



# MIA

# Student Apartment

Greece's new policy "commercial to residential" project



# What is Greece's new policy of "commercial to residential"?

The "commercial to residential" project refers to the applicant purchasing commercial real estate and changing the property rights certificates to transform commercial real estate into residential real estate in order to meet the eligibility requirements of the new "Golden Visa Program" policy.

**BIZ**

Office buildings, gyms, libraries, schools, etc.

**CHG**

Building permit to change the use and nature of the above residential property

**live**

By renovating and transforming the above commercial buildings to meet residential needs

## Comparison of the old and new laws

| Policy          | Greece's old regime<br>will last until August 31, 2024                               |  | New Greek policy<br>From September 1, 2024  |   |   |
|-----------------|--|--|---|---|---|
|                 | 250,000€   | 500,000€   | 250,000€  | 400,000€  | 800,000€  |
| Area            | Other areas outside the price increase zone: such as Piraeus, Nikia, Peristeri, etc. | Central, northern and southern Athens Thessaloniki Mykonos and Santorini | <b>No restrictions</b>  | Other areas in Greece have increased to 400,000 € | All of Athens (Attica, Thessaloniki and islands with a population of more than 3,100 people |
| Property Type   | No restrictions  | No restrictions  | Commercial to residential conversion, factory conversion, cultural relics restoration | No restrictions                                   | No restrictions   |
| Number of Units | Single property  | Single property  | <b>Single property</b>  | Single property                                   | Single property   |
| Area            | No restrictions  | No restrictions  | <b>No restrictions</b>  | 120 m <sup>2</sup> and above                      | 120 m <sup>2</sup> and above  |
| Rental Method   | Long/short term rental available   | Long/short term rental available   | <b>Long term rental only</b>  | Long term rental only                             | Long term rental only   |



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## **Introduction to Lamia**

### **Lamia - The Back Garden of Athens, Greece**

Lamia, a shining pearl close to Athens, blends history and nature, an ideal place for living and investment!

# *Why invest in Lamia?*

01

## **Central location and infrastructure**

Lamia's central location and improving infrastructure make it a hotspot for investment

03

## **Real estate potential**

Growing demand in the hotel and residential sectors provides diverse investment opportunities

05

## **Economic growth opportunities**

Lamia prepares for economic growth, bringing abundant opportunities to investors

02

## **Transportation Hub**

Located between Athens and Thessaloniki, it is an ideal location for logistics and transportation

04

## **Sustainability Initiatives**

Local governments support renewable energy and tourism to promote sustainable investment

06

## **Strong market demand**

Lamia has a permanent population of over 100,000 people and an active rental market



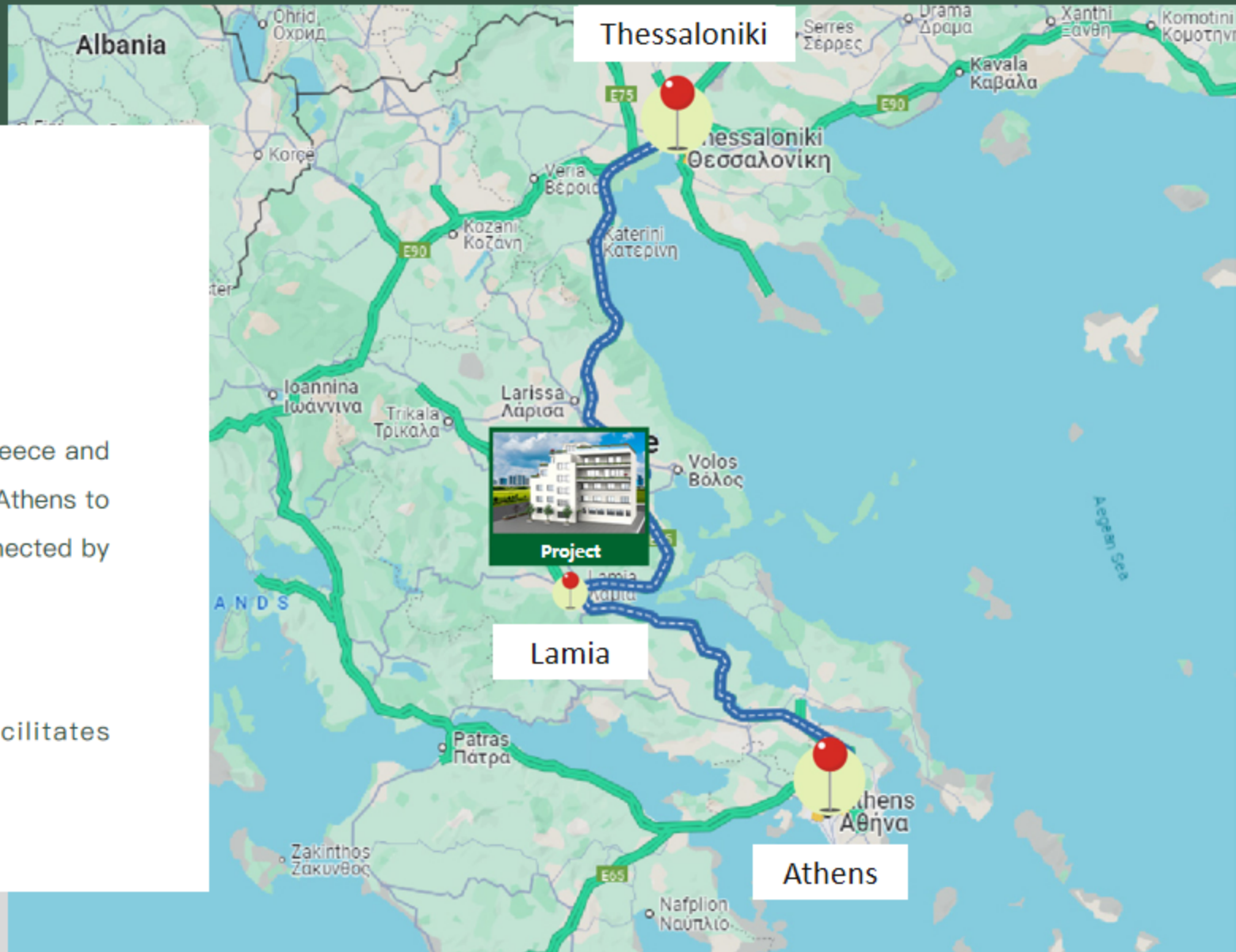
# Location

- **Transportation Hub**

Lamia is located in the central part of Greece and is a major transportation hub connecting Athens to northern cities such as Thessaloniki, connected by highways and railways.

