

MIRACON CONSTRUCTIONS

THESSALONIKI — A STRATEGIC LOCATION. A SMART INVESTMENT. YOUR TRUSTED DEVELOPMENT PARTNER

Thessaloniki is Greece's second-largest city and a key gateway between Europe and Asia. Located on the Aegean coast, with direct access to the Balkans and close proximity to Turkey and major European markets, it offers a rare combination of lifestyle, connectivity, and investment potential

The city continues to demonstrate stable real estate growth, driven by:

- increasing international demand
- urban development and infrastructure expansion (including metro)
- strong rental market (long-term & short-term)

MIRACON Constructions develops modern residential properties tailored for:

- private living
- rental income with predictable returns
- long-term capital appreciation

Our portfolio includes:

- contemporary city apartments in central Thessaloniki
- boutique residential projects in coastal Halkidiki
- premium villas with panoramic sea views
- Golden Visa Opportunity

MIRACON OFFERS FULLY ELIGIBLE PROPERTIES:

- City Apartments — from €165,000
- Resort Apartments (Halkidiki) — from €143,000
- Minimum possible investment €250k for Golden Visa
- High-quality modern finish
- Perfect for monthly rental income from €600
- Located in premium coastal destinations
- High seasonal rental demand
- Lifestyle + investment combined



MONASTIRIOU 4 RESIDENCES

Urban Living. Smart Investment. Greek Residency.

In the vibrant heart of Thessaloniki, where history meets modern city life, a new residential concept is emerging – MONASTIRIOU, 4 RESIDENCES. This thoughtfully designed development transforms former commercial spaces into stylish, contemporary homes tailored for both comfortable living and strategic investment

Located in a high-demand central district, the project benefits from:

Strong rental potential (long-term and short-term)

Walking distance to key city infrastructure

Continuous demand from students, professionals, and tourists





AT THE HEART OF THESSALONIKI AT THE HEART OF HISTORY

Thessaloniki is a city shaped by more than 2,000 years of civilization. Its historic center is a unique environment where Roman, Byzantine, and Ottoman heritage coexists within a modern European city

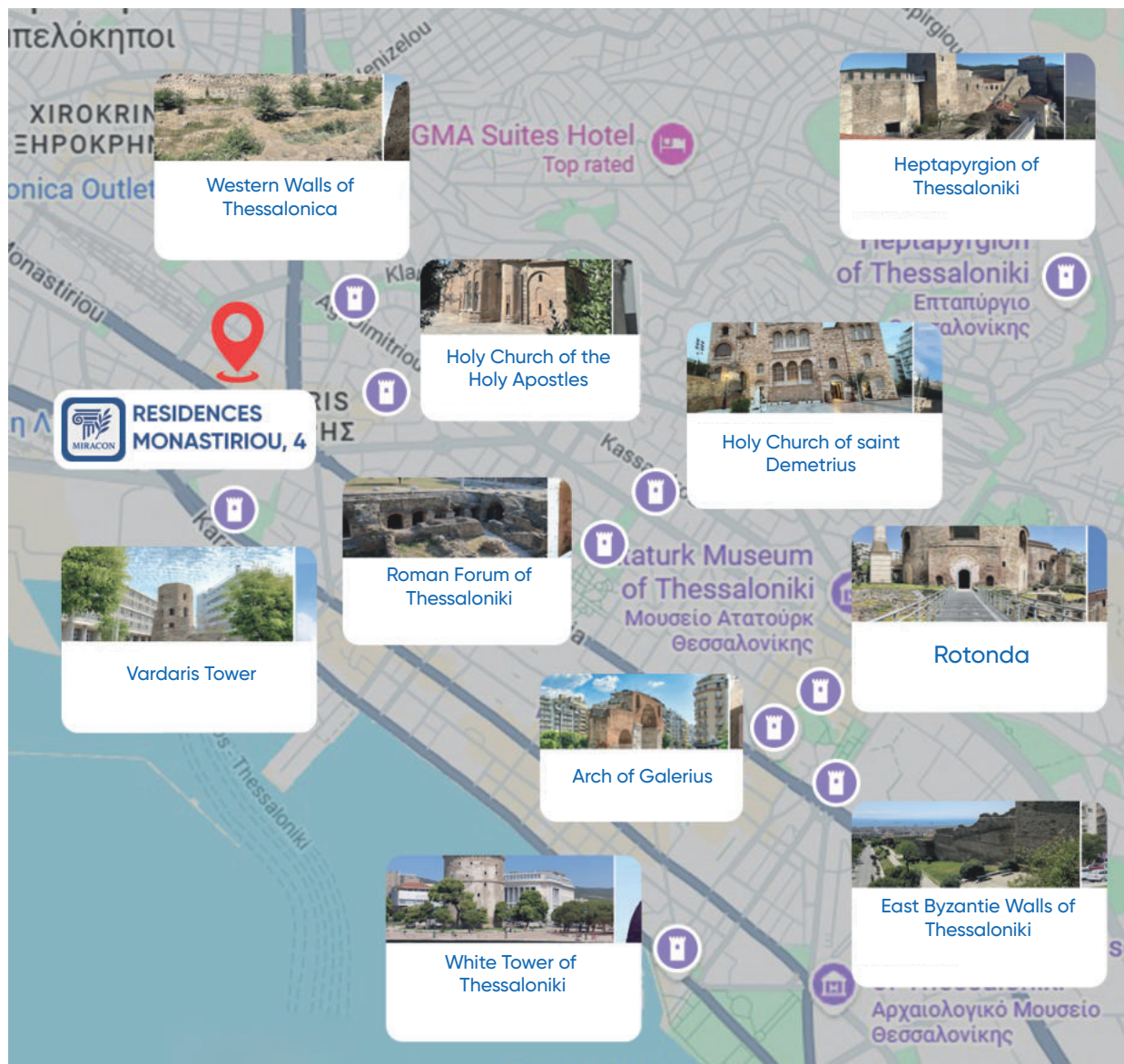
MIRACON Constructions places you directly in this environment, offering modern apartments in the most sought-after central locations. Living here means experiencing history not as a destination – but as part of your everyday life

