calm, scenic lifestyle – just a short trip from major urban, coastal, and transport hubs.

Avlona Rail Station	2 mins
Avlona Town Centre	3 mins
Shopping & Medical Services	10 mins
Nearest Beach	12 mins
Athens City Centre	30 mins
Athens International Airport	30 mins

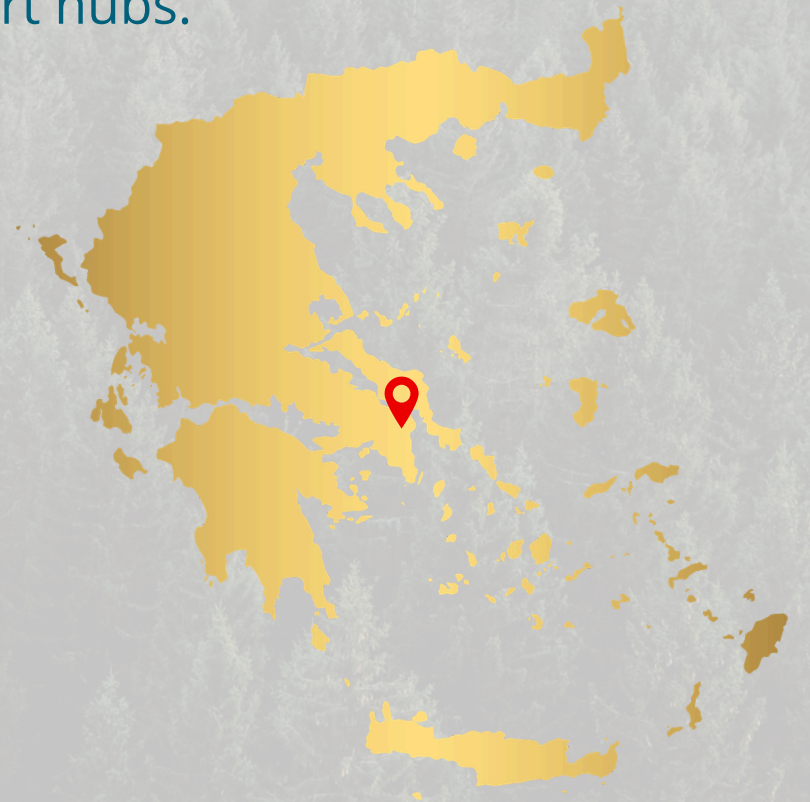




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PROJECT SUMMARY

MK Residence ONE offers six residences that qualify for the Greek Golden Visa program, providing a pathway to residency and a potential annual rental yield of about 3%.

No. of Apartments	6
Building Configuration	Basement (Covered Parking & Storage), Ground, 1st & 2nd Floor (Exclusive Roof Garden)
Apartment Types	1, 2 & 3 Bedrooms
Sizes	40.11 - 93.25 m ²





BUILDING SUMMARY

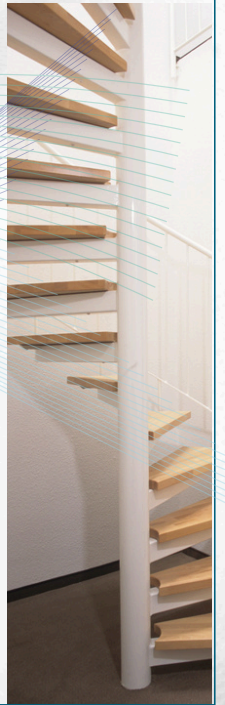
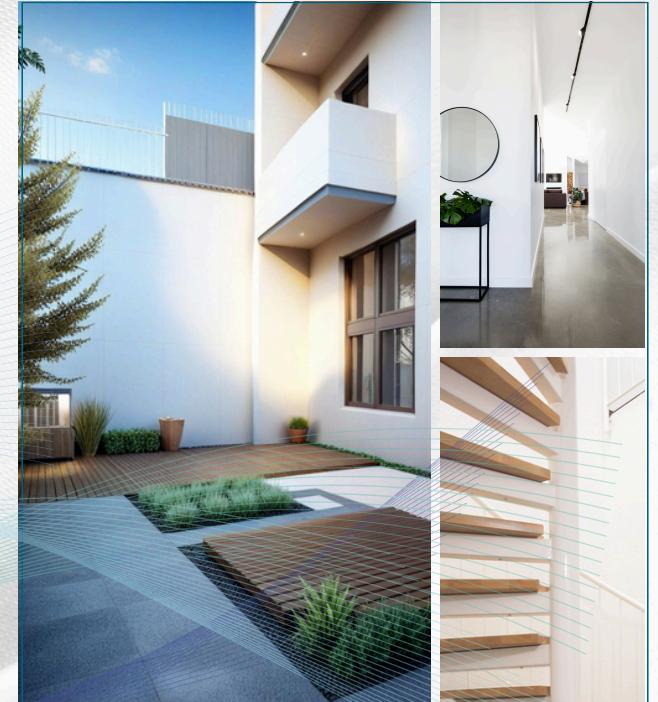
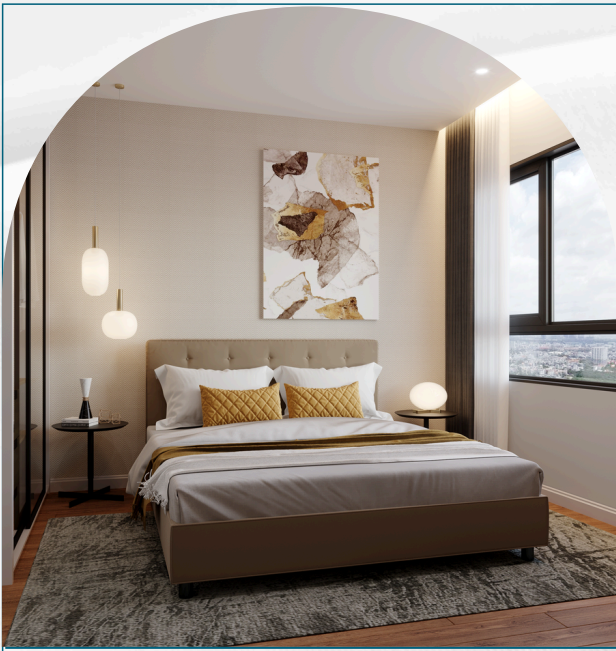
Apartment	Floor	Bedrooms	Bathrooms	Area (m ²)	Price (€)
I1 (Front)	Ground + Mezzanine	3	2	93.25	340,000
I2 (Back)	Ground + Mezzanine	3	1 + WC	80.08	340,000
A1 (Front)	First	1	1	47.72	280,000
A2 (Back)	First	2	1	65.77	280,000
B1 (Front)	Second	1	1	40.11	270,000
B2 (Back)	Second	1	1	47.69	280,000