- **Close to important ports**

The proximity to the port of Volos facilitates shipping and logistics operations.





# *Historical sites & Cultural sites*

Take a historical walking tour and  
experience the perfect blend of ancient Greece  
and modern life

**01**

## **Lamia Castle**

The fortified fortress, perched atop a hill, not only offers breathtaking panoramic views but also gives visitors a glimpse into the city's rich history.

**02**

## **Lamia Archaeological Museum**

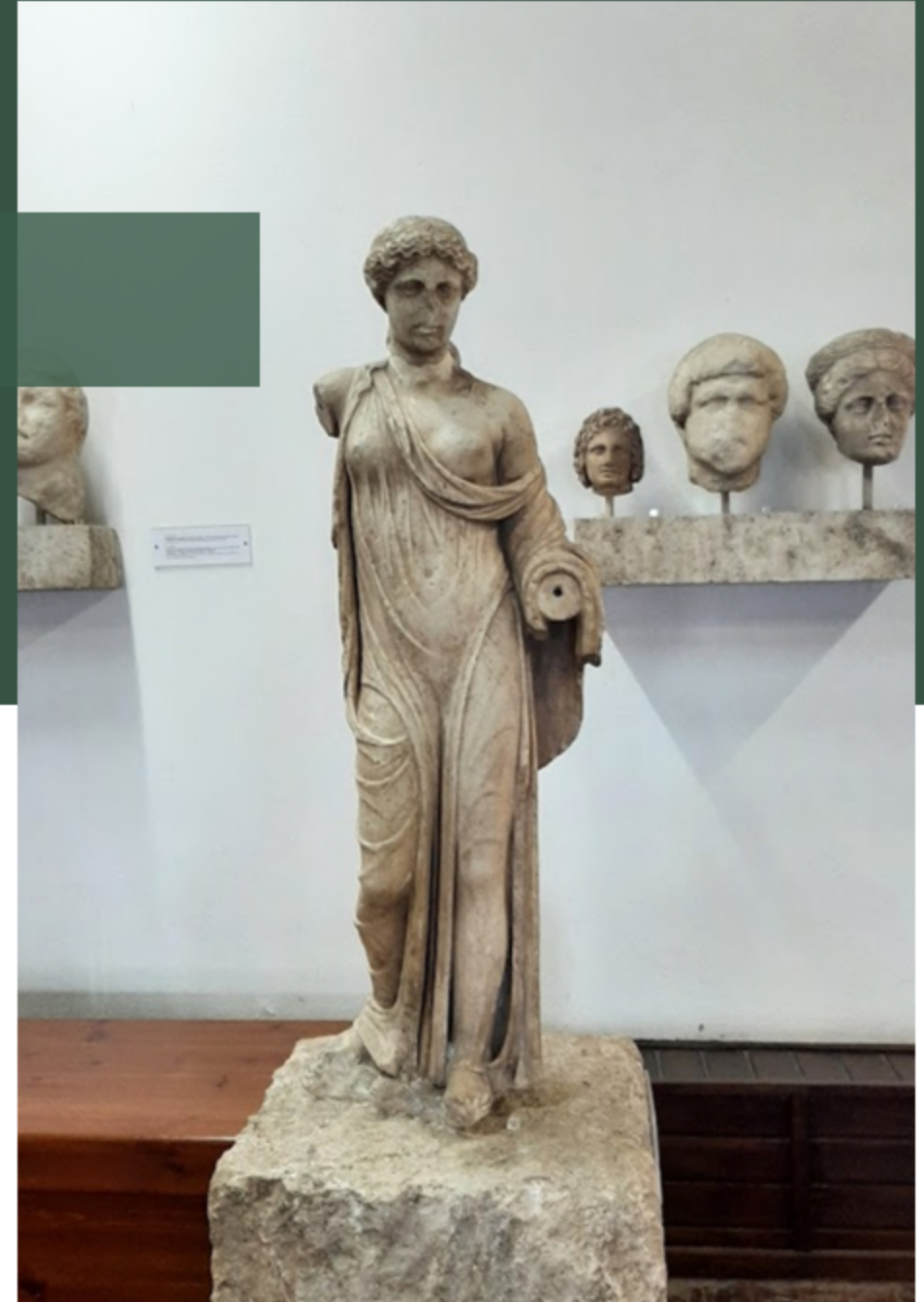
Located inside the castle, the museum houses a rich collection of cultural relics from the Mycenaean civilization to the Byzantine period, witnessing the changes of the times.

