

# MK RESIDENCE O N E

Avlona, Greece

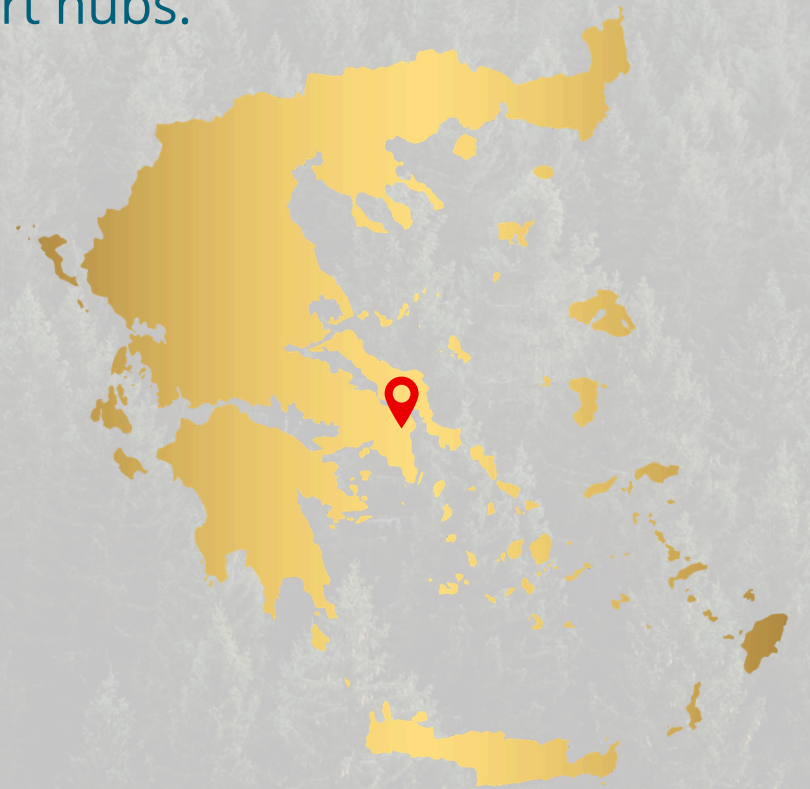




# AVLONA

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





# 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%.

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





# BUILDING SUMMARY

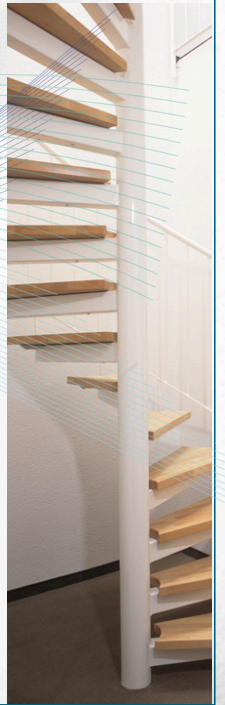
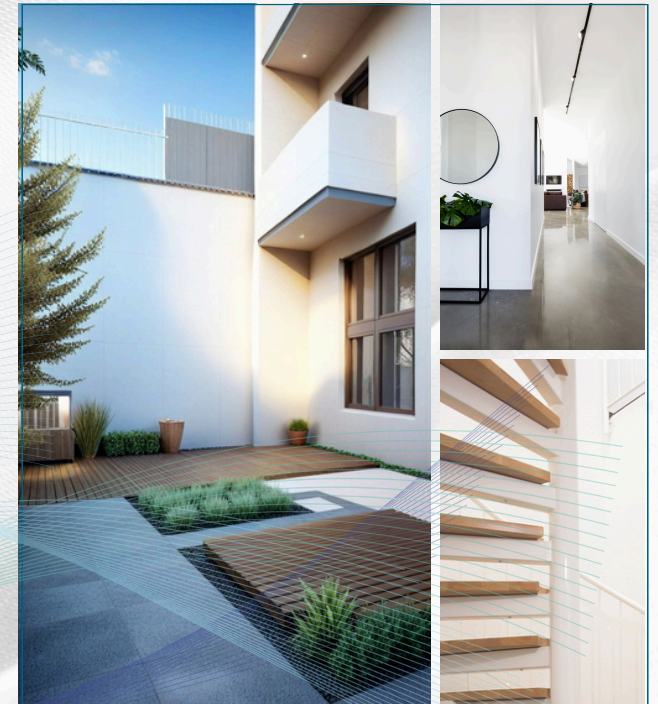
