



Aspect



A NEW CHAPTER, BEGINS IN ATHENS.

WHO WE ARE

Zoi by ASPECT is a new residential chapter in Athens, designed for those who seek more than a home a lifestyle rooted in heritage, elegance, and modern living.





CRAFTED WITH VISION
BUILT FOR BELONGING.

ZOI

CLOSES TO:

- 3 MINUTES FROM THE BEACH
- 20 MINUTES FROM ATHENS AIRPORT
- 25 MINUTES FROM ATHENS CITY CENTER

-  TRAIN STATION
-  DOT BEACH
-  20 MINS
-  15 MINS
-  SUPERMARKET 5 MINUTES WALK
-  BUS STOP





VOULA: THE JEWEL OF THE ATHENIAN RIVIERA

Just 16 km south of central Athens, Voula is a prestigious Athenian Riviera destination that blends coastal charm with urban sophistication. Known for its luxurious homes, upscale lifestyle, and award-winning beaches, it offers excellent connectivity to the airport and city center—making it a refined yet practical choice for long-term investment.



MORE THAN A HOME
A GATEWAY TO EUROPE.

Here, comfort meets elegance, and every detail is designed to enhance daily life while opening doors to greater opportunities, from the serenity of the Aegean coast to the richness of Athens' historic heart. More than walls and windows, Zoi offers a sense of place, a sense of purpose, and a promise of life redefined.





OUR RESIDENTIAL BUILDING

Our residential buildings are designed with a ground level and three additional floors, thoughtfully planned to offer a range of living options. Within these spaces, residents can choose from a selection of fully finished Studio , One bedroom Apartement and lofts, each crafted to combine comfot, functionality, and modern design. Every home reflects a balance of style and practicality, ensuring that residents enjoy a living experience that is both elegant and effortless.

AN INVITATION TO BELONG
IN ATHENS, IN EUROPE, IN LIFE.



THREE PILLARS. ONE JOURNEY. A LIFE REDEFINED.

OUR EXTERIOR

The exterior of Zo's residences reflects a vision of modern elegance rooted in timeless design. Clean white façades are paired with expansive glass windows, inviting natural light and framing serene views of the lush surroundings. Warm wooden accents soften the contemporary lines, creating harmony between structure and nature. At the center, a refined lattice detail stands as a design signature balancing privacy with beauty and adding a touch of architectural artistry. The residence is gracefully grounded by landscaped greenery and subtle brickwork, blending sophistication with a sense of belonging. This is not just architecture; it is a statement of refined living, crafted for those who value both modernity and heritage.





ARCHITECTURE THAT IMPRESSES.
AMENITIES THAT ENRICH.

BUILDING INCLUDES MODERN FACADES AND AMENITIES

SUCH AS A SWIMMING POOL AND CAFE TO
PROVIDE A CONVENIENT AND INTEGRATED
LIVING EXPERIENCE.



A CAFÉ AT THE HEART OF HOME

At the heart of the residence, the café offers more than convenience it is a place to connect, unwind, and feel at home. Designed with modern elegance, it provides a welcoming atmosphere where residents can start the day with a coffee, meet with neighbors, or enjoy a quiet moment of reflection. Blending comfort with style, the café becomes an extension of home life, enriching the community with a sense of warmth and everyday luxury.





A POOLSIDE RETREAT AT HOME

The pool facilities at Zoi offer a retreat of relaxation and leisure, designed as an extension of the refined lifestyle within the residence. Surrounded by elegant architecture and landscaped greenery, the pool creates a serene environment where residents can unwind, recharge, or socialize. Whether starting the day with a refreshing swim or spending the afternoon by the water, the pool embodies the perfect balance of wellness and luxury, turning every moment into a resort-like experience at home.

GREEK GOLDEN VISA BENEFITS

- Visa-free travel in 29 schengen countries & more
- Cost-effective and quick process
- Access to free public healthcare and education
- Path to EU citizenship passport after 7 years of physical residency
- Establish a business in all EU member countries
- 4-8% annual income
- Low cost of living compared with other EU countries
- 8th best retirement Destination
- Historical and Cultural destination
- Can include spouse, dependent kids, parents and in-laws on same application extending benefits to family
- No minimum stay required to keep residency (no need to live or even visit)
- Visa free travel to 185+ Countries (Non-EU)



