

DESIGNED FOR MODERN LIVING



KALLITHEA

LUXURY APARTMENTS

20 Residential
Units

5 units
per floor

from 47.40 m²
to 58.52 m²



STRATEGIC LIFESTYLE LOCATION:

Kallithea sits perfectly between the historic center of Athens and the Athenian Riviera, offers a premium, highly livable neighborhood for personal use, combining expansive green spaces, cultural events, and immediate coastal access without the intense congestion of central Athens.

CAPITAL APPRECIATION DRIVEN BY THE RIVIERA REGENERATION:

The ongoing infrastructure upgrades across the southern suburbs act as a growth catalyst, ensuring strong, long-term capital appreciation for properties in adjacent neighborhoods.

GENERATIONAL ACCESS VIA THE €250K CONVERSION ROUTE:

By purchasing a commercial property legally converted into a residential unit in Kallithea, you can secure the Golden Visa at the lowest €250,000 threshold.

This specific visa aligns perfectly with a pure buy-to-hold strategy. It grants your family permanent Schengen mobility and a European safe haven for a fraction of the standard €800,000 Athens minimum.



Key Investment Advantages:

Optimal Golden Visa Alignment

Kallithea remains highly attractive for international residency buyers. Thiseos Avenue allows investors to hit the required Golden Visa thresholds precisely while securing a high-utility asset.

Riviera Regeneration Effect

Your project sits directly in the path of the massive Delta Falirou redevelopment. It bridges central Athens to major landmarks like (SNFCC), the upcoming 600-acre Aenao Waterfront Park, and the new 22-kilometer urban coastal promenade. Investors capture equity growth before these mega-projects reach final completion.

Bulletproof Tenant Stability

Unlike the volatile, season-dependent holiday rentals of the historic center, Kallithea is a dense, high-demand employment and university hub. Your asset targets a highly stable pool of:

-Young professionals , Corporate tenants & Long-term residential tenants, ensuring reliable, year-round rental yields with minimal vacancy risk.



Stavros Niarchos Foundation
Cultural Center

An aerial photograph of a sailboat with white sails and a wooden deck, sailing on a deep blue sea. The boat is moving from the bottom left towards the top right, leaving a white wake. Several people are visible on the deck. The background is a vast expanse of blue water under a clear sky.

Location is the key!

Positioned on the city's most strategic avenue, offers the perfect balance of authentic local life and unbeatable transit connectivity.

Its the key to a different lifestyle & the Greek Islands.

Location Metrics:

Between City & Sea: Just 10 minutes from the historic heart of Athens (Acropolis/Koukaki) in one direction, and the glamorous Athens Riviera in the other.

Gateway to the Islands: Located on the direct route to Piraeus Port, making island-hopping to Santorini, Mykonos, or Aegina effortless.

World-Class Culture: A short stroll to the Stavros Niarchos Foundation Cultural Center (SNFCC), featuring stunning Mediterranean gardens, an opera house, and a waterfront canal.

Vibrant Local Neighborhood: Steps from bustling Davaki Square, traditional tavernas, trendy cafes, and two major universities (Panteion and Harokopio), ensuring high rental demand.

Effortless Commuting:

Direct bus lines right outside your door and quick access to the Kallithea Metro station connect you to the entire city instantly.

An exceptional high-yield asset perfectly positioned for digital nomads, or premium long-term student housing.

Uncompromising Urban comfort

Floor to ceiling modern wardrobes offering extensive concealed storage.

Acoustic and visual warmth via custom slatted wood wall accents.

Designed to serve as a quiet, premium retreat from the urban environment.





Interior Vision:

The culinary Experience

Top notch tech appliances included in final delivery.

Custom fluted island detailing and continuous marble backsplashes.

Statement pendant lighting creating a distinct dining zone within the open floor plan.



Top Quality Bathrooms

Top Grade Amenities:

Elevating the experience to the best of standards.

Premium Finishes

Floor to ceiling veined marble tiling.

Custom Storage

Integrated wooden vanity systems and recessed architectural shelving.

