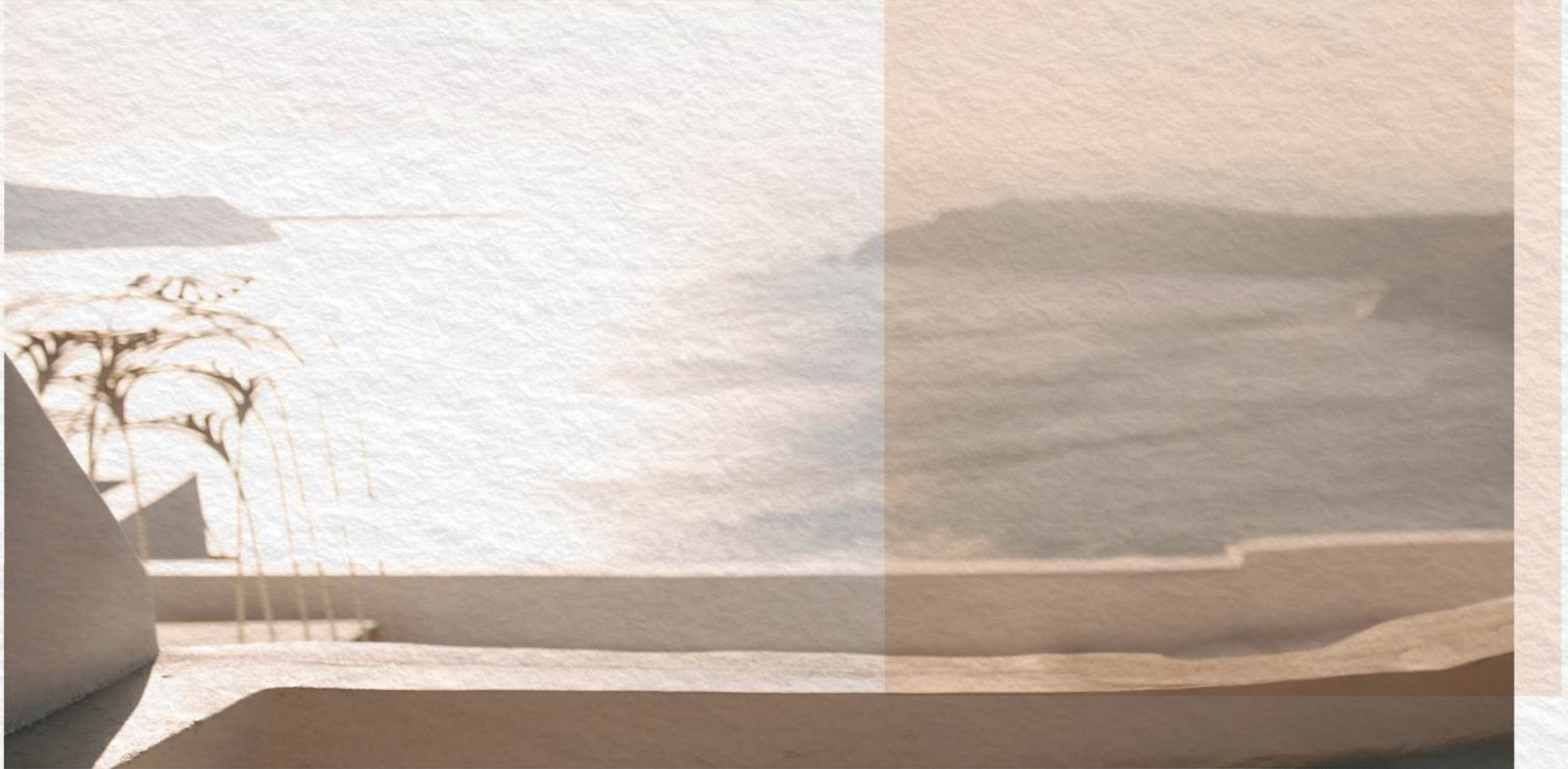


KASTELLA BAY

Athens





Bay Athens

INTRODUCING

A PRIME COASTAL development.
with BREATHTAKING VIEWS.



With TIMELESS ARCHITETURE, premium finishes
and an UNPARALLELED LOCATION.
KASTELLA BAY is not just a HOME...



