

Izi Lux

The Izi Lux project is nestled in a quiet neighborhood, perfect for anyone who enjoys peaceful surroundings, yet it's only a few minutes away from lively city centers.

The development includes:

- 28 apartments
- from 35 to 60 sqm
- 3 floors

The ground-floor apartments even come with private gardens, offering a wonderful blend of privacy and comfort.



Athens

Athens, the capital of Greece, is a city where the past and present merge under the golden Mediterranean sun. As its light embraces the Acropolis at dawn, history comes alive, revealing the legacy of philosophers, artists, and visionaries who shaped Western civilization.

**Let the sun guide
you through time**

Stroll through Plaka's timeless alleys, then follow the sun to a vibrant city of bustling markets, rooftop bars, and contemporary art. From ancient wonders to modern experiences, Athens is more than a destination — it's a journey through time, guided by light, history, and life itself



Area

Kalithea-Tavros: Tradition,
access, perspective

Introduction

Izi Lux is nestled between Kalithea and Tavros areas, the historic city center and the coastal suburbs, a hidden gem offering an ideal balance of convenience and tranquility.

The area has avenues, green spaces, and a welcoming community spirit, perfect for families seeking a safe and cozy environment. Its proximity to the metro and key thoroughfares makes commuting effortless, whether heading to work or exploring Athens.

Kallithea is an urban area with a mix of residential, commercial and industrial zones.

It's just a few kilometers from the heart of downtown Athens, making it an area that blends local suburban life with easy access to the city center.



It is one of the biggest areas in Athens that starts from city center and ends at the seaside area.

Tavros is home to a blend of cultural influences, with local festivals, art spaces, and culinary delights waiting to be discovered.

With its dynamic transformation and rising popularity, Tavros is an opportunity for investment in Athens' next hotspot.



Almost
Downtown

Area of the Project

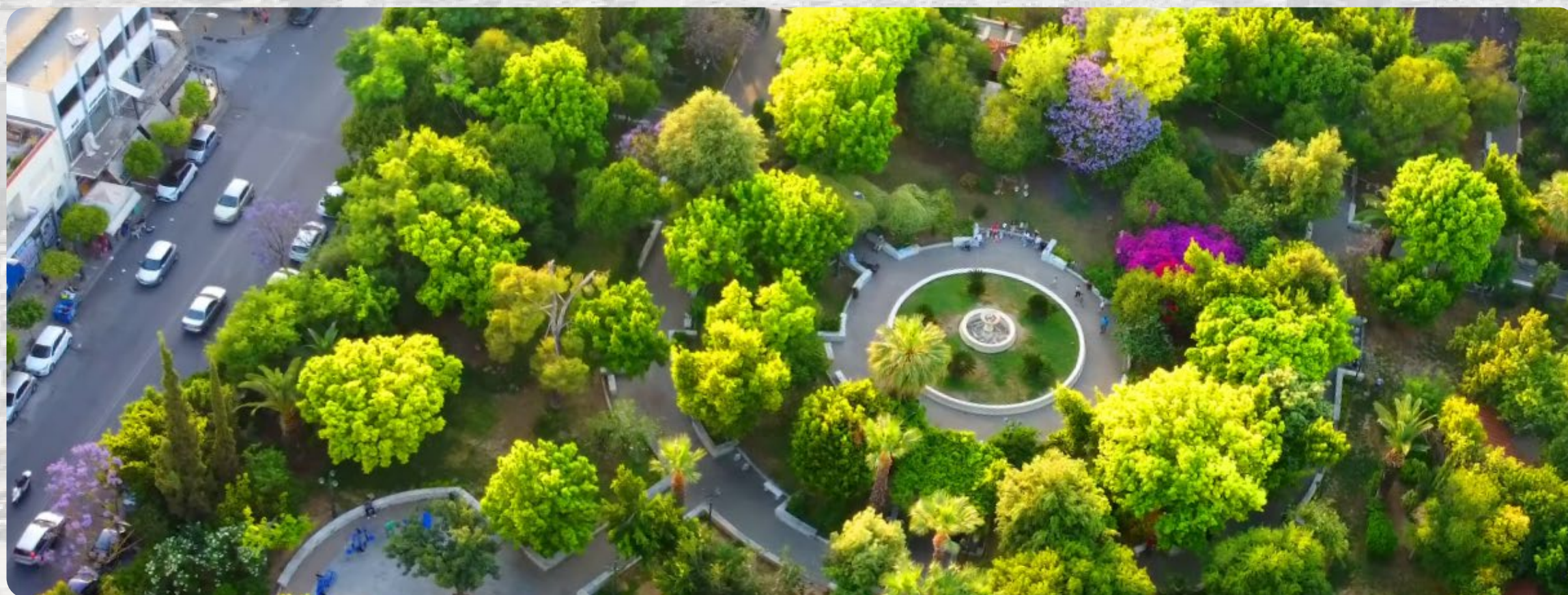
The project is in an area that provides parks and green spaces, ideal for family walks, sports, and relaxation.