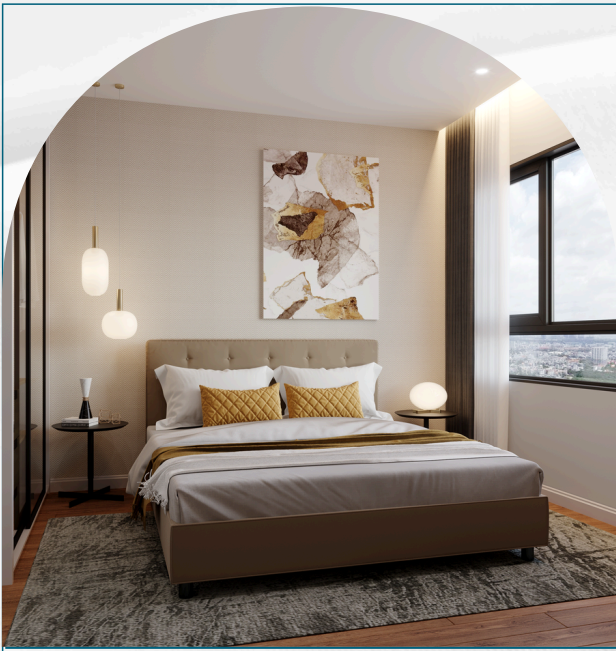
Apartment	Floor	Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Price (€)
<b>I1 (Front)</b>	Ground + Mezzanine	3	2	93.25	<b>340,000</b>
<b>I2 (Back)</b>	Ground + Mezzanine	3	1 + WC	80.08	<b>340,000</b>
<b>A1 (Front)</b>	First	1	1	47.72	<b>280,000</b>
<b>A2 (Back)</b>	First	2	1	65.77	<b>280,000</b>
<b>B1 (Front)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