IT'S A
STATEMENT
OF LUXURY

TIMELESS DESIGN ELEGANCE

Your Greek coastal lifestyle starts here.

Own a Piece of Greece's Iconic Coastline.

- ▣ Experience prestigious *seafront living* with breathtaking views just *steps from the shoreline*.
- ▣ These beautiful designs *move-in ready residences* offer *timeless luxury* in one of *Greece's most sought-after coastal locations*.
- ▣ With *high rental appeal* among global travelers and professionals, this is the *perfect investment* combining *exclusivity, long-term value,* and *European Residency*.





PIRAEUS

A VIBRANT MARITIME HUB WITH

ENDLESS

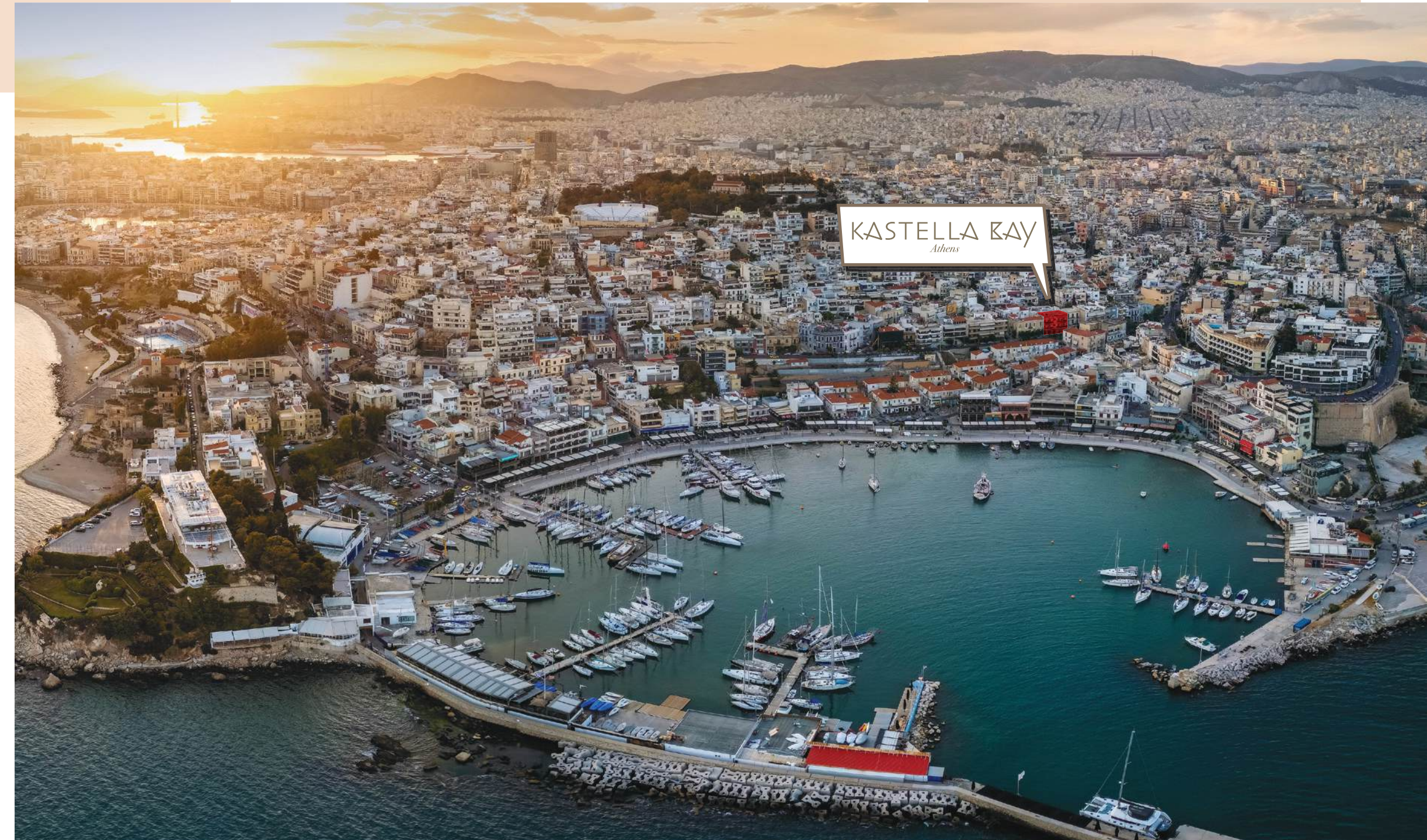
OPPORTUNITIES

Piraeus, Greece's dynamic port city, offers a unique blend of *coastal charm*, *city living* and *rich history*.

