



Thiseos Service Apartments



Intro duction

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.



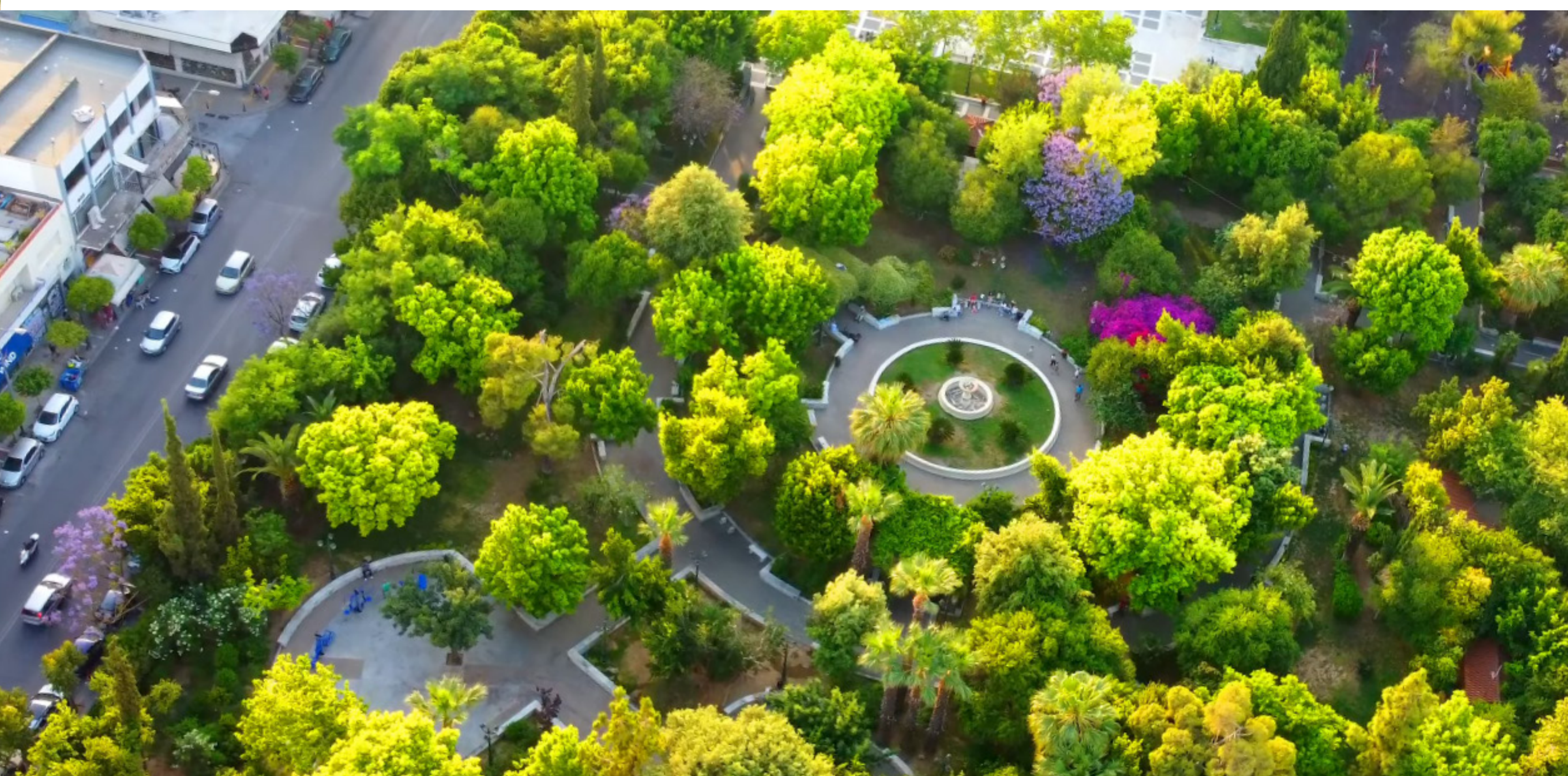
It is one of the biggest areas in Athens that starts from city center and ends at the seaside area.

Area Description



Kallithea, is well-connected by public transport, with several bus routes and a nearby Railway Station- on Line 1, make it easy to reach other parts of the city, including the Acropolis, Piraeus and the southern coastal suburbs.

Kallithea is known for its relatively affordable living costs & this particular location has a good mix of apartment buildings, commercial properties & a few green spaces.



Thiseos
Service
apartments

Project Introduction



The project, located in the heart of Kallithea, features 53 apartments, offering a blend of comfort and convenience.

Residents can enjoy the comfortable spaces and shared amenities !



With prime location on the main shopping street, the property is close to several essential amenities, including supermarkets, pharmacies and local shops, catering to everyday needs of the local population.



Thiseos Service Apartments idea:

An oasis between Athens city center and south Athens that provides a comfort living and fast accessibility to all parts of Athens.

Potential tenants target groups:

1. High position white collars
2. Foreigner staff of international companies in Greece
3. Digital Nomads
4. Freelancers
5. Students

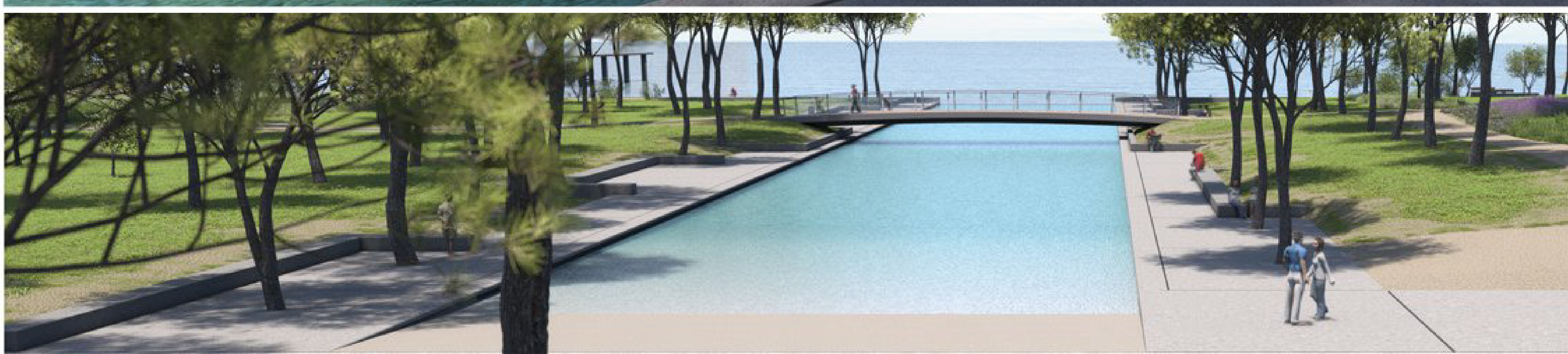
South Kalithea regeneration project

The ambitious project of the Urban Promenade will essentially connect, between a pedestrian and bicycle path, the area of Kallithea with the municipality of Vari - Voula - Vouliagmeni. It is indicative that the total urban promenade will be 22 kilometers long.



The goal is to have the metropolitan park operational by the end of 2028

Also, The regeneration projects aim to environmentally upgrade the area and create a Metropolitan Park in south Kalithea, with a total area of approximately 600 acres, with the axes of nature, culture, sports and entertainment, ensuring the seamless and harmonious continuity of the city.





