





HESTIA PEARL

A NEW RESIDENTIAL DEVELOPMENT IN ELLINIKO,
FEATURING 13 MODERN 2 & 3 BEDROOM APARTMENTS
ACROSS 5 FLOORS



 CALM RESIDENTIAL ENVIRONMENT
 STRONG TRANSPORT CONNECTIONS

 CLOSE TO THE ATHENIAN RIVIERA
 PART OF A STEADILY DEVELOPING AREA



HESTIA PEARL

LIMITED COLLECTION OF 13 MODERN 2 & 3
BEDROOM RESIDENCES, ARRANGED ACROSS 5
FLOORS IN ELLINIKO. IDEALLY LOCATED NEAR
THE FUTURE ELLINIKON METROPOLITAN PARK,
ATHENS' MOST AMBITIOUS URBAN
REGENERATION PROJECT.

Dream Beyond Limits

CONTEMPORARY RESIDENTIAL
DEVELOPMENT SHAPED BY MODERN
ARCHITECTURAL PRINCIPLES. CLEAN LINES AND
CAREFULLY CONSIDERED DESIGN CREATE A
NATURAL CONNECTION BETWEEN MODERN
LIVING AND ELLINIKO'S FUTURE VISION.

Hestia Pearl is designed for people who value quality, comfort, and smart choices. With a clear residential focus and well-considered layouts, the project offers a home that works effortlessly today while holding its value over time.

LOCATION OVERVIEW

IN THE SOUTH OF THE CITY, WHERE LIVING FEELS CALMER,
BALANCED, AND SHAPED AROUND QUALITY OF LIFE.

Located in Elliniko, the project is part of a neighborhood shaped by calm residential streets and a well-established daily rhythm. The area has remained consistent over time, making it suitable for long-term residential use and steady demand.

Life here moves at a balanced pace. Streets are active but not crowded, and the surroundings feel open and easy to navigate. Local life is present and visible, with everyday services, small businesses, and community activity forming part of the neighborhood's natural rhythm.

Established residential environment

Balanced lifestyle pace

Accessible local amenities

Long-term residential value



MAP WITH LOCATIONS

Education:

1. University of Nicosia | 550m
2. Primary School of Elliniko | 500m

Transportation:

3. Leof. Vouliagmenis Street | 150m
4. Elliniko Metro Station | 450m

Healthcare:

5. Mediterraneo Hospital | 1.1km
6. Pharmacy | 250m

Daily Essentials:

7. Supermarket | 250m
8. Glyfada Shopping Street | 4.4km

Seaside:

9. Glyfada Beach | 3.4km
10. Asteria Beach | 4.6km
11. Agios Kosmas Marina | 6.6km

Entertainment:

12. Ellinikon Metropolitan Park | 550m
13. Athens Metro Mall | 6.6km
14. Golf Club | 4.2km
15. Padel Club | 260m
16. Cinema | 2.6km