A playground is within a ten-minute walk, featuring an outdoor gym, a skate track, a musical football wall, a children's corner, chess, interactive games, ping pong, and resting points.

It is also strategically located near two major avenues: Pireos Avenue, connecting Omonoia with Piraeus, and Panagi Tsaldari Avenue, extending from Neos Kosmos to Iera Odos.

The area is also home to renowned cultural landmarks, such as the Michael Cacoyannis Foundation, which regularly hosts events and festivals, providing cultural enrichment for residents and visitors alike.

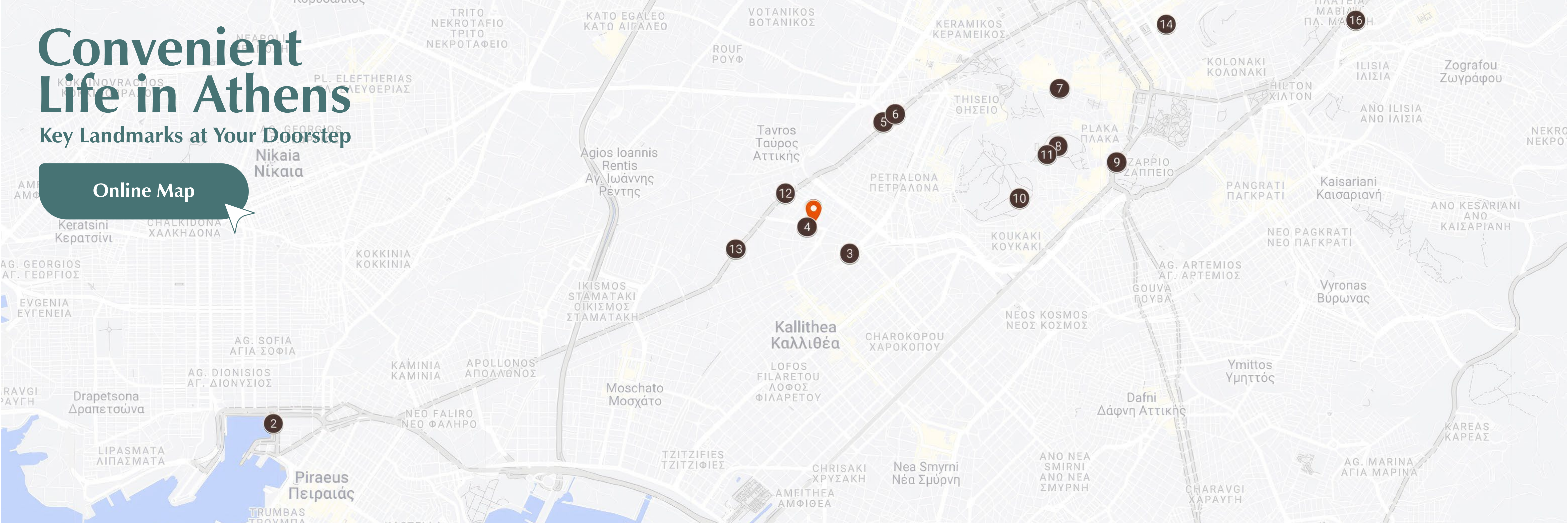
The Hellenic Cosmos Cultural Center offers educational programs for preschoolers during the weekends, other than theatre productions and exhibitions. Being situated near the Athens School of Fine Arts further enhances the neighborhood's creative character.