Stavros Niarchos Foundation Cultural Center (SNFCC)

7 min
by car

The Stavros Niarchos Foundation Cultural Center (SNFCC), located near Palaio Faliro, is a stunning example of modern architecture by Renzo Piano. It houses the National Library of Greece and the Greek National Opera, offering a vibrant cultural experience with world-class performances and extensive library collections.



The center features a lush green roof and the expansive Stavros Niarchos Park, creating a tranquil space for relaxation and community gatherings.



With its innovative design and dedication to sustainability, the SNFCC serves as a dynamic hub for culture, education and public engagement.



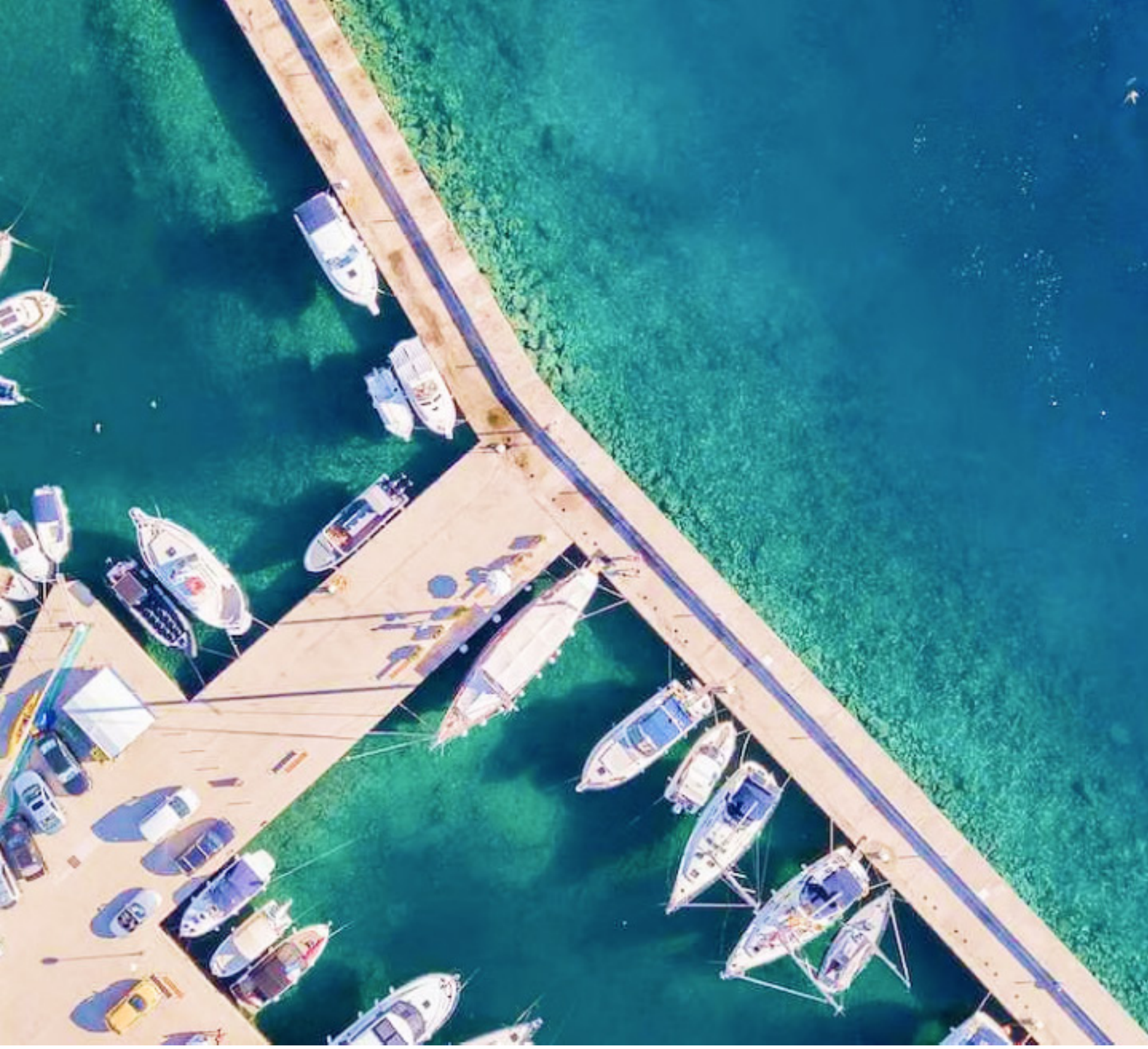
Delta Kallithea Marina

8 min
by car



Delta Kallithea Marina is a vibrant area that offers a range of recreational activities and sports facilities. It is home to a well-known sailing club, providing enthusiasts with the opportunity to enjoy sailing in a beautiful and accessible location.

The area also hosts the Taekwondo Faliro sports center, where athletes of all levels can train and compete in this dynamic martial art.



Thisseos Shopping Street

0 min
by car



Thisseos Shopping Street in Kallithea, is the largest shopping street in Athens, offering a wide variety of stores, cafes, and restaurants.

It is a popular destination for both locals and visitors, known for its vibrant atmosphere and diverse retail options.



The street leads to the Kallithea Marina and The Stavros Niarchos Foundation Cultural Center (SNFCC).

The Greek government plans to develop Thiseos Street into a more modern, pedestrian-friendly area, connecting it to the upcoming Elliniko Project to create a more dynamic and luxury neighborhood.

