

Avra Residence

Luxury Golden Visa Investment in Dilesi, Greece

Your gateway to luxury living and European residency

Project Overview

Avra Residence is an exclusive development set among mature pines and olive trees on a 1 000 m² seaside plot.

It comprises five spacious apartments (each 120 m²) designed for modern living and fully furnished with high-end furniture and appliances.

Every unit features open-plan living areas with large windows, premium finishes and generous storage.

Two ground-floor residences enjoy private gardens; two first-floor homes have expansive balconies; and the second-floor penthouse boasts a large roof garden with panoramic views.

Residents share a large swimming pool and beautifully landscaped common gardens, and the development offers private parking, 24-hour security and CCTV for peace of mind.





Location & Amenities - Dilesi

Dilesi is an idyllic coastal village just 50 km north of Athens.

Avra Residence is only 300 m from the seaside.

The development is roughly 75 km (about 50 minutes by car) from Athens International Airport and 30 minutes from Kifisia and the Athens metro, making it the closest Golden-Visa-eligible area to the capital for €400 000.

The community is vibrant year-round: there are multiple supermarkets and a number of pharmacies, as well as convenience stores, bakeries, cafés, restaurants and tavernas all within walking distance.

The area's flat roads and coastal paths make it bike-friendly, so residents can easily explore on foot or by bicycle.

A regional medical centre is about 10 km away and the General Hospital of Chalkis serves the broader area.

Greek Golden Visa Eligibility

Greece's Golden Visa program grants a renewable five-year residence permit to investors and their families.

Article 64 of Law 5100/2024 sets two investment thresholds: prime areas (Attica, Thessaloniki, Mykonos, Santorini and islands with more than 3 100 inhabitants) require €800 000, while all other regions – including Dilesi – now require €400 000.

Eligible investments must involve a single property of at least 120 m².

Avra Residence meets these criteria perfectly: each apartment is 120 m² and priced at €400 000, making it one of the nearest Golden-Visa-eligible developments to Athens.

About Chalkida

Chalkida, the capital of Euboea, is about 20 minutes from Dilesi.

It spans both sides of the narrow Euripus Strait, where the tidal currents famously reverse direction every six hours, and landmarks include the Karababa Fortress, the Gothic church of Saint Paraskevi and the Emir Zade mosque.

Invest in Your Future

Avra Residence combines luxury living, strong rental potential and eligibility for Greece's Golden Visa.

Contact us today to secure your apartment and begin your journey towards European residency and an idyllic lifestyle in Dilesi.