As the gateway to the Aegean, it boasts a *vibrant atmosphere*, excellent transport links, and a *emerging commercial scene*, making it an ideal destination for residents and investors alike.

Piraeus perfectly blends *outstanding sea views* with a *dynamic urban lifestyle*. From its *world-class marinas* and upscale *waterfront promenades* to its *thriving business* and *cultural scene*, the city offers a perfect balance of *tranquility* and *vibrancy*.

With easy connectivity to *Athens* and the *Greek islands*, Piraeus is an exceptional place to *live*, *work*, and *invest*.



PATIO STUDIO

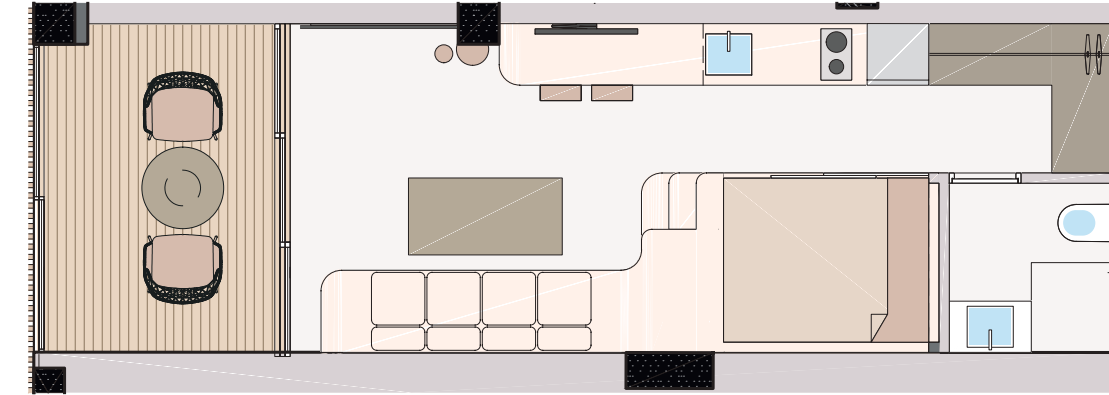
an intimate passage into timeless elegance







PATIO STUDIO



GARDEN STUDIO

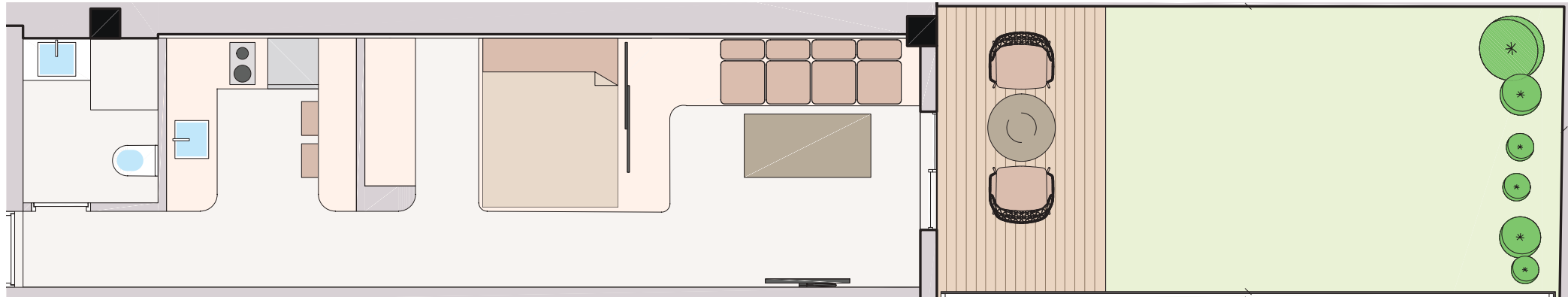
your private oasis, where nature and elegance embrace