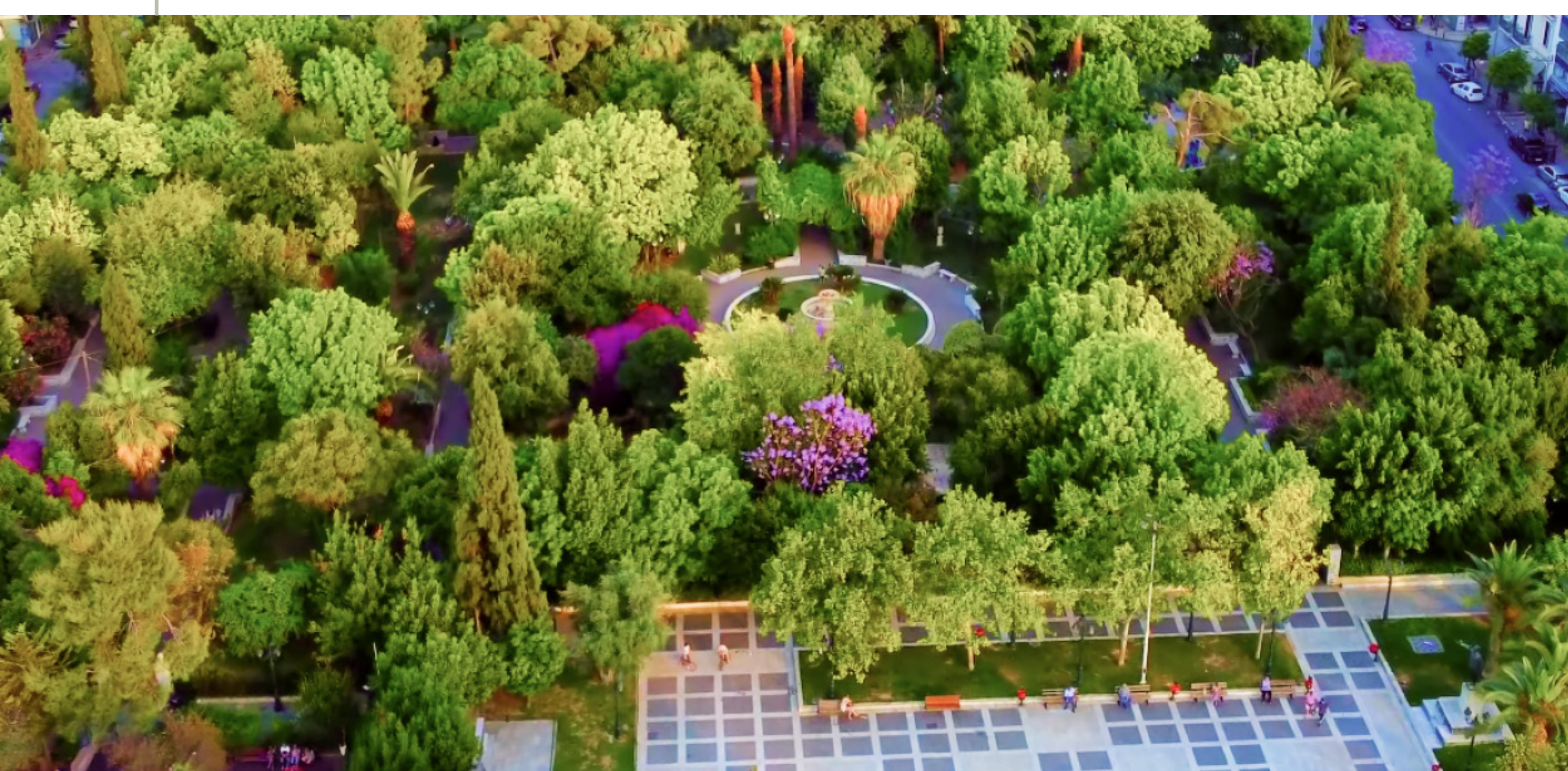


Davaki Square

2 min by car

Located in the heart of Kallithea, Davaki Square is a charming and tranquil public space surrounded by cafes, making it an ideal spot to relax and enjoy the city's slower pace.

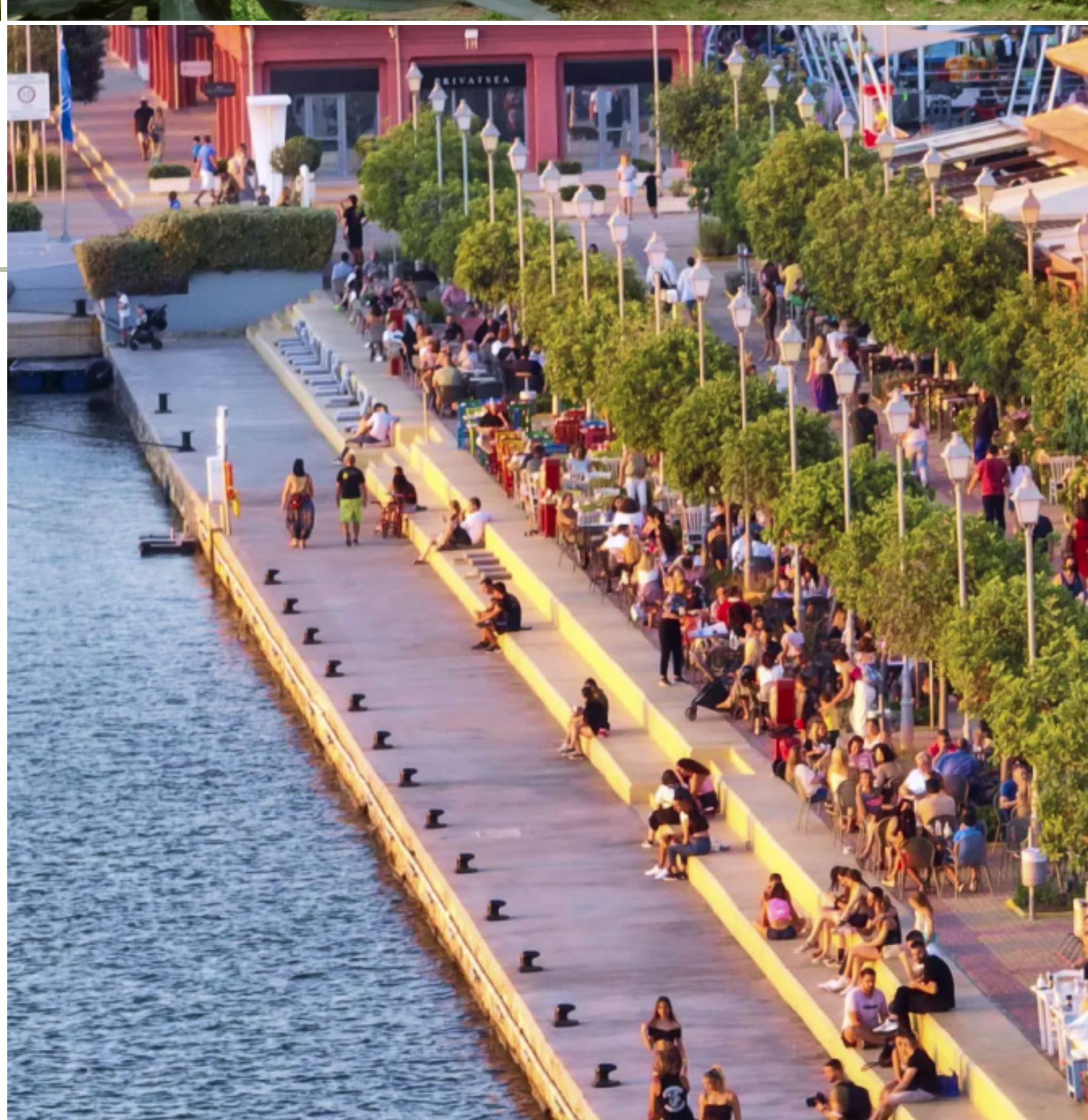
Its peaceful ambiance provides a contrast to the bustling streets nearby, offering a quiet retreat in the midst of urban life.



Marina Flisvou is a popular marina located in the southern part of Athens, Greece, along the Athenian Riviera. Situated in the Kallithea district, it offers sheltered mooring for yachts and boats, making it a key hub for maritime tourism in the region.

Luxury Marina Flisvou

8 min by car



The marina is known for its modern facilities, including restaurants, cafes, and shops, attracting both local and international visitors. It is also a gateway for cruising in the Aegean Sea, with easy access to nearby islands and coastal destinations.



The Ellinikon Project

20 min by car

The Ellinikon Project is a re-development of the former Athens airport site into a world-class urban destination. It will feature a striking skyscraper, a luxury marina for yachts, and luxury shopping malls with top brands.



With vast green spaces, modern infrastructure, and cultural amenities, The Ellinikon Project will become a major hub for business, leisure, and tourism, revitalizing Athens' economy & global appeal.





