



ORION

Residence

Dream Beyond Limits





ORION RESIDENCE: DEVELOPMENT OVERVIEW



Located in the well-connected **Neos Kosmos** district of Athens, Orion Residence is a **6-storey** residential development featuring 22 one- and two-bedroom apartments, with unit sizes ranging from **32–86 m²**



€250K+

Golden Visa eligible project



31 AUG 2027

Expected delivery date



FULLY FURNISHED

with all electrical appliances included



LOCATION HIGHLIGHTS



1 Sklavenitis Supermarket - 10m



2 Panathenaic Stadium - 1.9km



3 Acropolis - 2.1km



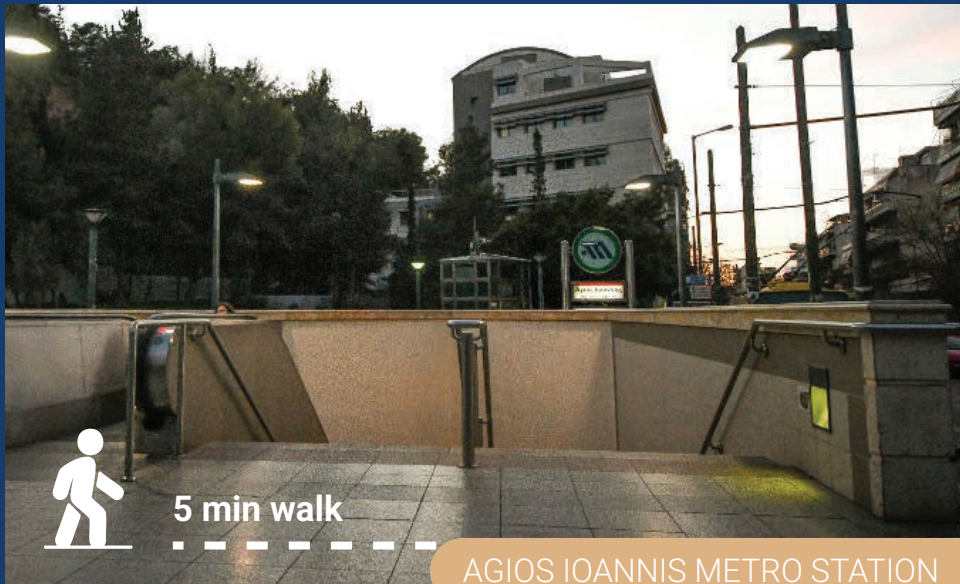
4 Syntagma Square - 2.5km



5 Athens National Garden - 2.2km



6 Lycabettus Hill - 4.1km



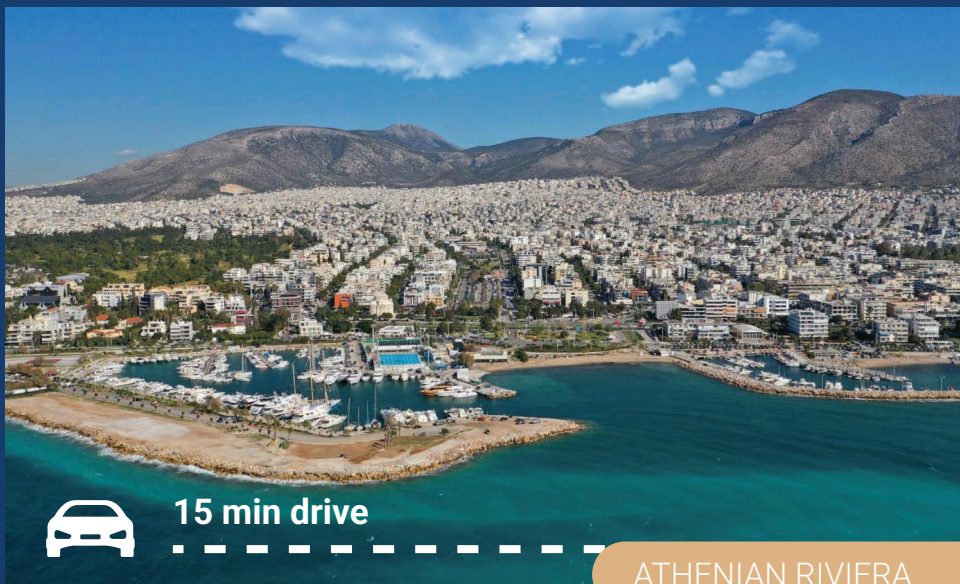
5 min walk

AGIOS IOANNIS METRO STATION



9 min drive

TEMPLE OF OLYMPIAN ZEUS



15 min drive