Key landmarks around you:

- White Tower – the city's iconic waterfront landmark
- Rotunda & Arch of Galerius – Roman imperial heritage
- Roman Agora – ancient marketplace and archaeological site
- Church of Saint Demetrius – UNESCO-listed Byzantine basilica
- Byzantine Walls & Ano Poli – historic upper town with panoramic views
- Heptapyrgion Fortress – medieval fortification complex

LIVE SURROUNDED BY HISTORY RETURN TO CONTEMPORARY COMFORT

Modern design, premium materials, and functional layouts – all within walking distance of the city's most important cultural assets





LIVE IN THE CENTER OF MODERN CITY LIFE

Thessaloniki is not only historic – it is vibrant, dynamic, and designed for contemporary living. From everyday convenience to cultural experiences, everything is within reach

MIRACON apartments are located at the core of this lifestyle, everything within walking distance:

Retail & Shopping:

- Supermarkets and daily services
- One Salonica Outlet Mall
- Boutique stores and retail streets

Parks & Seafront:

- Nea Paralia promenade (up to 4 km of waterfront)
- Urban parks and green spaces

Culture & Lifestyle:

- Archaeological Museum of Thessaloniki
- Museums, galleries, and cultural centers
- Theatres and cinemas

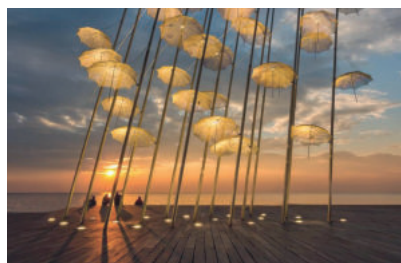
Connectivity:

- Metro stations and public transport
- Easy access across the entire city

Why it matters:

- Walkable lifestyle
- Time efficiency
- High rental demand
- Strong tenant appeal