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RESIDENCE
ONE
Arlona, Greece



MODERN FINISHES

*The final product may slightly vary from the renderings





FLOOR PLANS

GROUND FLOOR

€ 340,000

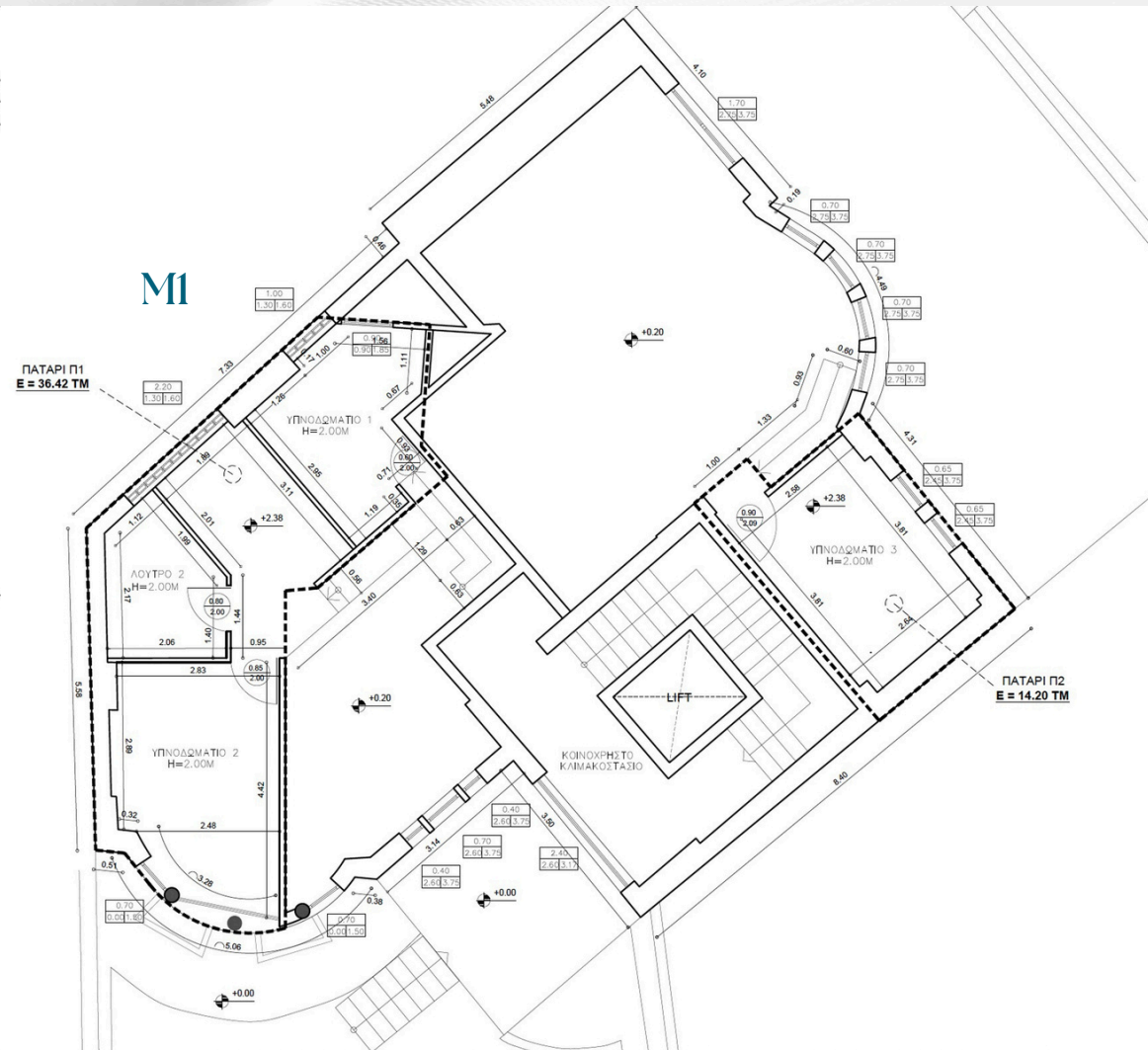
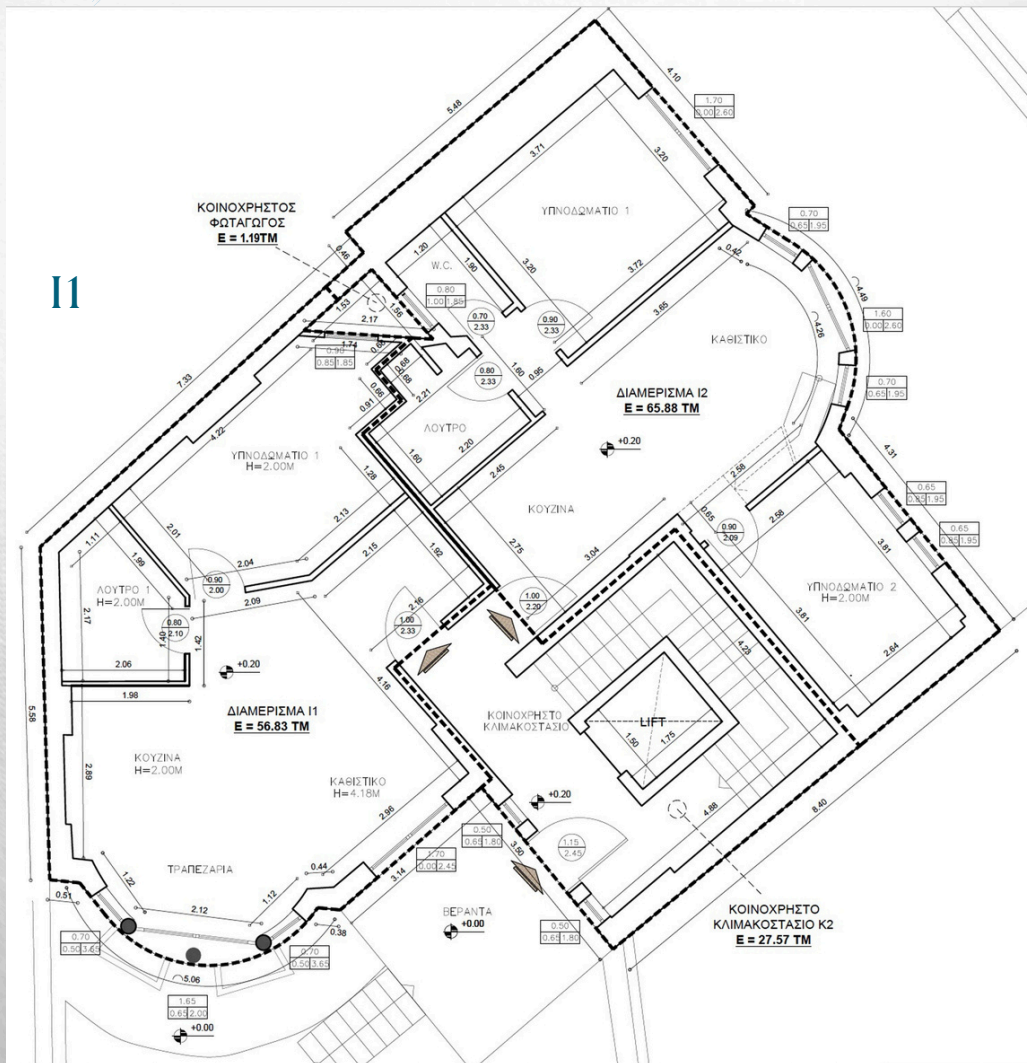
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I1 & M1 (Ground +
Mezzanine)