**03**

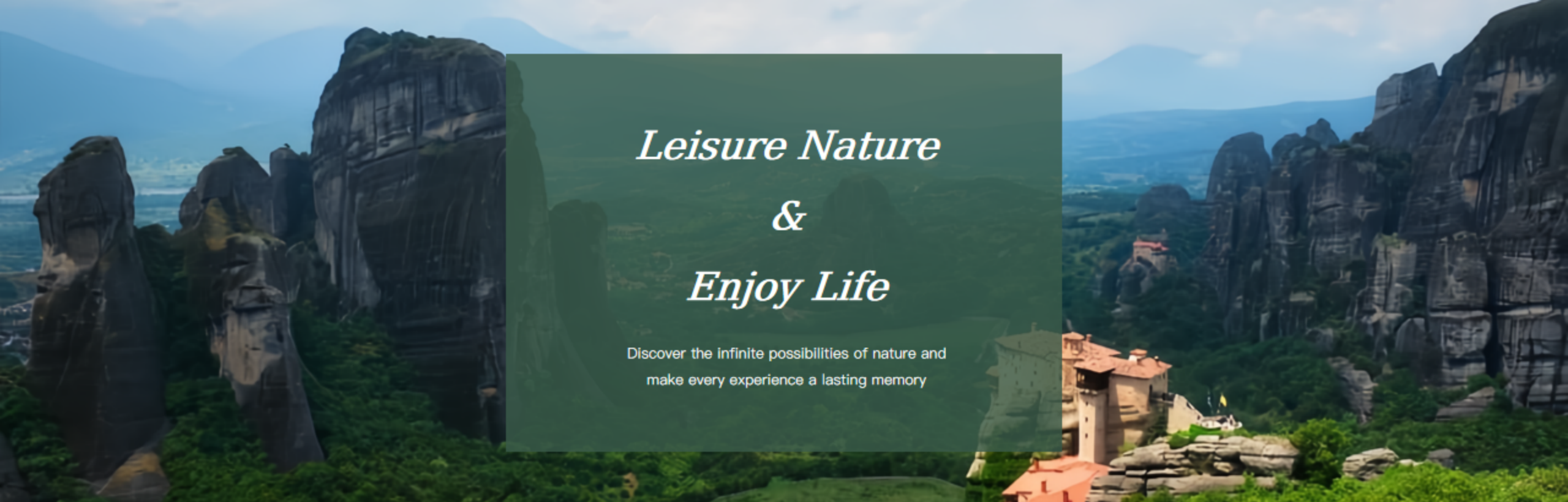
## **Historical Walking Tour**

Wandering through the old town with a professional guide, visitors will explore ancient ruins, neoclassical buildings, and traditional Greek neighborhoods.

*Lamia Archaeological Museum*







# *Leisure Nature & Enjoy Life*

Discover the infinite possibilities of nature and  
make every experience a lasting memory

01

## **Thermopylae**

This natural hot spring, which has been famous since ancient times, is hidden in a picturesque scenery, allowing you to relax and enjoy yourself in the embrace of nature.

02

## **Oeta Mountains National Park**

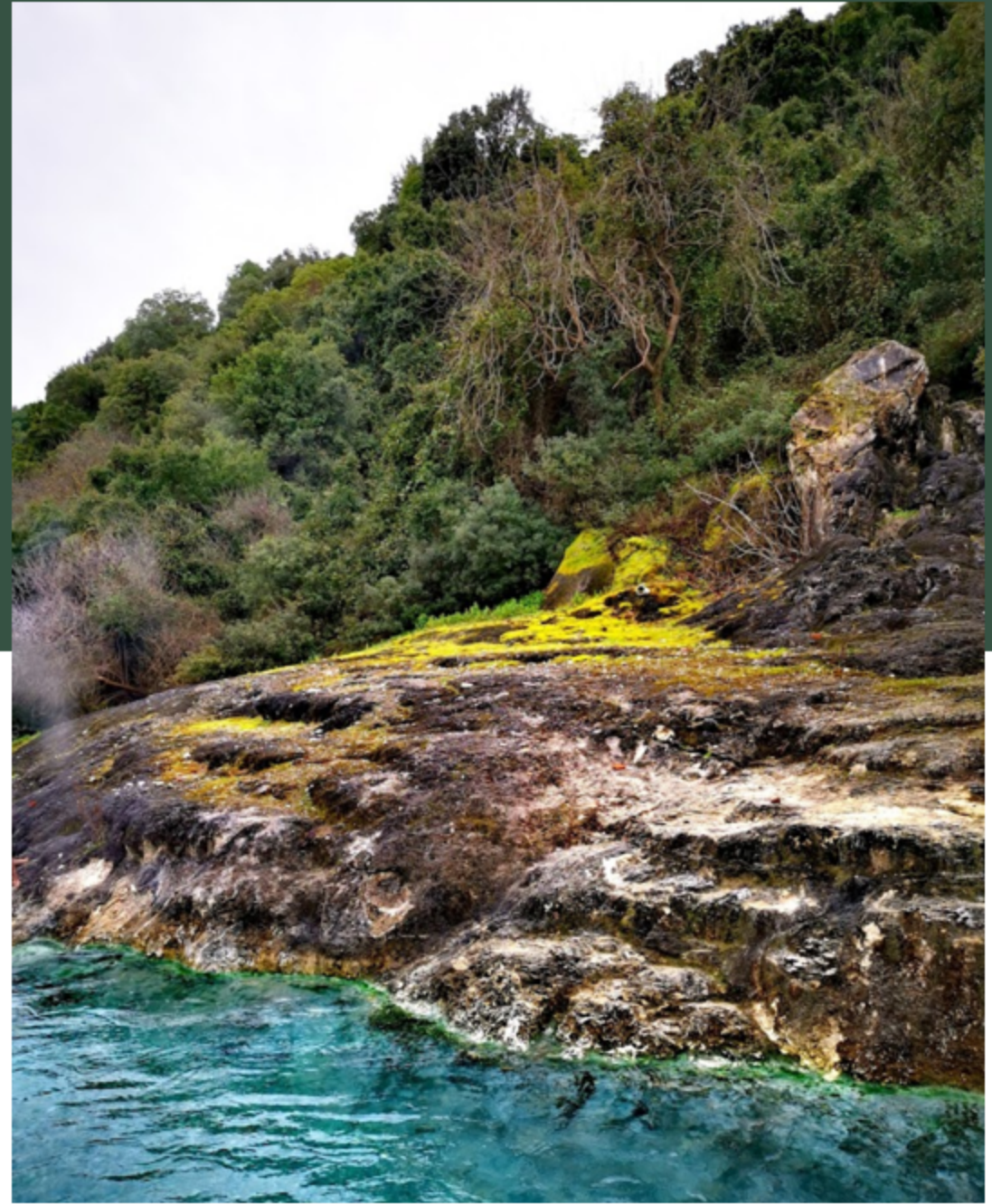
A great place for hiking and mountain biking, the trails wind through lush forests and lead you to breathtaking viewpoints.


03

## **Spiercos r.**

Ideal for fishing and picnicking, it provides a peaceful haven on the outskirts of the city.