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ONE  
Avlona, Greece



# MODERN FINISHES

\*The final product may slightly vary from the renderings





# FLOOR PLANS

# GROUND FLOOR

€ 340,000

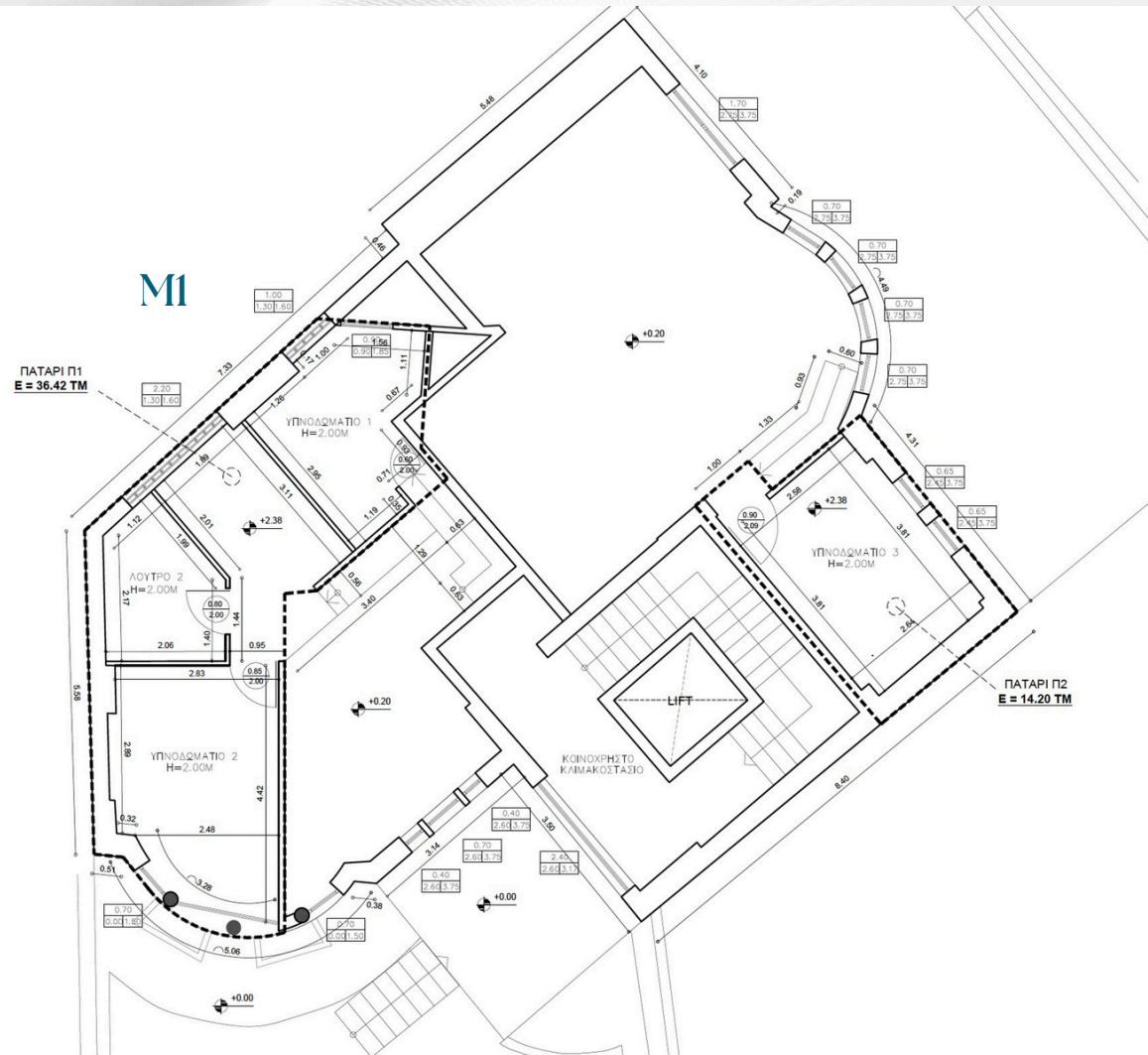
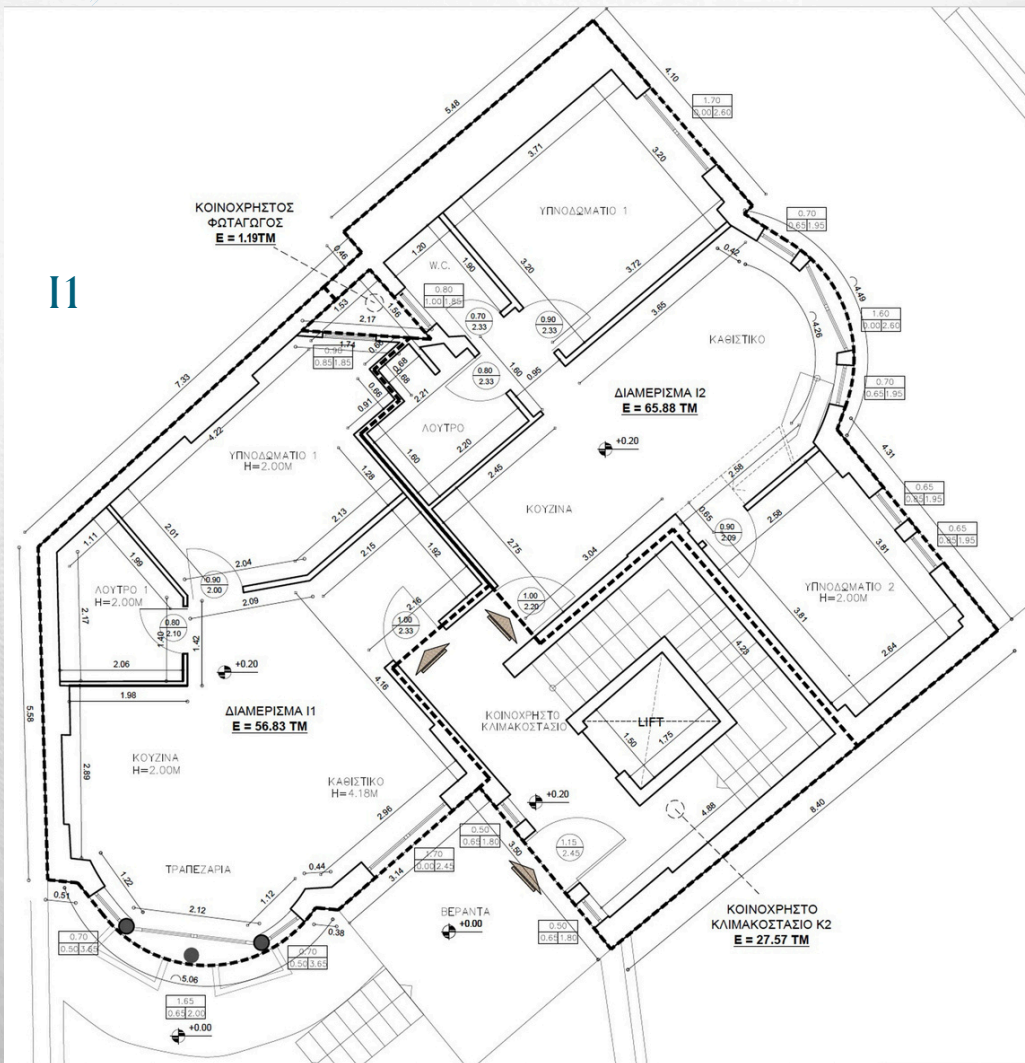
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I1 & M1 (Ground +  
Mezzanine)