Convenient Life in Kallithea

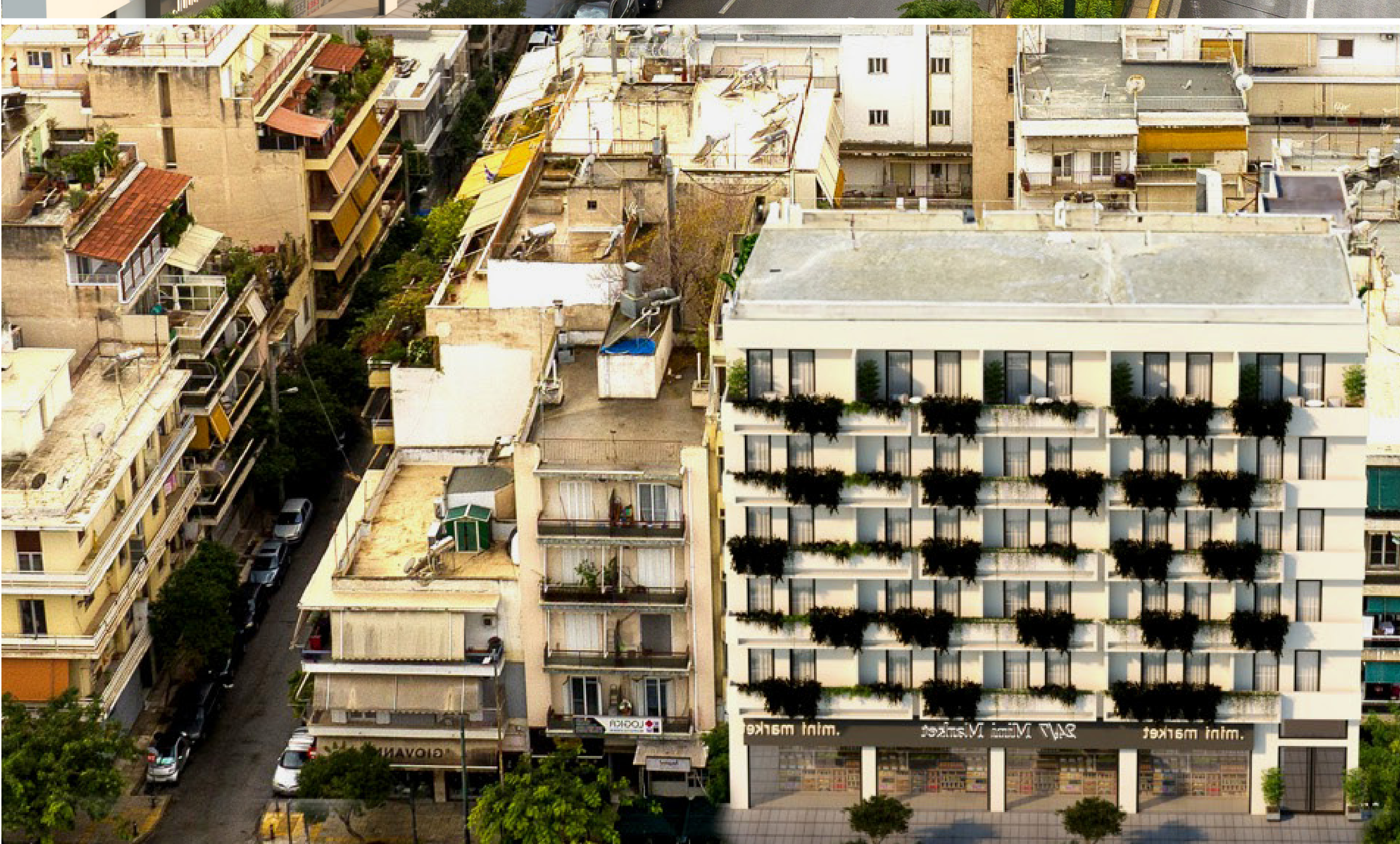
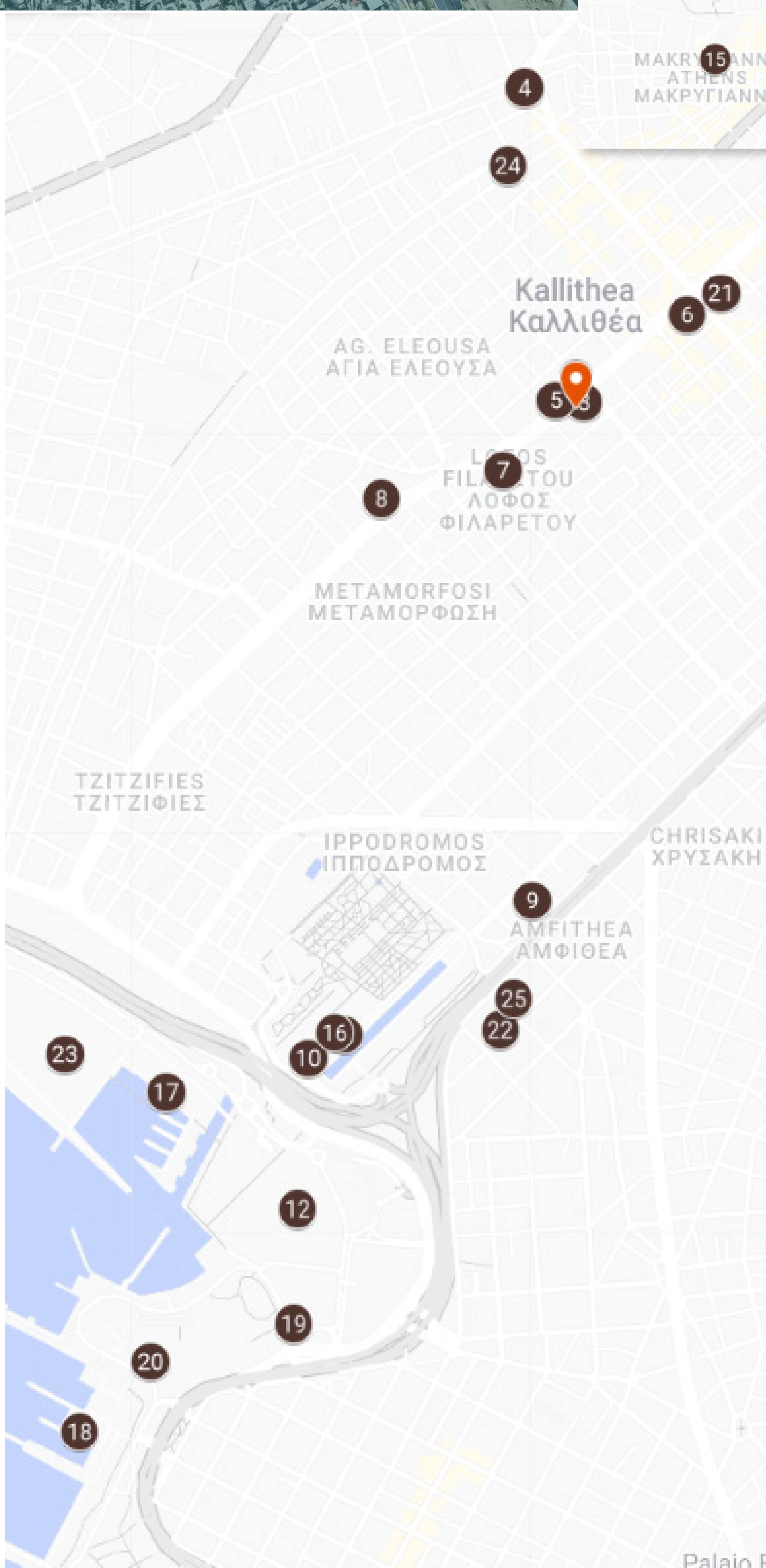
- 1.Airport: 19,7 km
- 2.Piraeus Port: 5,38 km
- 3.Bus Station Skra: 35 m
- 4.Electric Railway Station Kallithea: 700 m
- 5.Eurobank: 39 m
- 6.Piraeus Bank: 547 m
- 7.Super Market AB Vassilopoulos: 300 m
- 8.Super Market My Market: 500 m
- 9.Onasseio Cardiac Surgery Center: 1, 17 km