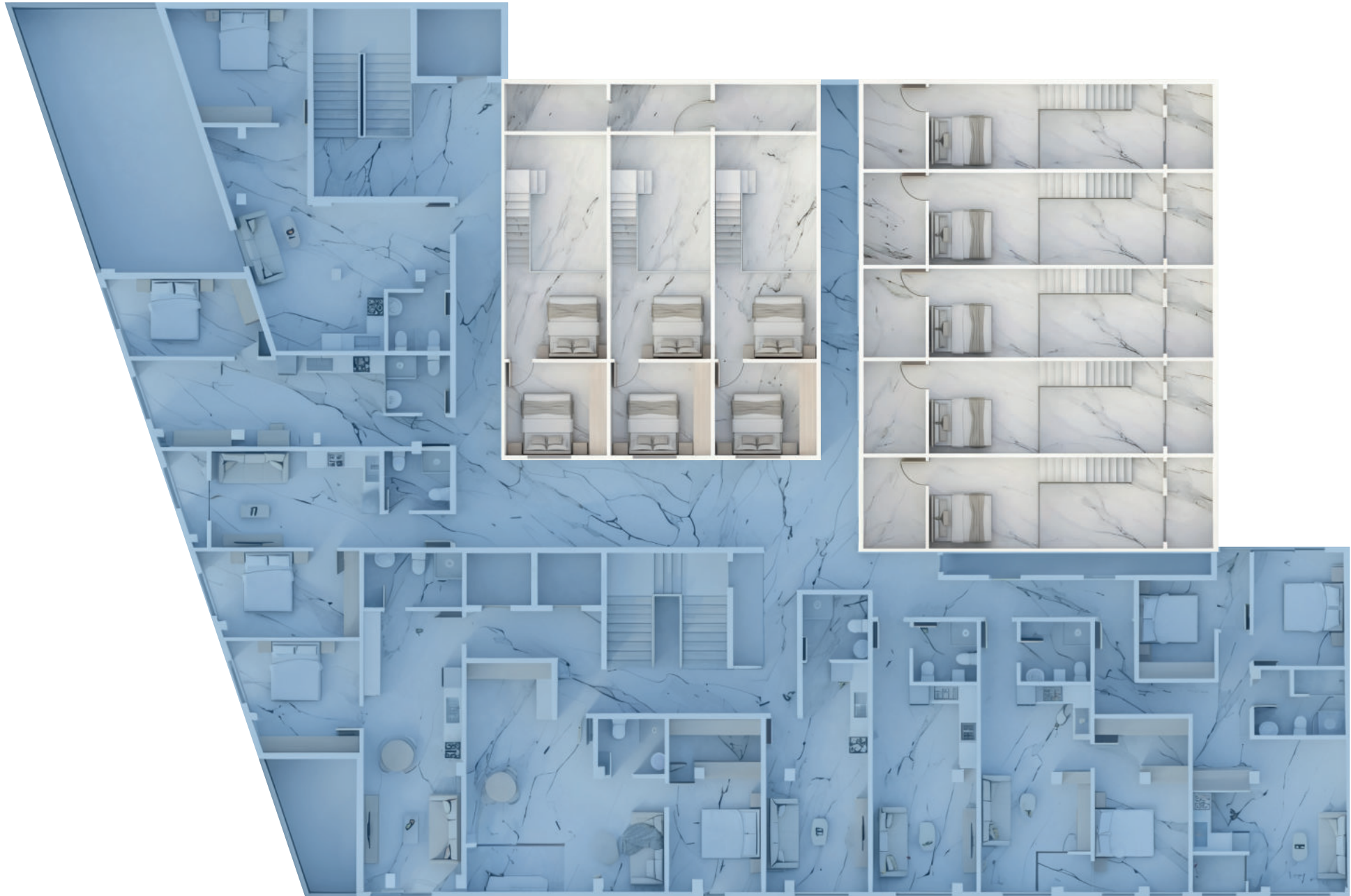
Living in the center means living at the intersection of comfort, culture, and convenience