ATHENIAN RIVIERA



20 min drive

MONASTIRAKI SQUARE



Neos Kosmos is a strategically positioned district of Athens, offering direct access to the historical center, southern coastline, and major transport links, supporting both strong livability and long-term investment appeal.



HISTORICAL PLACES



Acropolis Museum	9 min 1.6 km
Acropolis	13 min 3 km
Temple of Olympian Zeus	5 min 1.6 km
Plaka Historical District	10 min 2.2 km

CULTURAL VENUES



Onassis Stegi Foundation	10 min 2.3 km
Stavros Niarchos Foundation	14 min 6.3 km

KEY CONNECTIONS



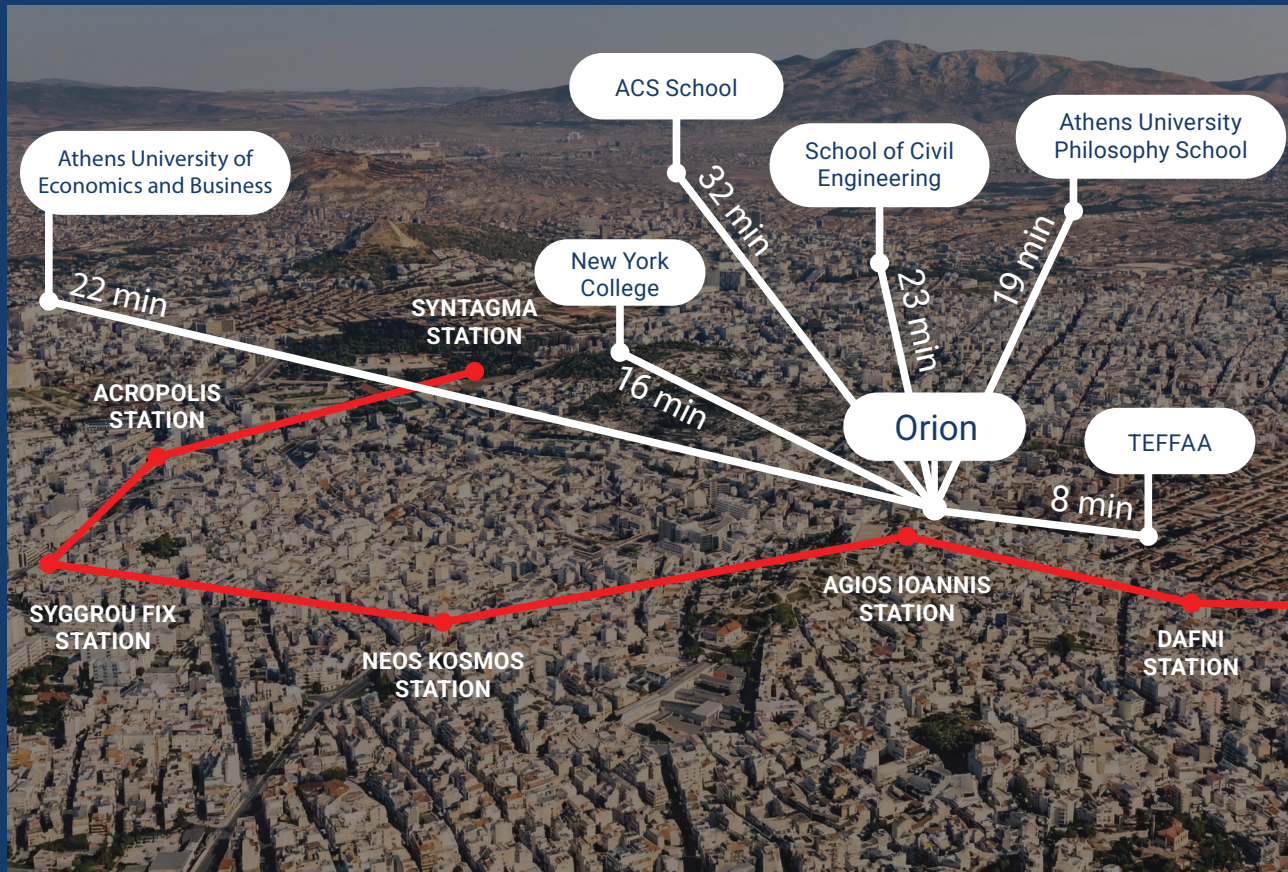
1. InterContinental Athenaeum Athens	9 min 2.1 km
2. Grand Hyatt Athens	10 min 2.4 km
3. Syntagma Square	11 min 2.5 km
4. Athenian Riviera	16 min 7.3 km
5. Piraeus Port	27 min 13 km
6. Athens International Airport	44 min 36 km



