

DL GROUP

LOPES RESIDENCES

ATHENS ————— GREECE



www.plgroup.com

info@plgroup.com

LOPES
RESIDENCES

TABLE OF CONTENTS

01. LOCATION

PAGE 4

02. LOPES
RESIDENCES

PAGE 6

03. FLOOR PLAN

PAGE 8-9

04. INTERIOR

PAGE 14-15

05. ABOUT

PAGE 16-17



LOPES RESIDENCES

Introducing Lopes Residences, a premium real estate development in the well-connected suburb of Athens, Paiania, in Attica. Featuring beautiful studio and 1-bedroom apartments, each unit is crafted with exceptional finishes, modern design, and meticulous attention to detail, offering a wonderful living experience in one of





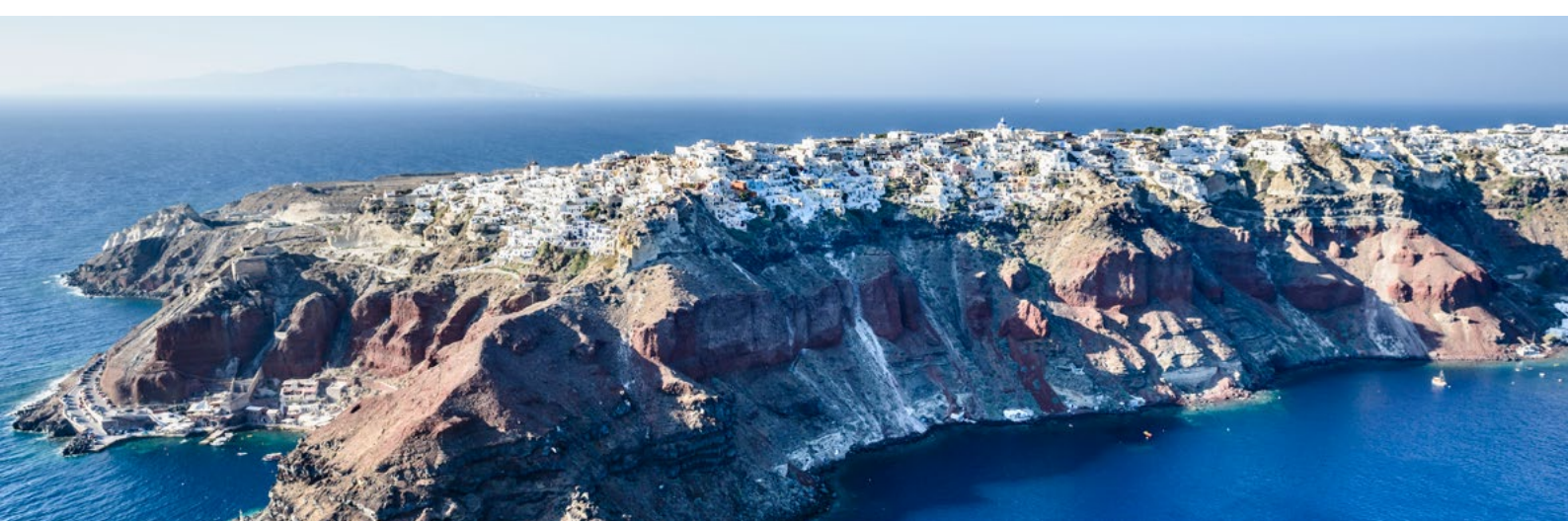
LOPES RESIDENCES LOCATION

The area's excellent transport connections make navigating the city for commutes or tourism effortless, while its proximity to top schools, business hubs, and leisure destinations enhances everyday convenience. Athens' high quality of life and thriving property market ensures that Lopes Residences is perfectly positioned to deliver both lifestyle appeal and long-term value.

Situated in Attica, a well-connected suburb of Athens, Lopes Residences offers a location perfectly suited for both modern living or a smart real estate investment. Located within one of Europe's most historic yet cosmopolitan capitals, Lopes Residences benefits from access to local amenities like shopping districts, top-class dining options, and cultural landmarks.