93.25 m<sup>2</sup>

\*Includes Parking and Storage



# GROUND FLOOR

# € 340,000

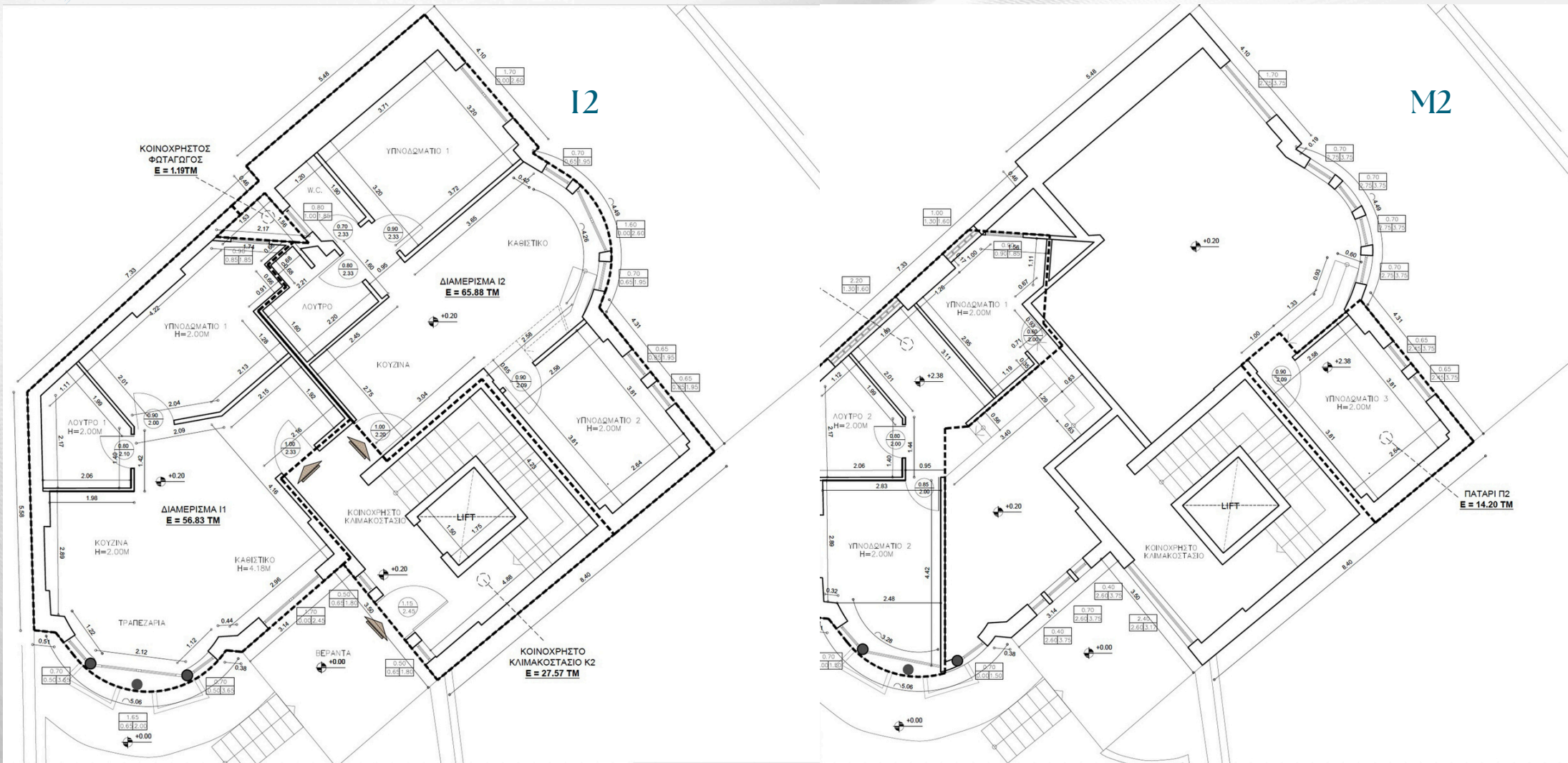
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Aiolia, Greece