NEOS KOSMOS - A WELL CONNECTED DISTRICT



Surrounded by metro stations, schools, and universities, Neos Kosmos provides easy access to education, daily services, and the wider city.



UNIVERSITIES



Panteion University of Athens	9 min 2.6 km
National and Kapodistrian University of Athens	15 min 4.2 km



Agios Ioannis Metro Station (Line 2) – 5 min on foot



Bus routes to the city center and the Athenian Riviera



Daily essentials within 10 min



INSIDE

ORION

Residence

Energy class A certified

$0,33R_r < EP \leq 0,5R_r$

A

A

$0,75R_r < EP \leq 1,00R_r$

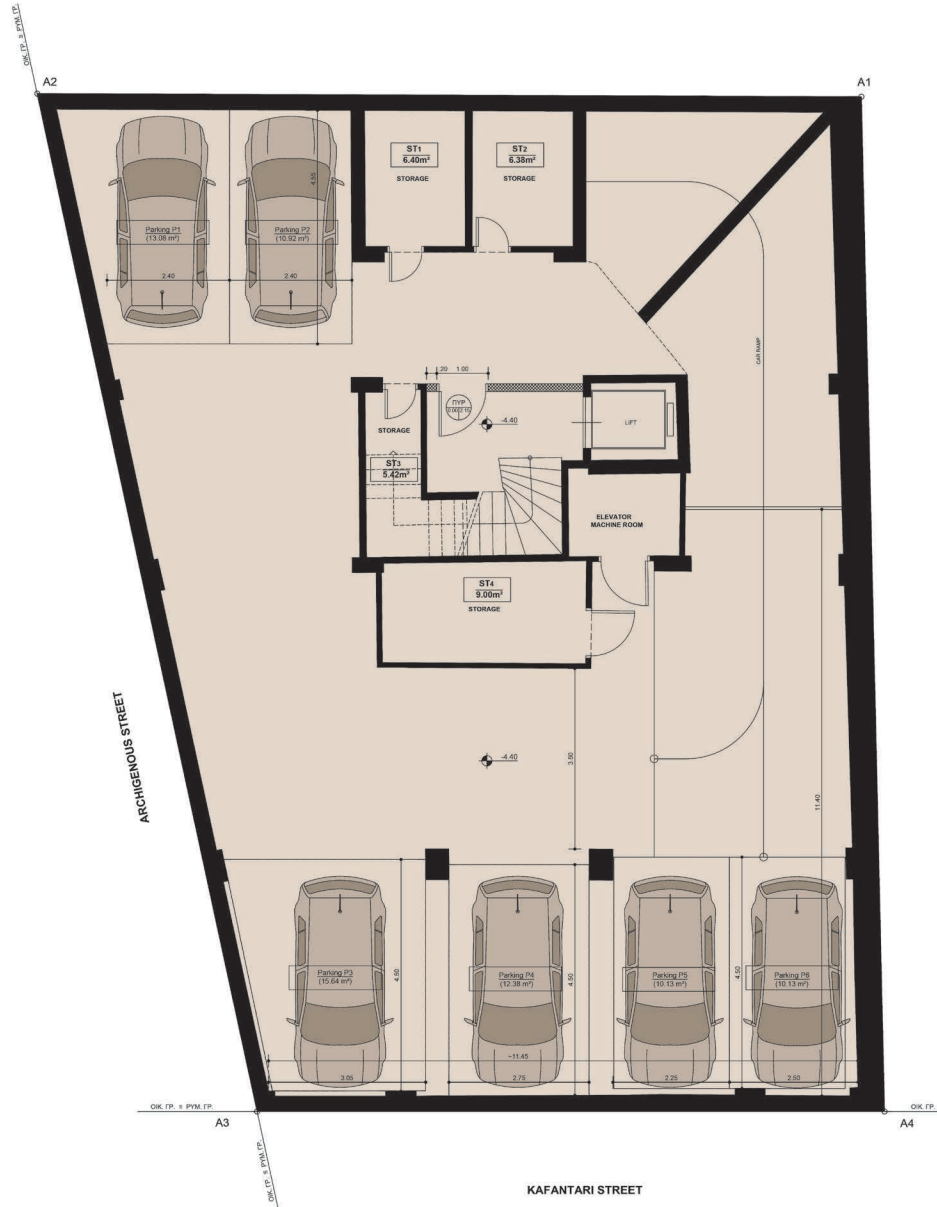
B

$1,00R_r < EP \leq 1,41R_r$

C

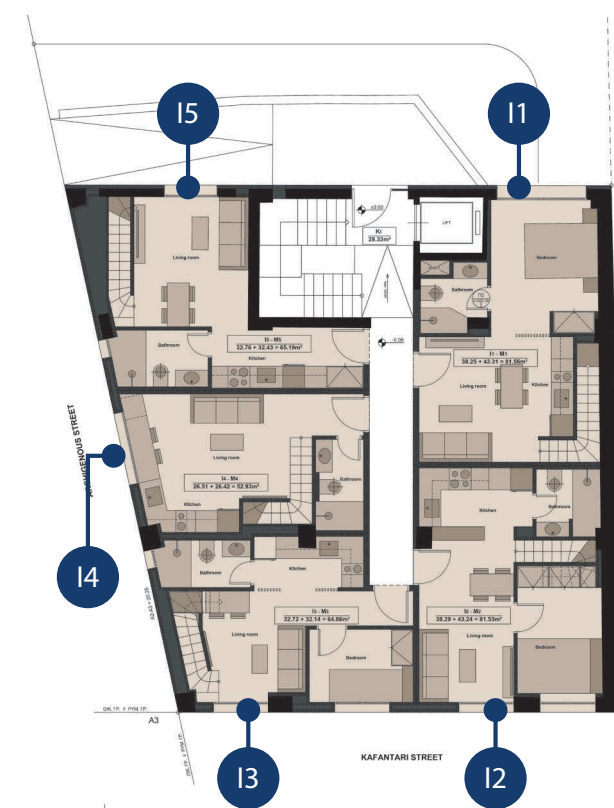
Floor	Unit	Bedrooms	Bathrooms	Main Area Internal SQM	Secondary Area	Balcony	Parking	Total
0 / Mezz	I1-M1	2	2	38.25m²	43.31m²	/	/	81.56m²
