

Joy Residences

Leof. Mesogeion 481, Agia Paraskevi



Welcome to Agia Paraskevi

Located at the foothills of **Mount Ymittos, Agia Paraskevi** is one of Athens' most desirable northern suburbs, offering a perfect balance of greenery, tranquility, and urban convenience.

Known for its tree-lined streets, vibrant squares, parks, and welcoming residential atmosphere, the area offers an exceptional quality of life, with excellent schools, cafés, restaurants, and everyday amenities.

Home to renowned institutions such as the American College of Greece and the National Centre for Scientific Research "Demokritos," **Agia Paraskevi** is a well-established community with a distinctive residential character.

With direct access to the Metro, Mesogeion Avenue, and Attiki Odos, Agia Paraskevi combines the comfort of suburban living with excellent connectivity to central Athens and the wider metropolitan area.



JOY RESIDENCES

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Twenty-four residences. One extraordinary address at the foot of **Ymittos**. Turnkey apartments in Agia Paraskevi, Athens, for Golden Visa investors. A rare chance to enter the Athens market through the change-of-use route.

An unfinished commercial building is being reborn as **24 residences**, designed for a new generation of owners. Each one is delivered fully finished, furnished and ready to live in or to let.
A 250,000 € Golden Visa threshold. A building with the potential to qualify.
A location that keeps its value.

Open sky. Open horizon. Ymittos at your window. Wake up to the mountain. Cleaner air, wider skies and the golden light of Attica, only minutes from the city.

From shell to showpiece.

A complete retrofit and redesign, led by an established Athens development company:

-Full **structural** and **architectural** renewal
-**24** thoughtfully planned apartments
-Contemporary façade and common areas
-Modern, efficient building systems


1.4 km (5′ drive)
Athletic Center
1.4 km (5′ drive)
Chalandri
Metro Station
750 m (10′ walk)
National Bank Of
Greece
50 m (1′ walk)
Gym Alterlife
550 m (7′ walk)
Post Office
750 m (10′ walk)
Police Department
60 m (1′ walk)
Lidl Supermarket
Joy
Residences
550 m (7′ walk)
Primary School
1.5 km (6′ drive)
Doukissis Plakentias
Suburban Station
550 m (7′ walk)
Premedicare Clinic
600 m (8′ walk)
Central Square
1.8 km (7′ drive)
Deree – Pierce College
900 m (11′ walk)
Dermatologist

The apartments

1ST FLOOR

A1	53.53 m²
A2	48.78 m²
A3	32.73 m²
A4	39.25 m²
A5	50.11 m²
A6	31.91 m²

2ND FLOOR

B1	53.53 m²
B2	48.78 m²
B3	32.73 m²
B4	39.25 m²
B5	50.11 m²
B6	31.91 m²

3RD FLOOR

C1	55.20 m²
C2	40.97 m²
C3	45.64 m²
C4	32.73 m²
C5	39.25 m²
C6	50.11 m²
C7	32.89 m²

4TH FLOOR

D1	52.68 m²
D2	40.97 m²
D3	45.45 m²
D4	38.77 m²
D5	36.01 m²








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First Floor



1st Floor

	A1	A2	A3
Bedrooms	2	2	1
Bathroom	1	1	1
Living Area	53.53 m²	48.78 m²	32.73 m²
Backyard	4.55 m²	7.70 m²	8.80 m²

	A4	A5	A6
Bedrooms	2	2	1
Bathroom	1	1	1
Living Area	39.25 m²	50.11 m²	31.91 m²
Backyard	5.67 m²	9.68 m²	6.18 m²

Second Floor



2nd Floor

	B1	B2	B3
Bedrooms	2	2	1
Bathroom	1	1	1
Living Area	53.53 m²	48.78 m²	32.73 m²
Backyard	4.55 m²	7.70 m²	8.80 m²

	B4	B5	B6
Bedrooms	2	2	1
Bathroom	1	1	1
Living Area	39.25 m²	50.11 m²	31.91 m²
Backyard	5.67 m²	9.68 m²	6.18 m²

Third Floor



3rd Floor

	C1	C2	C3
Bedrooms	2	1	1
Bathroom	1	1	1
Living Area	55.20 m²	40.97 m²	45.64 m²
Backyard	6.31 m²	8.05 m²	8.37 m²

	C4	C5	C6	C7
Bedrooms	1	2	2	1
Bathroom	1	1	1	1
Living Area	32.73 m²	39.25 m²	50.11 m²	32.89 m²
Backyard	8.80m²	5.67 m²	9.68 m²	6.87 m²

Fourth Floor



4th Floor

	D1	D2	D3
Bedrooms	2	1	1
Bathroom	1	1	1
Living Area	52.68 m²	40.97 m²	45.45 m²
Backyard	6.31 m²	8.05 m²	8.37 m²

	D4	D5
Bedrooms	1	1
Bathroom	1	1
Living Area	38.77 m²	36.01 m²
Backyard	9.85 m²	68 m²