93.25 m²

*Includes Parking and Storage



GROUND FLOOR

€ 340,000

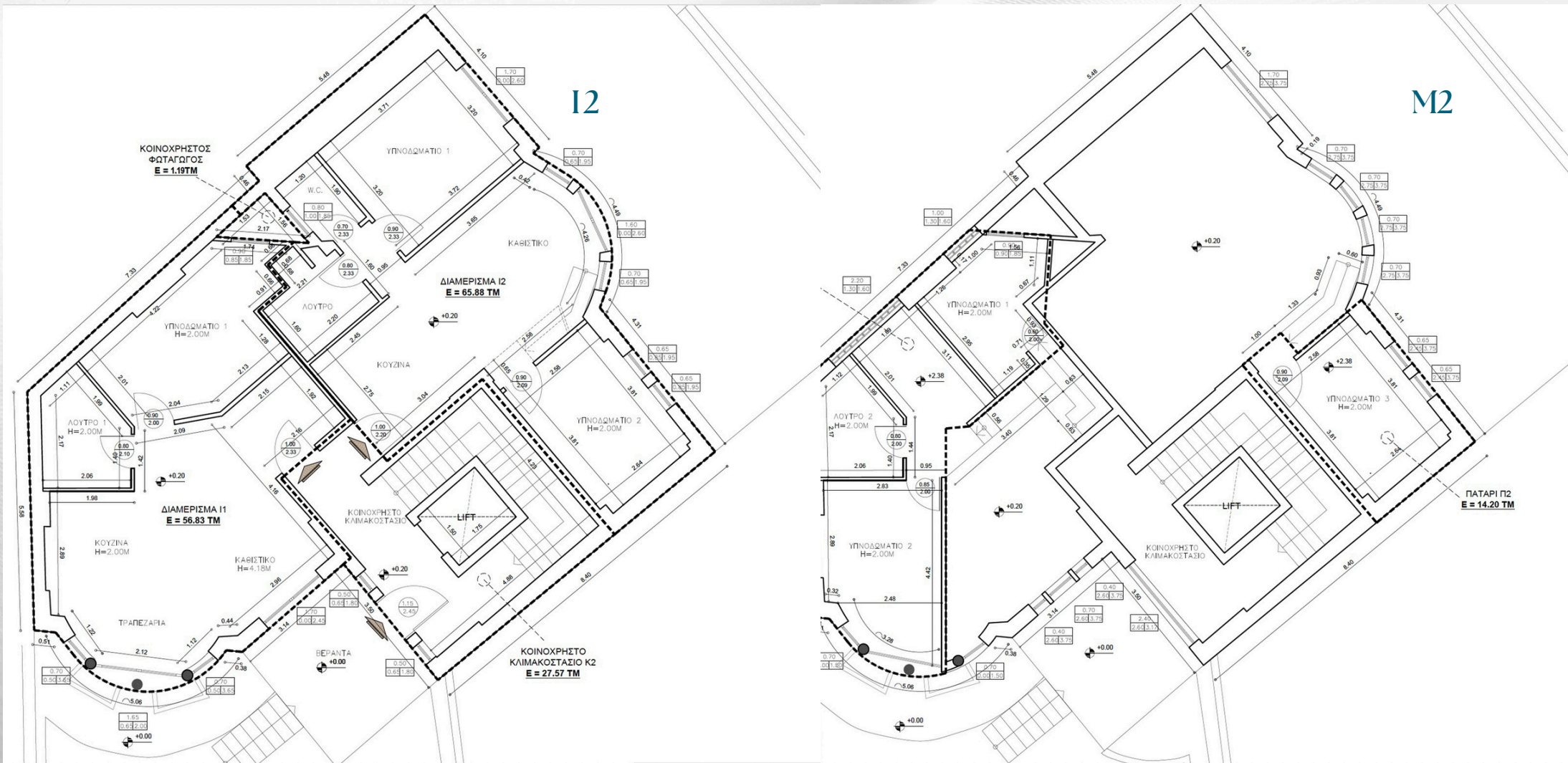
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12 & M2 (Ground +
Mezzanine)

80.08 m²

*Includes **63.74 m²** of **Exclusive Veranda**, along with **Parking and Storage**