0 / Mezz	I2-M2	2	2	38.29m²	43.24m²	/	/	81.53m²
0 / Mezz	I3-M3	2	2	32.72m²	32.14m²	/	/	64.86m²
0 / Mezz	I4-M4	1	2	26.51m²	26.42m²	/	P5	52.93m²
0 / Mezz	I5-M5	1	2	32.76m²	32.43m²	/	/	65.19m²
1	A1	1	1	31.56m²	/	2.89m²	P4	34.45m²
1	A2	1	1	32.85m²	/	4.53m²	/	37.38m²
1	A3	1	1	30.89m²	/	2.15m²	/	33.04m²
1	A4	1	1	30.44m²	/	2.29m²	/	32.73m²
1	A5	1	1	33.63m²	/	1.89m²	/	35.52m²
2	B1	1	1	31.72m²	/	2.89m²	P6	34.61m²
2	B2	1	1	32.88m²	/	4.47m²	P2	37.35m²
2	B3	1	1	31.00m²	/	2.20m²	P1	33.20m²
2	B4	1	1	31.07m²	/	2.29m²	/	33.36m²
2	B5	1	1	32.80m²	/	1.89m²	/	34.69m²
3	C1	1	1	35.04m²	/	2.88m²	/	37.92m²
3	C2	1	1	40.93m²	/	6.57m²	P3	47.50m²
3	C3	1	1	41.48m²	/	44.71m²	/	86.19m²
4	D1	1	1	39.54m²	/	14.69m²	/	54.23m²
4	D2	1	1	36.07m²	/	46.33m²	/	82.40m²
5	E1	1	1	37.92m²	/	3.76m²	/	41.68m²
5	E2	1	1	34.66m²	/	10.91m²	/	45.57m²