GARDEN STUDIO



TERRACE STUDIO

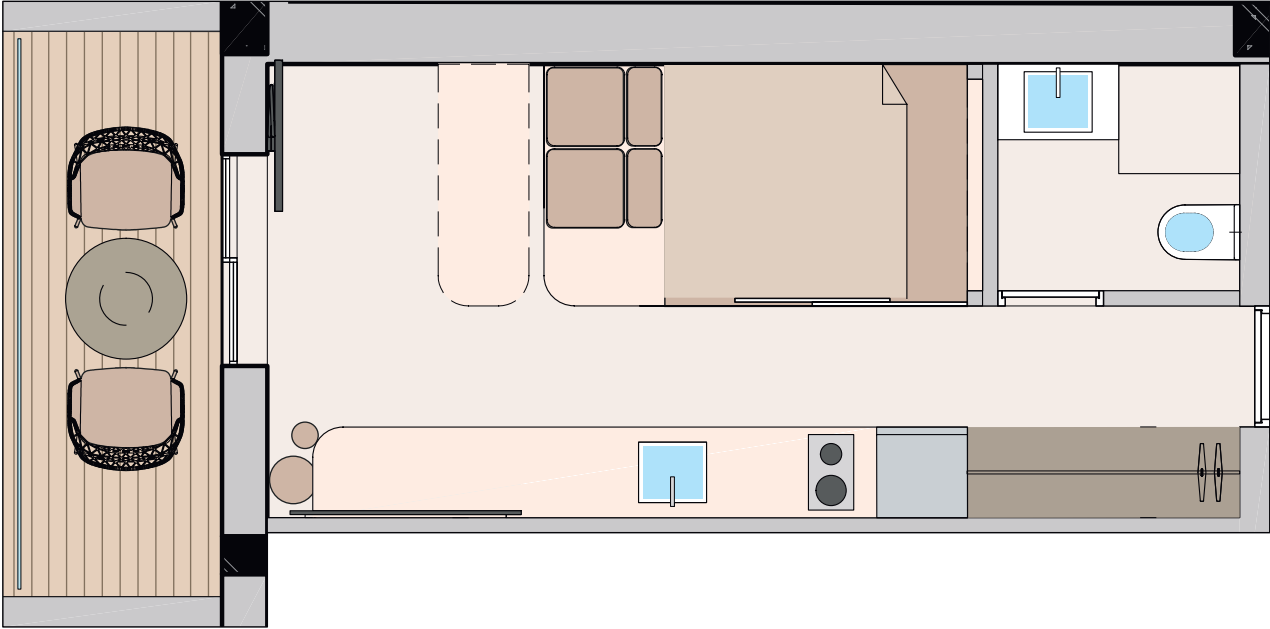
wake up to endless blue, where luxury meets the horizon







