



# Kallithea Loft

## *Property Presentation*



## **RESIDENTIAL DEVELOPMENTS**

We develop high-end residential projects in prime locations in Greece with a strong focus on architectural details and innovative design.

## **CONTINUOUS SALES SUPPORT**

We are committed to being proactive, attentive to meet your needs, and you can be confident in receiving regular updates on your project and the sales procedure.

## **RESIDENCY AND RETIREMENT PROGRAMS**

Greece has always represented an attractive location to acquire a permanent EU residence for retirement or safe-haven purposes. With our lawyers, immigration experts, and real estate experts, we take care of the whole process, offering a one-stop-shop.

# Our Offerings





**LOFT'S SURFACE: 52 M<sup>2</sup>**

LIVING ROOM - 18 M<sup>2</sup>

KITCHEN & DINING ROOM - 17 M<sup>2</sup>

BEDROOM (MEZZANINE) - 17 M<sup>2</sup>

**CONDITION:** FULLY RENOVATED (2026)

**ADDRESS:** HRACLEOUS 232, KALLITHEA

**FLOOR:** GROUND FLOOR

**BEDROOM:** 1

**BATHROOM:** 1 (ENSUITE)

KALLITHEA LOFT

# The Property in a nutshell



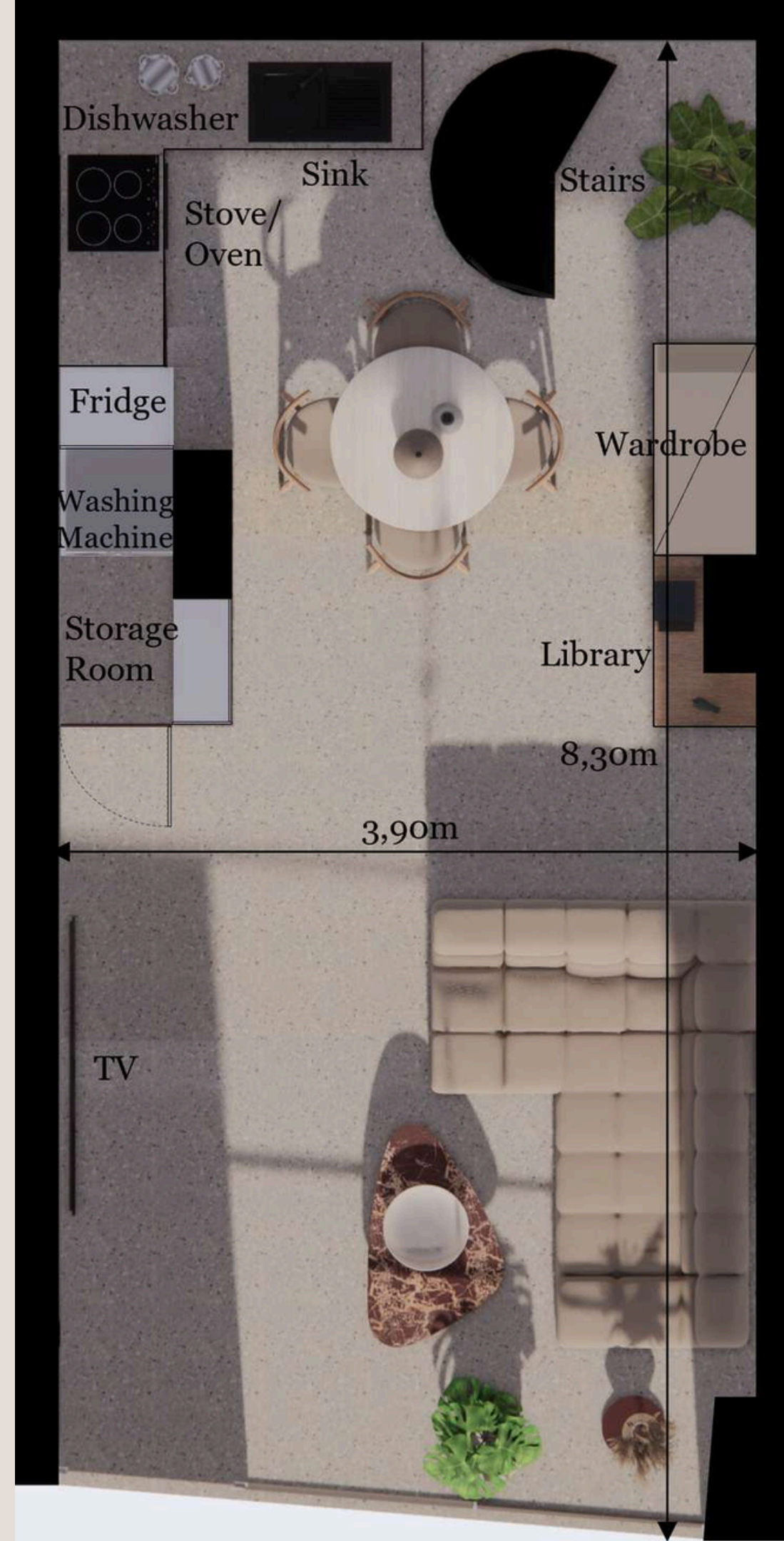


01 CONVERSION OF COMMERCIAL SPACE INTO RESIDENTIAL