Convenient Life in Athens

Key Landmarks at Your Doorstep

Online Map



1. Airport	22 km
2. Piraeus	5 km
3. Metro Station 9min Line1	600 m
4. Bus Station / Panagitsa	120 m
5. Serafeio Athletic and Community Complex	1.1 km
6. Benaki Museum	1.3 km

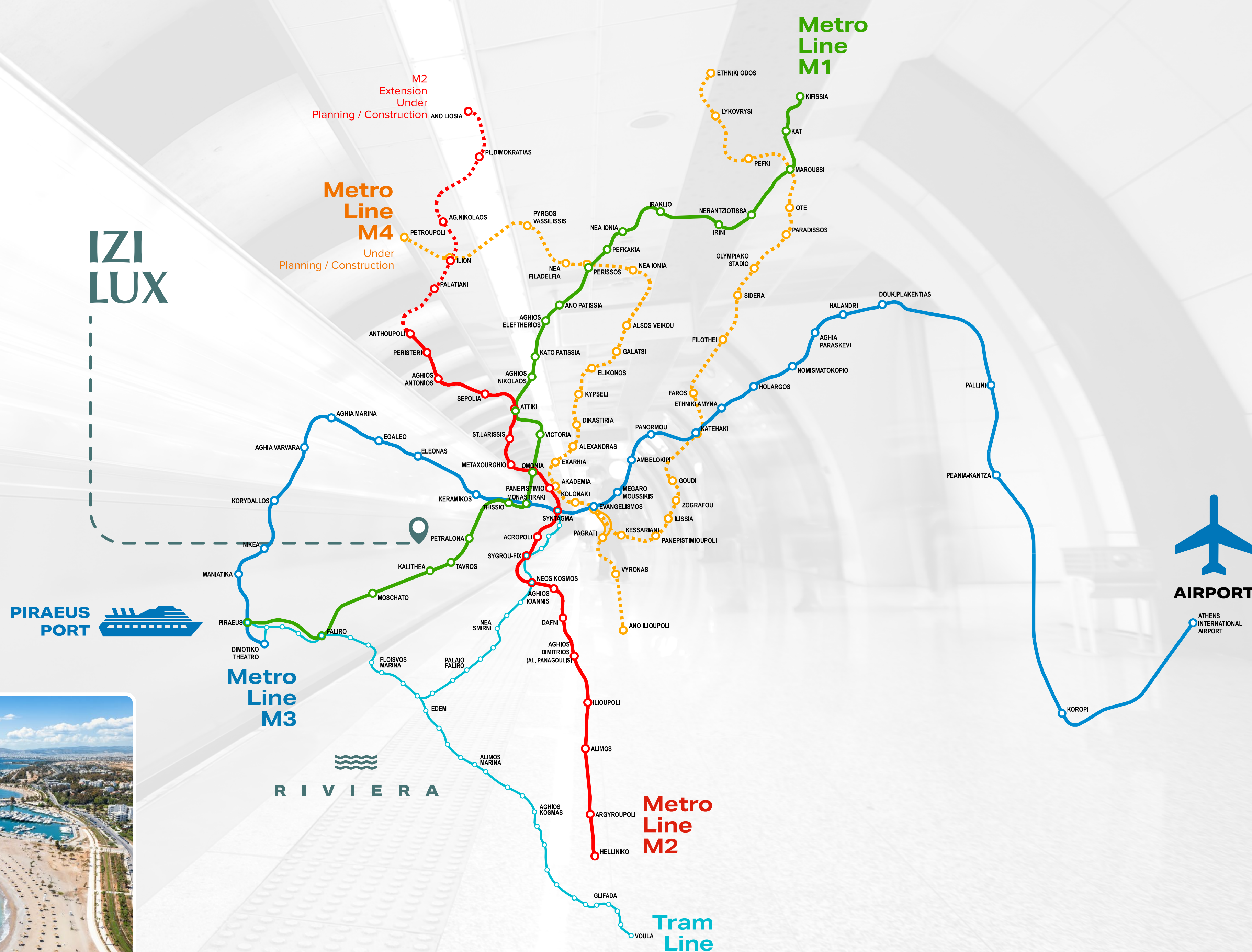
7. Plaka / Monastiraki Square	2.6 km
8. Acropolis / Acropolis Museum	2.4 km
9. Hadrian's Arch / Temple of Olympian Zeus	3 km
10. Filopappou Hill	1.9 km
11. Odeon of Herodes Atticus	2.25 km
12. Michael Cacoyannis Foundation	400 m
13. Hellenic Cosmos Cultural Center	760 m