LOCATION MAP

- Lopes Residences
- Supermarkets
- Restaurants / Cafeterias
- International Airport
- Doctor / Medical Centres
- Metro Station



LOPES RESIDENCES

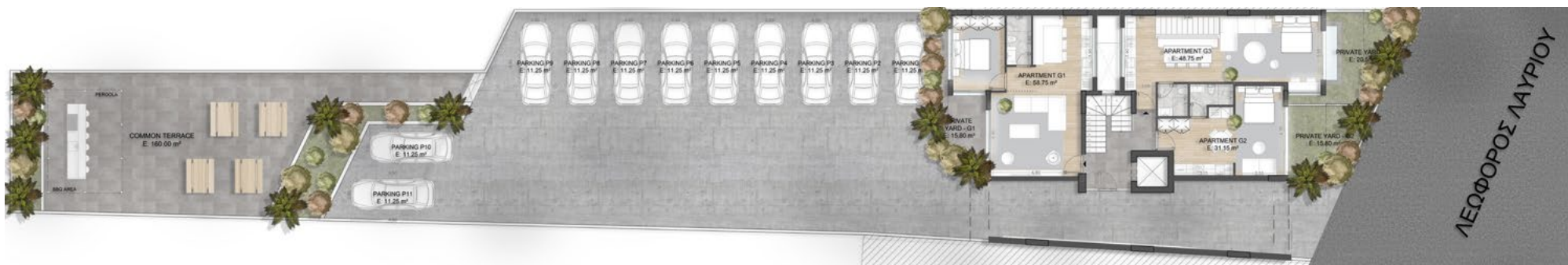
Lopes Residences combines contemporary elegance with thoughtful design, with beautifully landscaped communal green spaces and a communal swimming pool that create a sense of tranquility for all residents. The apartments boast sleek, ergonomic layouts and modern finishes, blending style and functionality. Every detail is crafted to offer residents a refined, comfortable, and visually stunning living environment.



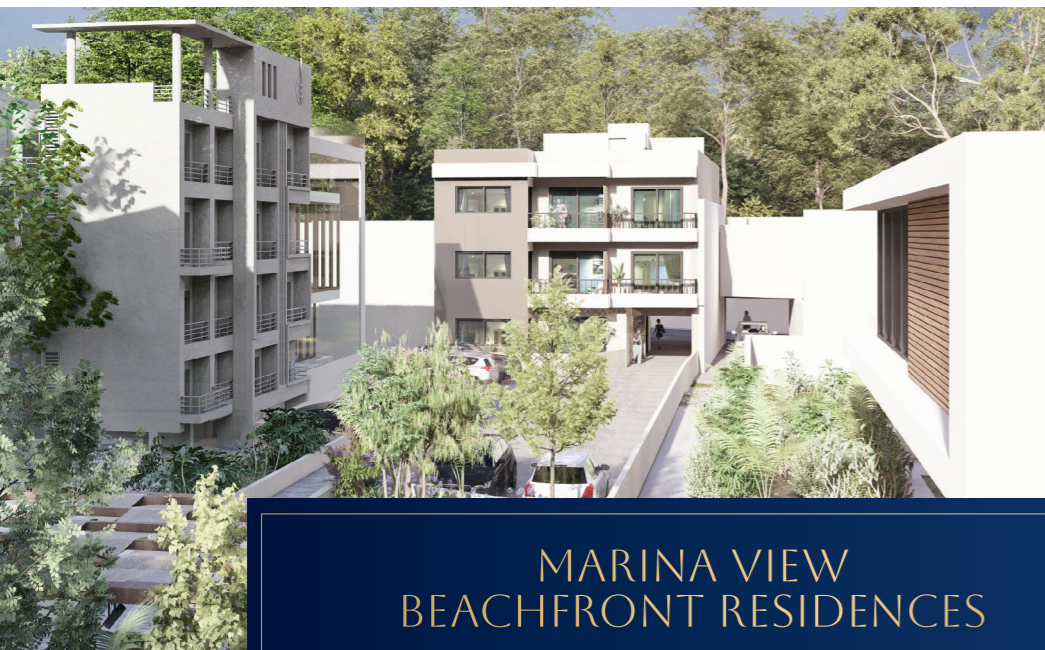


FLOOR PLAN





UNIT	FLOOR	BEDROOMS	BATHROOMS	INTERNAL AREA	COVERED VERANDA	UNCOVERED AREA	GARDEN	PARKING	STORAGE	PRICE
-	Ground	-	-	-	-	160 sqm	-	-	-	-
	BBQ & Swimming Pool									
G1	Ground	1	1	58.75 sqm	-	-	15.80 sqm	11.25 sqm	8 sqm	€ 290,000.00
G2	Ground	Studio	1	31.15 sqm	-	-	15.80 sqm	11.25 sqm	4.20 sqm	€ 250,000.00
G3	Ground & LF	Studio plus	2	93.60 sqm	-	-	20.55 sqm	11.25 sqm	5.65 sqm	€ 295,000.00
G4	First	1	1	59.30sqm	7.15 sqm	-	-	11.25 sqm	7.80 sqm	€ 290,000.00
G5	First	1	1	50.65sqm	11 sqm	-	-	11.25 sqm	5.05 sqm	€ 285,000.00
G6	First	Studio	1	33.80sqm	9sqm	-	-	11.25 sqm	4.20 sqm	€ 250,000.00
G7	First	Studio	1	47sqm	9sqm	-	-	11.25 sqm	4.90sqm	€ 260,000.00
G8	Second	1	1	59.30sqm	7.15 sqm	-	-	11.25 sqm	7.80 sqm	€ 290,000.00
G9	Second	1	1	50.65sqm	11 sqm	-	-	11.25 sqm	5 sqm	€ 285,000.00
G10	Second	Studio	1	33.80sqm	9sqm	-	-	11.25 sqm	4.20sqm	€ 250,000.00
G11	Second	Studio	1	47sqm	9sqm	-	-	11.25 sqm	4.90 sqm	€ 260,000.00