LOWER GROUND

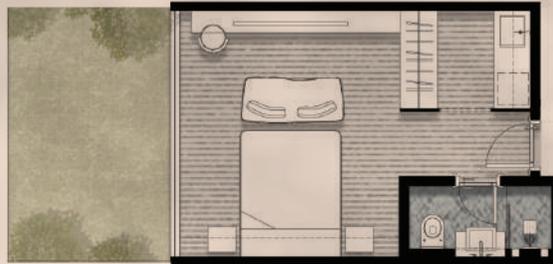


LOWER GROUND TYPOLOGIES

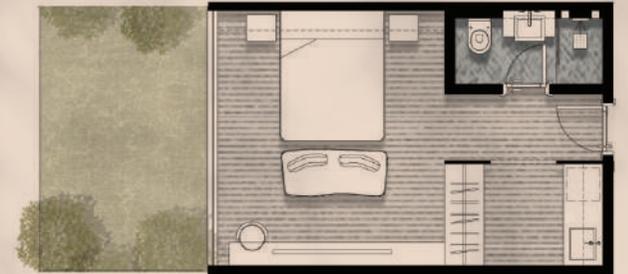
B01_Area = 33m²



B02_Area = 25m²

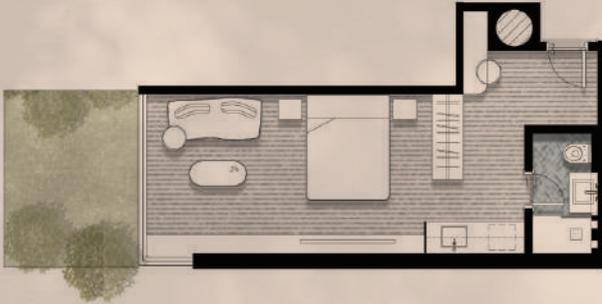


B03_Area = 25m²

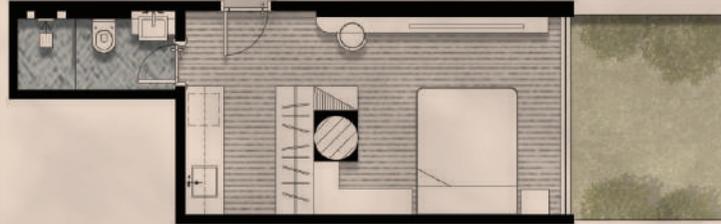


LOWER GROUND TYPOLOGIES

B04_Area = 31m²



B06_Area = 31m²



B07_Area = 25m²



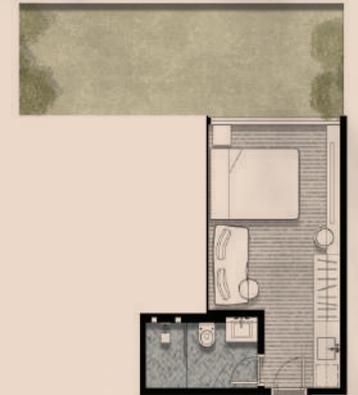
B05_Area = 33m²



B07_Area = 25m²



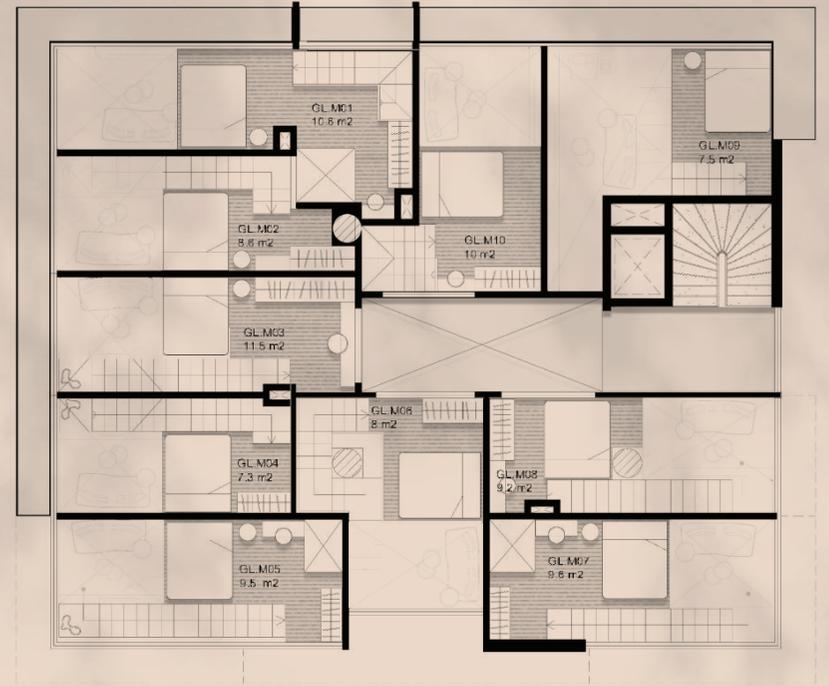
B08_Area = 28.5m²





GROUND FLOOR & MEZZANINE

