

Nea Ionia Groove

Nea Ionia, Athens





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Overview

Type	Apartment
Status	Available
Est. Completion	2027

Nea Ionia Groove



About This Property

Nea Ionia Groove introduces a new residential address to one of Athens' most vibrant, well-connected neighborhoods. This boutique 5-storey development comprises 17 one-bedroom apartments, each designed to maximize natural light and everyday functionality, with a private balcony and dedicated storage in every unit. Interiors feature a warm, contemporary design with natural wood tones and quality fixtures; select units come with a complete furnished package ready for move-in.

As a Commercial-to-Residential conversion project, Nea Ionia Groove qualifies under the €250,000 Golden Visa investment threshold — offering eligible buyers a direct path to Greek residency alongside a well-located, income-ready property.

Set in the established Nea Ionia district, residents enjoy everyday convenience close by — a pharmacy, bank, supermarket, and metro station all within 150m — plus excellent connections to central Athens.

Built to Energy Class A standards, Nea Ionia Groove combines comfortable modern living with strong investment appeal in one of Europe's emerging real estate markets.

Unit sizes: 28.65 – 41.78 m² (internal) | Starting price: €250,000 | Energy Class: A | Golden Visa Eligible: Yes (Commercial-to-Residential conversion, €250K threshold)

Available Units

Unit	Unit Type	Bedrooms	Size	Floor	Status	From
I3	1+1	1	38 m ²	Ground Floor	Available	€255,000
I4	1+1	1	36 m ²	Ground Floor	Sold	€251,000
A3	1+1	1	31 m ²	1st Floor	Sold	€250,000
A4	1+1	1	32 m ²	1st Floor	Sold	€250,000

Features & Amenities

- Golden Visa Eligible
- Fully Furnished
- Safe Residential Area
- Rental Guarantee
- Golden Visa 250K

Nearby Landmarks

Athens University of Economics and Business	12 min by train
Athens City Centre	15 min by metro
Piraeus Port	35 min by metro

Contact Us

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