02 GOLDEN VISA ELIGIBLE

03 HIGH END, THOROUGH PROPERTY RENOVATION - MAXIMIZATION OF PROPERTY'S YIELD

# Key Benefits



NEW ELECTRICAL & PLUMBING  
INSTALLATIONS

DELUXE BATHROOM

MINIMAL KITCHEN

2 NEW WARDROBES

STORAGE/LAUNDRY ROOM

SECURITY DOOR

NEW FLOORINGS

INSTALLATION OF A/C UNITS

NEW EXTERNAL FRAMES

INSTALLATION OF HIDDEN  
LIGHTING

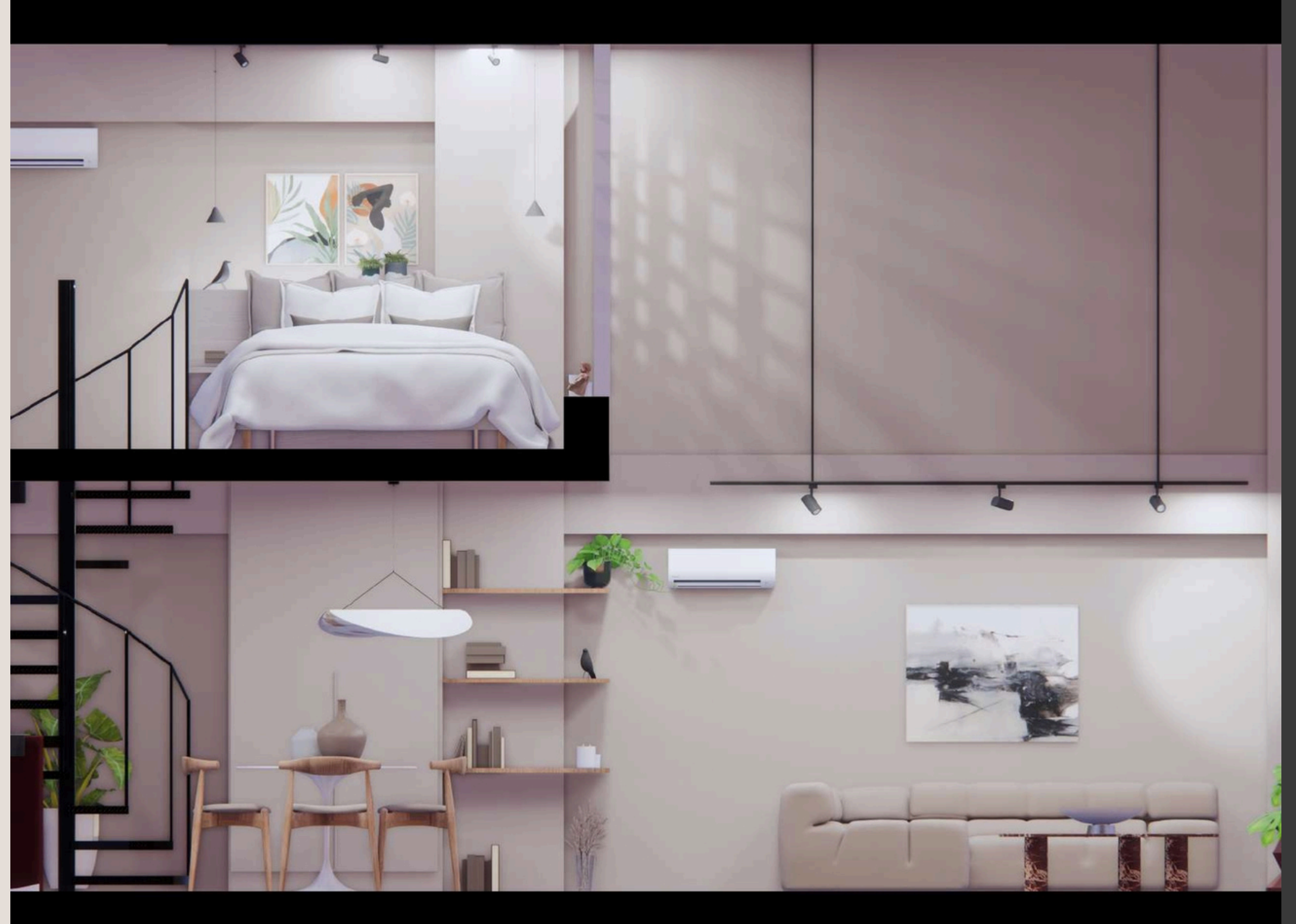
BUILT-IN KITCHEN APPLIANCES

MODERN FURNISHING

# Key Elements of Renovation



# The Apartment



Just steps from Stavros Niarchos Foundation Cultural Center (SNFCC), and strategically located between the historical centre of Athens and the coast, this elegant ground floor unit was thoroughly redesigned to increase living and storage areas and create spaces that are aesthetically elevated and offer a pleasant ambience.



# Unique Features



The interior palette blends earthy tones, high-quality large terrazzo tiles, wood accents, burgundy hues, and glass elements. Soft and refined materials create balanced, elegant spaces, unified by a cohesive design language that conveys clarity and timeless sophistication. Fluid spatial design, a dedicated storage/laundry room, and modern wardrobes enhance everyday comfort. Air conditioning is in every room ensures year-round convenience.

Hidden lighting, ceiling spotlights, and stylish light fixtures create layered lighting scenarios for different moods. The result is a modern residence designed for both functionality and atmosphere.



# Living Room

The double ceiling gives the sense of an ample living. The sandblasted glass façade allows abundant natural light while preserving privacy. Double-glazed windows, a security door, and sliding panels ensure comfort, safety, and effective ventilation. The space is complemented by a dining area and an additional wardrobe featuring open shelving.

# Open-plan Kitchen



The open-plan layout unifies the kitchen, dining and living area, maximizing space and natural light. Built-in appliances and durable, waterproof, soft-touch materials combine with bold color choices to complement the overall aesthetic.



# Ensuite Bedroom

The mezzanine hosts a fully equipped ensuite bedroom with a custom headboard featuring linear hidden lighting and a built-in wardrobe. Glass blocks offer semi-transparency, allowing light to flow while preserving privacy and spatial continuity.