MARINA VIEW BEACHFRONT RESIDENCES



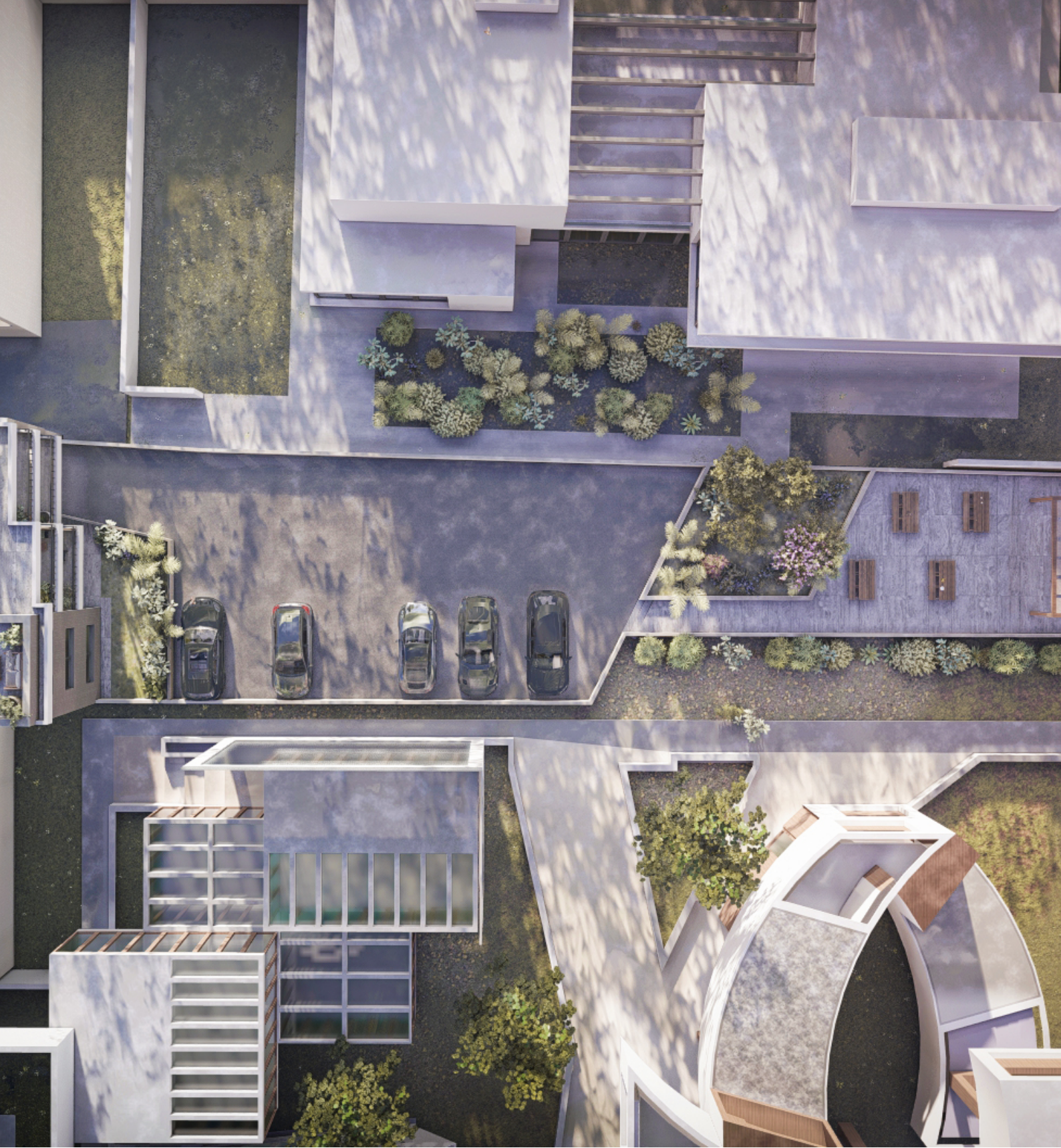
LOPES RESIDENCES



Floor / Level	Unit	Bedrooms	Bathrooms	Apartment Area			Total Internal Area	Balconies	Ground Floor External Area	Ground Floor Garden Area	Swimming Pool	Parking Space	Storage Room	Price with Marina View	Price with Lopes Studio
				Level 1	Level 2	Level 3									
1/2	D01	2	2	51.84 m2	42.12 m2	-	93.96 m2	9.72 m2	27.68 m2	40.67 m2	13.59 m2*	10.80 m2	9.16 m2	€546,000	€646,000
2/3	D02	2	2	50.49 m2	38.96 m2	-	89.45 m2	15.16 m2	22.43 m2	52.97 m2	-	17.50 m2	8.36 m2	€545,000	€645,000
2/3	D03	2	2	49.81 m2	38.00 m2	-	87.81 m2	6.41 m2	26.06 m2	54.77 m2	-	10.80 m2	8.36 m2	€545,000	€645,000
2/3/4	D04**	2	2	16.49 m2	62.79 m2	33.45 m2	112.73 m2	49.65 m2	-	-	-	10.80 m2	13.42 m2	€646,000	€746,000
3/4	D05	2	2	61.06 m2	31.14 m2	-	92.20 m2	5.62 m2	58.70 m2	-	-	10.80 m2	14.57 m2	€540,000	€640,000
4/5	D06	2	2	59.15 m2	30.73 m2	-	89.88 m2	11.72 m2	19.15 m2	-	-	12.15 m2	14.38 m2	€545,000	€645,000
4/5	D07	2	2	60.21 m2	30.87 m2	-	91.08 m2	6.12 m2	38.06 m2	-	-	12.15 m2	14.38 m2	€550,000	€650,000
4/5/6	D08**	2	2	15.72 m2	61.31 m2	33.16 m2	110.19 m2	33.14 m2	-	-	-	12.15 m2	16.56 m2	€636,000	€736,000
4/5	D09	2	2	70.09 m2	31.88 m2	-	101.97 m2	8.65 m2	28.50 m2	5.69 m2	-	12.15 m2	7.77 m2	€595,000	€695,000
5/6	D10	2	2	30.85 m2	62.58 m2	-	93.43 m2	21.27 m2	-	-	-	12.15 m2	9.76 m2	€560,000	€660,000
4/5	D11	2	2	60.64 m2	29.76 m2	-	90.40 m2	3.21 m2	23.08 m2	-	-	12.15 m2	8.64 m2	€548,000	€648,000
5/6	D12	2	2	31.04 m2	61.82 m2	-	92.86 m2	31.03 m2	-	-	-	17.50 m2	8.07 m2	€540,000	€640,000
