



GÖRSEL TEMSİLİDİR · INDICATIVE RENDER

REGIONAL INVESTMENT ANALYSIS

Gerakas & Northeastern Athens

Investment Context & Neighbourhood Profile

AREA	CHARACTER	MAIN ACCESS	CITY CENTRE
Gerakas · Northeastern Athens	Green, family-oriented suburb	Attiki Odos motorway	~20–25 min (by car)

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CONTENTS

- | | |
|--------------------------------|----------------------------------|
| 01 Executive Summary | 02 Location & Transport |
| 03 Living & Amenities | 04 Demographics & Tenant Profile |
| 05 Rental Market & Yield Trend | 06 Price Trend |
| 07 Who It Suits | 08 Regional Assessment |

01 EXECUTIVE SUMMARY

Gerakas is a quiet, green, family-oriented suburb on the northeastern axis of the Athens metropolitan area. It forms part of the northeastern growth corridor known as the *Mesogeia*, which over the past two decades has developed a planned, modern residential fabric around the Attiki Odos motorway and Athens

International Airport. Away from tourist density, the suburb retains the character of an everyday, lived-in neighbourhood.

NE

ATHENS POSITION

Family

SUBURB PROFILE

~15–20min

AIRPORT (BY CAR)

A+

NEW-BUILD STANDARD

REGIONAL INVESTMENT THESIS

1. Access advantage:

the Attiki Odos links the suburb quickly to the airport, the northern business corridor and the city centre — a car-led but highly fluid transport axis.

2. Quality of life:

parks, schools, green space and daily services within walking distance; a stable, low-stress living environment for families.

3. Stable demand:

the family-oriented suburban profile generates predictable property demand, with a long-term tenant base and a low-vacancy tendency.

This report addresses the investment context of the **Gerakas / northeastern Athens** neighbourhood at suburb level, not a single property. All assessments are regional and contain no street, exact address or plot detail.

02 LOCATION & TRANSPORT

Gerakas's locational value derives largely from its proximity to the **Attiki Odos motorway**. This motorway is the backbone connecting Athens's northern and eastern suburbs to one another and to the airport; it makes both the northeastern business corridor and the city centre reachable within reasonable times.

Access Index (suburb-centred, indicative times)

DESTINATION	MODE	INDICATIVE TIME	STRATEGIC RELEVANCE
Local shops, supermarkets & cafés	Walk	a few min	Daily-life convenience
Schools and parks	Walk	short	Family tenant base
Attiki Odos motorway access	Car	short	Main transport backbone
Athens International Airport	Car	~15–20 min	Global access
Northeastern business / commercial corridor	Car	~10–20 min	Employment & demand hub
Athens city centre	Car	~20–25 min	Corporate & cultural core
Nearby metro / suburban rail stations	Car + transit	variable	Public-transport link

Times are *indicative* at suburb level and vary with traffic and point of departure.

The northeastern-Athens corridor became, with the post-2004 Attiki Odos and airport infrastructure, the city's **most planned and fastest-developing suburban axis**. Gerakas is one of the mature, residential-led links in this axis.

03 LIVING & AMENITIES

Gerakas is close in character to a "15-minute neighbourhood", where most of daily life can be handled within walking distance. Parks, schools, supermarkets and daily services are distributed through the suburb; with its green space and quiet street fabric, the area offers families a low-stress living environment.

Character Axes of the Suburb

- **Green fabric:** the suburb sits beside the extensive green area of the *Jockey Club of Athens*; parks and open spaces are part of daily life.
- **Education:** northeastern Athens is known for a number of established private schools and educational institutions — a key factor underpinning family demand and long-term tenant stability.
- **Daily commerce:** local shops, supermarkets and a café-restaurant economy sit within the suburb, while large retail and shopping hubs are a short drive away along the Attiki Odos axis.
- **Calm:** a residential-led, low-noise fabric away from tourist density — attractive to families seeking an alternative to the intensity of central districts.
- **Modern housing supply:** new developments in the area are increasingly built to higher energy standards (A/A+), raising the overall housing quality of the suburb.

QUALITY-OF-LIFE NOTE

Gerakas's appeal is not "showy luxury" but **sustainable everyday comfort**: a green, quiet family suburb with good schools and fast motorway access. This profile forms a consistent value proposition for both owner-occupier families and investors seeking stable rental demand.

04 DEMOGRAPHICS & TENANT PROFILE

Gerakas's demographics reflect the typical profile of northeastern-Athens suburbs: **middle and upper-middle-income families**, established owners and long-term tenants. The suburb has a stable tenant base built on **long-term residential letting** rather than short-term tourist rental.