FIRST
FLOOR

A1: 58.52 m²

A2: 55.50 m²

A3: 47.40 m²

A4: 49.67 m²

A5: 54.26 m²



SECOND FLOOR

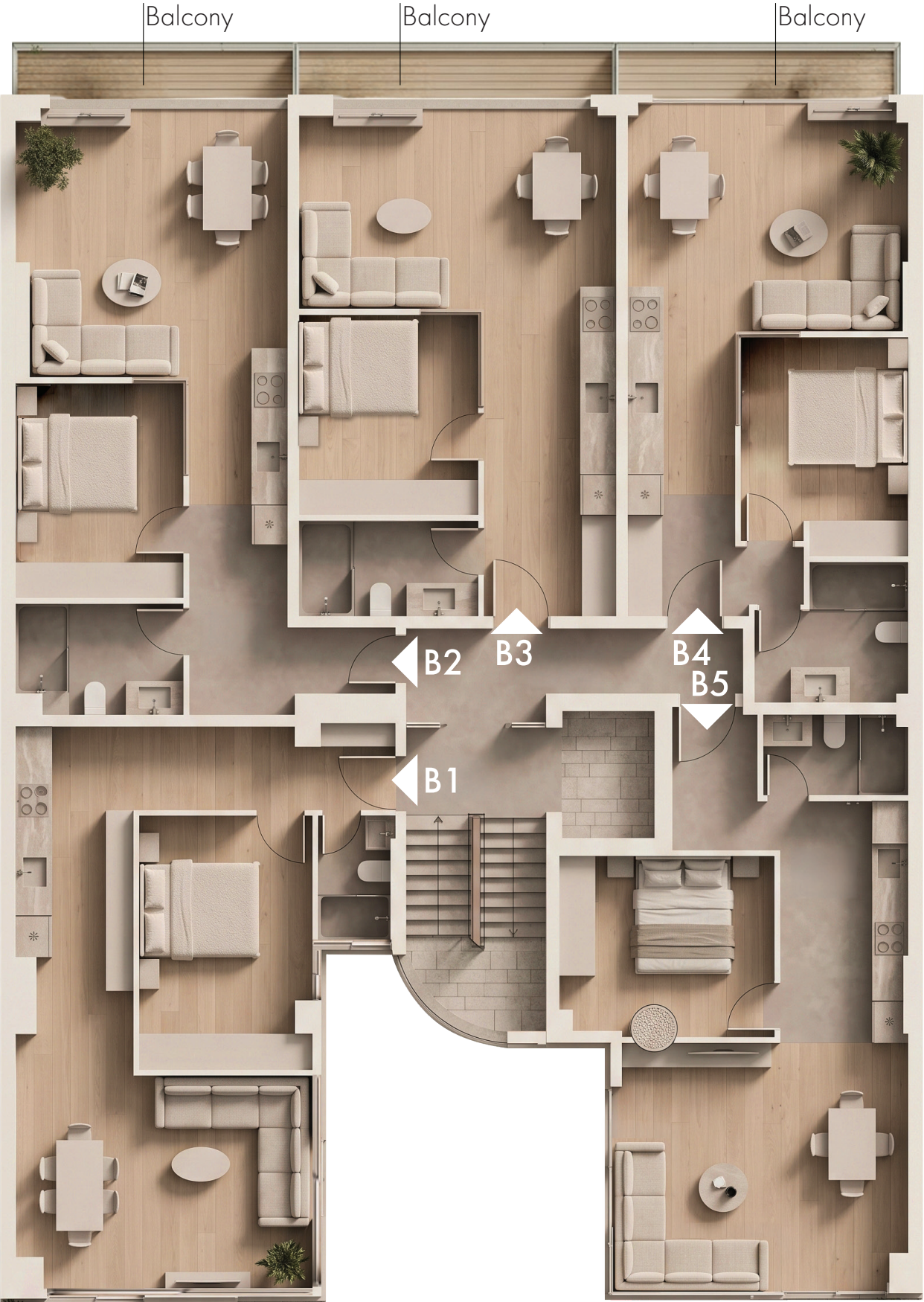
B1: 58.11 m²

B2: 57.04 m²

B3: 49.18 m²

B4: 49.20 m²

B5: 53.92 m²



THIRD FLOOR

C1: 57.68 m²

C2: 57.04 m²

C3: 49.18 m²

C4: 49.20 m²

C5: 53.83 m²



FOURTH FLOOR

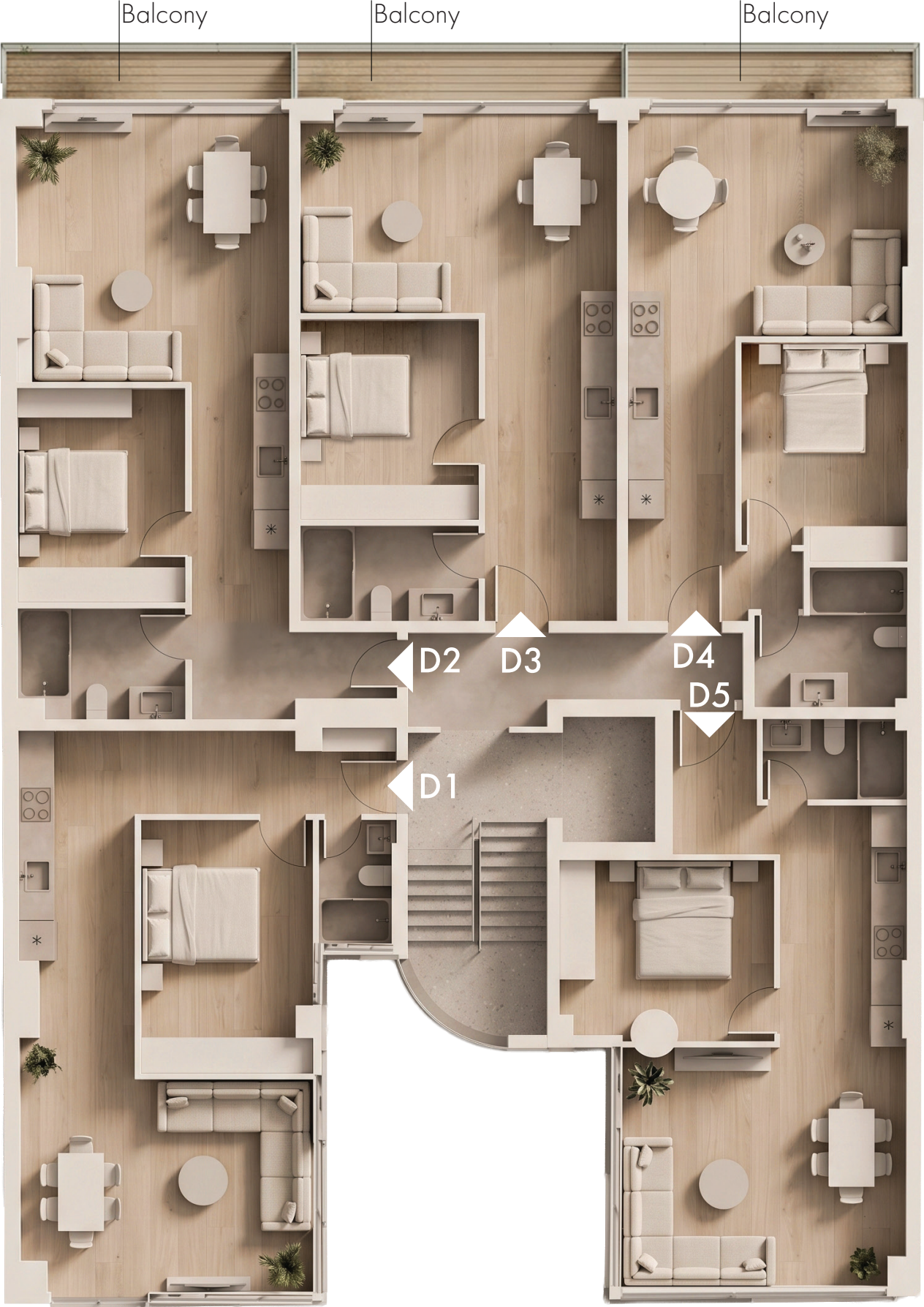
D1: 57.68 m²

D2: 57.04 m²

D3: 49.18 m²

D4: 49.20 m²

D5: 53.83 m²



APARTMENT A1

A1: 58.52 m²

1 Bedroom
Living Room
Kitchen
Bathroom



APARTMENT A2

A2: 55.50 m²

Balcony 4.80 m²

1 Bedroom

Living Room

Kitchen

Bathroom

Balcony 4.80 m²



APARTMENT A3

A3: 47.40 m²

Balcony 5.40 m²

1 Bedroom

Living Room

Kitchen

Bathroom



APARTMENT A4

A4: 49.67 m²

Balcony 4.80 m²

1 Bedroom

Living Room

Kitchen

Bathroom



APARTMENT A5

A5: 54.26 m²

1 Bedroom
Living Room
Kitchen
Bathroom



APARTMENT B1

B1: 58.11 m²

1 Bedroom
Living Room
Kitchen
Bathroom



APARTMENT B2

B2: 57.04 m²

Balcony 4.80 m²

1 Bedroom

Living Room

Kitchen

Bathroom

Balcony 4.80 m²



APARTMENT B3

B3: 49.18 m²

Balcony 5.40 m²