FIRST FLOOR

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€ 280,000

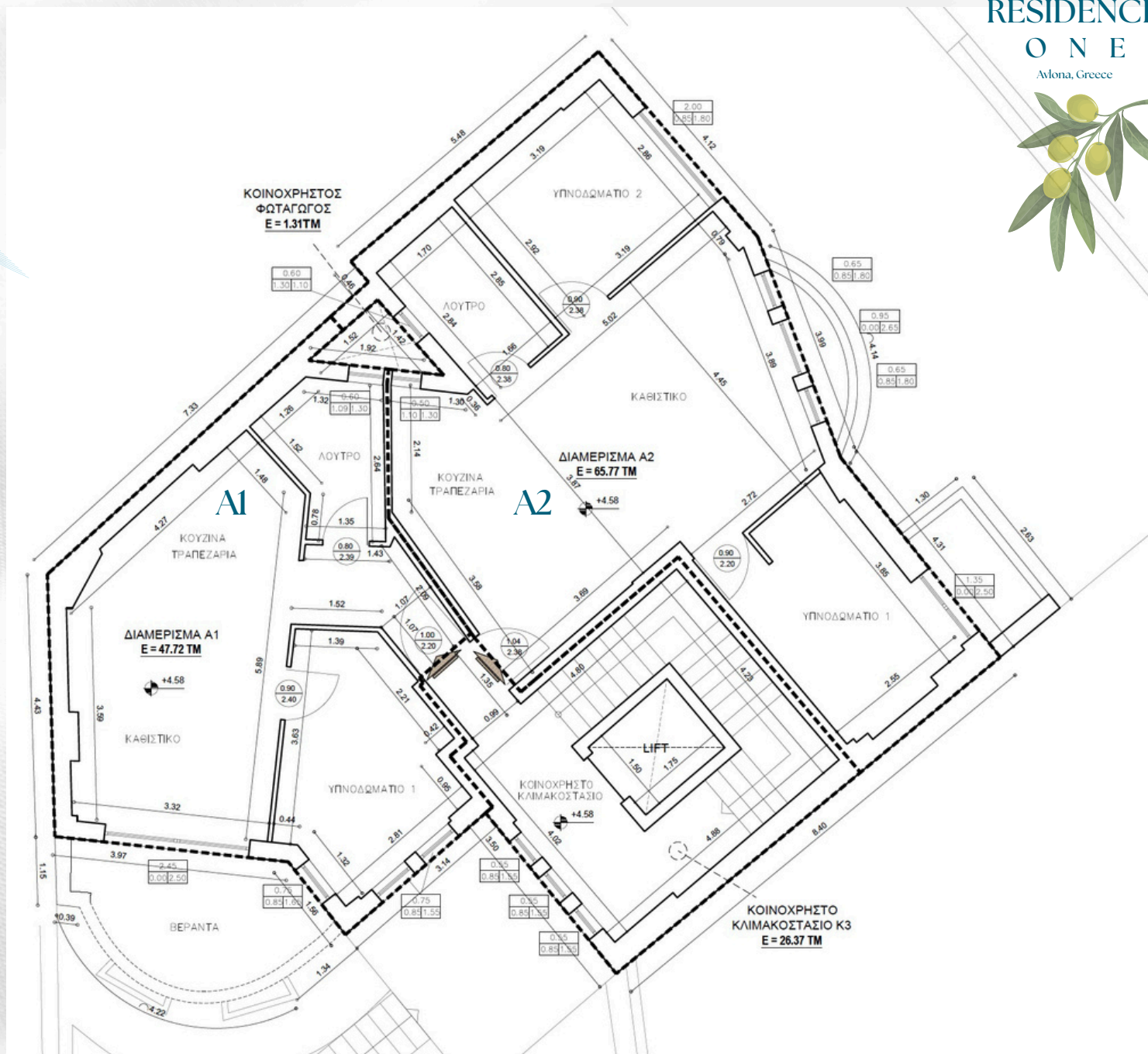
A1 - 1BR

47.72 m²

€ 280,000

A2 - 2BR

65.77 m²



* Each apartment includes **Parking** and **Storage**

SECOND FLOOR

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Aiolia, Greece



€ 270,000

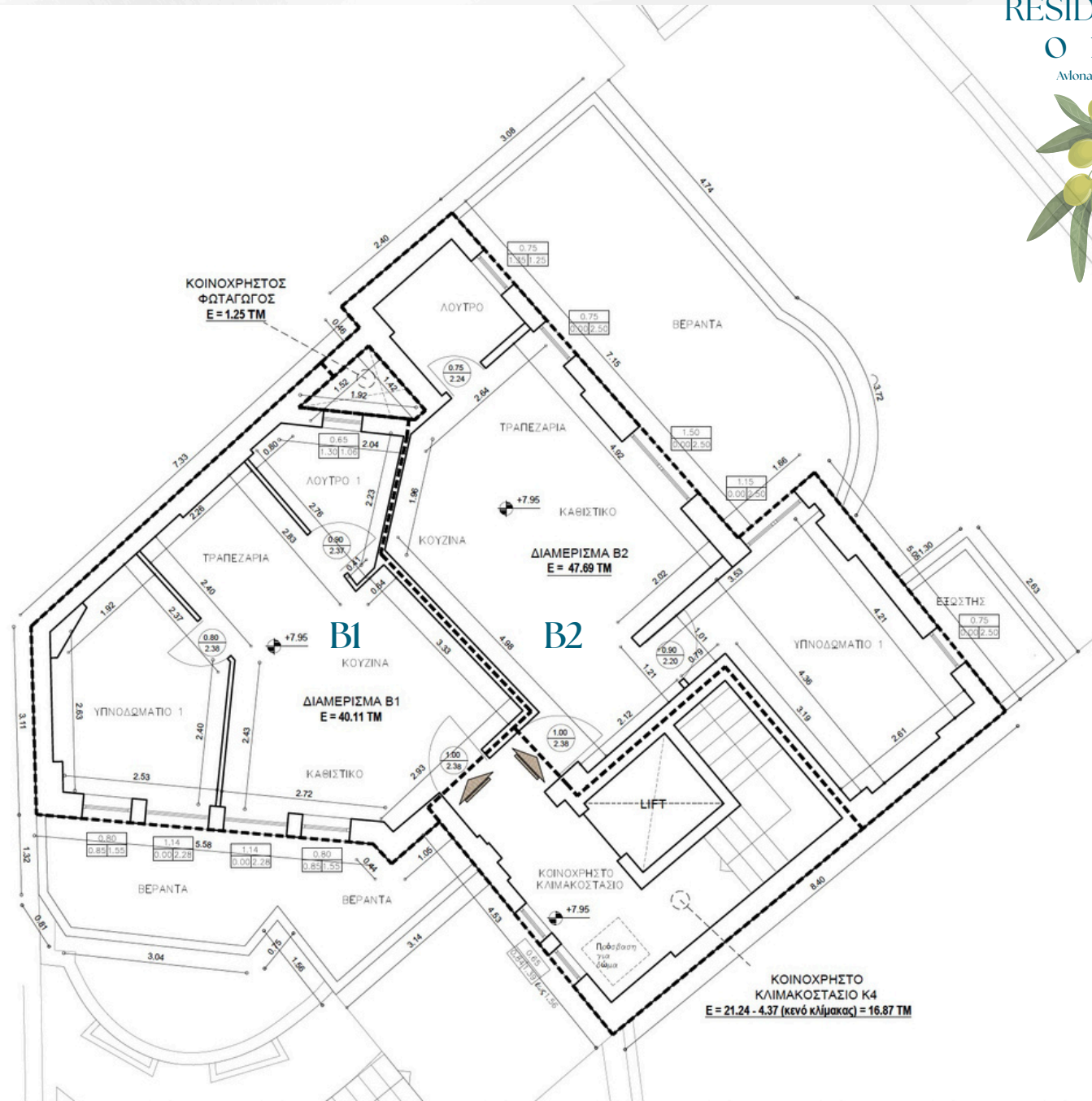
B1 - 1BR

40.11 m²

€ 280,000