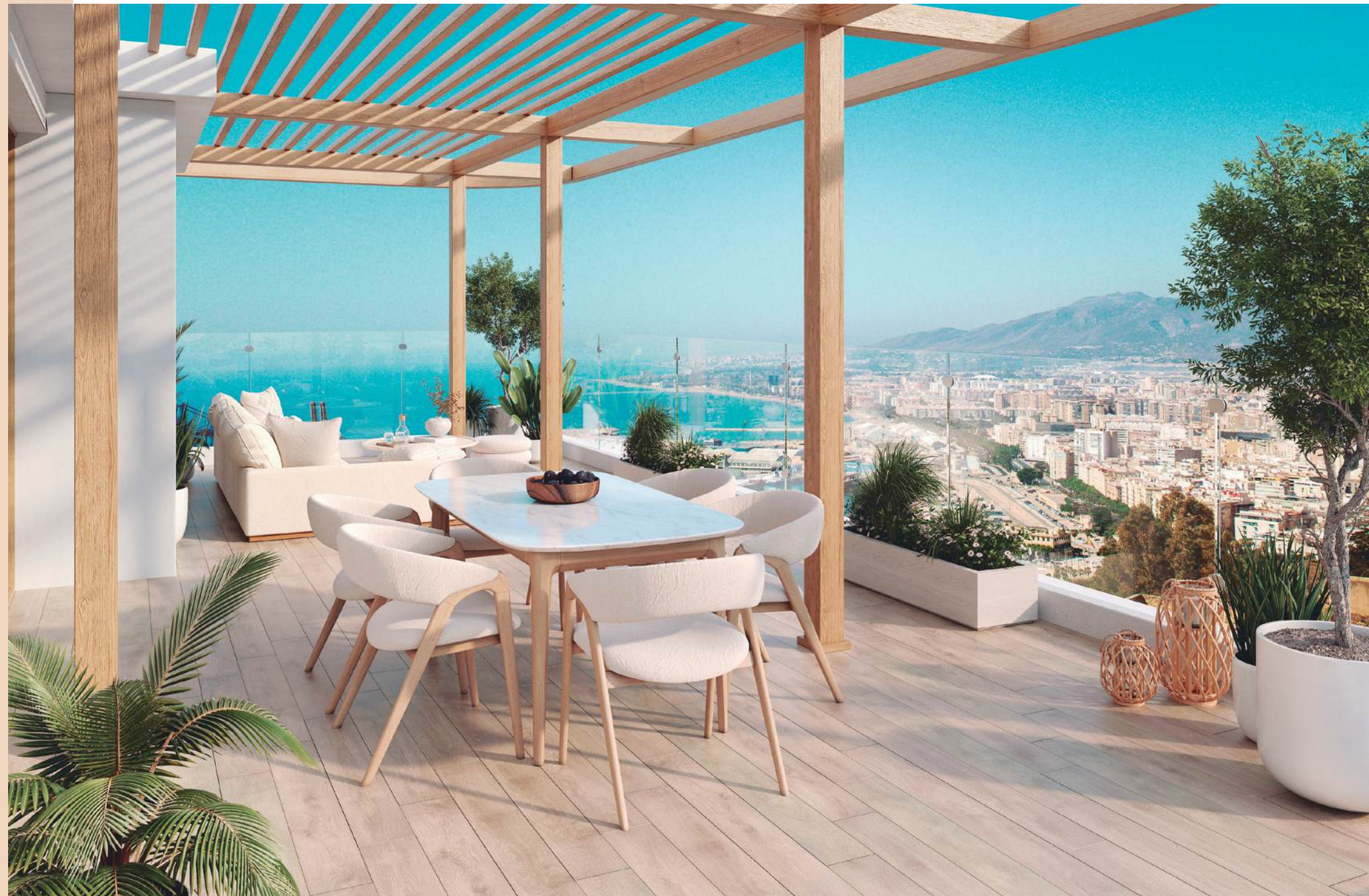
TERRACE STUDIO



PENTHOUSE

your private sanctuary above the infinity blue









PENTHOUSE



THE ROOFTOP TERRACE

Tranquility Above, Infinity Beyond

A Sky-High Sanctuary surrounded by a never-ending blue.
Kastella's rooftop terrace is a *private oasis above the sea*.
A place to slow down, take in the views, and enjoy life at your
own place, capturing the *true essence of coastal living*.



PRIME REAL ESTATE & EUROPEAN RESIDENCY

WHAT IF
YOU COULD
HAVE BOTH

ARISH CAPITAL PARTNERS



Alameda Terraces



Santa Catarina Place



*Santa Catarina
Place Retail*



Baixa Gardens



CDO' Quarters



Liberty Lisbon



South Beach Sagres



Sun House Comporta



SoSa Urban



Wonderwall



Kastella Bay Athens



Aqua Lisbon

THE INVESTMENT OPPORTUNITY

▣ *Invest in Prime Residential Real Estate in Greece*

A high-demand asset with strong potential for capital appreciation and consistent rental income

▣ *Strategic Location*

Situated in one of Greece's most desirable areas, combining lifestyle appeal with strong rental demand

▣ *Passive Investment, Attractive Returns*

Enjoy stable rental yields and long-term value growth — all with minimal involvement