14. Hellenic American College	3,8 km
15. Deree College	12,5 km
16. Alba Graduate Business School	5,4 km

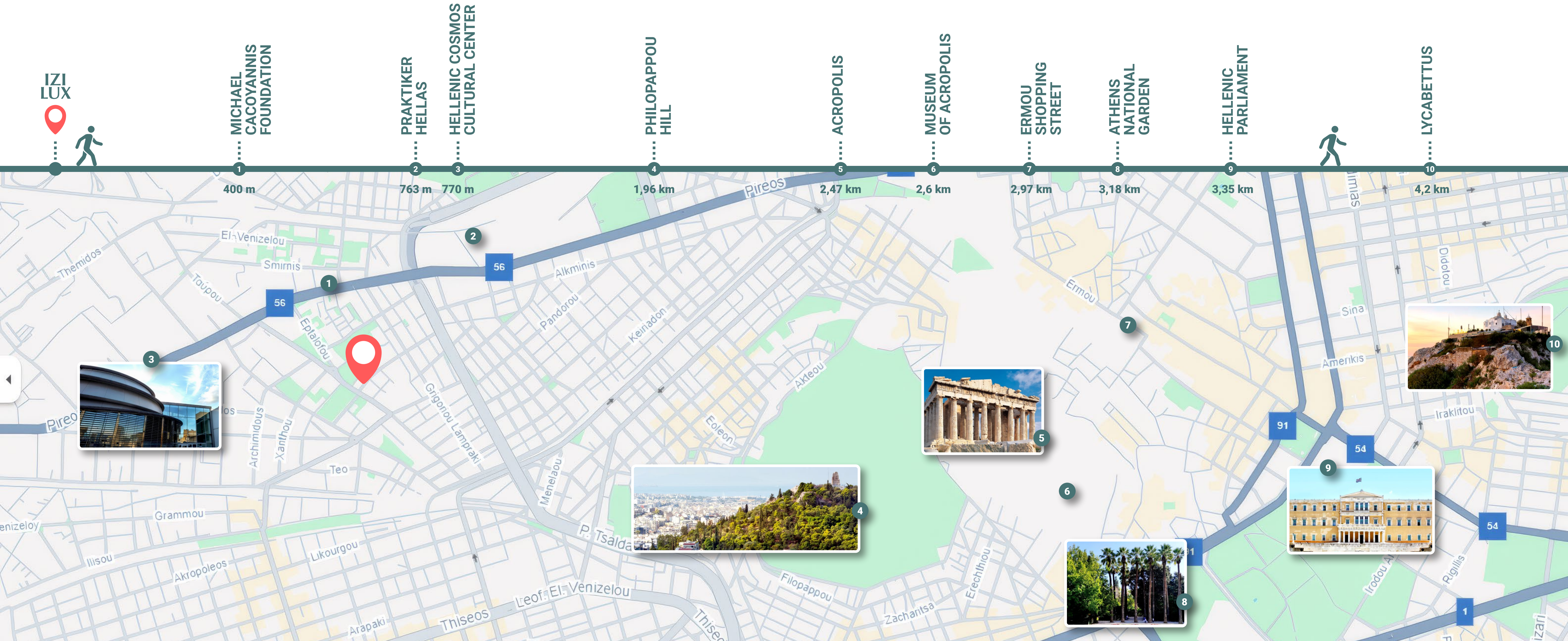
Smooth connectivity to Athens' public transit

One metro station (line1) connects Kifisia in north suburbs with Piraeus port

Airport

An aerial photograph of an airport. In the foreground, a tall, white control tower with a blue observation deck stands prominently. To its left is a large, modern airport terminal building with a white facade and blue accents. Several commercial airplanes are parked at gates or on the tarmac. In the background, there are runways, taxiways, and a vast landscape of green fields and distant mountains under a clear blue sky. The word "Airport" is written in large, white, sans-serif font in the upper left corner of the image.