The most well-known monuments nearby

- 10.Greek National Opera: 1,5 km
- 11.National Library of Greece: 1,5 km
- 12.Taekwondo Faliro Olympic Center: 2,7 km
- 13.The Ellinikon Project: 7,8 km
- 14.Acropolis: 2,5 km
- 15.Museum of Acropolis: 2,4 km
- 16.Stavros Niarchos Foundation Center: 1,6 km

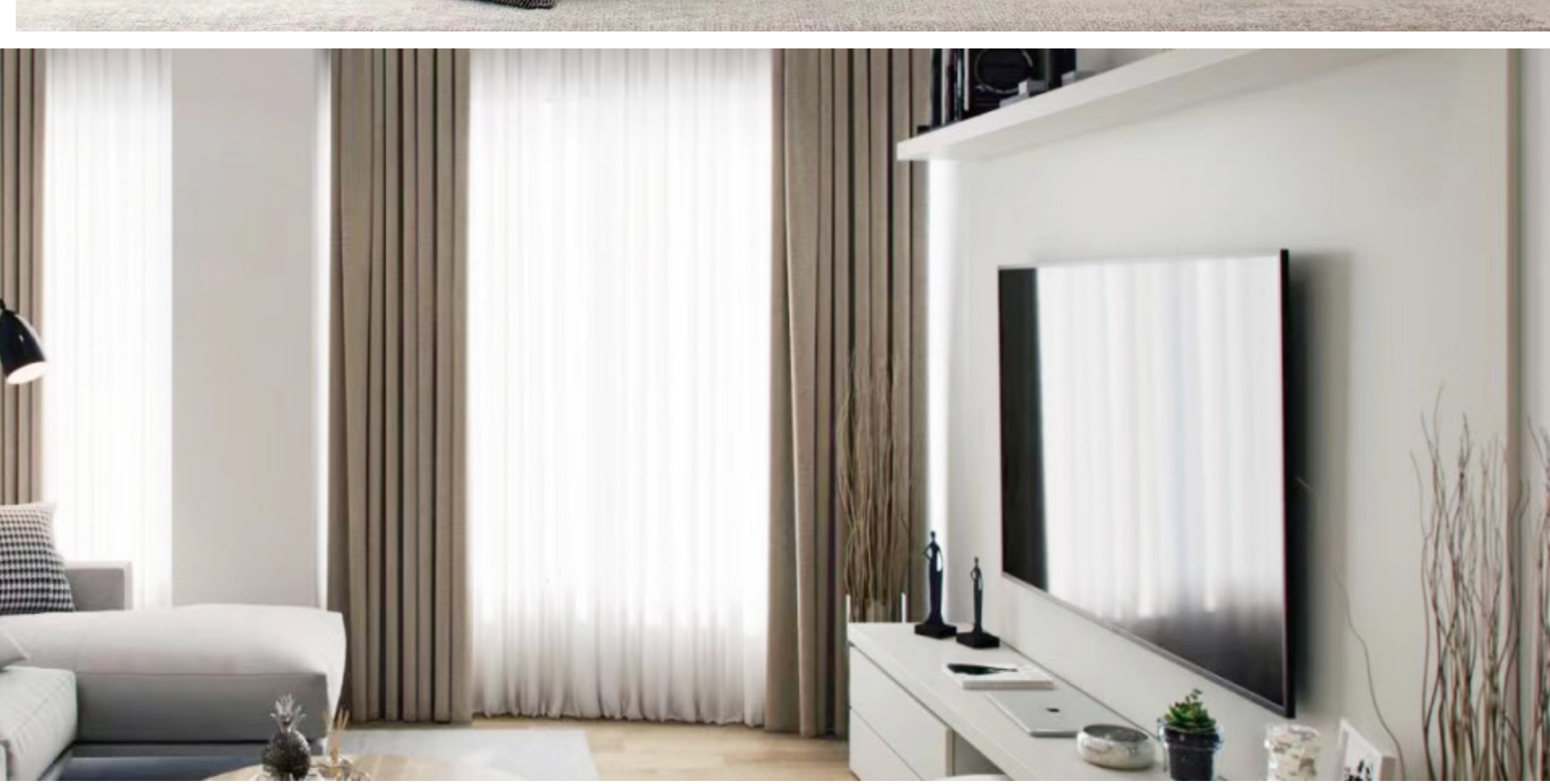
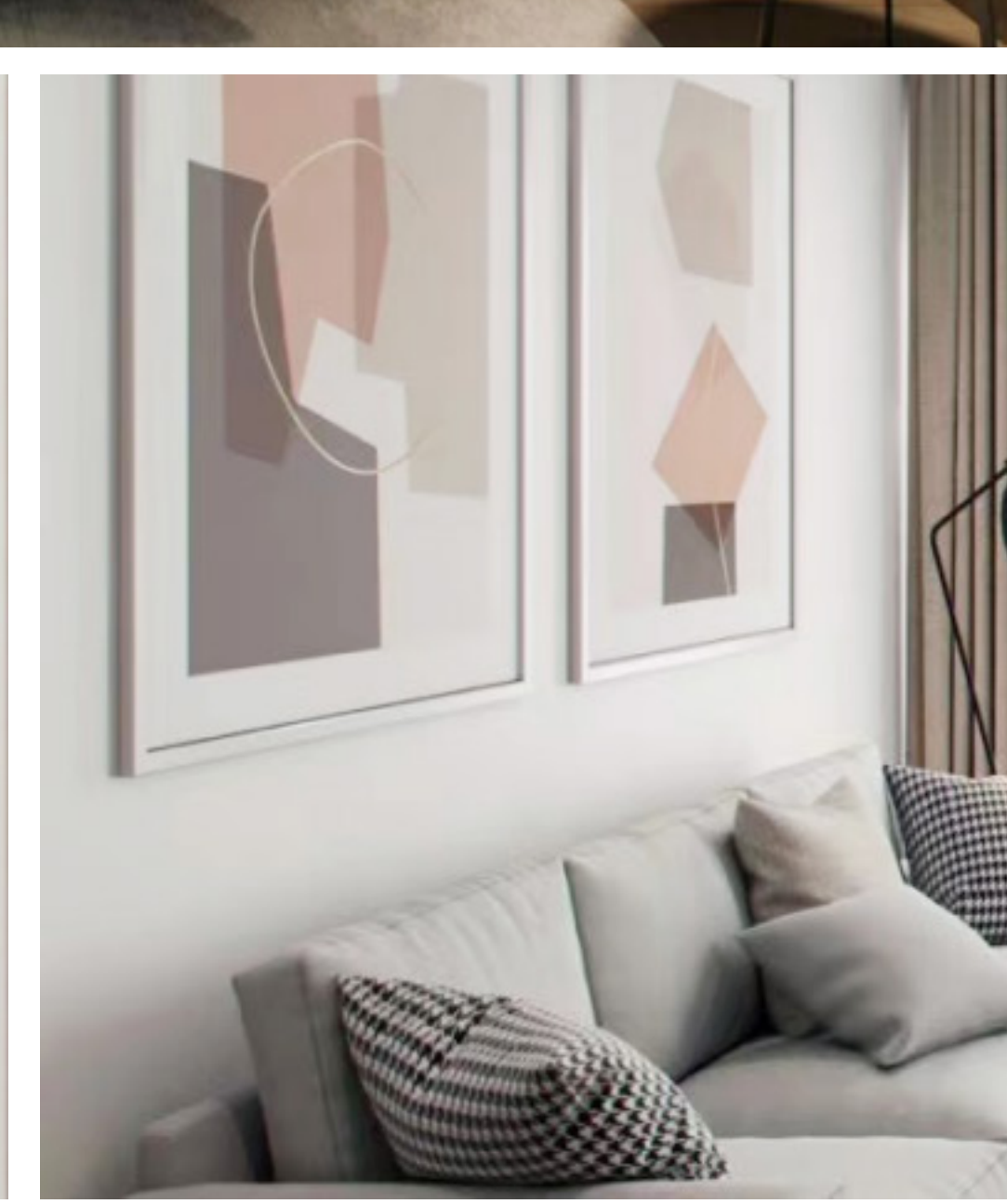