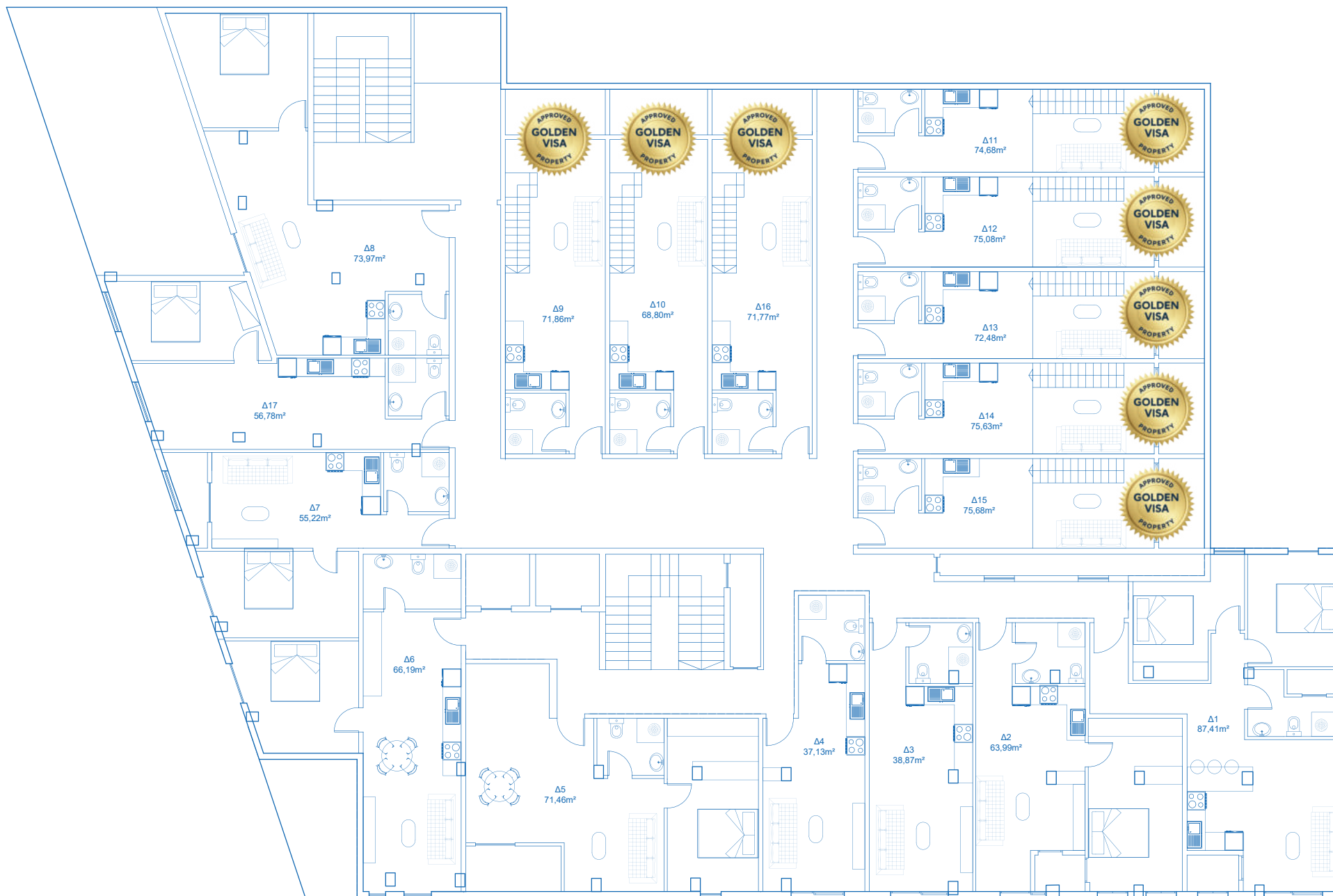
FLOOR PLAN

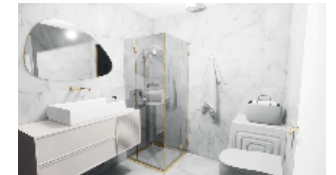
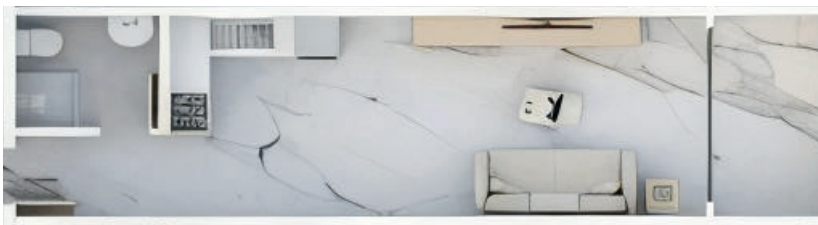
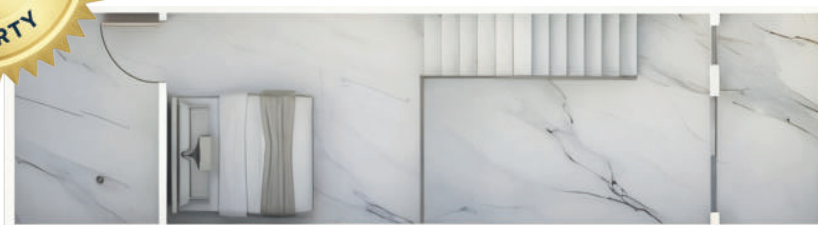