The best spots near our project



Universities

Hellenic American University (HAU)

The Hellenic American University in the heart of Athens near Syntagma Square offers American-style education with undergraduate and graduate programs. The university offers business, psychology, information technology, and English language studies degrees.

Its programs are accredited by the New England Commission of Higher Education (NECHE), making its degrees internationally recognized.

Alba Graduate Business School The American College of Greece

Close to one of Athens's most vibrant squares, Mavili Square, next to the American embassy and Megaro Mousiki metro station, Alba's premises ensure easy access for students. The university provides postgraduate programs in areas of the economy, focusing mainly on training managers and professionals seeking higher education and specialization.

ALBA's postgraduate degrees are highly regarded in the labour market, particularly in the fields of business administration, shipping and finance, as the school has built strong links with businesses in Greece and abroad.

Deree – The American College of Greece

While located slightly outside the immediate city center in the suburb of Agia Paraskevi, Deree is one of Athens's most prominent private institutions. It offers various undergraduate and postgraduate programs based on the American education system, including business, arts, sciences, and communication.

Deree is well-known for its international programs and partnerships with universities worldwide.



Acropolis Overview

2,4 km

The Heart of Ancient Greece

The Acropolis of Athens stands as an enduring symbol of ancient Greece and Western civilization.

This iconic complex of temples and monuments, dominated by the majestic Parthenon, has witnessed over 2,500 years of history.

Once the spiritual heart of Athens, the Acropolis was dedicated to Athena, the city's patron goddess.

Today, its grandeur and architectural brilliance continue to inspire awe, offering a glimpse into the achievements of classical antiquity and the cultural legacy that shaped the modern world.



Acropolis Museum

2,4 km

A window to Ancient Culture

Located just a short distance from the Acropolis, this modern museum houses artifacts from the site and offers fascinating insights into ancient Greek culture.

The museum's glass floors provide a unique glimpse into the archaeological remains beneath, while the café offers breathtaking views of the Acropolis—perfect for a refreshing break.



Plaka & Monastiraki

2,6 km

Historic Neighborhoods

Plaka is one of the most historic neighborhoods in Athens.

Often known as the “Neighborhood of the Gods,” it is situated at the base of the Acropolis and is distinguished by its narrow, winding streets and pastel-hued neoclassical buildings, which contribute to its unique and timeless charm.

Monastiraki, located just northwest of Plaka, is another must-visit area in the city center.

Known for its famous flea market, Monastiraki Square is a buzzing intersection of cultures and histories.



Serafeio Athletic & Community Complex

1,1 km

Sport, Culture, Innovation

The Serafeio of the Municipality of Athens is a dynamic hub for Sports, Culture, and Innovation.

Equipped with modern sports facilities, including a tennis court, basketball court, and swimming pool, it provides a space for both recreation and professional training.

Beyond sports, Serafeio hosts various events, exhibitions, and festivals, such as the Athens Digital Arts Festival, fostering creativity and cultural exchange.

It also supports initiatives that drive innovation and entrepreneurship, making it a key meeting point for forward-thinking individuals and organizations.

Designed for easy access from Athens' main roads, Serafeio is an evolving, open space that welcomes residents and visitors, offering opportunities for connection, growth, and inspiration.