*Thermopylae*





*Oeta Mountains National Park*



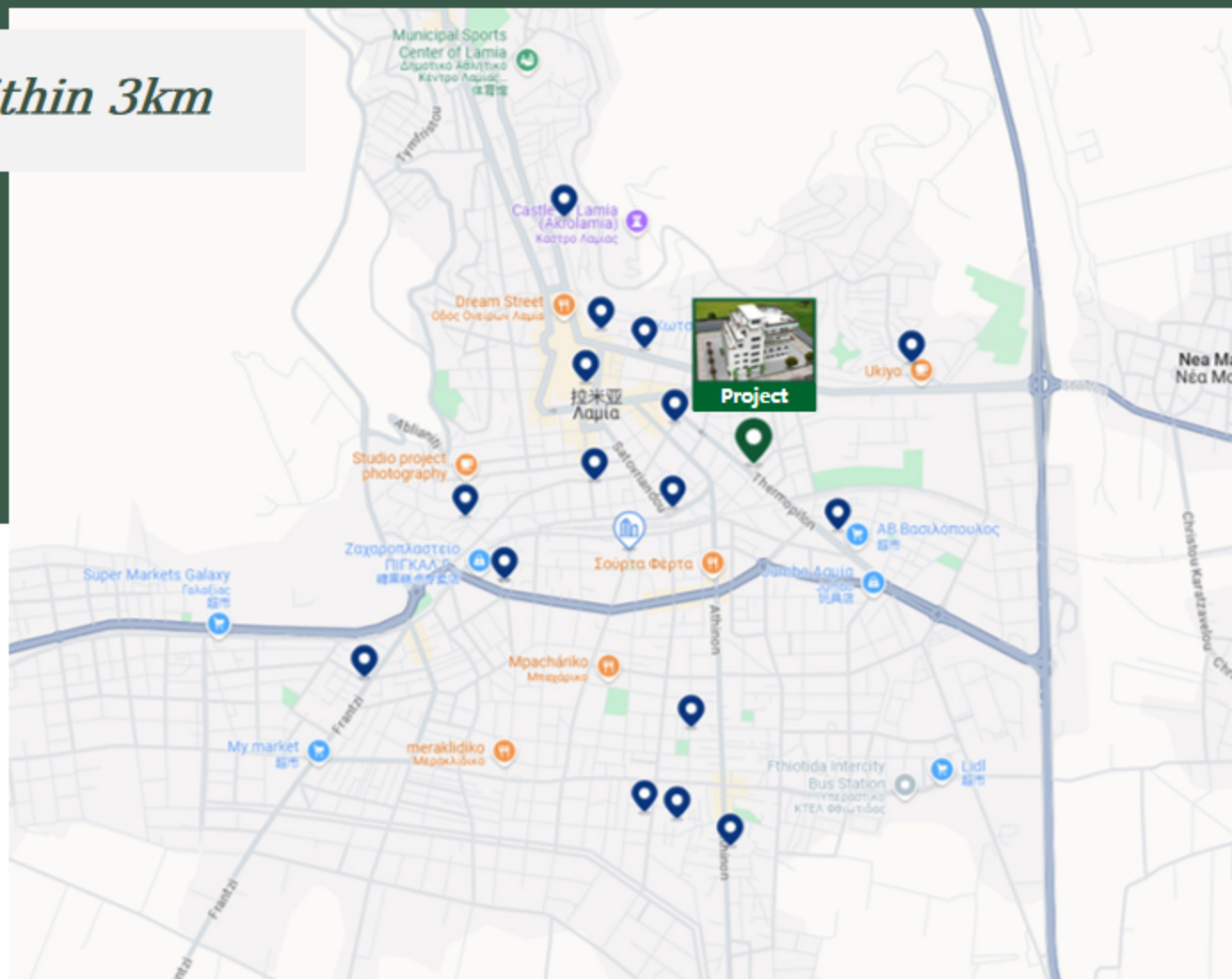
*sperceos r.*

## *16 hotels within 3km*

**Lamia's booming tourism industry has driven the prosperity of the hotel industry.**

**promoted real estate development, and injected new vitality into the regional economy!**

Tourism is booming in Lamia, bringing colorful experiences to tourists and promoting the prosperity of the hotel industry. High-quality hotels are springing up like mushrooms after a rain, and service quality and facilities have been significantly improved. This trend has also led to the prosperity of the real estate market, attracting the attention of many investors. Together, these positive changes have injected new vitality into the diversified development of the Lamia regional economy, painting a beautiful picture of industrial prosperity and economic prosperity.





Fthia Hotel





## **Peripheral facilities**

### **Lamia - The Back Garden of Athens, Greece**

**From leisure to shopping, from education to medical care, quality life starts here!**

# 01

## *Educational Resources*

A place with many schools and a home filled with books,  
Let your children grow up in the ocean of knowledge and the future is  
within reach!



【14th and 20th Elementary School】

- 11th Elementary School 1 km
- 3rd High School 1.1 km
- 14th and 20th Elementary School 1.2 km
- 6th High School 1.4 km
- 6th Elementary School 1.4 km
- 12th Elementary School 1.6 km
- 13th Elementary School 1.8 km
- 5th High School 1.7 km