4/5	D13	2	2	64.46 m2	35.91 m2	-	100.37 m2	29.18 m2	28.32 m2	-	-	12.15 m2	10.15 m2	€610,000	€710,000
2	D14	2	2	71.97 m2	-	-	71.97 m2	-	30.32 m2	122.63 m2	-	17.50 m2	-	€450,000	€550,000
2	D15	1	1	43.79 m2	-	-	43.79 m2	-	36.24 m2	-	-	10.80 m2	-	RESERVED	RESERVED

* Swimming Pool is optional at an additional cost.

** Private Lift for units D04 and D08.



DESIGNED WITH VISION. BUILT FOR LIFE.

Thoughtfully planned studio and 1-bedroom apartments pair refined finishes with everyday ease, delivering style, comfort, and strong long-term investment appeal in Greece's historic capital for residents and investors alike.



ATHENS, GREECE

LOPES RESIDENCES

Welcome to Lopes Residences - an elegant enclave in Attica featuring contemporary architecture, generous terraces, and landscaped communal green spaces that come together to create a calm urban retreat.



INTERIOR

01 | DESIGNED FOR EXCELLENCE

The interiors of Lopes Residences are a masterclass in modern elegance, where every detail has been carefully considered to create spaces that are both luxurious and homely. From open-plan layouts that maximize natural light to premium finishes and bespoke fittings, each room looks and feels unique. Designed with a seamless blend of functionality and style, the interiors offer a refined living experience tailored to contemporary lifestyles. Soft textures, neutral tones, and thoughtfully chosen materials come together to create a harmonious atmosphere, ensuring every corner of your home reflects true excellence.