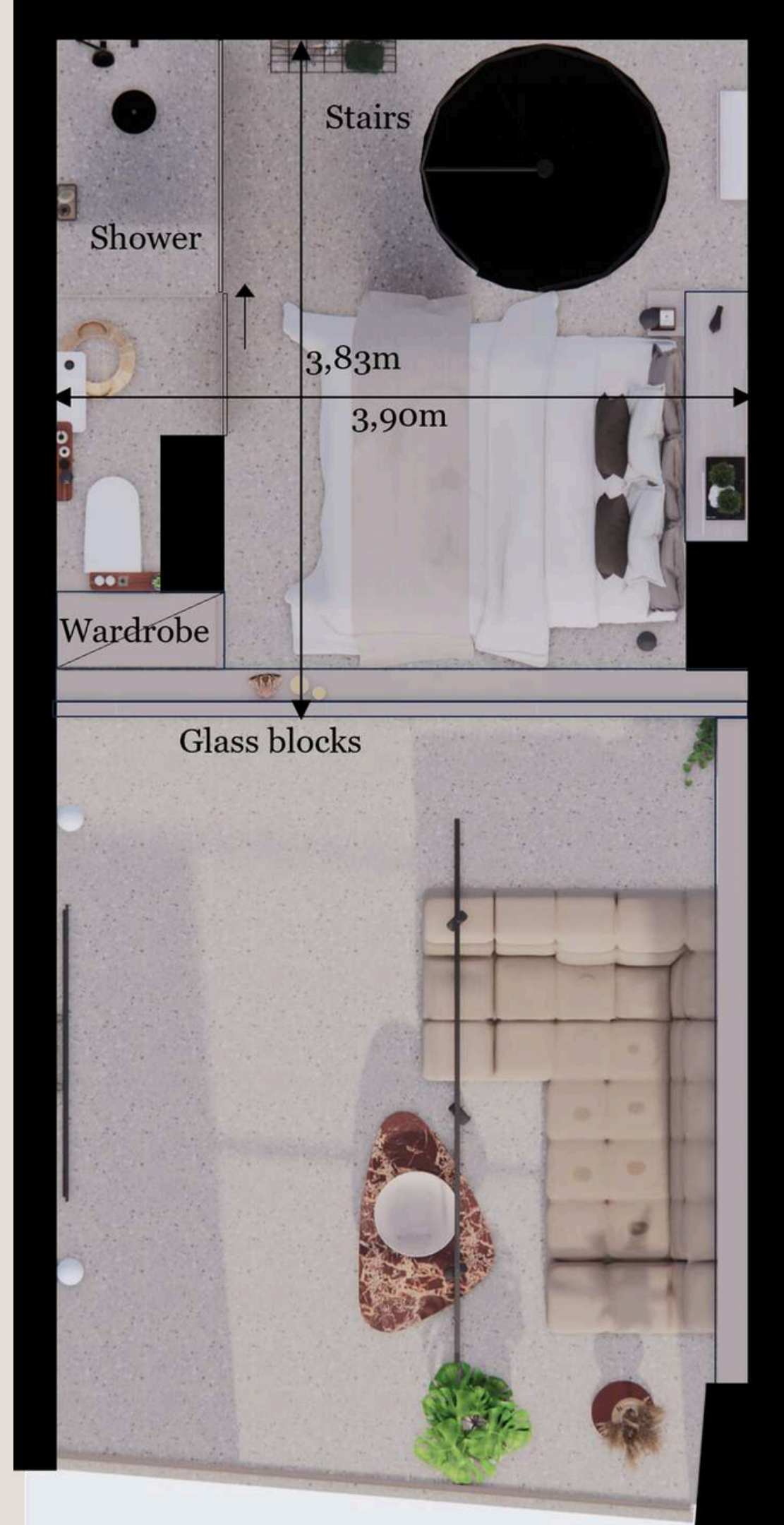