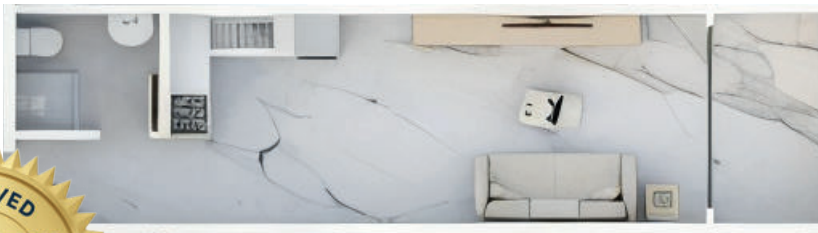
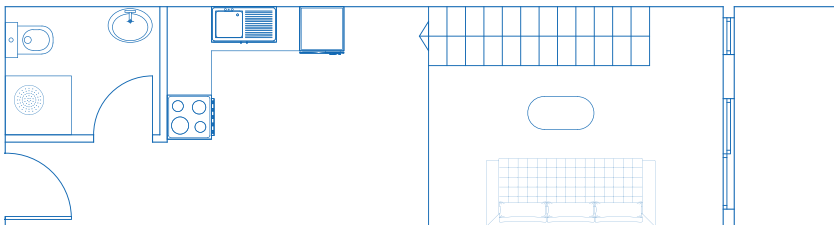
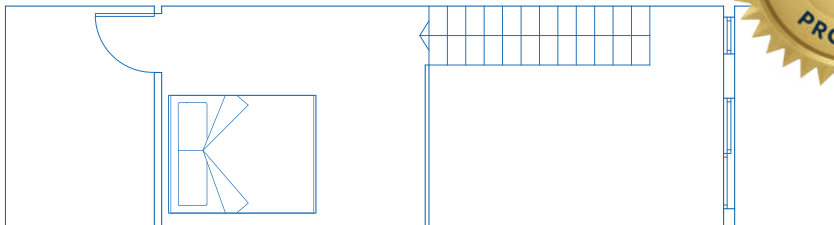
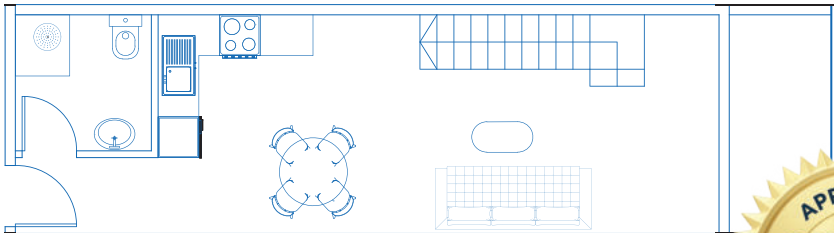
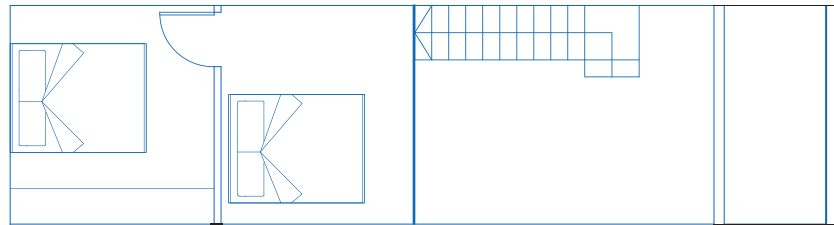