PARKING LAYOUT



Basement

APARTMENT LAYOUT



Ground Floor



Mezzanine

I1 - M1 · 81.56 m²

Maisonette
2 Bedroom
2 Bathroom

I2 - M2 · 81.53 m²

Maisonette
2 Bedroom
2 Bathroom

I3 - M3 · 64.86 m²

Maisonette
2 Bedroom
2 Bathroom

I4 - M4 · 52.93 m²

Maisonette
1 Bedroom
2 Bathroom



I5 - M5 · 65.19 m²

Maisonette
1 Bedroom
2 Bathroom



APARTMENT LAYOUT



A1 · 31.56 m²

Apartment
1 Bedroom
1 Bathroom
Balcony: 2.89m²



A2 · 32.85 m²

Apartment
1 Bedroom
1 Bathroom
Balcony: 4.53m²

A3 · 30.89m²

Apartment
1 Bedroom
1 Bathroom
Balcony: 2.15m²

A4 · 30.44 m²

Apartment
1 Bedroom
1 Bathroom
Balcony: 2.29m²

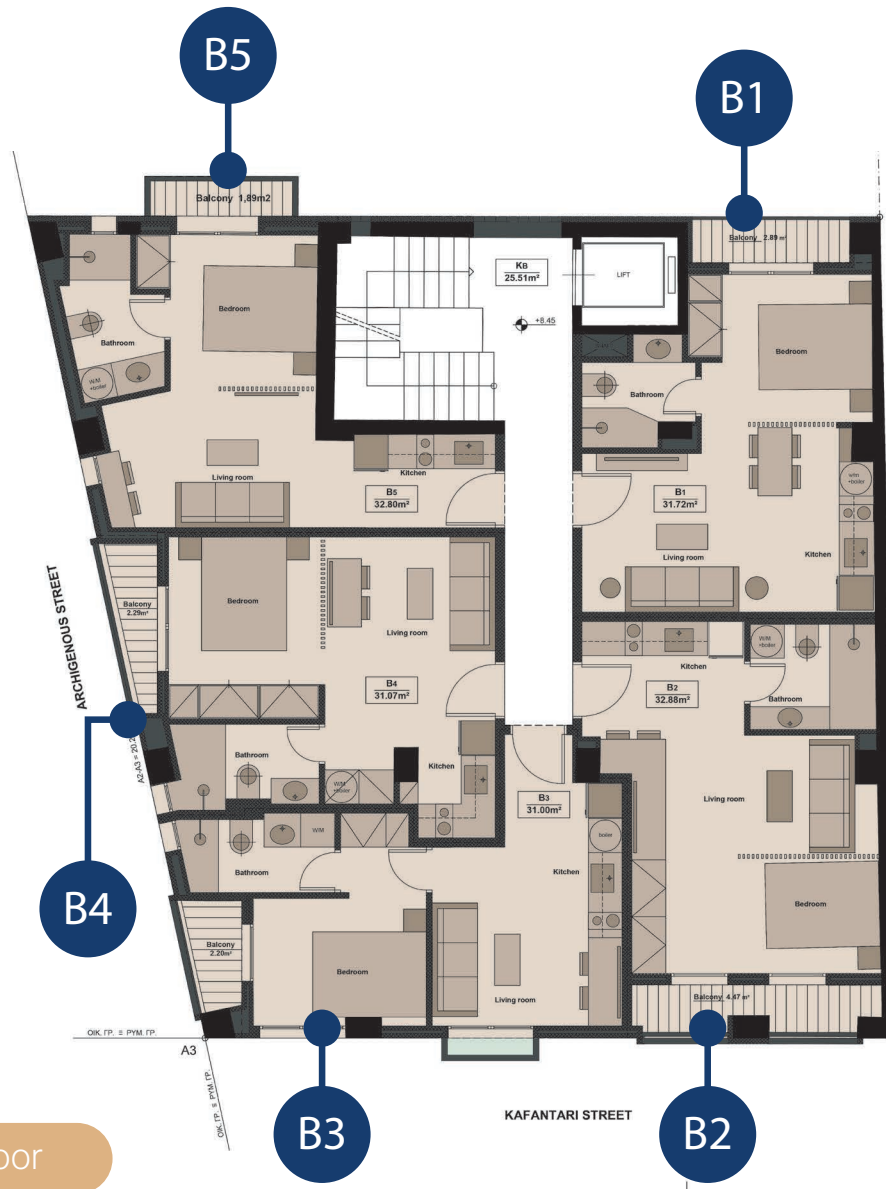
A5 · 33.63 m²

Apartment
1 Bedroom
1 Bathroom
Balcony: 1.89m²



1st Floor

APARTMENT LAYOUT



2nd Floor

B1 · 31.72 m²

Apartment
1 Bedroom
1 Bathroom
Balcony: 2.89m²



B2 · 32.88 m²

Apartment
1 Bedroom
1 Bathroom