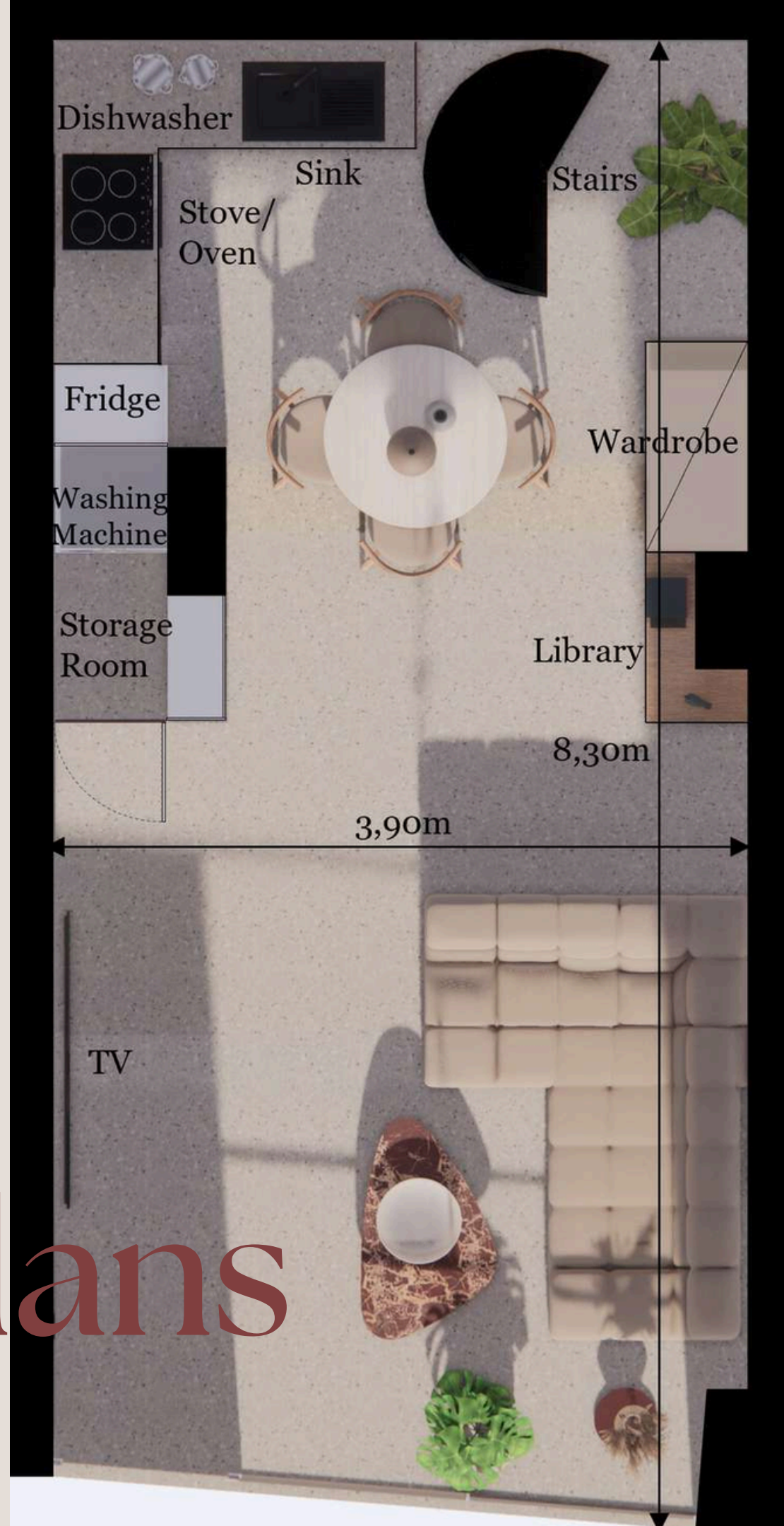