FLOOR PLAN



FLOOR PLAN





ALL APARTMENTS ARE ELIGIBLE FOR THE GREEK GOLDEN VISA PROGRAM

D9 – 2 level apartments 71,86m²

D11 – 2 level apartments 74,68m²

D13 – 2 level apartments 72,48m²

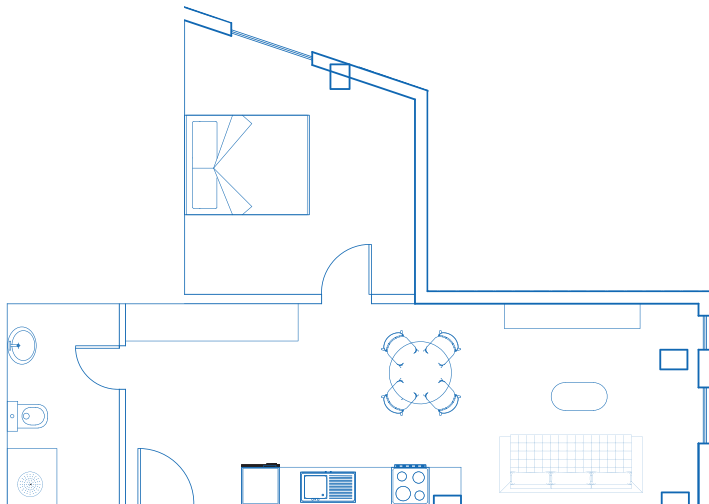
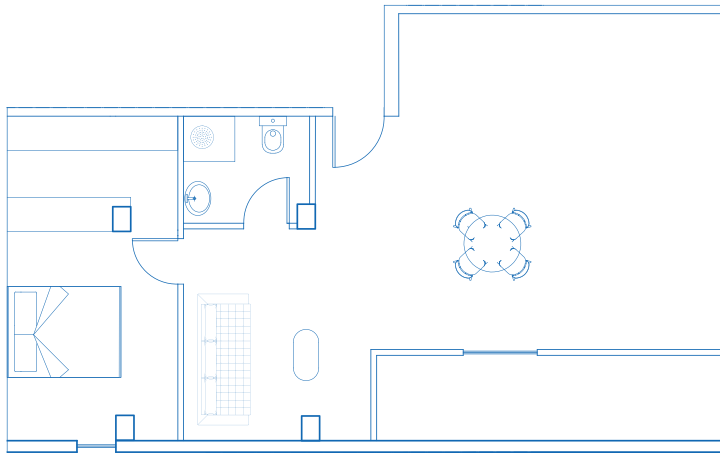
D15 – 2 level apartments 75,68m²

D10 – 2 level apartments 68,80m²

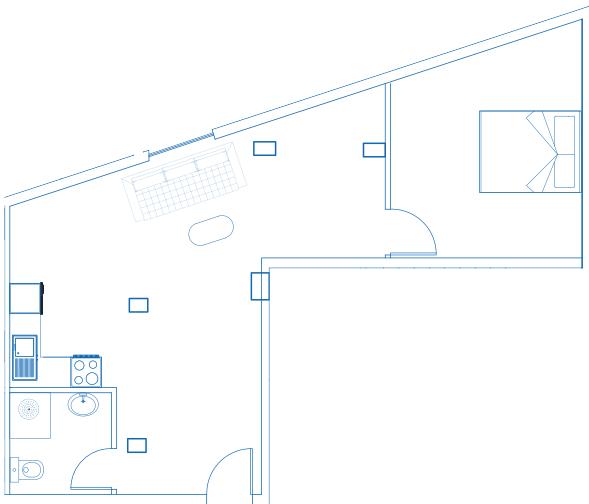
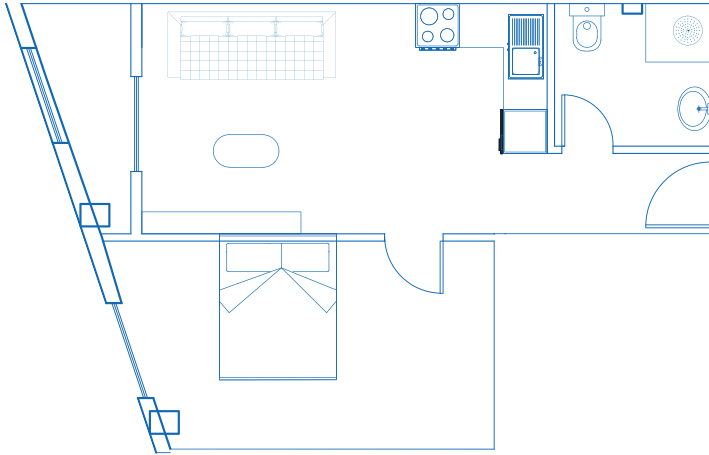
D12 – 2 level apartments 75,08m²

D14 – 2 level apartments 75,63m²

D16 – 2 level apartments 71,77m²



D5 - 1 level apartments 71,46m² D6 - 1 level apartments 66,19m²



D7 - 1 level apartments 55,22m² D8 - 1 level apartments 73,97m²



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