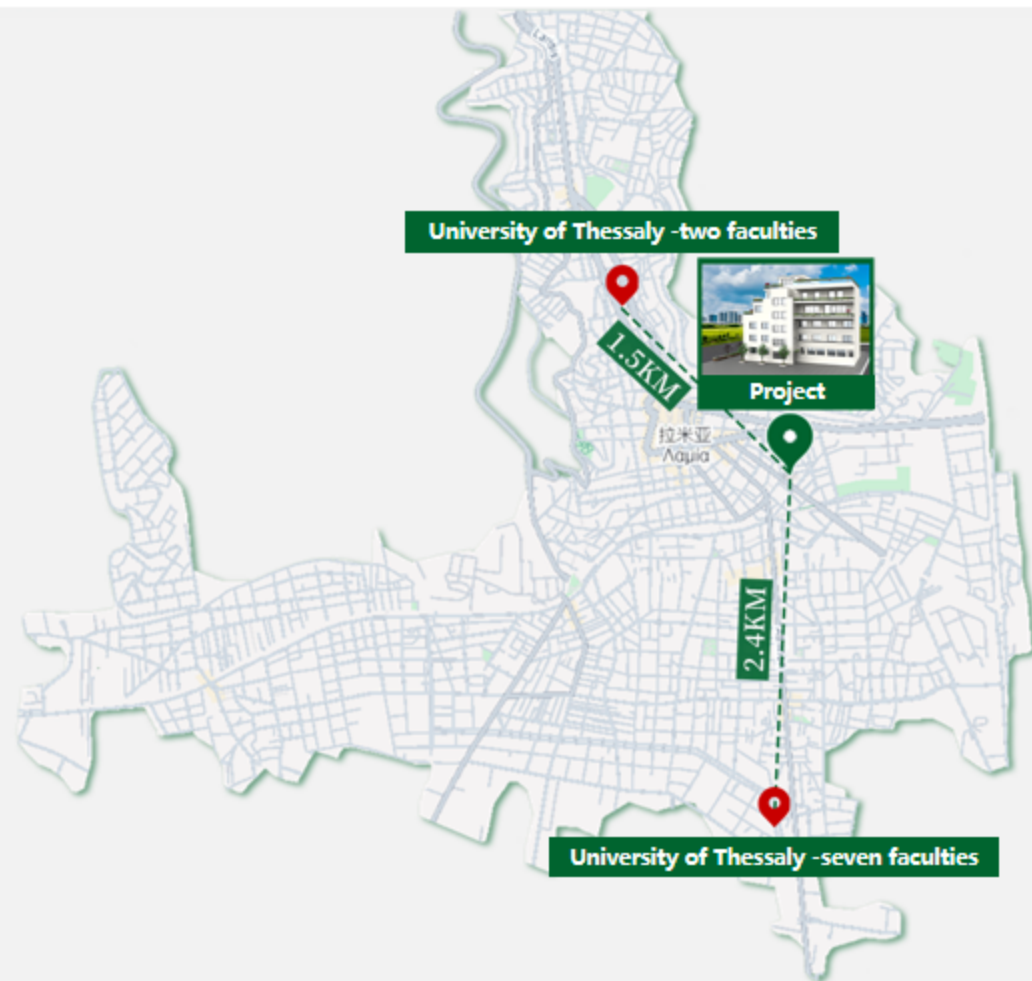


## Only 7 minutes' drive away Two schools and nine departments

The University of Thessaly, a gem of Lamia education, is famous for its research and innovative education, covering high-quality courses such as engineering, computer science, and environmental studies. It is a leader in renewable energy and biotechnology, and provides opportunities for collaborative research. It is an ideal place to challenge yourself and realize your potential.

The University of Thessaly has more than 10,000 students, but only 40 dormitories. Lamia has a rich urban life and convenient transportation. There are supermarkets, cafes and traditional restaurants. Therefore, a large number of students choose to rent houses outside, and the school provides students with rental subsidies, and the rental market is in short supply.

# 01 *Educational Resources*



# 02

## *Commercial facilities*

Located in the heart of a bustling living area, surrounded by shopping centers and facing boutiques, the 75-meter convenience store makes life worry-free, and life is beautiful because of convenience!



【Cassifas Shopping Center】

- LamloT boutique 5m
- Blanket trend shop 16m
- Kiosky's convenience store 75m
- Abc Big Shopping mall 3.3km
- Cassifas shopping mall 1.2km
- My market shopping mall 2.8km
- Will's department store 4.8km

With convenient transportation,  
the world is at your feet!



**Only 38 meters from Gulia Bus Station**



**344 meters from 38th main road**

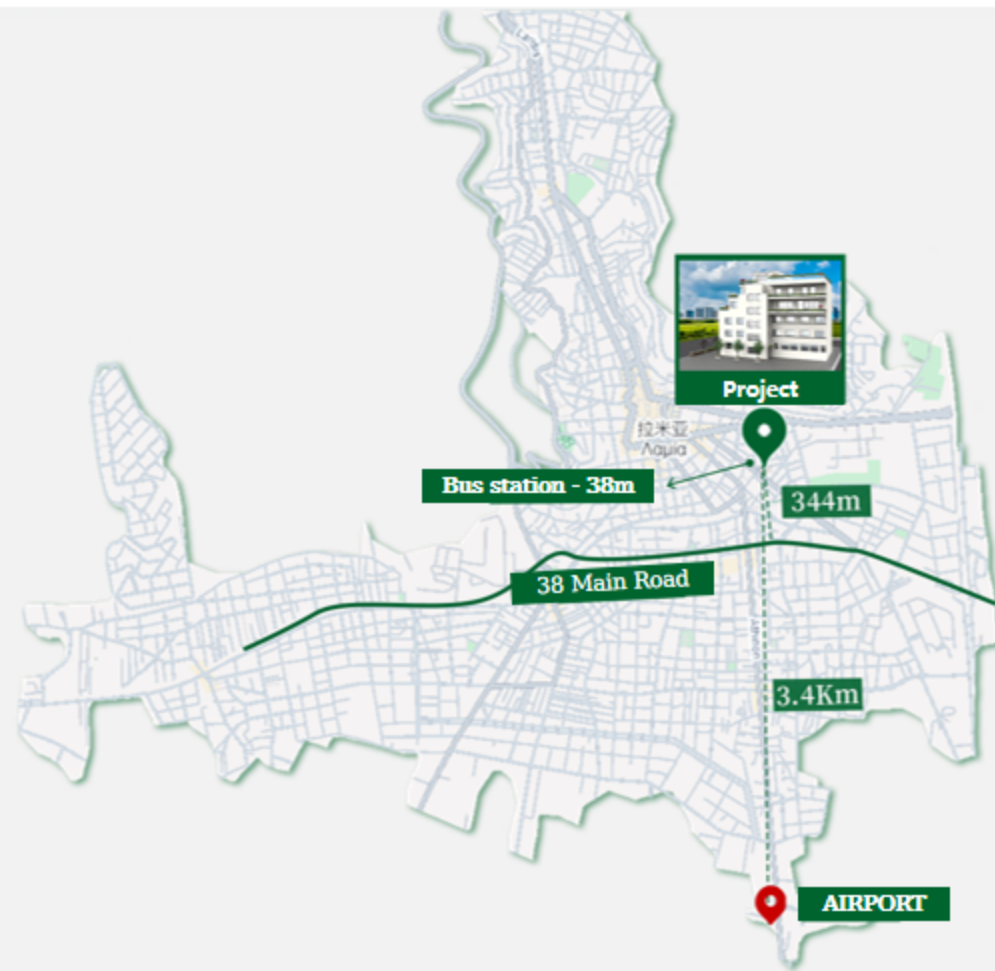


**3.4 km from the airport 7 minutes by car**

Located in the heart of a transportation hub, whether you are walking to the bus station or driving to the international airport, everything is under your control.