BEAUTY, FUNCTIONALITY & SOPHISTICATION

The interiors at Lopes Residences are thoughtfully curated to elevate everyday living, combining modern aesthetics with exceptional craftsmanship. From the sleek, custom-designed kitchens to serene bedrooms and spa-inspired bathrooms, every space embodies comfort and style. These interiors are crafted with precision, offering residents an environment that balances beauty, functionality, and pure sophistication.





ABOUT PL GROUP

02

CRAFTING YOUR BORDERLESS LEGACY

PL Group brings together market-leading firms under one umbrella: **Passport Legacy** and **Property Legacy**. Headquartered in Dubai with presence across 3 continents, we specialize in investment migration,

international real estate, and bespoke private client services. Our mission is to help clients to access global opportunities that last generations, with absolute discretion and Swiss-calibre excellence.

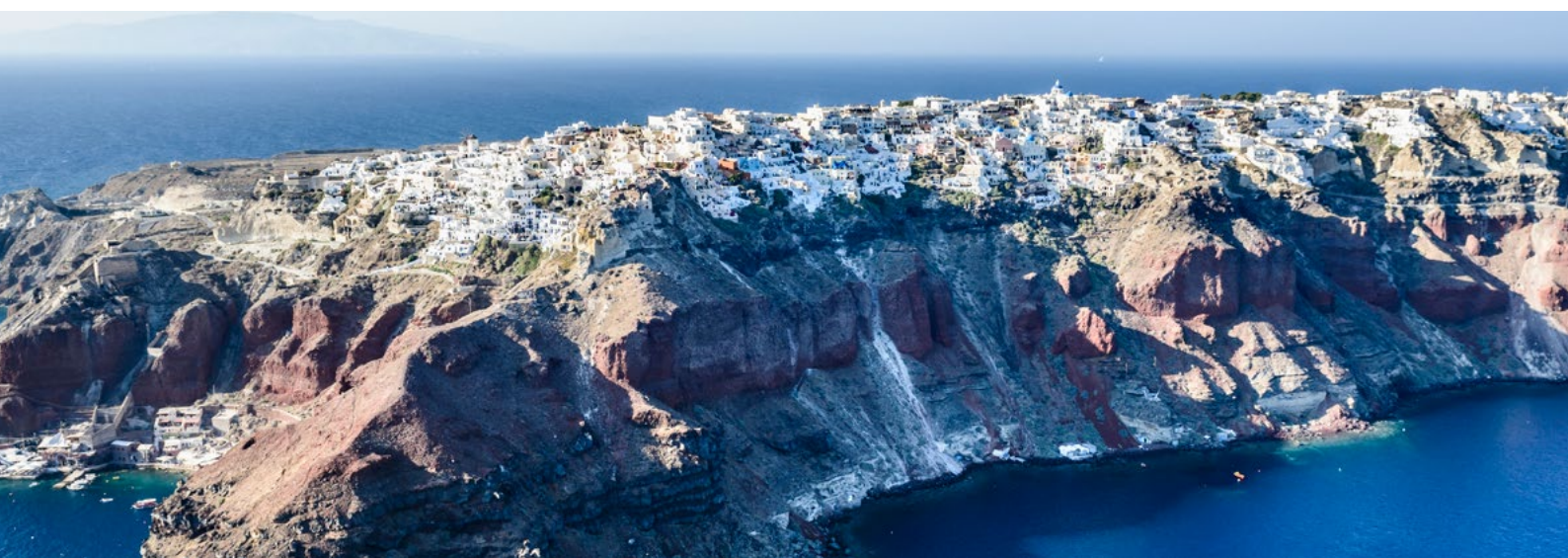


ABOUT GREECE

Greece continues to stand out as one of Europe's most desirable destinations due to its blend of highly desirable lifestyle benefits and strong real estate sector. From charming islands to globally renowned cities like Athens, Greece offers a lifestyle defined by beautiful year-round weather, and a forward-thinking culture. Historically, Greece's real estate market has proven to be both stable and rewarding, making it an attractive choice for international investors.

A significant advantage of investing in Greece is the Greece Golden Visa Program – one of Europe's most accessible residency-by-investment options. By purchasing real estate with a minimum investment of €250,000 (rising to EUR 800,000 in select high-demand areas such as Athens, Santorini, and Mykonos), investors and their families can obtain a renewable five-year residency permit, with the added benefit of visa-free travel within the Schengen Zone.

Whether you are looking for a holiday retreat, a high-yield rental property, or a foothold in Europe, Greece offers unmatched opportunities. A real estate investment here doesn't just grant property ownership – it gives investors access to the much sought-after Mediterranean lifestyle, financial security, and enhanced global mobility.



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