Michael Cacoyannis Foundation

400 m

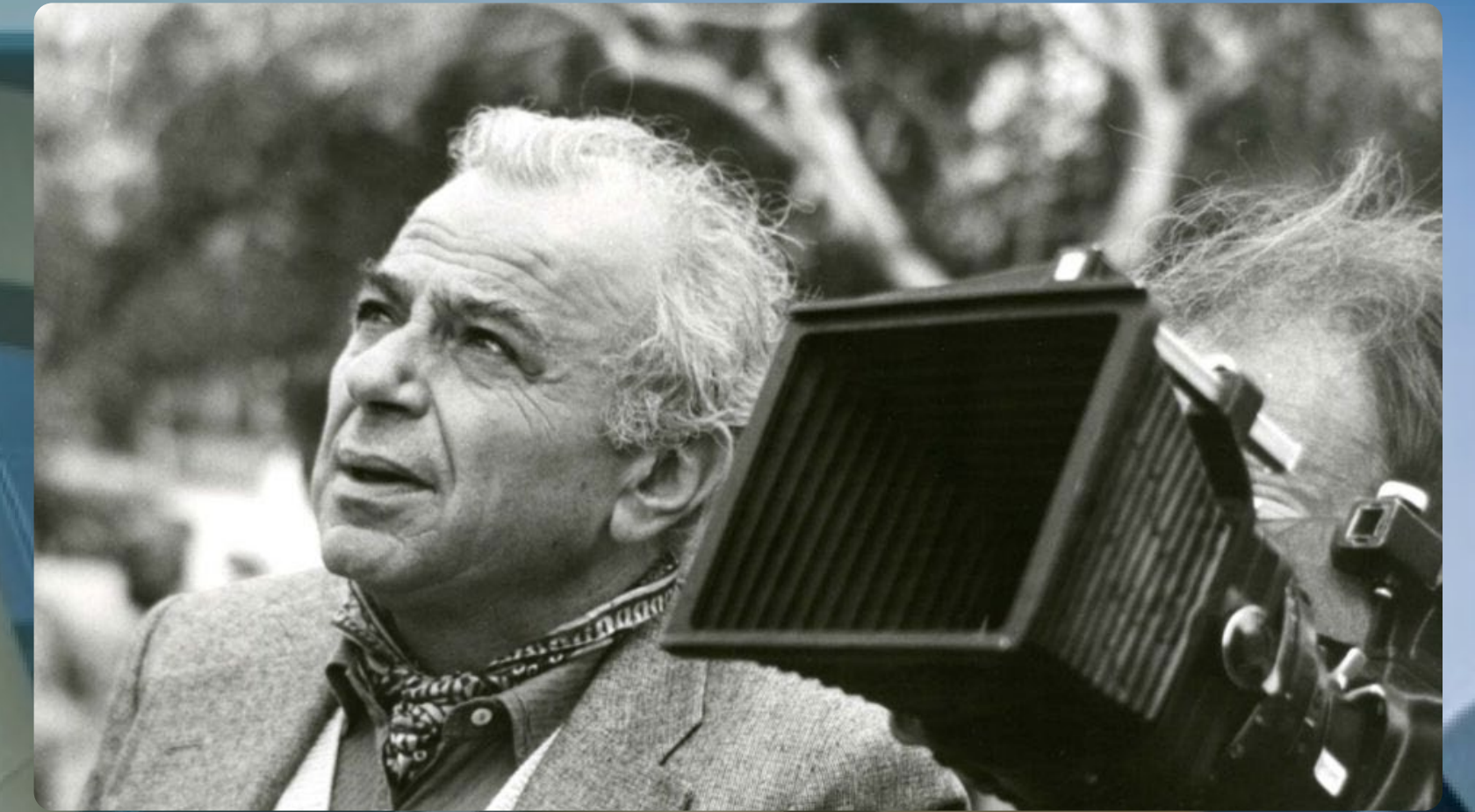
A Hub for Culture

The Michalis Cacoyannis Foundation on Pireos Street is a modern cultural space dedicated to the arts, cinema, and theater.

Located at 206 Pireos Street, the foundation is housed in a contemporary building with state-of-the-art facilities, including theater and cinema halls, exhibition spaces, and areas for educational programs and workshops.

It hosts various events, from theatrical performances and film screenings to exhibitions, festivals, lectures, and creative workshops.

With a strong focus on promoting Greek culture and emerging artistic talent, the foundation brings together professionals from different fields while engaging the broader public in cultural experiences.