Here, convenient transportation allows your life to connect seamlessly with the world, and every trip is a relaxing and pleasant journey.

# 03 *Transportation*



# 04

## *Medical Resources*

### Lamia General Hospital



01

#### Top medical resources

The project site is adjacent to Lamia General Hospital, just an 8-minute drive away.

02

#### Comprehensive department

The hospital has many departments to meet the diverse health needs of residents.

03

#### Professional Team

Senior experts and excellent medical staff form a strong medical team.

04

#### Sustainability Initiatives

Focus on patients and create a comfortable medical environment.



*Surrounding  
street scene*









## **Project Advantages**

### **Lamia - The Back Garden of Athens, Greece**

**MIA-Student Apartments is not only a representative work of Greek Housing 5.0, but also a new model of high-quality housing!**





【Before renovation】

## *High-quality residential buildings Model for the transformation of maternal and child care centers*



MIA-Student Apartment was carefully transformed from a maternal and child care center, perfectly retaining the original warm atmosphere and pure space, cleverly integrating modern living concepts, and giving it a new lease of life.

The residential design is exquisite, and is basically equipped with a spacious balcony to ensure sufficient indoor lighting and smooth ventilation, creating a comfortable and warm student apartment for you.

01

## Huge demand for student accommodation

The University of Thessaly has a total student population of more than 10,000, but only 40 dormitories on campus.

02

## Accommodation subsidy to enhance financial capacity

The accommodation subsidy policy provided by the school enhances the financial ability of non-EU international students, Greek and EU students to rent houses.

03

## University professors and researchers are potential tenants

University professors and scientific researchers, especially those who are not allocated school dormitories, may also become potential customers in the rental market.

04

## Huge market potential

As the school develops and the number of students increases, the demand for rental housing will continue to grow, and the market potential is huge.

02

*Educational resources create future value*

## University of Thessaly



## 03 *Convenient transportation, accessible to the world*

MIA-Student Apartments is close to the core station of the city's bus network, and many main roads are intertwined, making travel easy and fast. It is only 3.4 kilometers away from the international airport, so whether you are traveling for business or international travel, you can easily set off and enjoy the convenience and comfort of the journey.





*Brilliant business district,  
creating your ideal living circle*

MIA-Student Apartment is located in the heart of a bustling business district, where you can enjoy shopping. Surrounded by many shopping destinations, from convenience stores to shopping malls, from fashion boutiques to authentic food, every detail of your life can be satisfied. Here, shopping becomes a kind of enjoyment in life, and quality life is within reach.



## **Project Overview**

### **Lamia - The Back Garden of Athens, Greece**

**Control the stable rental returns and the profits are in your hands!**

# *MIA-Student Apartment*

Type : "Commercial to residential" high-end student apartments

Number of units : 38 sets

Total number of floors : 6th floor

Total building area : 3500M<sup>2</sup>



5.0 Products



Rent Stabilization



*Supporting Facilities*



**24-hour security**



**Laundry Room**



**Gym**



**Study Corner**

# Official evaluation

## MIA-Student Apartment Meets the municipal requirements for commercial to residential conversion

The building complies with the municipal requirements for commercial-to-residential conversion and relevant regulations and technologies and can be converted into a residential building.

KOTSYFIS KONSTANTINOS  
ARCHITECTS AND ENGINEERS  
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### ΤΕΧΝΙΚΗ ΕΚΘΕΣΗ

ΘΕΜΑ: ΔΙΕΡΕΥΝΗΣΗ ΕΦΙΚΤΟΤΗΤΑΣ ΑΛΛΑΓΗΣ ΧΡΗΣΗΣ ΥΦΙΣΤΑΜΕΝΟΥ ΚΤΙΡΙΟΥ, στη θέση [redacted] από Επαγγελματικό σε Κτίριο Διαμερισμάτων.



### Α. ΕΙΣΑΓΩΓΗ

Την Τετάρτη 20-11-2024 διενήργησα αυτοψία στο πέμπτος όροφο επαγγελματικό κτίριο τη [redacted] που στεγάζει την κλινική "Άγιος Αθανάσιος" γειωστή ως "Κ. Άννη Τσαγκάρη" με σκοπό την εξέταση του ακινήτου ως προς την δυνατότητα μετατροπής το υ σε κτίριο κατοικιών.

### Ζ. ΣΥΜΠΕΡΑΣΜΑΤΑ

Το κτίριο σύμφωνα με την πολεοδομική νομοθεσία και σχετικών κανονισμών και τεχνικών ζητημάτων δύναται να μετατραπεί σε κτίριο κατοικιών. Ως πλεονέκτημα σε σχέση με αντίστοιχα ακίνητα και έργα, κρίνεται πως είναι το μικρό αναλογικά κόστος μετατροπής.