▣ *Golden Visa Eligibility*

Qualify for EU residency with a minimum investment of 250,000

▣ *Family Residency Included*

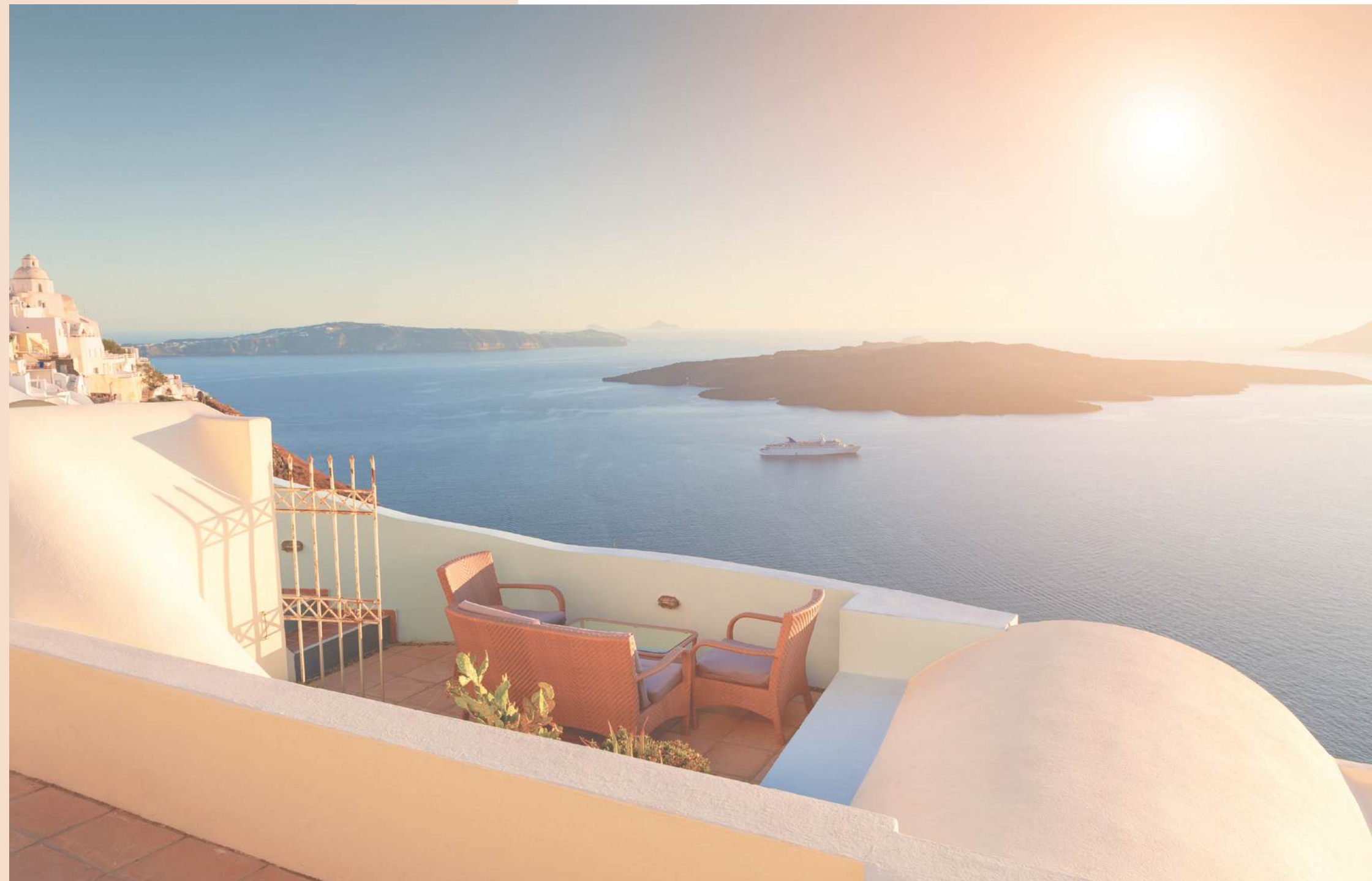
Extend residency rights to your family — all under a single investment

▣ *Pathway to Permanent Residency*

Secure the right to live in Greece with the option to renew indefinitely

▣ *Visa-Free Access to the Schengen Zone*

Travel freely across 27 European countries with no additional visa requirements



ABOUT ARISH CAPITAL PARTNERS

With over 65 years of combined experience in real investment, finance, fund management and immigration, Arish Capital Partners has uniquely positioned itself as one of the most knowledgeable and innovative solution providers in Portugal, Greece, UK and Middle East.

Arish Capital Partners recognizes the value that a residence permit, or second passport can provide to investors, and that such investments need to be proactively managed.

In a changing world, residency and citizenship investments are the asset that can fundamentally change the lives of individuals and families.

“The greatest thing our art and industry do is to erase the lines in the sand. We should continue doing that when the world tells us to make them deeper.” - Gilhermo del Toro 2018



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