

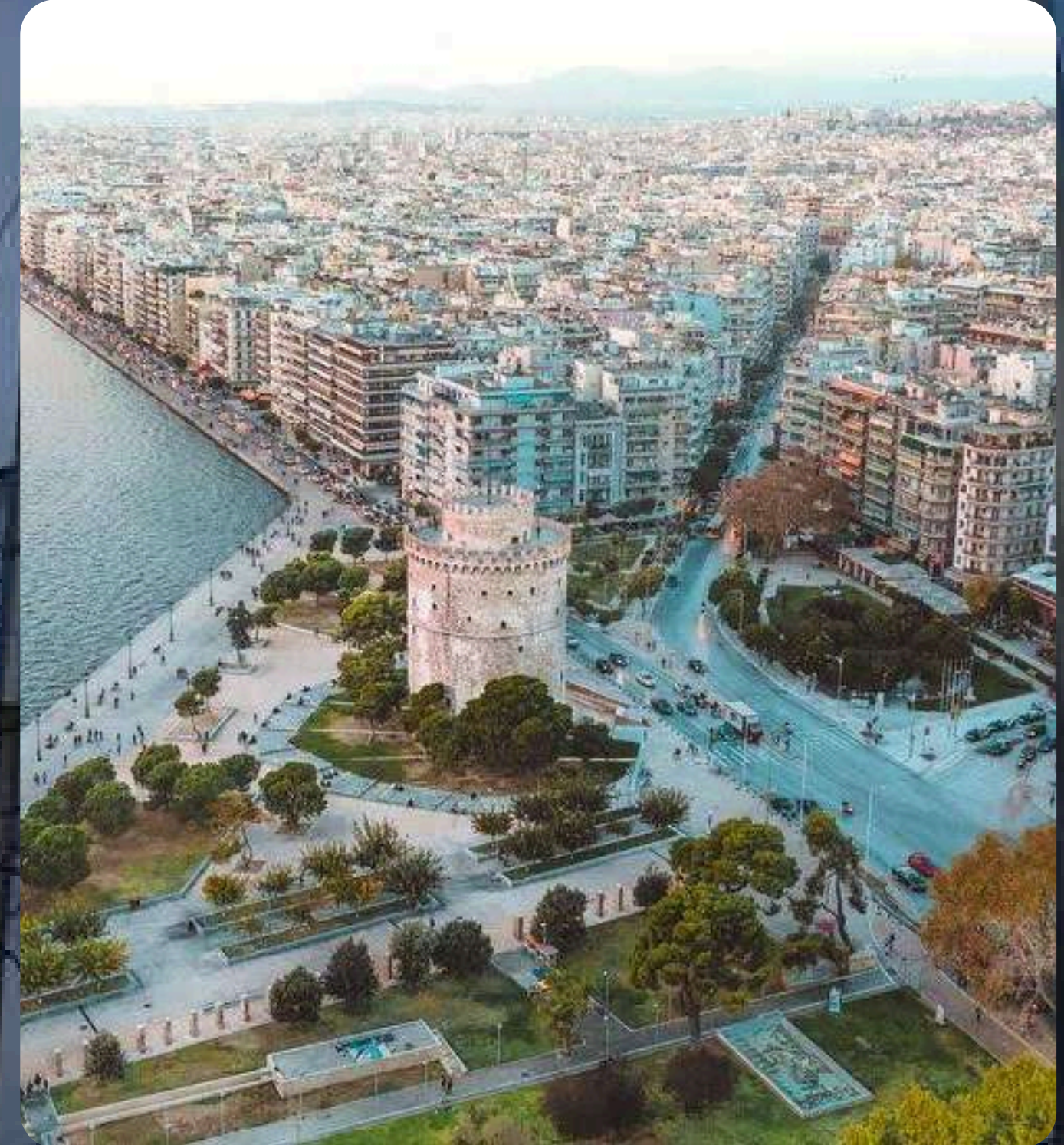


THESSALONIKI

A city for living and investment

WHY THESSALONIKI?