Συντάχθηκε στις 9-12-2024

Ο Μηχανικός





*Project Cycle*



**Start of construction**

**Start delivering**

**Start renting**

2025 Q2-Q3

2026 Q3-Q4

First quarter of 2027

*Before  
renovation*



*After  
transformation*

















## *Floor Plan*



## Ground floor plan

E1 indoor area----45m<sup>2</sup>

E2 indoor area----45m<sup>2</sup>

E3 indoor area----45m<sup>2</sup>

E4 indoor area----45m<sup>2</sup>

E5 indoor area----45m<sup>2</sup>

E6 indoor area----45m<sup>2</sup>

E7 indoor area----45m<sup>2</sup>

E8 indoor area----45m<sup>2</sup>



## First floor plan

GF1 indoor area----45m<sup>2</sup>

GF2 indoor area----45m<sup>2</sup>

GF3 indoor area----45m<sup>2</sup>

GF4 indoor area----45m<sup>2</sup>

GF5 indoor area----45m<sup>2</sup>

GF6 indoor area----45m<sup>2</sup>

GF7 indoor area----45m<sup>2</sup>

GF8 indoor area----45m<sup>2</sup>



## Second floor plan

A1 indoor area----45m<sup>2</sup>

A2 indoor area----45m<sup>2</sup>