GROUND FLOOR & MEZZANINE

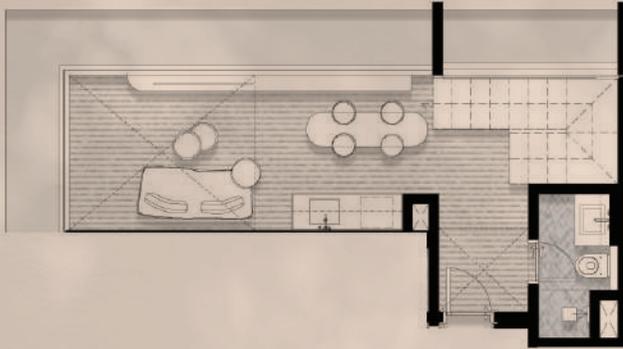


GROUND FLOOR TYPOLOGIES

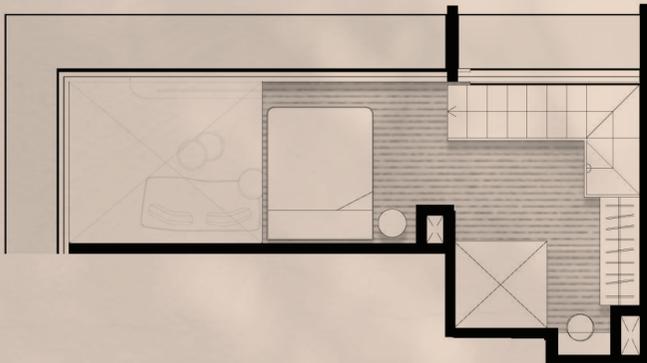
GROUND FLOOR TYPOLOGIES

Total Area = $38.6m^2$

GL01_Area = $28m^2$

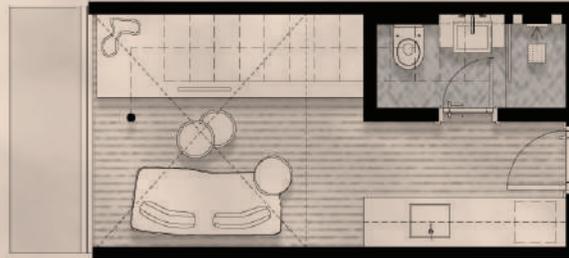


GL.M01_Area = $10.6m^2$

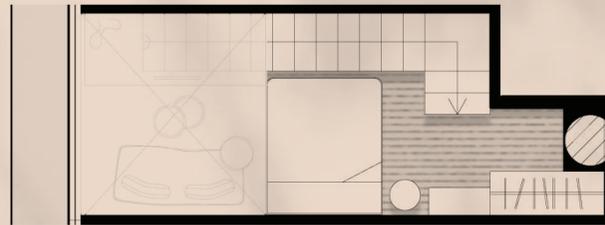


Total Area = $16.6m^2$

GL02_Area = $18m^2$

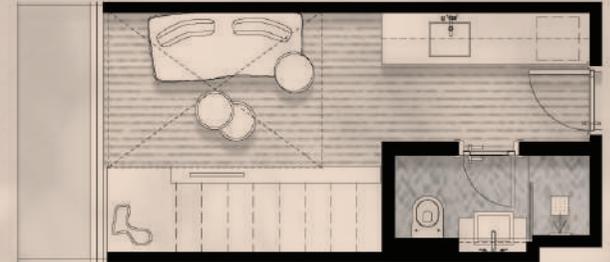


GL.M02_Area = $8.6m^2$

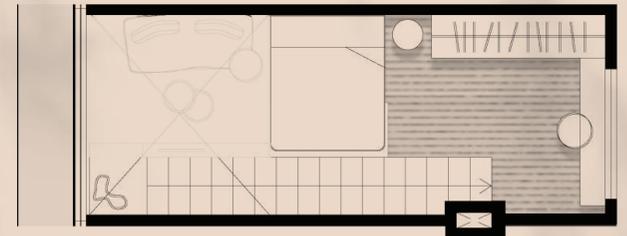


Total Area = $33.5m^2$

GL03_Area = $22m^2$