- The second-largest city in Greece
- Mild Mediterranean climate
- Developed infrastructure and transportation
- High quality of life
- Growing rental demand



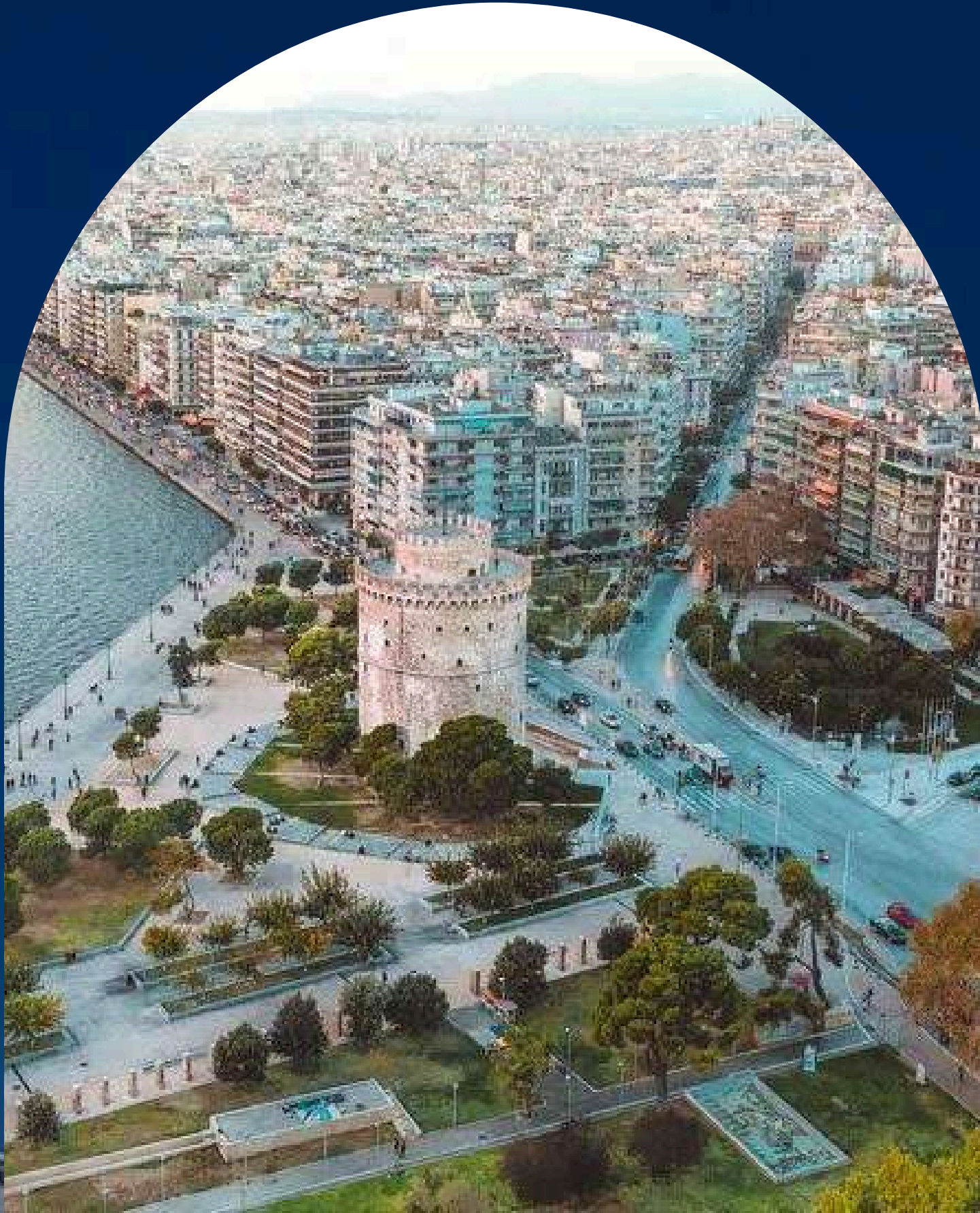
GEOGRAPHIC LOCATION AND TRANSPORTATION

- International Airport
- The Largest Port in Northern Greece
- Access to the Balkans and the EU
- Well-developed road network
- New, modern metro system



QUALITY OF LIFE

- A mild climate with sunny weather most of the year
- A waterfront stretching for several kilometers
- A wide variety of cafes, restaurants, and cultural events
- A high level of safety compared to many European cities





THE CITY'S ECONOMY

- Logistics and Maritime Transport
- Tourism and the Hospitality Industry
- Universities and Educational Services
- Growth of IT Companies, Startups, and Service Businesses

INVESTMENT APPEAL

- Real estate prices are often lower than in popular cities in Western Europe
- Stable demand for rentals
- Growing interest from foreign buyers
- Opportunity to diversify an investment portfolio
- Golden Visa



INVESTMENT STRATEGIES

- 
- Long-term rentals for local residents
 - Renting properties to students at major universities
 - Purchasing properties for renovation
 - Purchasing real estate for personal use with the potential for appreciation

