

# PRINZ VON PREUSSEN

## 普王投资咨询

*Residence, Relocation, Citizenship, Taxation*

*居住, 搬迁, 公民, 税收*



*Prinz von Preussen AG*



OIKOPOLIS NEW APARTMENTS COMPLEX

PIRAEUS, GREECE

公寓项目

比雷埃夫斯, 希腊







## Oikopolis new apartments complex

### Oikopolis 公寓项目

The apartment complex is located in Piraeus, approximately 10km from Athens. The complex is newly built with exceptional design and architecture, and stunning views including the sea.

此项目位于距离雅典10千米的比雷埃夫斯。此项目为新建公寓，可看到美丽的海景。

#### *City of Piraeus:-*

#### *比雷埃夫斯*

The city of Piraeus is located 10 km southwest of Athens (the biggest city in Greece), overlooking the Martoum Sea, which leads to the Saronic Gulf. It is a peninsula surrounded by the sea (although in its geological origin it was an island), and features three natural harbors.

比雷埃夫斯市位于雅典西南10公里（在希腊较大的城市，它四面环海，是优良的天然港。

In its creation, Piraeus had served Athens as a port; nowadays it is still the main port of Athens and serves as the industrial center of Greece

比雷埃夫斯是主要的港口和工业中心

Also in Piraeus, is one of Europe's largest container ports (owned by Chinese company Cosco Pacific)

比雷埃夫斯，是欧洲最大的集装箱港口（由中国公司中远太平洋拥有）

The city offers best health and education facilities for Chinese students with a good public transport system and several national recreational parks. An international school was established in 1922 and the University of Piraeus offers many classes in English language.

它为中国学生提供一个良好的公共交通系统和最好的卫生和教育设施。比雷埃夫斯大学提供许多英语课程。





## Oikopolis project profile

### 项目介绍

Oikopolis is a modern luxurious complex of 316 apartments and 11 shops with exceptional aesthetics and studied functionalism of interior and exterior areas. Apartments vary from 50 m<sup>2</sup> to 130 m<sup>2</sup> and shops vary from 60 m<sup>2</sup> to 450 m<sup>2</sup>. The construction is of high quality including soundproof double brickwork, Italian granite flooring and wooden flooring in most bedrooms.

共有316套公寓和11个商铺，设计建筑精良，公寓面积从50平方米到130平方米  
高质量的建设装潢，包括隔音砌砖，意大利花岗岩地板和木地板。

### Principles of the overall design

#### 总体设计方案

#### Exceptional aesthetics:-

#### 豪华现代的美学设计

- Modern architectural design  
现代的建筑设计
- Excellent interior design  
优良的室内设计
- Astonishing uninhibited view from most of the apartments  
不同于其他公寓的设计特点
- 2500m<sup>2</sup> park in the centre of the apartment complex with trees, flowers and grass  
2500平方米的中心公园，绿色植被众多
- Pedestrian road and public park at the eastern side of the apartment complex  
公寓东侧有公共公园







**Easy access to:-  
优势-交通**

- City-train station (connection to the “METRO” railway)  
城际火车站（连接到地铁）
- The city centre of Piraeus is within 2 Kilometers from apartments  
离比雷埃夫斯市区中心只有2公里路程
- Athens (10 kilometers)  
雅典（10公里）
- International boutiques ,local “bazaar”, shops and market  
国际和当地商铺及市场
- Touristic and archaeological sites  
旅游和考古遗址
- Schools and public services  
附近有学校和公共服务
- The church of Metamorfoseos Sotiros  
教堂
- The public hospital of Nikaia  
尼凯阿公立医院
- Recreation parks  
休闲公园
- The national highway and to other major roads  
国家公路和主要其他道
- Access to all islands in the Aegean sea including Mykonos, Santorini , Crete , Rhodes, Paros and many more  
通往爱琴海诸多岛屿包括米科诺斯岛，圣托里尼，克里特岛，罗得岛，帕罗
- Ferries/boats daily to all Saronic Islands  
通往萨罗尼克岛的日常轮渡