Typical Tenant / Buyer Segments

SEGMENT	DEMAND CHARACTER	TYPICAL LEASE LENGTH
Established families	Seeking homes near schools and green space	Long (multi-year)
Young professionals / couples	Access to the business corridor and airport	Medium-long
Foreign / expat staff	Quiet suburb + fast motorway access	Medium-long
Owner-occupiers	Demand for modern, energy-efficient homes	Permanent

A family-weighted, settled tenant base means, for the investor, **low tenant turnover** and **short vacancy periods**. This produces a more predictable — though generally more measured — cash-flow profile than the short-term/tourist letting of central districts.

05 RENTAL MARKET & YIELD TREND

In the northeastern-Athens suburbs the rental market is built on long-term residential letting. New, energy-efficient homes tend to command a **preference premium** with tenants, thanks to low running costs and modern fit-out. The yield figures below are presented as **indicative** in the suburb context.

Indicative Yield Framework

METRIC	INDICATIVE RANGE	COMMENT
New-build gross rental yield	~3.0% – 3.8%	Family suburb; measured but stable vs central studios
Vacancy tendency	Low	Settled long-term tenant base
Rental demand character	Long-term	Residential-led, not tourist
Energy-efficient premium	Positive	A/A+ homes stand out in tenant preference

Yield disclaimer: the yields and ranges above are **indicative and subject to market conditions**; they are not a statement of guaranteed income. Actual returns vary with property type, occupancy, operating costs, tax and currency conditions. For a property-specific net-yield assessment, refer to the related feasibility report and tailored advice.

06 PRICE TREND

The Athens housing market has broadly shown **steady appreciation** since 2018, and the northeastern suburban corridor has shared in this trend. The prominence of new, energy-efficient supply supports average per-unit prices across the suburb. The figures below are **regional/indicative** and provide context rather than a formal valuation.

Micro-Market Price Anchor (new A+ housing)

INDICATOR	VALUE	SOURCE / NOTE
New A+ home per-m ² band	~€4,066 – €4,341 / m ²	A0183 current inventory (micro-market anchor)
Average per-m ² price	~€4,185 / m ²	Weighted average of the same development
Entry price (2BR)	from €319,450	77 m ² · ready for occupancy
Athens-wide price trend (2018→)	Upward	Long-term appreciation; indicative

The per-m² anchor reflects the current pricing of the related new development, not the suburb as a whole; the general market trend is indicative.

Comment: a ~€4,000–4,350/m² band for new A+ housing is a consistent modern-home pricing for a northeastern-Athens family suburb. The growth of energy-efficient supply is a structural trend lifting the suburb's overall housing quality and price floor over the medium term.

07 WHO IT SUITS

The Gerakas / northeastern-Athens profile is especially well-matched to certain investor and end-user types:

- **Owner-occupier families:** ideal for those seeking a new, energy-efficient and quiet home near good schools and green space.
- **Long-term rental investors:** suited to those targeting stable, low-vacancy rental cash flow rather than tourist-driven swings.
- **Buyers prioritising airport / business-corridor access:** professionals and expat tenants who value fast connectivity via the Attiki Odos.
- **Defensive portfolio builders:** those diversifying by adding a more measured but more predictable asset than central districts offer.

WHO IT SUITS LESS

For investors expecting a high occupancy premium from short-term/tourist letting, or prioritising the *instant liquidity* and prestige premium of central districts, Gerakas may be a secondary choice. The suburb's strength lies not in prestige but in **stability and quality of life**.

Gerakas / northeastern Athens is a mature family suburb where access advantage, quality of life and stable demand converge. The suburb offers a predictable, resilient property profile rather than showy return promises. The growth of new, energy-efficient supply is a structural trend supporting the area's housing quality and value floor over the medium term.

REGIONAL ASSESSMENT

Regional Profile: STABLE — Lifestyle-Led Suburb

ACCESS

Fast, fluid connection via the Attiki Odos to the airport, the northern business corridor and the city centre.

QUALITY OF LIFE

A green, quiet family suburb with good schools; most of daily life within walking distance.

DEMAND STABILITY

A long-term, settled tenant base; low turnover and a low-vacancy tendency.

Overall assessment: the Gerakas suburb of northeastern Athens is a balanced regional profile for end-users and long-term investors who prioritise stability and quality of life. Yield is measured but predictable; the demand base is solid; access is strong. This regional context should be read together with the property-specific assessment in the related A0183 feasibility report.

GÖRSELLER · PROJECT VIEWS



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AVLA · REAL ESTATE

Avla Gayrimenkul A.Ş. · Athens Property Investment

avlarealestate.com · realestate@avla.com.tr
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