# Bathroom

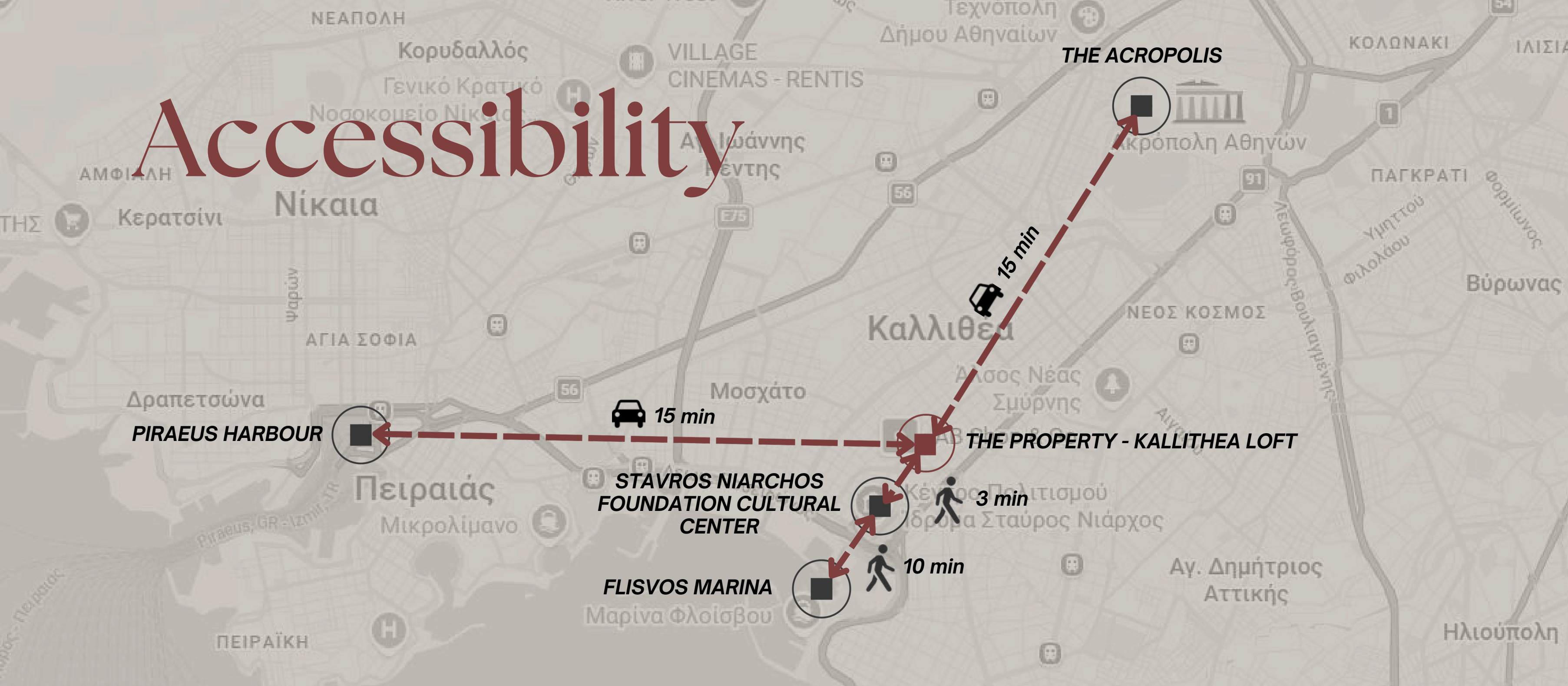
The ensuite bathroom features built-in fittings and burgundy brick tiles for a distinctive, modern feel that complements the apartment's overall design language. Glass partitions replace solid walls, preserving openness, amplifying light, and visually expanding the space.



# Floorplans



# Accessibility



Kallithea is ideally located between the centre of Athens and the sea, straddling the best of both worlds, just 3 kms away from Syntagma Square, the Acropolis, Plaka and from Flisvos Marina. Easy and regular access to the city centre by trams, buses and metro. The international airport is a 40-minute drive, while Piraeus port, Athens' gateway to the islands, is only 15 minutes away.