Balcony: 4.47m²



B3 · 31.00 m²

Apartment
1 Bedroom
1 Bathroom
Balcony: 2.20m²



B4 · 31.07 m²

Apartment
1 Bedroom
1 Bathroom
Balcony: 2.29m²

B5 · 32.80 m²

Apartment
1 Bedroom
1 Bathroom
Balcony: 1.89m²



APARTMENT LAYOUT



C1 · 35.04 m²

Apartment
1 Bedroom
1 Bathroom
Balcony: 2.88m²

C2 · 40.93 m²

Apartment
1 Bedroom
1 Bathroom
Balcony: 6.57m²



C3 · 41.48 m²

Apartment
1 Bedroom
1 Bathroom
Balcony: 44.71m²

3rd Floor



APARTMENT LAYOUT



D1 · 39.54 m²

Apartment
1 Bedroom
1 Bathroom
Balcony: 14.69m²

D2 · 36.07 m²

Apartment
1 Bedroom
1 Bathroom
Balcony: 46.33m²

4th Floor



APARTMENT LAYOUT



E1 · 37.92 m²

Apartment

1 Bedroom

1 Bathroom

Balcony: 3.76m²

E2 · 34.66 m²

Apartment

1 Bedroom

1 Bathroom

Balcony: 10.91m²

5th Floor



FURNITURE PACKAGE

All apartments are delivered fully furnished,
with all electrical appliances included