1 Bedroom

Living Room

Kitchen

Bathroom



APARTMENT B4

B4: 49.20 m²

Balcony 4.80 m²

1 Bedroom

Living Room

Kitchen

Bathroom



APARTMENT B5

B5: 53.92 m²

1 Bedroom
Living Room
Kitchen
Bathroom



APARTMENT C1

C1: 57.68 m²

1 Bedroom
Living Room
Kitchen
Bathroom



APARTMENT C2

C2: 57.04 m²

Balcony 4.80 m²

1 Bedroom

Living Room

Kitchen

Bathroom

Balcony 4.80 m²



APARTMENT C3

C3: 49.18 m²

Balcony 5.40 m²

1 Bedroom

Living Room

Kitchen

Bathroom



APARTMENT C4

C4: 49.20 m²

Balcony 4.80 m²

1 Bedroom

Living Room

Kitchen

Bathroom



APARTMENT C5

C5: 53.83 m²

1 Bedroom
Living Room
Kitchen
Bathroom



APARTMENT D1

D1: 57.68 m²

1 Bedroom
Living Room
Kitchen
Bathroom



APARTMENT D2

D2: 57.04 m²

Balcony 4.80 m²

1 Bedroom

Living Room

Kitchen

Bathroom

Balcony 4.80 m²



APARTMENT D3

D3: 49.18 m²

Balcony 5.40 m²

1 Bedroom

Living Room

Kitchen

Bathroom



APARTMENT D4

D4: 49.20 m²

Balcony 4.80 m²

1 Bedroom

Living Room

Kitchen

Bathroom



APARTMENT D5

D5: 53.83 m²

1 Bedroom
Living Room
Kitchen
Bathroom