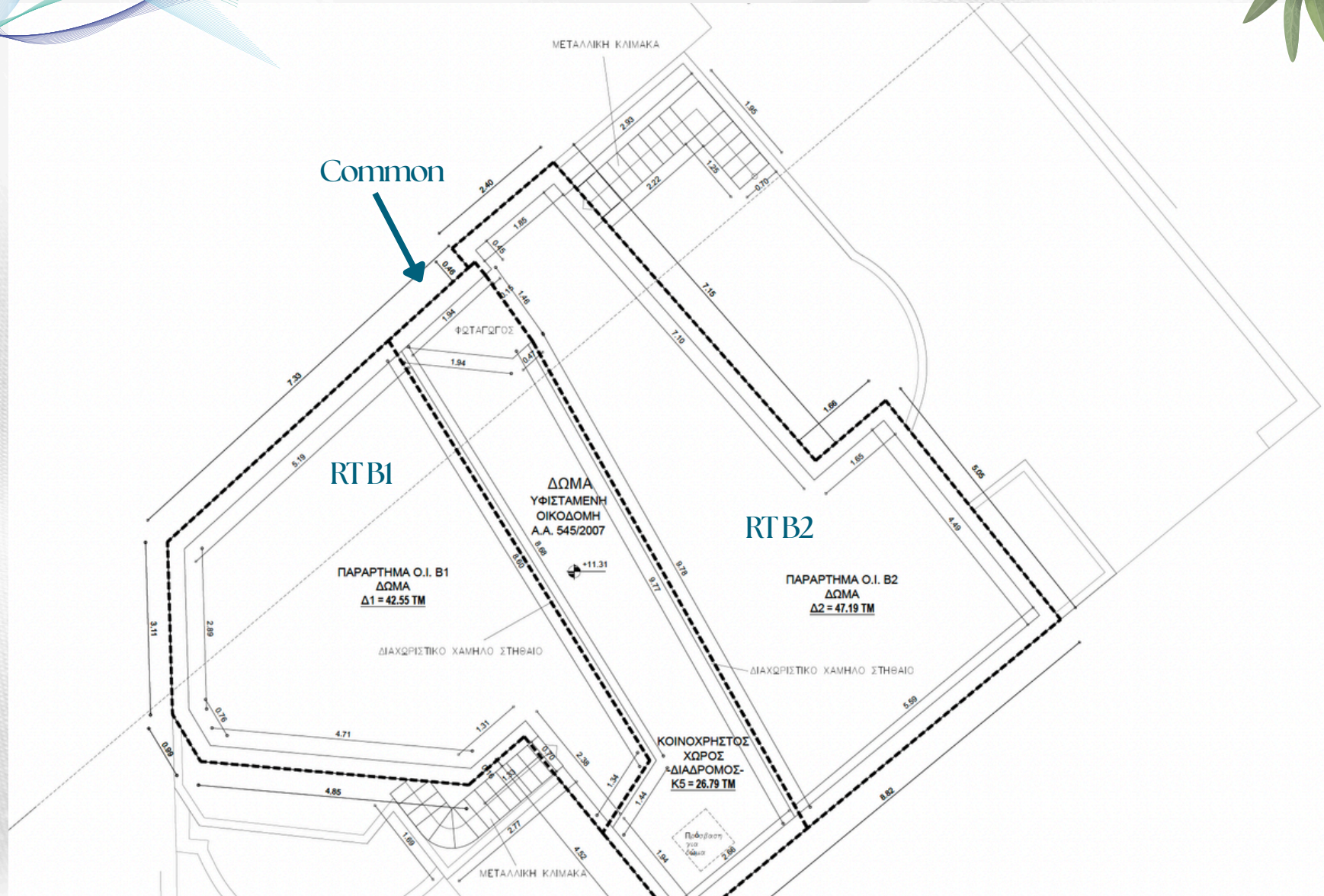
B2 - 1BR

47.69 m²



* Each apartment includes a **Private Rooftop Area, Parking, and Storage**

ROOF TERRACE



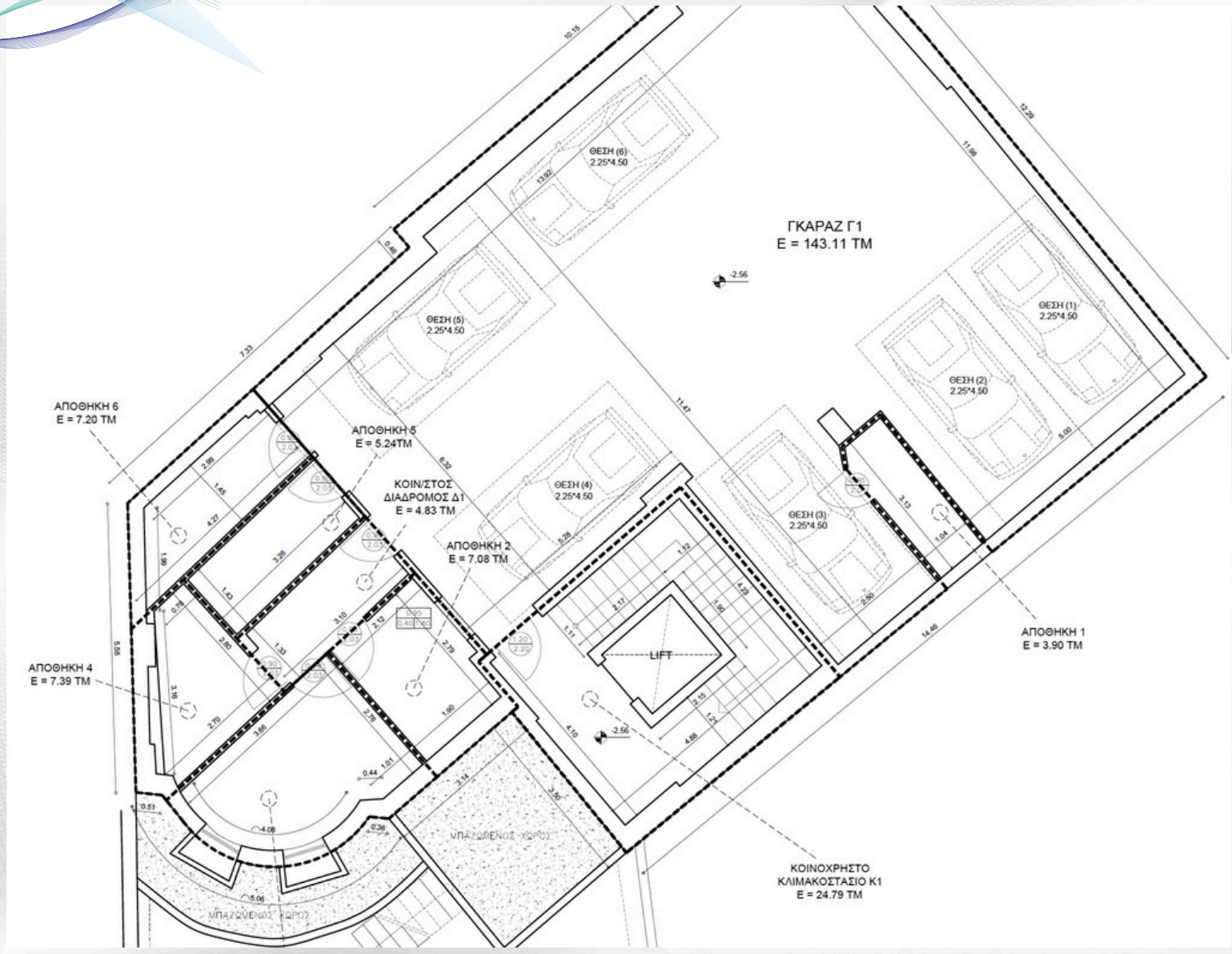


BASEMENT

Entrance

Car Park

Storage





GREEK GOLDEN VISA

ELIGIBILITY



Applicants must be 18 or older to invest



€250,000 minimum real estate investment**



Private health insurance policy



Visa-free travel in Schengen Area



No need to live in Greece



Fast Track Approvals



Long-term rental opportunity



Residence applicable to the whole family



Apply for citizenship after 7 yrs of residence

***Refer to the next page for Latest Update*



LATEST UPDATE

As of **September 1, 2024**, the Greek Golden Visa program has implemented significant changes to its investment thresholds and property usage regulations.