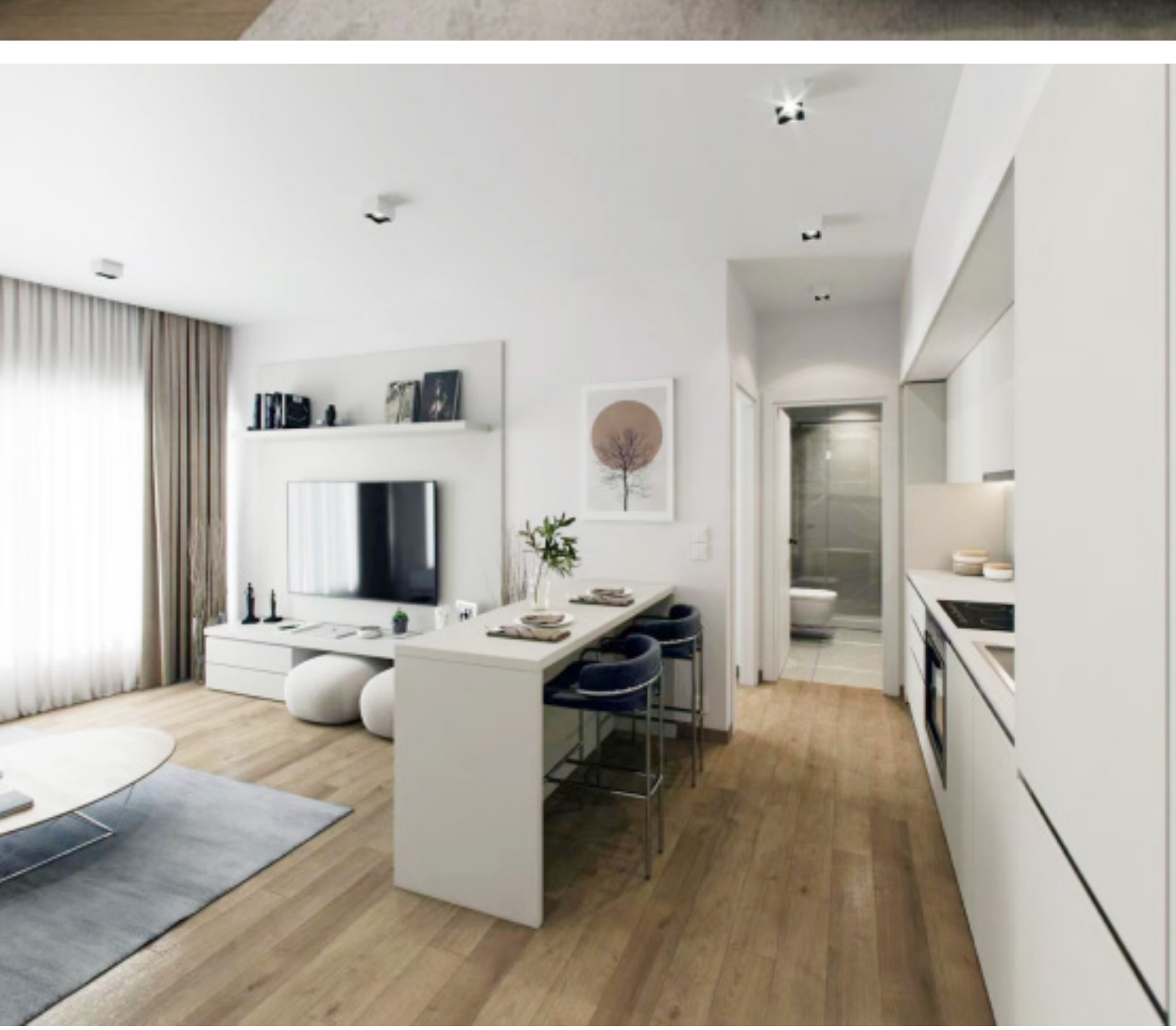
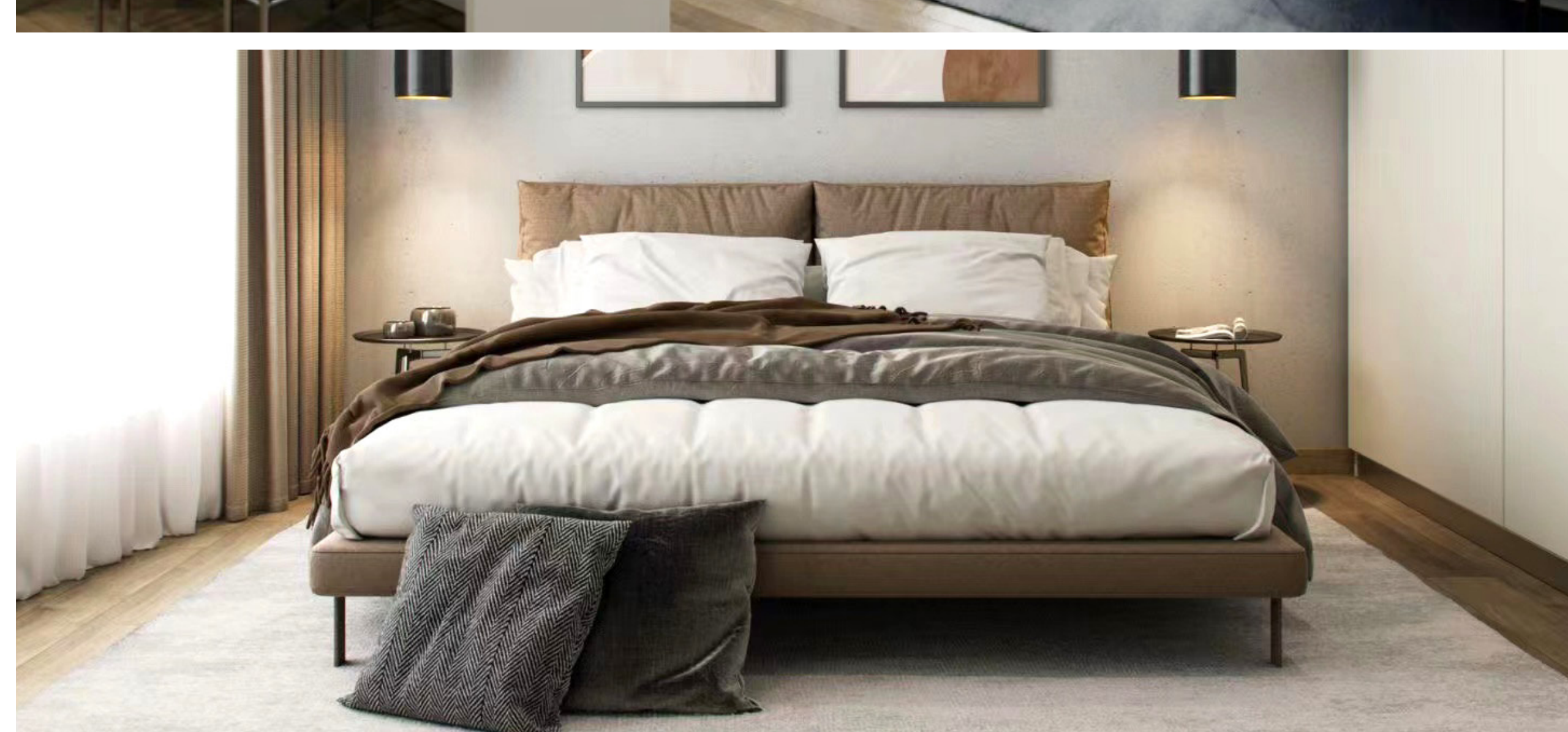
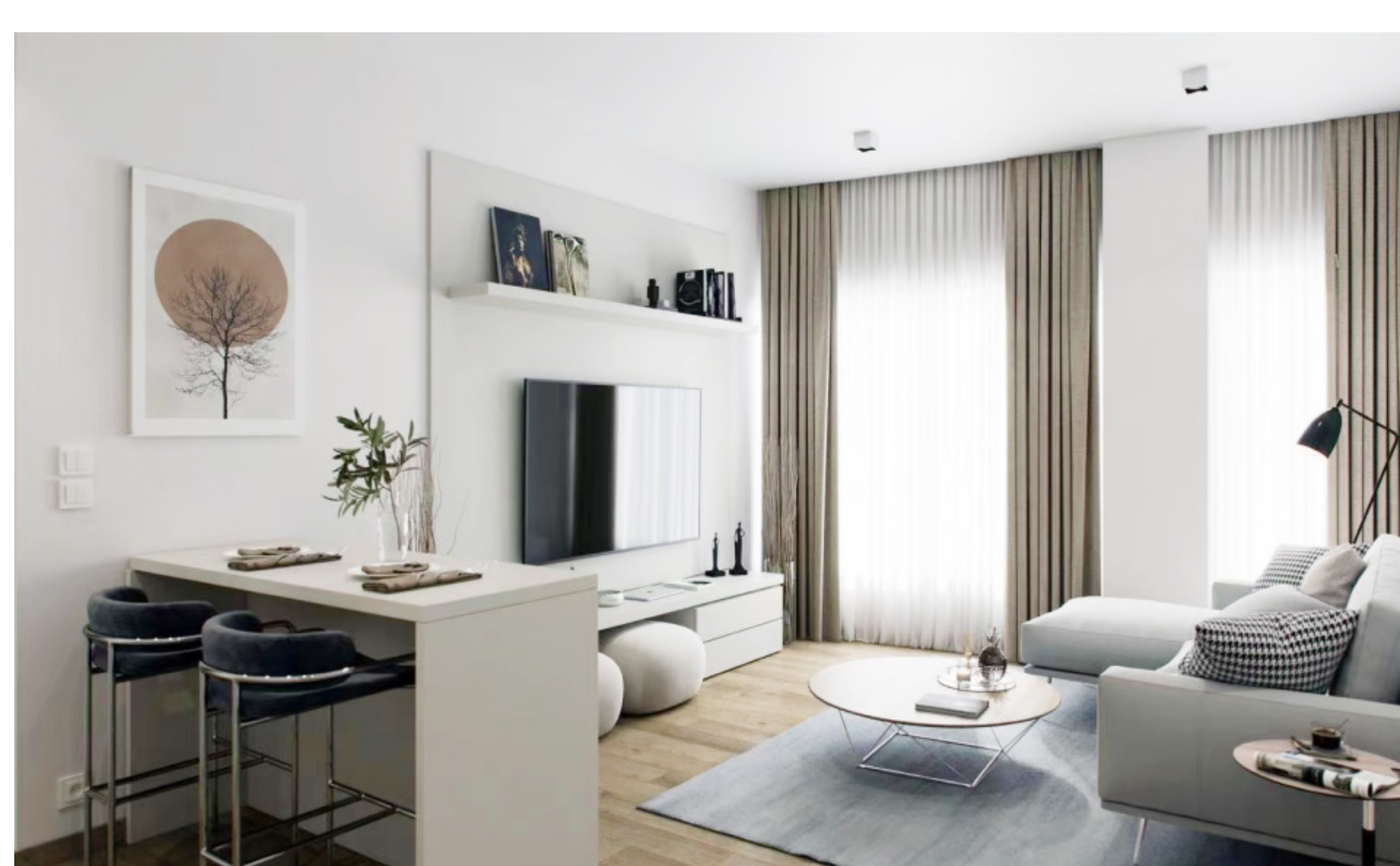
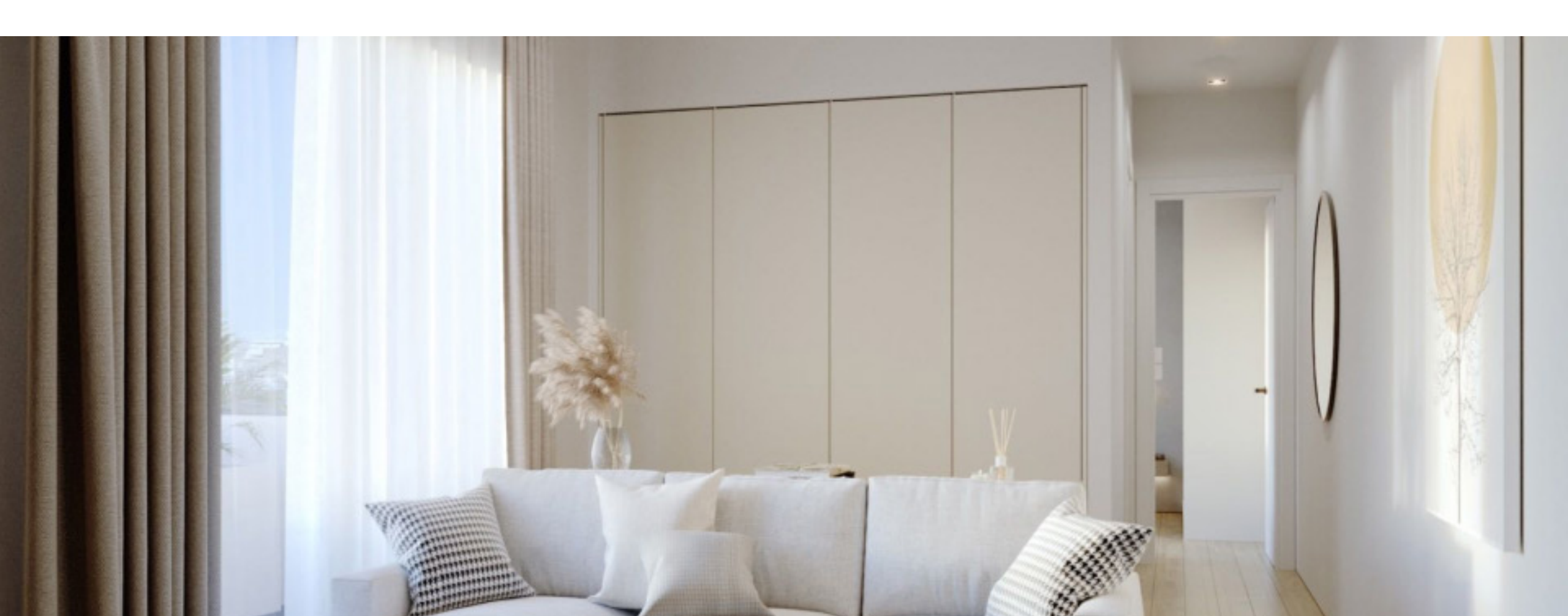
A High-Quality Living Area