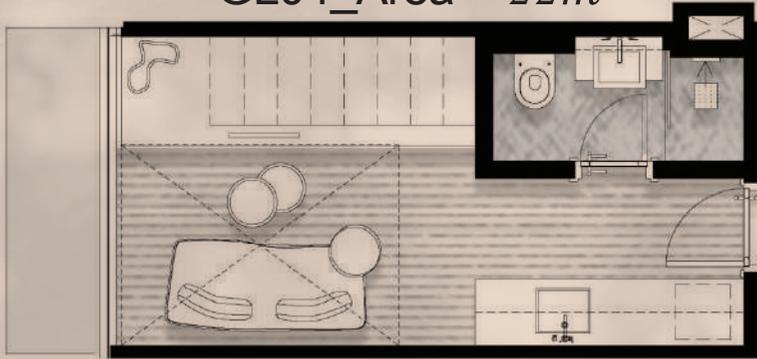
GL.M03_Area = $11.5m^2$



GROUND FLOOR TYPOLOGIES

Total Area = $29.3m^2$

GL04_Area = $22m^2$

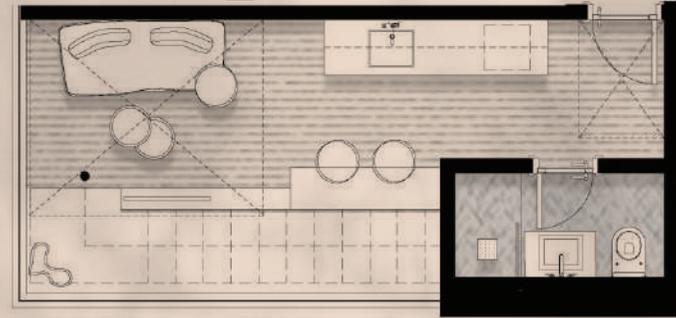


GL.M04_Area = $7.3m^2$

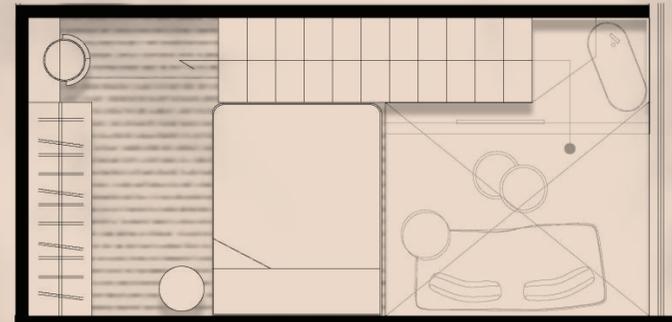


Total Area = $27.5m^2$

GL05_Area = $18m^2$

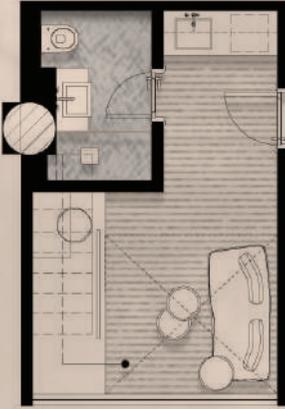


GL.M05_Area = $9.5m^2$

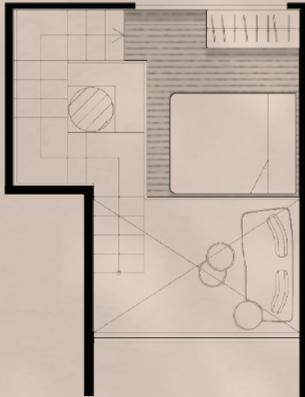


GROUND FLOOR TYPOLOGIES

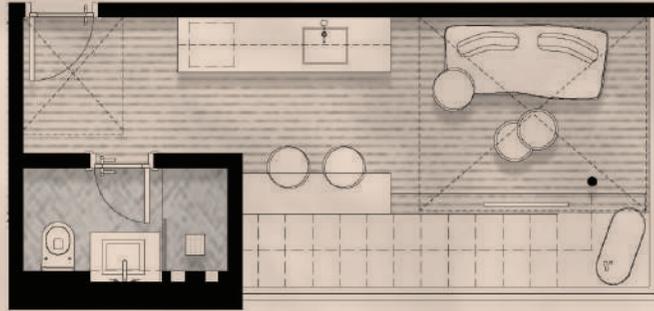
Total Area = $33m^2$
GL06_Area = $25m^2$