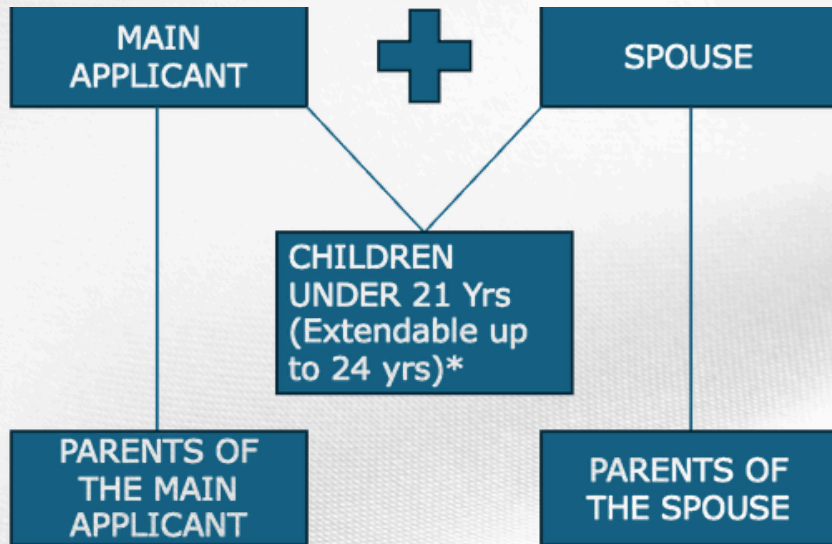
Investment Thresholds:

- **€800,000 Investment Zone:** Attica (**Athens, Piraeus, Avlona, all suburbs**), **Thessaloniki**, and **islands with over 3,100 residents**, including **Mykonos, Santorini, Crete, Rhodes, Corfu**, Lesbos, Chios, Zakynthos, Kos, Kefalonia, Samos, Lefkada, Syros, Naxos, Kalymnos, Lemnos, Paros, Thassos, Aegina, Tinos, Ikaria, Andros, Leros, Karpathos, Skiathos, Milos, Skopelos, Spetses, Kythera, Patmos, Poros, and Alonissos.
- **€400,000 Investment Zone:** All other areas of Greece. (Low density area, remote villages)
- Investment properties can only be used for long-term leasing—short-term rentals (e.g., Airbnb) are not allowed.

Exceptions for €250,000 Investment

- **Commercial to Residential Conversion:** No location restrictions and property to be non functional for past 5 years.
- **Restoration of listed historically significant buildings:** Full renovation must be completed within 5 years for permit renewal.

ELIGIBLE DEPENDENTS



TIMELINES

Completion of Property Purchase	1 month
Application for Residence Card	2 weeks from Property Purchase Completion
Issue of Residence Card	60-90 days post submission of Biometrics



THE PROCESS

Select the Property Investment

To proceed, visit Greece to choose your property or we assist in selecting for you remotely. Minimum Value of investment start from €250,000.



Legal Steps

In Greece, sign a POA with a lawyer for property purchase and residency. Lawyer applies for Tax ID & bank account. This can also be done at a Greek Embassy/Consulate in your home country.



Acquisition of the Property

After legal due diligence, sign the purchase agreement with a Public Notary. A lawyer can sign on your behalf. Complete the payment, and the agreement will be submitted to the Land Registry.



Submission of the Application for Residence Permit

The Lawyer, using the POA, will submit the application. After the submission, within 30 days, receive a Temporary Residence (e- visa) until the application is reviewed and the Residence Permit is printed. Temporary Residence allows to enter and exit Greece.



Get your Residence Permit

Visit Greece to submit biometric data, which is a prerequisite for your Residence Card.



Ready to take the next step?
Own a home in Greece,
Secure your **Golden Visa**,
Start your new life at MK
Residence ONE.



CONTACT US

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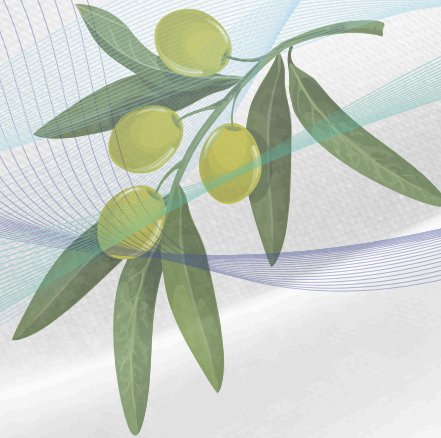
ATHENS OFFICE

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