Hellenic Cosmos Cultural Center

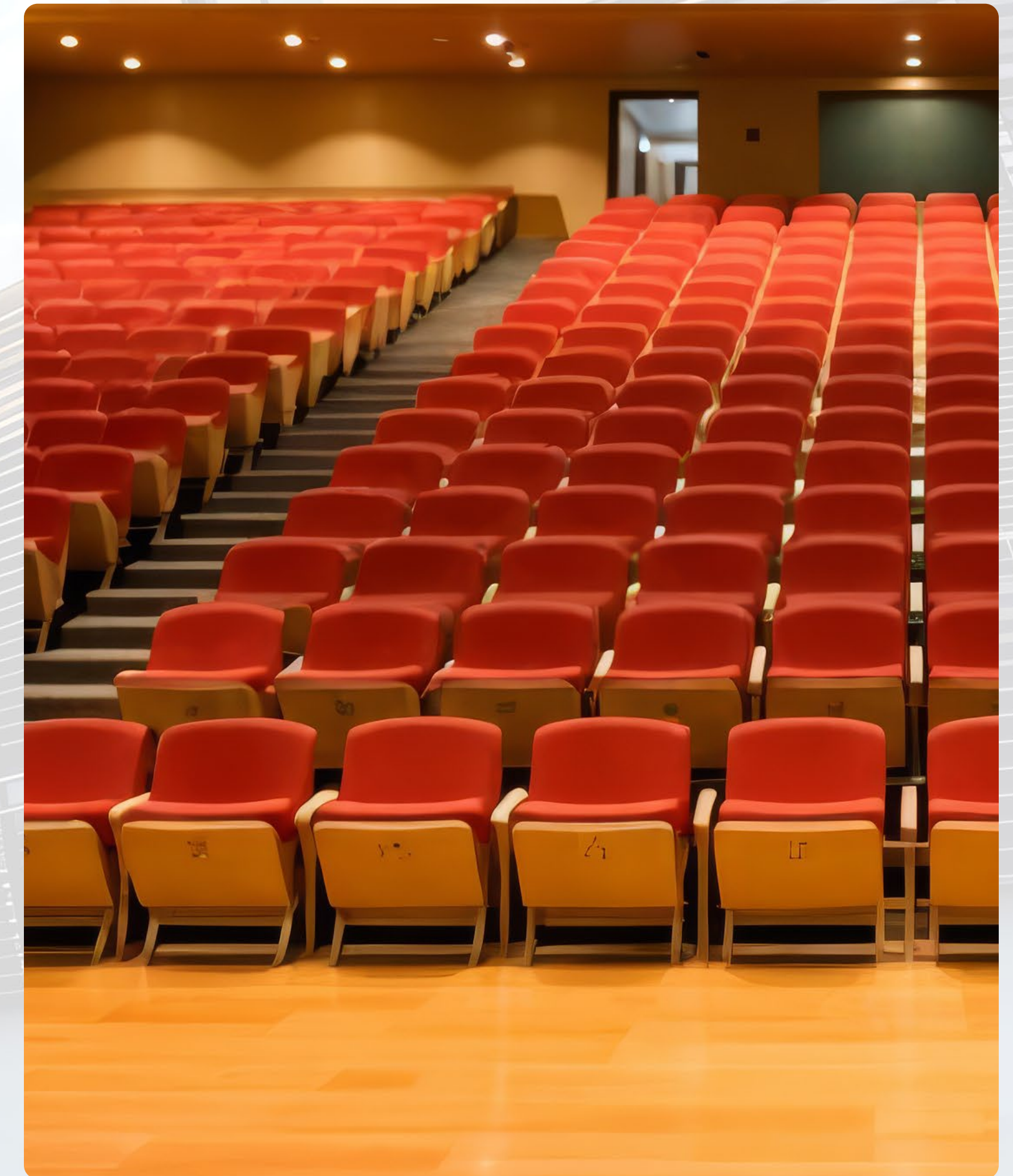
760 m

A Journey Through Greek History & Culture

The Hellenic Cosmos Cultural Center is a vibrant Greek history and culture hub, offering immersive exhibitions, interactive experiences, and educational programs.

A key highlight is its workshops for children, where young visitors explore Greek heritage through creative activities, storytelling, and hands-on learning.

From ancient myths to modern innovations, the Hellenic Cosmos brings history to life for all ages!



















Floor Plans

IZI LUX



Ground Floor



Apt	Bdrm	Internal (m ²)	Balcony (m ²)	Total (m ²)
GR1	1	51	32	83
GR2	1	42	38	80
GR3	2	51	46	97
GR4	1	46	70	116
GR5	1	43	32	75
GR6	2	62	4	66
GR7	2	61	4	65
GR8	1	47	13	60
GR9	1	53,5	24,5	78
GR10	1	57	3	60
GR11	1	46	3	49