A3 indoor area----45m<sup>2</sup>

A4 indoor area----45m<sup>2</sup>

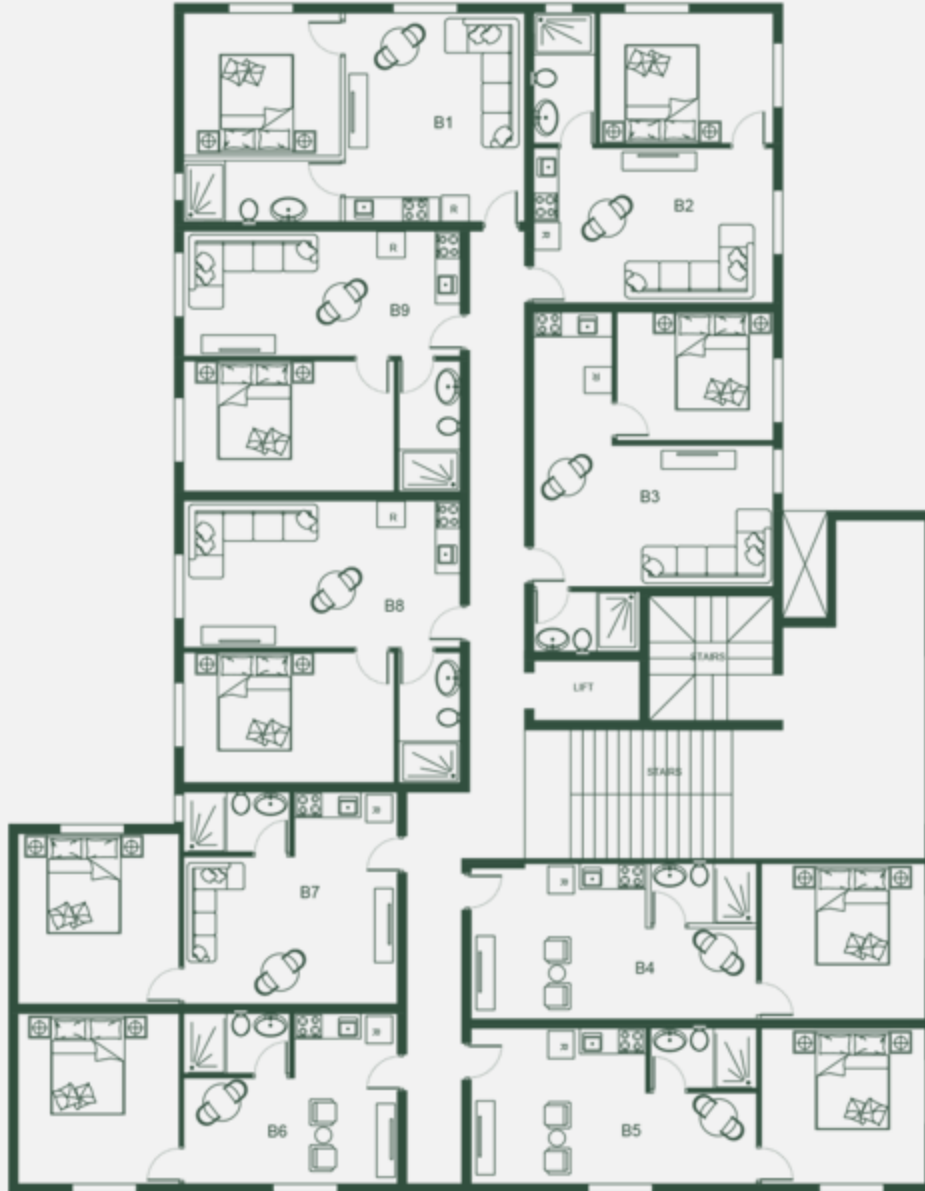
A5 indoor area----45m<sup>2</sup>

A6 indoor area----45m<sup>2</sup>

A7 indoor area----45m<sup>2</sup>

A8 indoor area----45m<sup>2</sup>

A9 indoor area----45m<sup>2</sup>



## Third floor plan

B1 indoor area----45m<sup>2</sup>

B2 indoor area----45m<sup>2</sup>

B3 indoor area----45m<sup>2</sup>

B4 indoor area----45m<sup>2</sup>

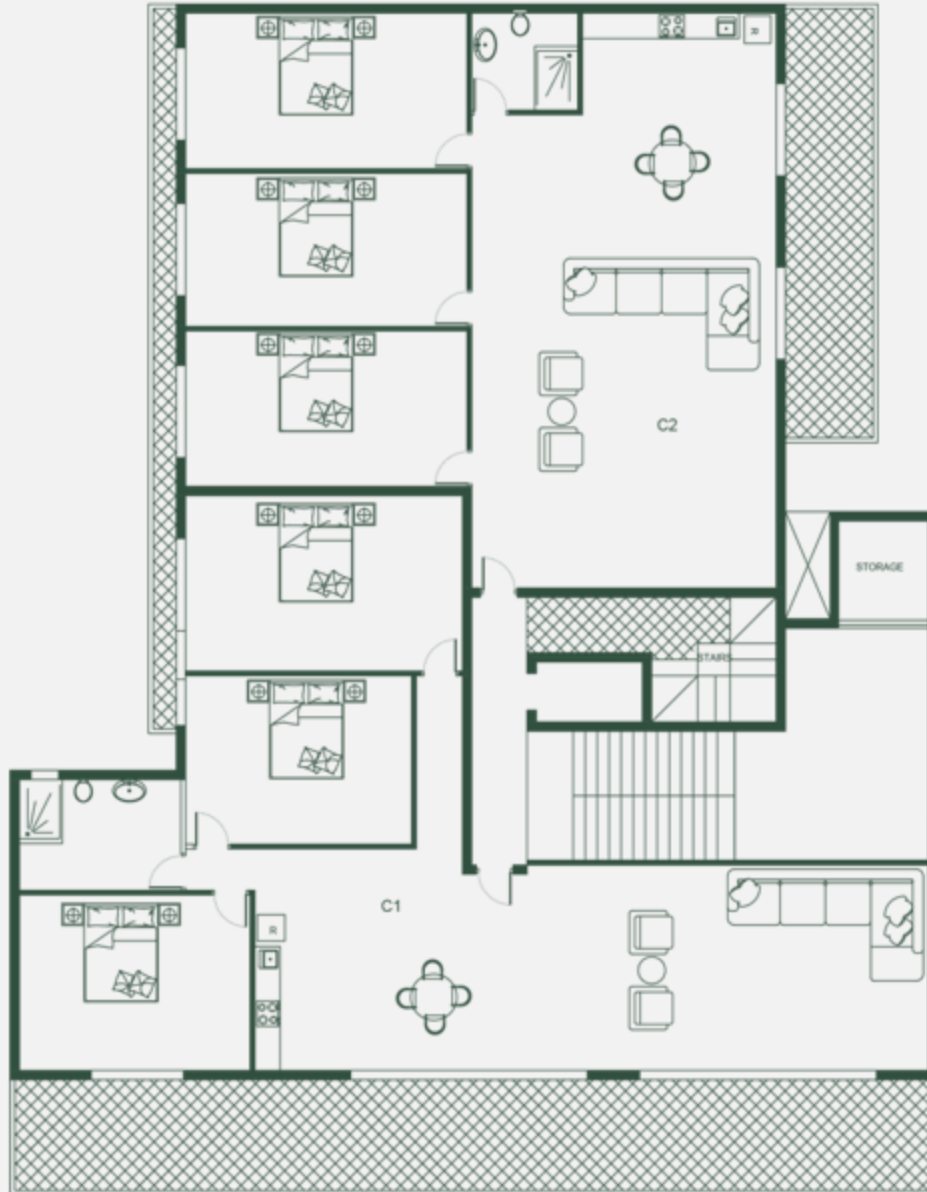
B5 indoor area----45m<sup>2</sup>

B6 indoor area----45m<sup>2</sup>

B7 indoor area----45m<sup>2</sup>

B8 indoor area----45m<sup>2</sup>

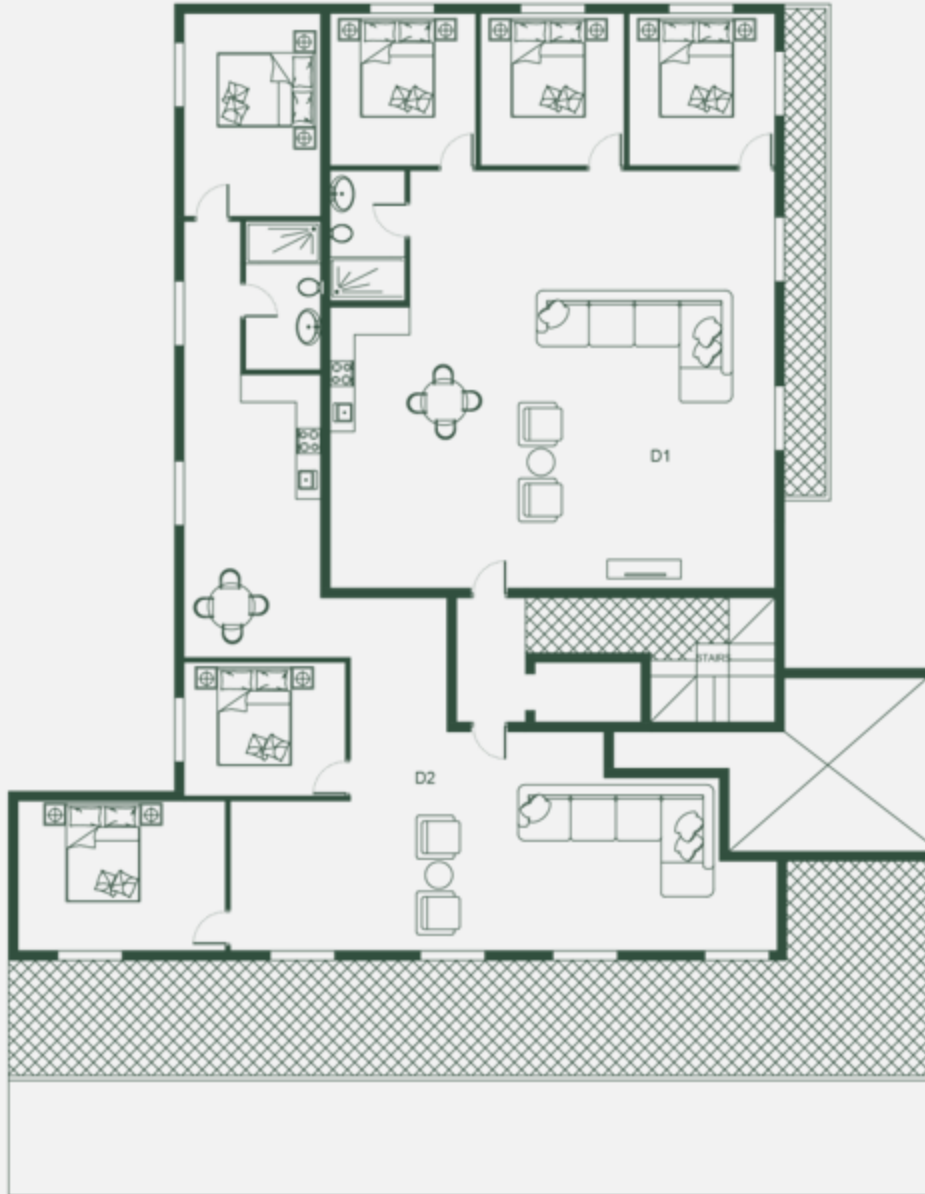
B9 indoor area----45m<sup>2</sup>



## Fourth floor plan

C1 indoor area----147m<sup>2</sup>

C2 indoor area----150m<sup>2</sup>



## Fifth floor plan

D1 indoor area----125m<sup>2</sup>

D2 indoor area----127m<sup>2</sup>



# MIA

## Student Apartment

### Stable income return