12 & M2 (Ground +  
Mezzanine)

80.08 m<sup>2</sup>

\*Includes **63.74 m<sup>2</sup>** of **Exclusive Veranda**, along with **Parking and Storage**



# FIRST FLOOR

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€ 280,000

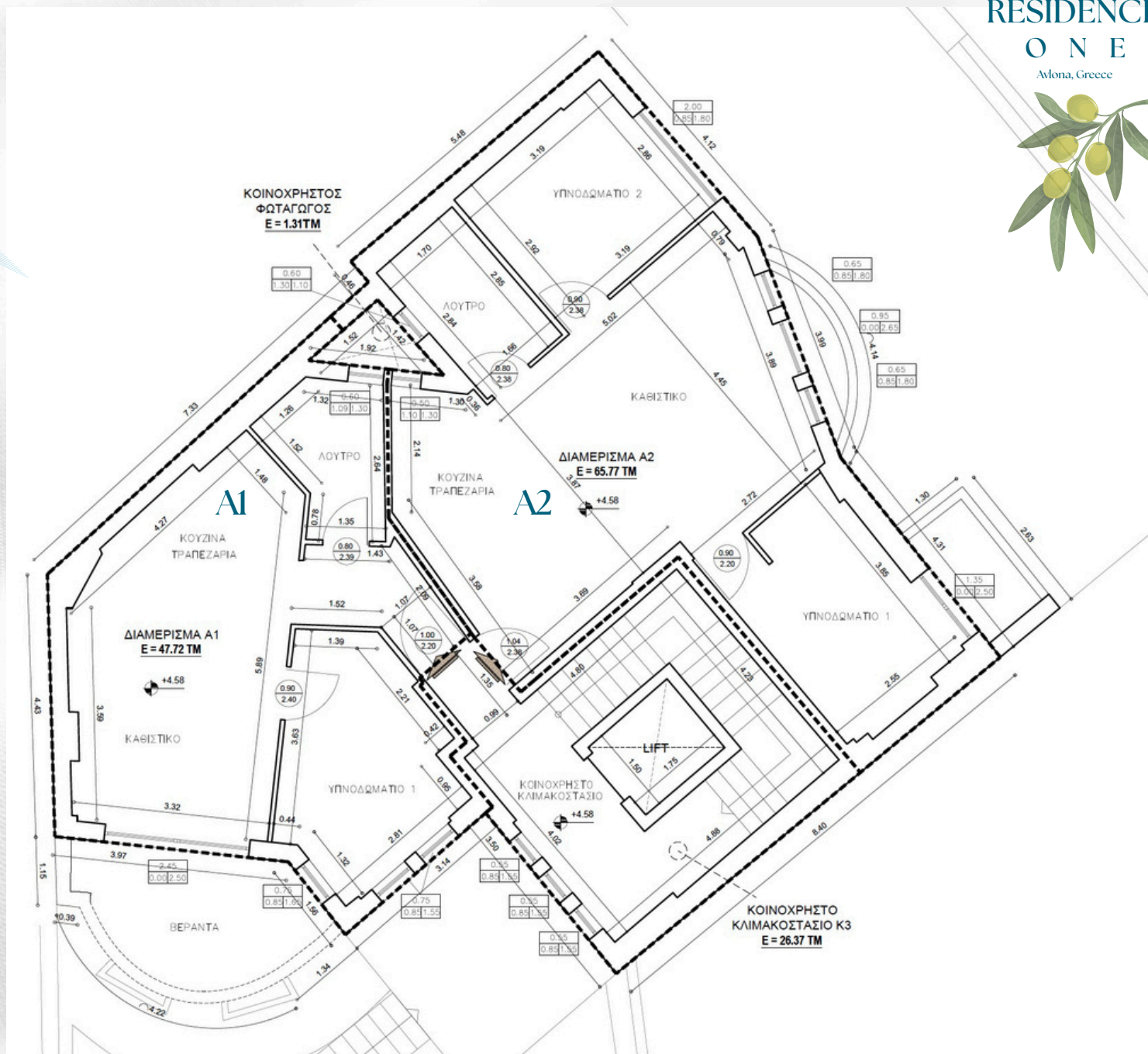
A1 - 1BR

47.72 m<sup>2</sup>

€ 280,000

A2 - 2BR

65.77 m<sup>2</sup>



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

# SECOND FLOOR

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ONE  
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€ 270,000