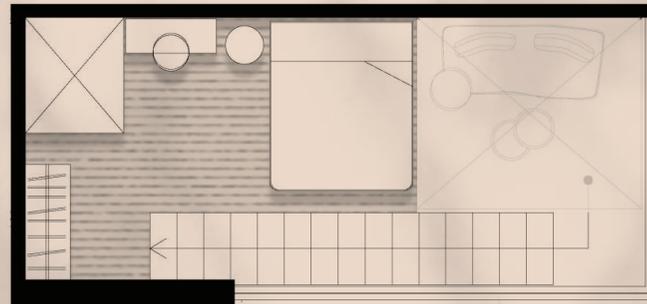
GL.M06_Area = $8m^2$



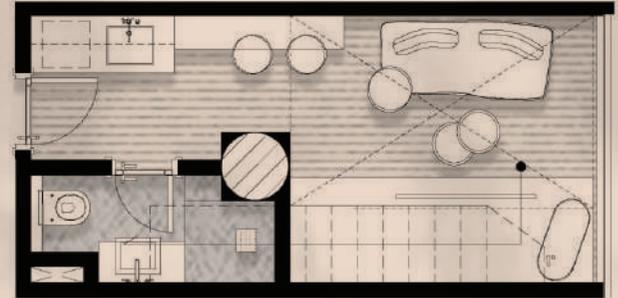
Total Area = $31.6m^2$
GL07_Area = $22m^2$