1st Floor



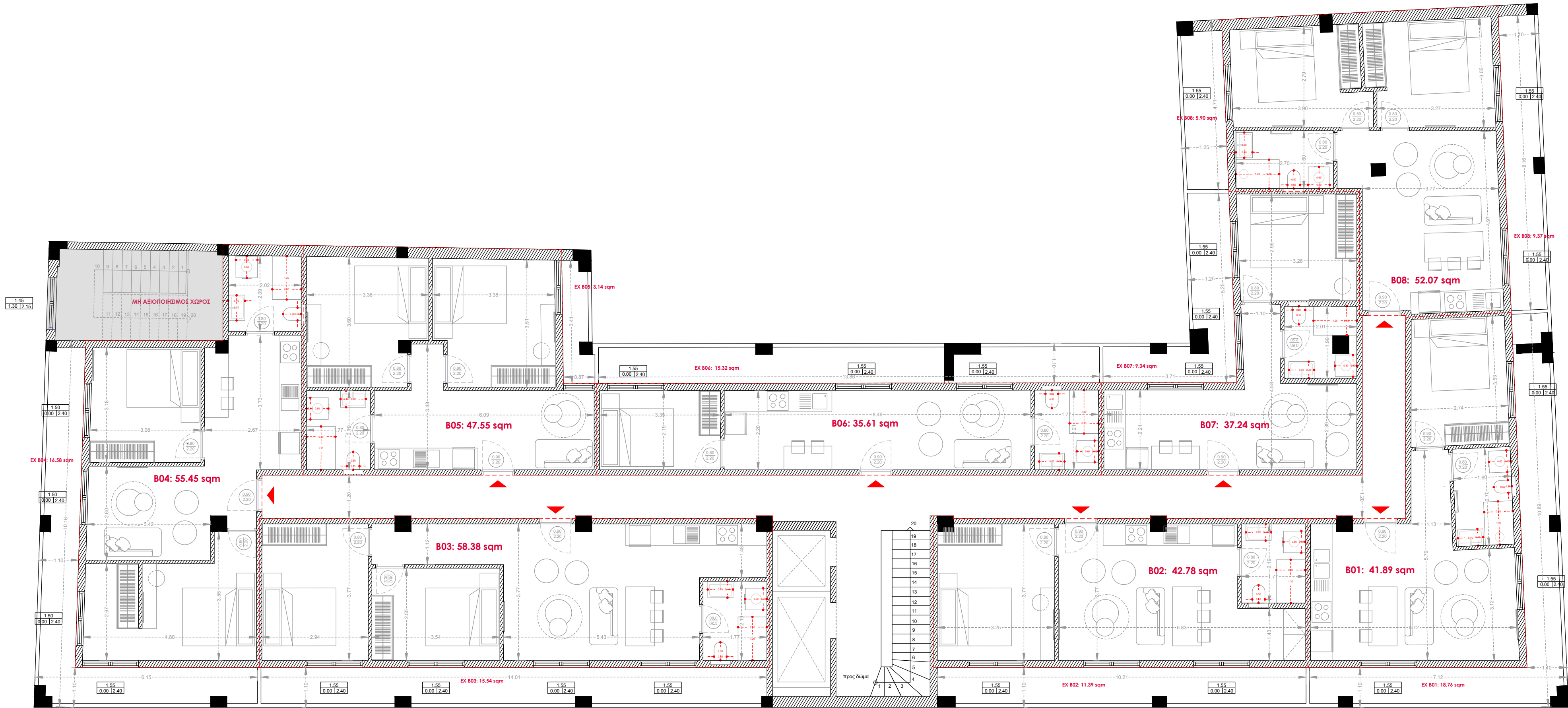
Apt	Bdrm	Internal (m ²)	Balcony (m ²)	Total (m ²)
A1	2	56	22	78
A2	2	52	13	65
A3	2	53	16	69
A4	1	43	17	60
A5	1	51	9	60
A6	2	51	4	55
A7	1	39	15,5	54,5
A8	1	38	11	49
A9	2	58	18	76



2nd Floor



Apt	Bdrm	Internal (m ²)	Balcony (m ²)	Total (m ²)
B1	1	42	19	61
B2	1	43	11	54
B3	2	58	15	73
B4	2	55	16	71
B5	2	47	3	50
B6	1	35	15	50
B7	1	37	9	46
B8	2	52	15	67



IZI LUX

THANK YOU