**High quality construction:-**  
高质量的施工

- Strengthened anti-seismic construction (concrete C25/30 采用抗震结构)
- Sound-proof double brickwork 采用双层隔音砖
- Puttying of all interior walls 采用内墙结构
- Italian granite flooring tiles 意大利花岗岩地板砖
- Wooden floorings in most bedrooms 卧室为木地板
- Excellent combination of quality construction and economic price 高质量, 价格合理



**Studied functionality:-**  
功能设施齐全

- Autonomous heating with individual flow meters for each apartment 每座公寓都有供暖系统
- Installation of natural gas provision in each apartment 提供天然气
- Underground and ground level parking spaces 拥有停车位
- Shops with staple commodities for the inhabitants' convenience 有商铺, 为居民提供方便
- Preparation for installation of safety and alarm systems 安装自动报警系统
- Preparation for installation of air conditioners 安装了空调
- Possibility of satellite dish installation 安装了卫星天线







## *General Information on residence permits for real estate owner in Greece*

*希腊房地产所有者之居留许可的一般信息*

### *Investment requirement :-*

#### *投资要求*

- Third country citizens who either own, or intend to own, real estate property in Greece, provided its minimum value is €250.000  
拥有或计划拥有希腊房地产的第三国公民前提是房地产价值 不低于 250,000 欧元。

### *Duration of the residence permit for real estate owners*

#### *房地产所有之居留许可的有效期*

- This residence permit is valid for 5 years.  
此类居留许可的有效期为5年

### *Renewal of residence permits for owners of real estate*

#### *房地产所有者之居留许可的续签*

The residence permit can be renewed. More specifically, the residence permits may be renewed for the same duration and for as many times as the applicant requests. To renew the residence permit, the following conditions must be met:

此类居留许可续签，具体而言，居留许可续签的有效期与首次申请时相同（即5年），可依申请人请求多次续签。欲续签居留许可，需满足以下条件：

- The real estate property must remain in the ownership and possession of the applicant.  
申请人必须仍拥有和占有该房地产。

Absences from the country do not impede the renewal of the residence permit.  
身处境外不构成对居留许可续签的阻碍。



## Simplified process – residence permit in Greece 过程

Purchase of the property or properties which have a minimum value of €250.000  
购买不低于 25万欧元房产



Applying for an entry visa type D at Greece embassy in China  
递交入境签证申请



Collection and submission of the documentation for issuing of the residence permit  
呈交文件



Official confirmation from Ministry of Immigration and acknowledgement certificate to allow travel in the EU and Schengen region  
从移民局获得批准



Final issuance of the permit  
签发居留许可





## Cost of residence permit in Greece

### 获得居留许可的费用

Services 服务	Residence permit in Greece 希腊居留许可
Price of per square meter ( the minimum total purchase must equate Euro 250,000) 公寓每平方米1500欧元（最低投资额为25万欧元）	1500 Euro per square meter 公寓每平方米1500欧元
The taxes payable on the property purchase is 3% of the minimum investment of Euro 250,000 3%税收-最低投资额为25万欧元	7,500 Euro 7,500 欧元
2% notary fees on the minimum investment of Euro 250,000 2%公证费最低投资额为25万欧元	5,000 Euro 5,000 欧元
1% miscellaneous fee on the minimum investment of Euro 250,000 1%杂费-最低投资额为25万欧元	2,500 Euro 2,500 欧元

Note: To qualify for the “Golden Visa in Greece”, the real estate property’s value must be a minimum of Euro 250,000

注意：为获得希腊黄金签证，最小投资额为25万欧元。



### 全球办公室

楚格州（瑞士）  
迪拜（阿联酋）  
香港（特别行政区）  
尼科西亚（塞浦路斯）  
巴拿马城（巴拿马）  
罗德城（英属维尔京群岛）  
上海（中国）  
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