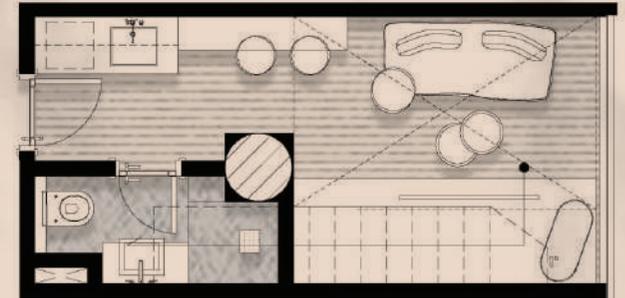
GL.M07_Area = $9.6m^2$



Total Area = $31.6m^2$
GL08_Area = $22m^2$

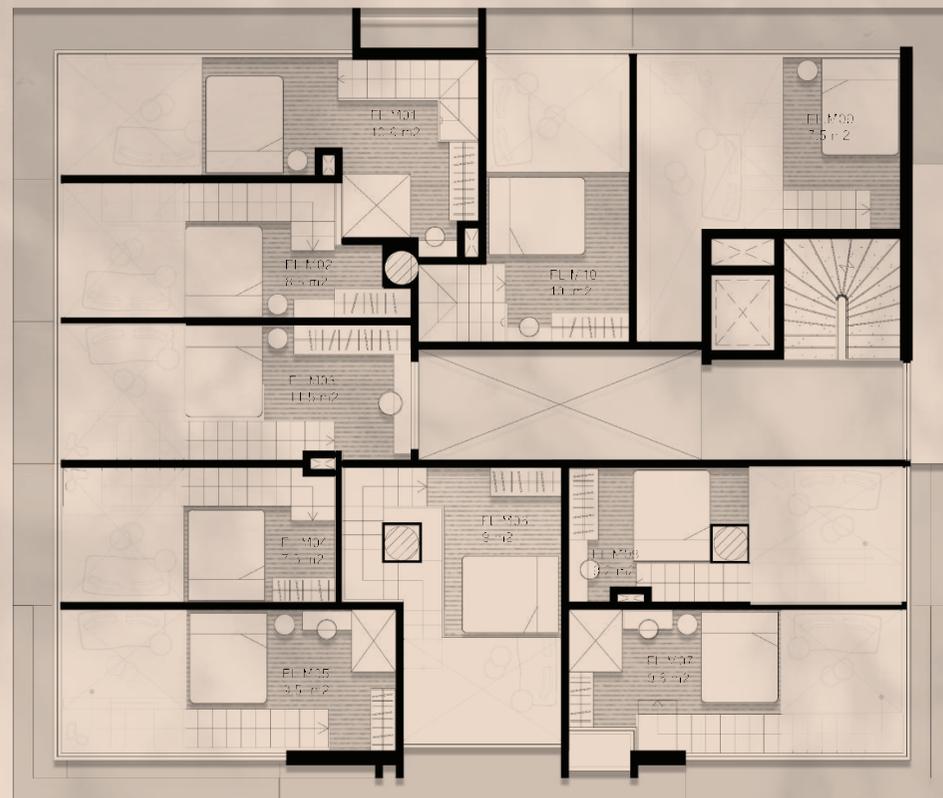


GL.M08_Area = $9.2m^2$



FIRST FLOOR & MEZZANINE

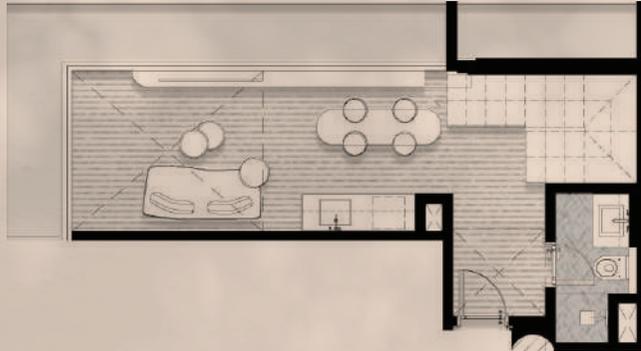
FIRST FLOOR & MEZZANINE



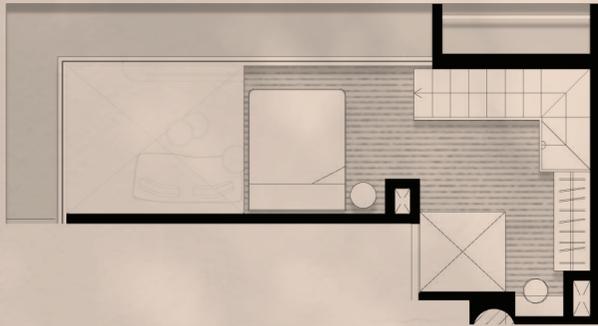
FIRST FLOOR TYPOLOGIES

Total Area = $38.6m^2$

FL01_Area = $28m^2$

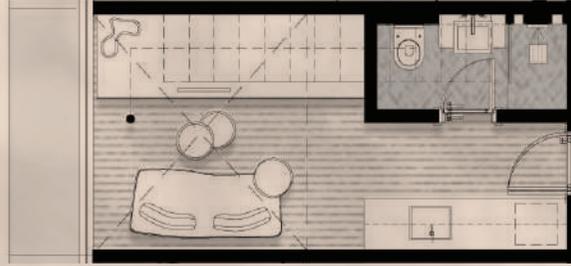


FL01.M_Area = $10.6m^2$

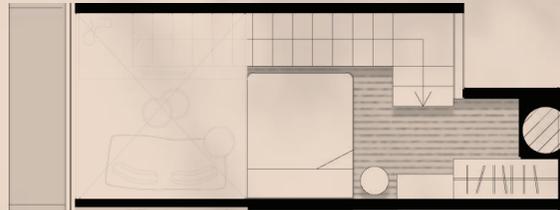


Total Area = $26.1m^2$

FL02_Area = $17.5m^2$

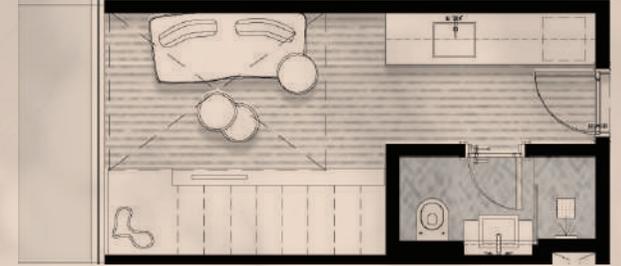


FL02.M_Area = $8.6m^2$

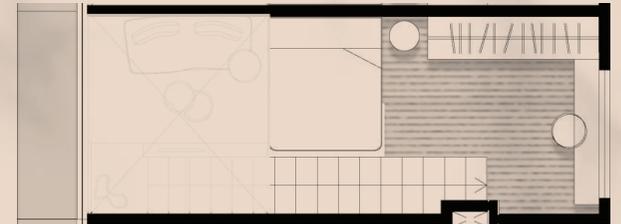


Total Area = $29m^2$