GOLDEN VISA

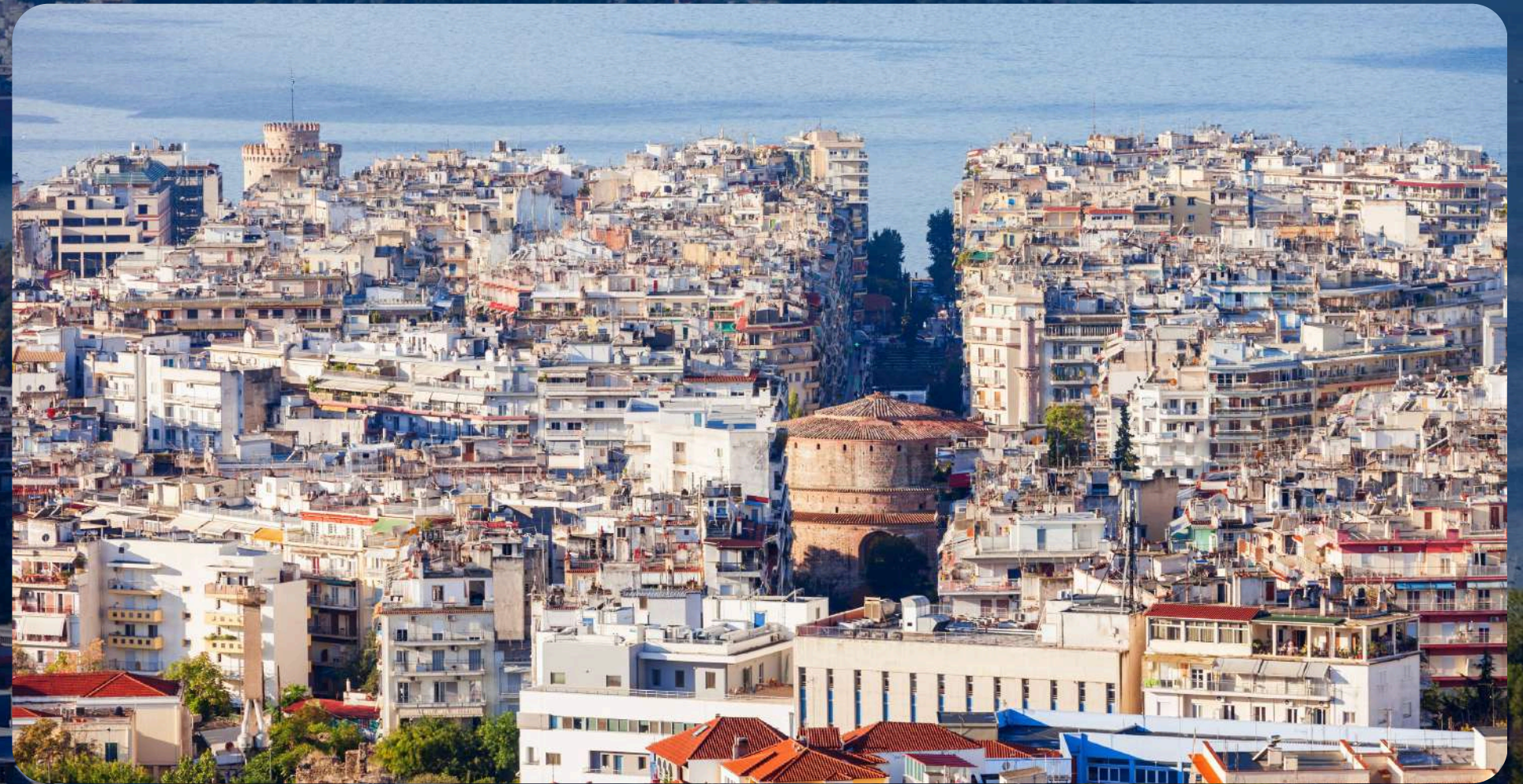


- The opportunity to obtain a residence permit through real estate investment
- Residence rights in Greece for the investor and family members
- Visa-free travel within the Schengen Area
- The opportunity to rent out the property
- A potential path to long-term residence and citizenship (subject to compliance with legal requirements)

*The minimum investment amount depends on the region and the program's current rules

POTENTIAL BENEFITS IN 5-10 YEARS

- Development of urban infrastructure
- Growth in tourist traffic
- Improved transportation access to the region
- Increase in property values





CONCLUSION

1. Thessaloniki combines a comfortable lifestyle with investment potential
2. It is suitable for both permanent residence and capital preservation
3. The success of an investment depends on choosing the right neighborhood and property

CONTACT US FOR MORE INFORMATION



info@vistaestate.gr



+306932917080