- 17.Delta Kallithea Marina: 2 km
- 18.Marina Flisvou: 2,5 km
- 19.Faliro Sports Pavilion Arena: 2,1 km
- 20.Municipal Sports Center Palaio Faliro: 2,5 km
- 21.Davaki's Square: 430 m
- 22.New Digital Planetarium: 1,4 km
- 23.Kallithea Beach Football Field: 2 km
- 24.Ilissou Park: 590 m
- 25.Athens Marriott Hotel: 1,4 km
- 26.Faliro Beach: 3,2 km



Thiseos
shopping
street

Thiseos Service Apartments



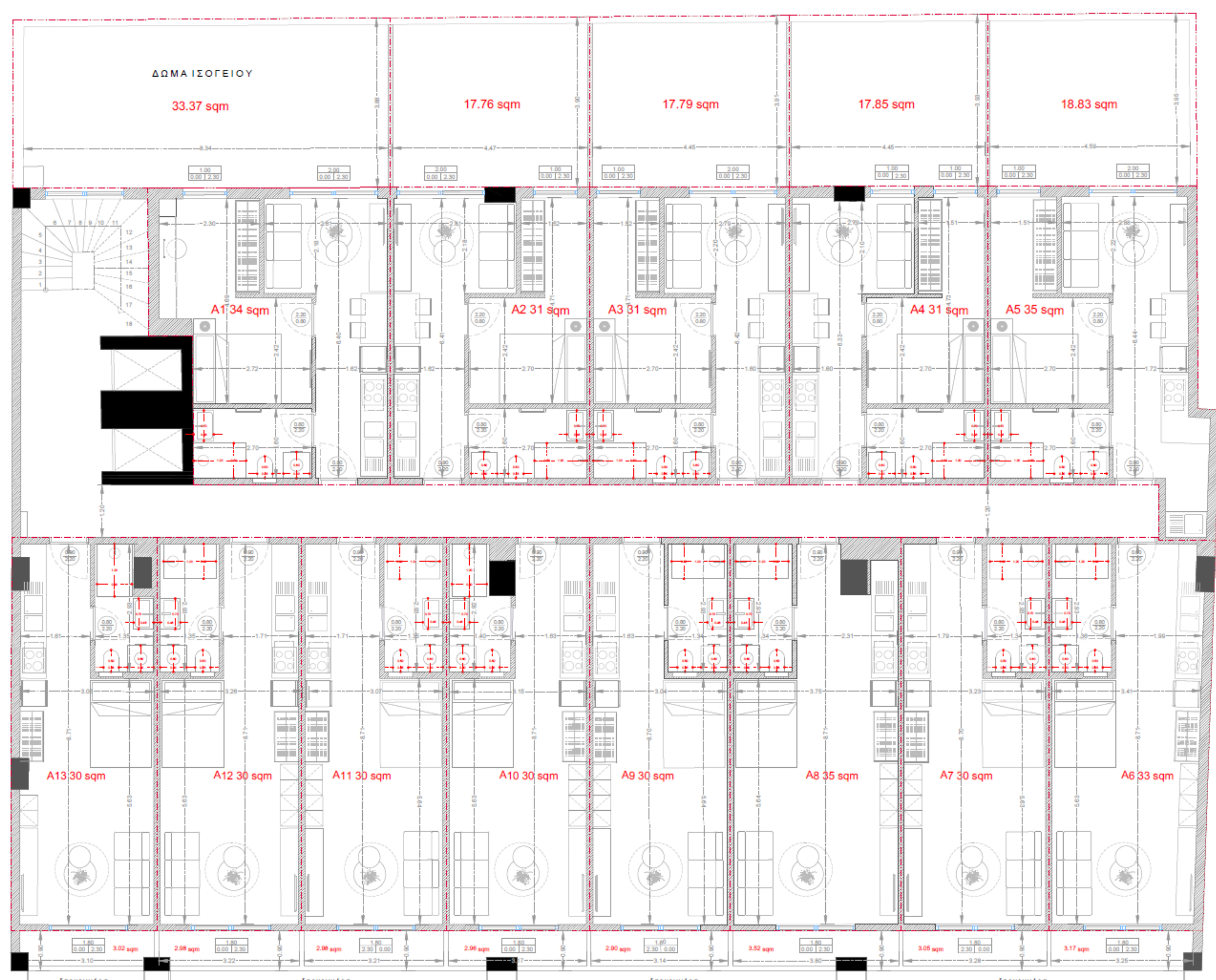


Phase 1

Thiseos Service Apartments

Floor plans / A level

Apt	Floor	Bdrm	Internal(μ²)
A1	1	1 bed	34
A2	1	1 bed	31
A3	1	1 bed	31
A4	1	1 bed	31
A5	1	1 bed	35
A6	1	1 bed	33
A7	1	1 bed	30
A8	1	1 bed	35
A9	1	1 bed	30
A10	1	1 bed	30
A11	1	1 bed	30
A12	1	1 bed	30
A13	1	1 bed	30



Floor plans / B level

Apt	Floor	Bdrm	Internal(μ²)
B1	2	1 bed	32
B2	2	1 bed	30
B3	2	1 bed	30
B4	2	1 bed	30
B5	2	1 bed	34
B6	2	1 bed	39
B7	2	1 bed	39
B8	2	1 bed	38
B9	2	1 bed	38
B10	2	1 bed	38
B11	2	1 bed	39



Floor plans / C level

Apt	Floor	Bdrm	Internal(μ²)
C1	3	1 bed	32
C2	3	1 bed	30
C3	3	1 bed	30
C4	3	1 bed	30
C5	3	1 bed	34
C6	3	1 bed	39
C7	3	1 bed	39
C8	3	1 bed	38
C9	3	1 bed	38
C10	3	1 bed	38
C11	3	1 bed	39



Floor plans / D level

Apt	Floor	Bdrm	Internal(μ²)
D1	4	1 bed	38
D2	4	1 bed	38
D3	4	1 bed	38
D4	4	1 bed	47
D5	4	1 bed	44
D6	4	1 bed	41
D7	4	1 bed	41
D8	4	1 bed	41
D9	4	1 bed	41
D10	4	1 bed	24