FL03_Area = $17.5m^2$

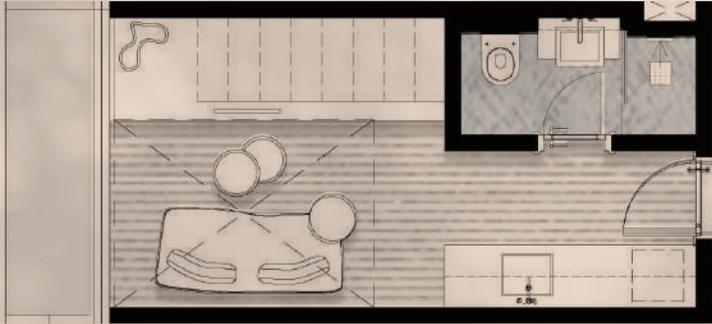


FL03.M_Area = $11.5m^2$

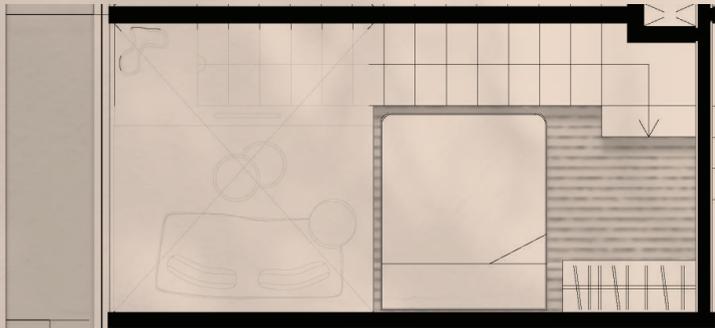


FIRST FLOOR TYPOLOGIES

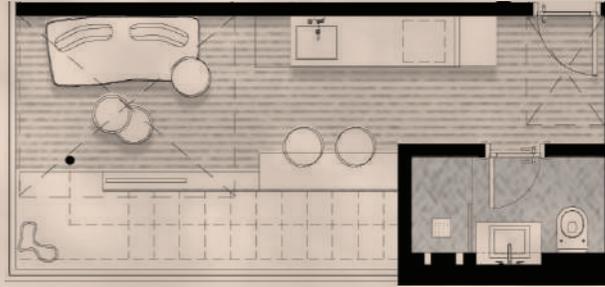
Total Area = $24.8m^2$
FL04_Area = $17.5m^2$



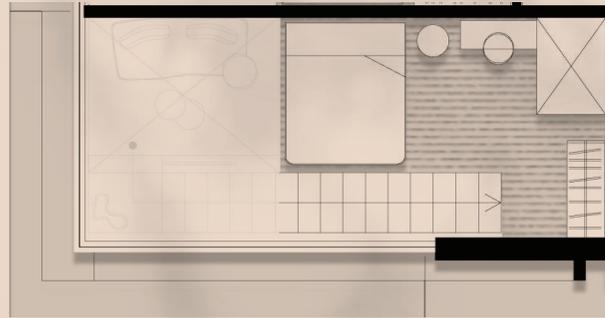
FL04.M_Area = $7.3m^2$



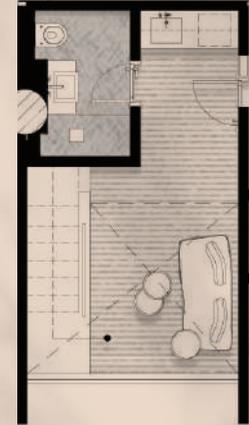
Total Area = $31.5m^2$
FL05_Area = $22m^2$



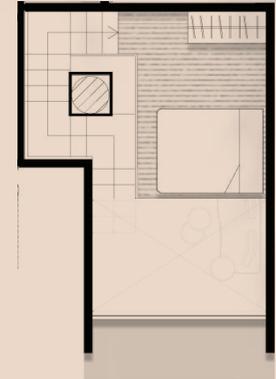
FL05.M_Area = $9.5m^2$



Total Area = $29m^2$
FL06_Area = $20m^2$

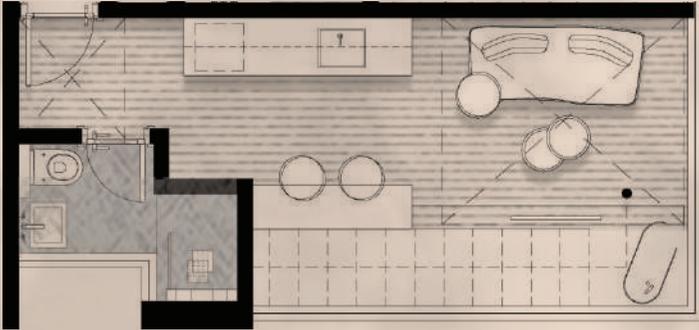


FL06.M_Area = $9m^2$



FIRST FLOOR TYPOLOGIES

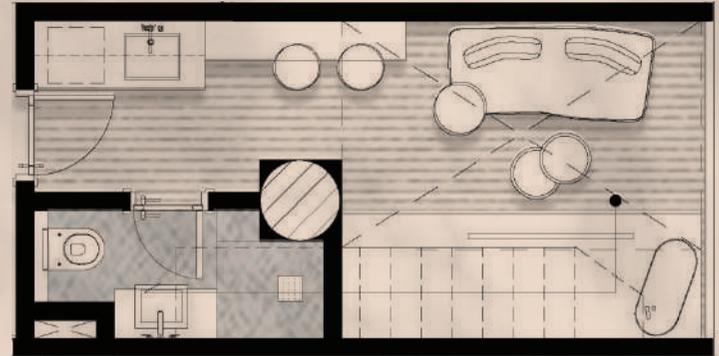
Total Area = $31.6m^2$
FL07_Area = $22m^2$