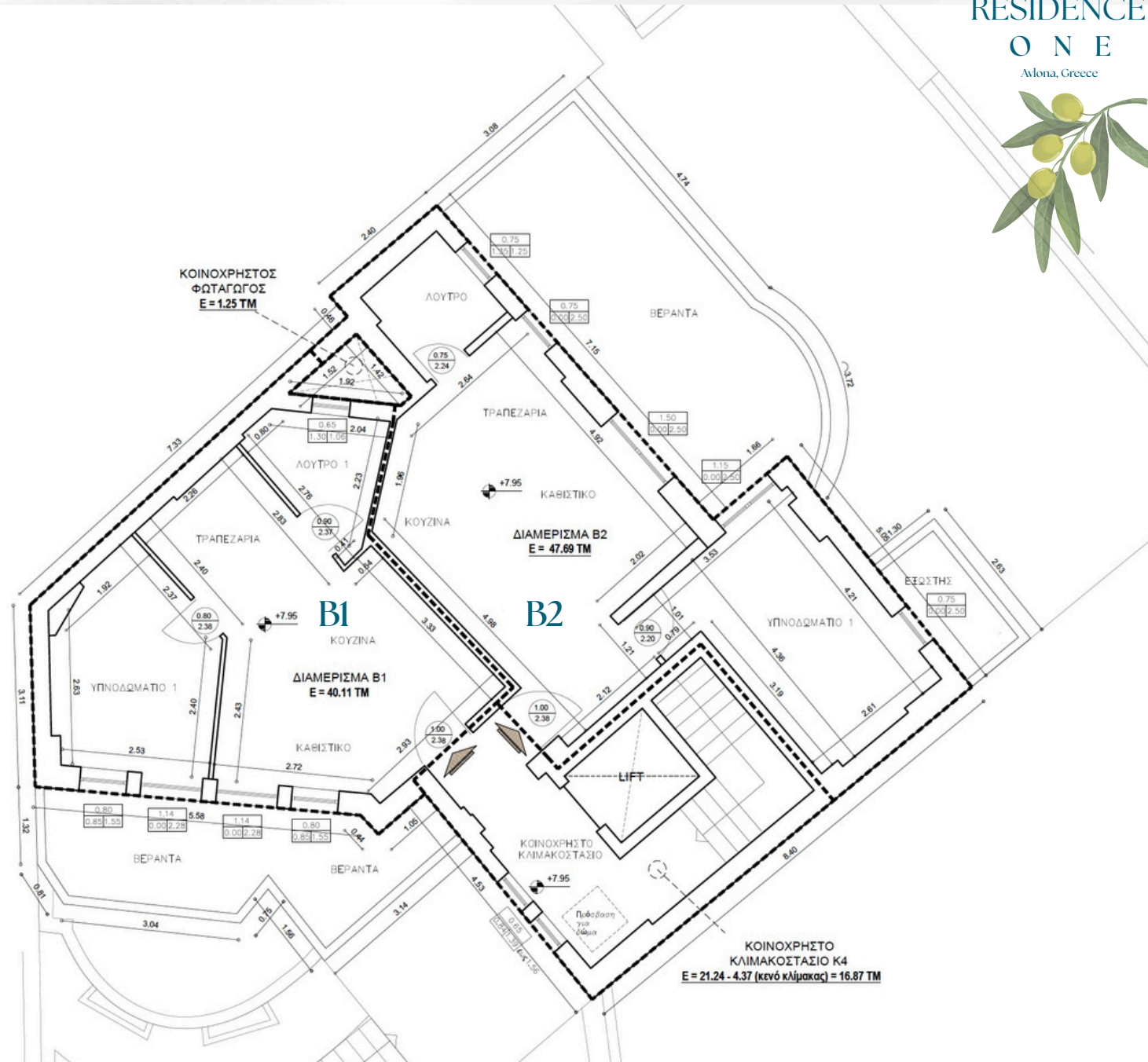
B1 - 1BR

40.11 m<sup>2</sup>

€ 280,000

B2 - 1BR

47.69 m<sup>2</sup>



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

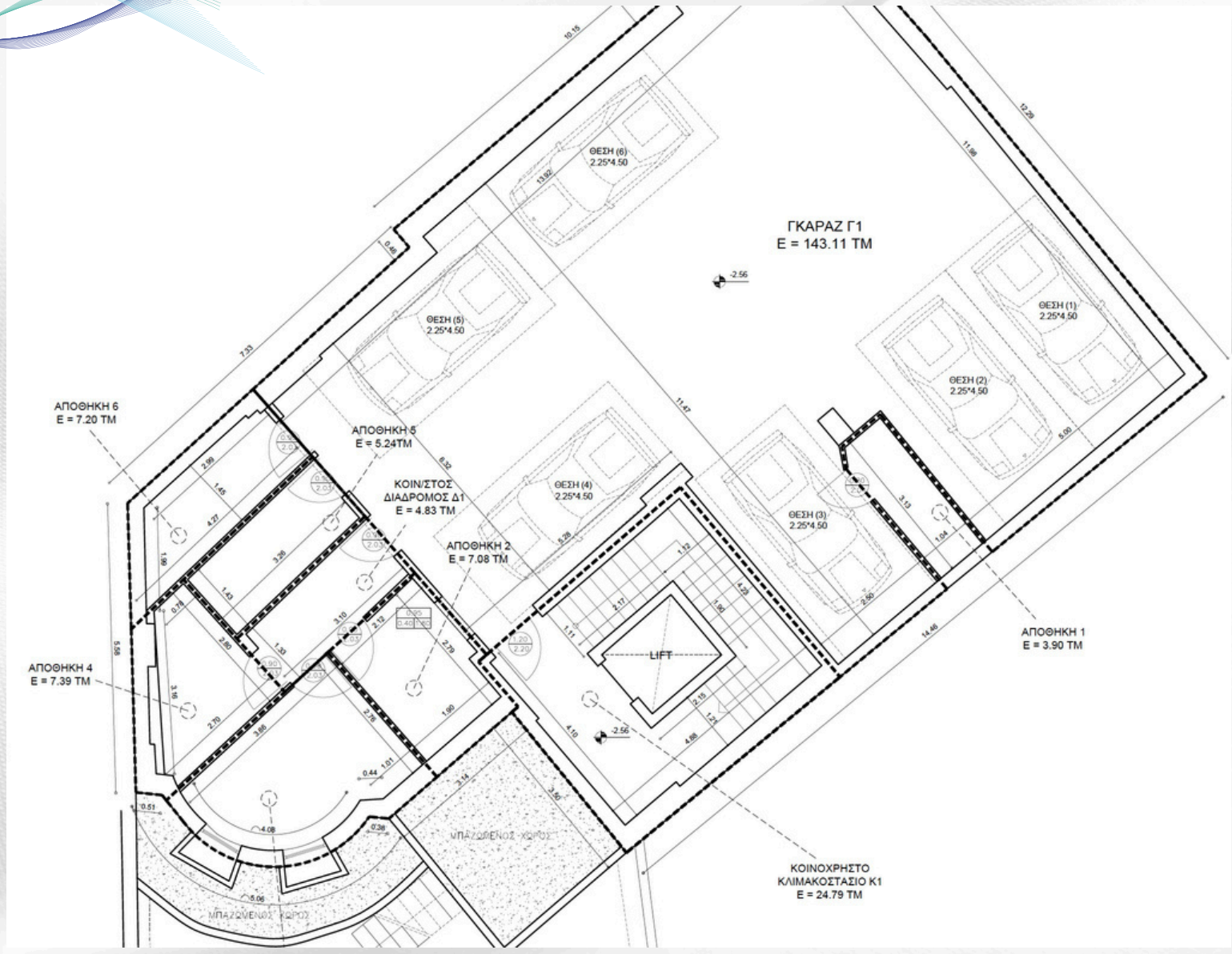


# BASEMENT

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.

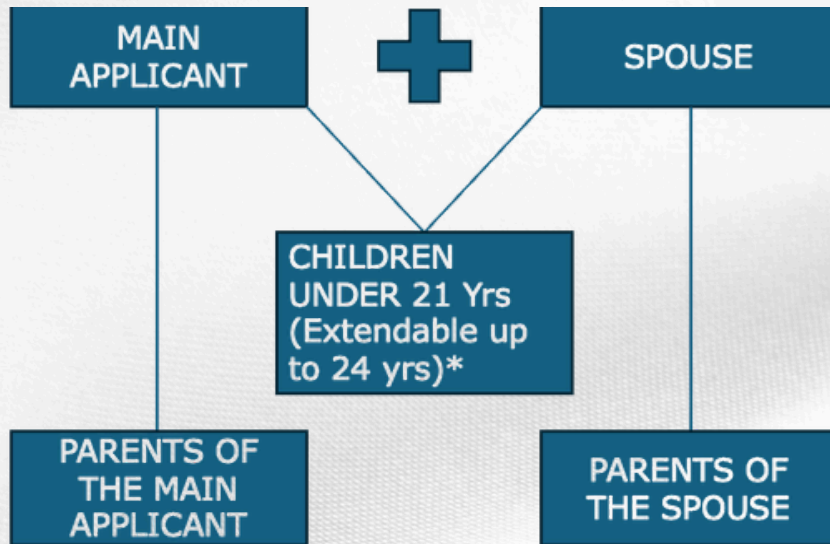
## Investment Thresholds:

- **€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

<b>Completion of Property Purchase</b>	1 month
<b>Application for Residence Card</b>	2 weeks from Property Purchase Completion
<b>Issue of Residence Card</b>	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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# MK RESIDENCE

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*Avlona, Greece*