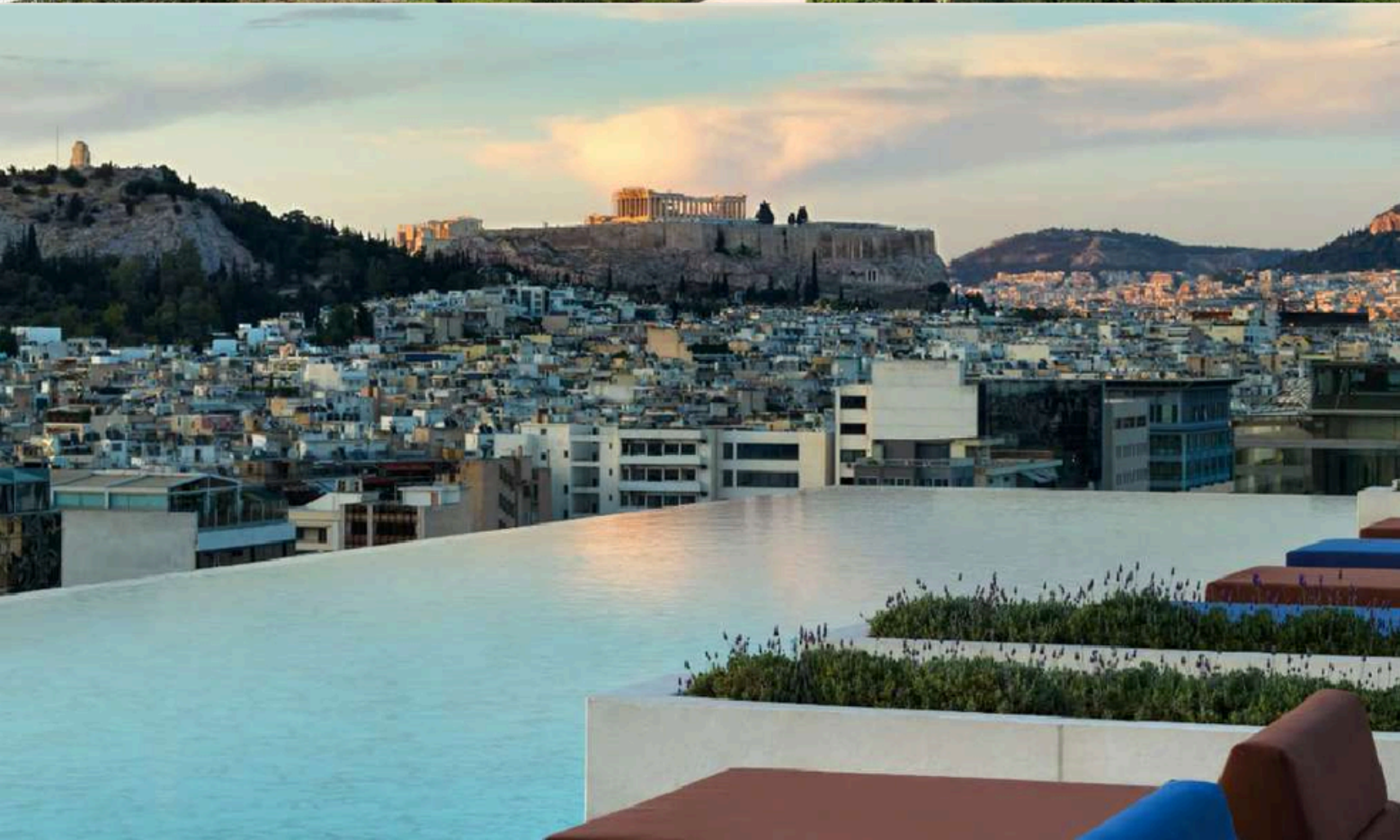
# The Area

The expansive Stavros Niarchos Foundation Cultural Centre (SNFCC), located just steps from the property, is a landmark cultural, educational, and recreational complex in Falirio Bay, Athens. It houses the National Library of Greece and the Greek National Opera, set within the 210,000 m<sup>2</sup> Stavros Niarchos Park.

Flisvos Marina, a ten-minute walk away, is a popular destination for cultural events and leisure. Situated along the seafront, it offers promenades, seating areas, and extensive space for jogging and outdoor fitness. Its landscaped waterfront park is family-friendly, while nearby cafés and restaurants provide a refined setting for relaxation by the sea.

Kallithea is ideal for family living, with a wide range of amenities just a block away, including schools, large supermarkets, as well as shops, cafés, and dining options.





# Investment Potential

Some of Athens' most vibrant cultural venues, including the

Onassis Cultural Centre, are just five minutes away. A selection of five-star hotels along Syngrou Avenue is also within easy reach of the property.

Its central location, close to both Athens' historic city centre and the Athenian Riviera, combined with strong cultural appeal, amenities, and distinctive character, positions Kallithea as an emerging neighbourhood with strong appreciation potential. Rising demand and steadily increasing property values further reinforce its attractiveness as a sound investment opportunity.