FL07.M_Area = $9.6m^2$



Total Area = $27.8m^2$
FL08_Area = $18.6m^2$



FL08.M_Area = $9.2m^2$

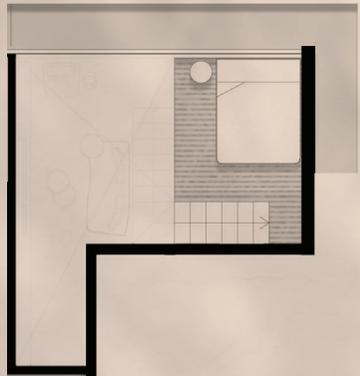


FIRST FLOOR TYPOLOGIES

Total Area = $32.5m^2$
FL07_Area = $25m^2$



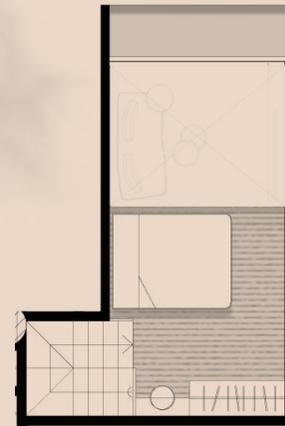
FL07.M_Area = $7.5m^2$



Total Area = $31.6m^2$
FL08_Area = $21.6m^2$



FL08.M_Area = $10m^2$



TIMELESS. GOLDEN PATH. FOUNDATION

SECOND FLOOR



TYPOLOGIES

APT01_Area = $94m^2$



APT02_Area = $94.6m^2$





SIMPLICITY ELEVATED
INTO LUXRY.

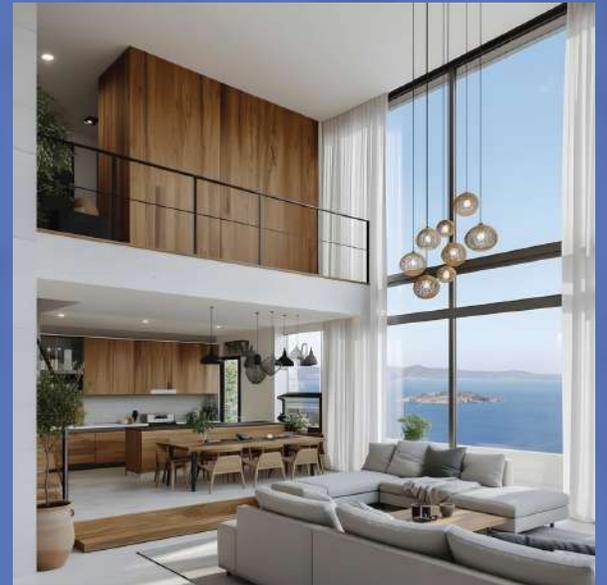


INTERIOR



SPACES THAT FEEL LIKE HOME

The interiors of Zoi are designed to embody modern sophistication and timeless comfort. Every residence is fully furnished, featuring refined finishes, open layouts, and abundant natural light that creates a sense of warmth and spaciousness. Neutral tones and elegant materials form a canvas of understated luxury, allowing each home to feel both personal and elevated. Thoughtfully planned details ensure that every corner serves a purpose — balancing style, function, and comfort. More than just living spaces, these interiors are crafted to inspire, offering residents a true sense of belonging in an environment that is as practical as it is beautiful.



THE DEVELOPER

FROM
CAIRO TO
THE UAE
& GREECE

Aspect

Expanding with Purpose.

A Portfolio Designed to Inspire.

A Life That Thinks, Feels, Connects, and Grows.

Aspect's mission is to create living environments beyond structures, spaces that nurture well-being, inspire intellectual growth, foster meaningful social interactions, and offer emotional security.

The vision is to become a transformative force in real estate by shaping every important aspect of modern living.





HOTLINE 17471

By Aspect

ASPECT-DEV.COM

Aspect

ZOI

— GREECE —