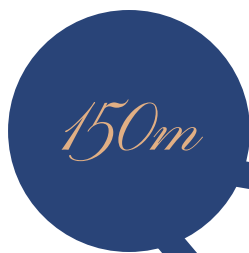


EASY ACCESS ACROSS THE CITY

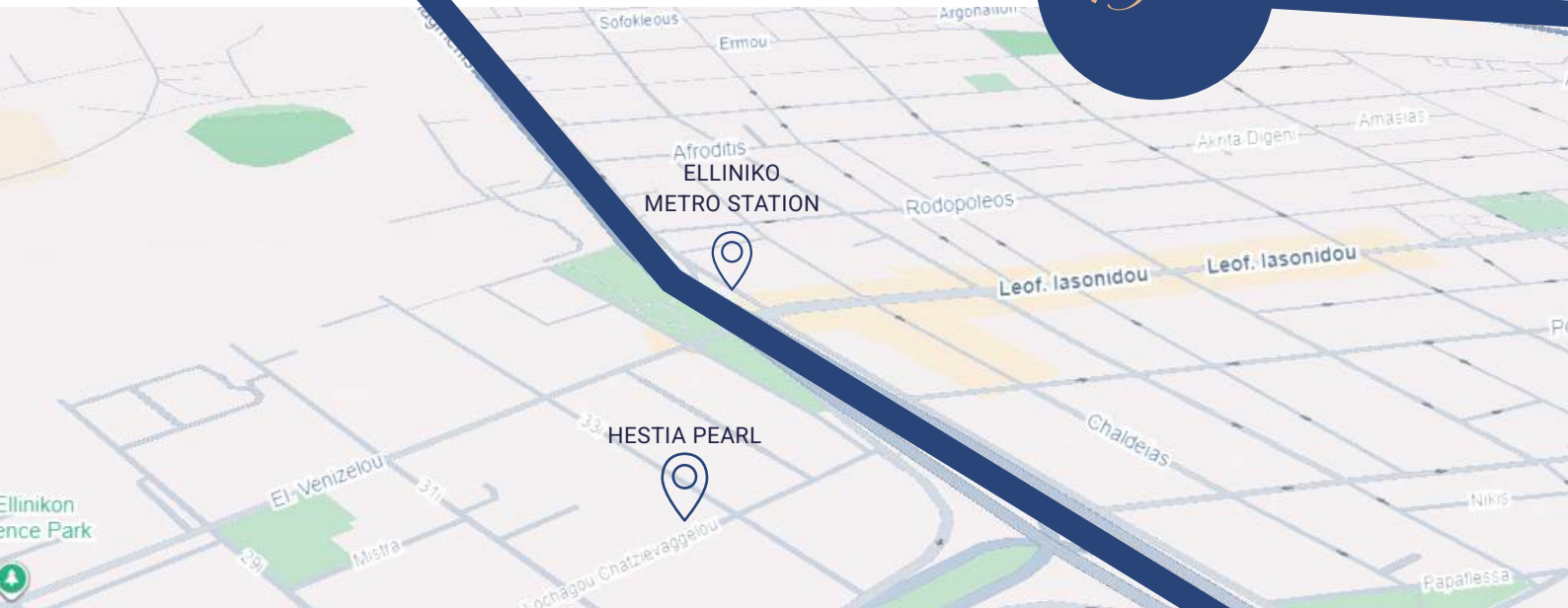
LOCATED 150M FROM VOULIAGMENIS AVENUE, ONE OF ATHENS' MAIN ROUTES LINKING NORTH, SOUTH, AND THE COAST.

Hestia Pearl benefits from strong transport connectivity, with Leoforos Vouliagmenis located approximately 150 meters away, serving as a primary artery linking central Athens with the southern suburbs. Frequent bus routes along the avenue support efficient daily movement across the city. The nearby Elliniko Metro Station further enhances accessibility, providing a direct underground connection to central Athens. Together, these transport links ensure seamless mobility while reinforcing the area's suitability for long-term residential demand

Vouliagmenis Avenue



Elliniko Metro Station



THE COASTAL SIDE OF ATHENS

WITHIN EASY REACH OF THE ATHENIAN RIVIERA
AND COASTAL DESTINATIONS.

Living in Elliniko means the sea naturally becomes part of everyday life. The Athenian Riviera is close enough to enjoy on a daily basis, offering space, light, and an easy balance between city living and the waterfront. Popular spots such as Glyfada Beach and Asteria Beach provide organized seaside experiences, while Agios Kosmas Marina adds a relaxed coastal atmosphere for walks, leisure, and sailing. Other familiar beaches along the coast, including Voula Beach and Alimos Beach, provide additional options, each with its own pace and character. This close connection to the sea enhances everyday comfort and supports the long-term value of the area.



LIVING WITHIN A CHANGING LANDSCAPE

ONLY 550M FROM ONE OF EUROPE'S LARGEST URBAN PARKS

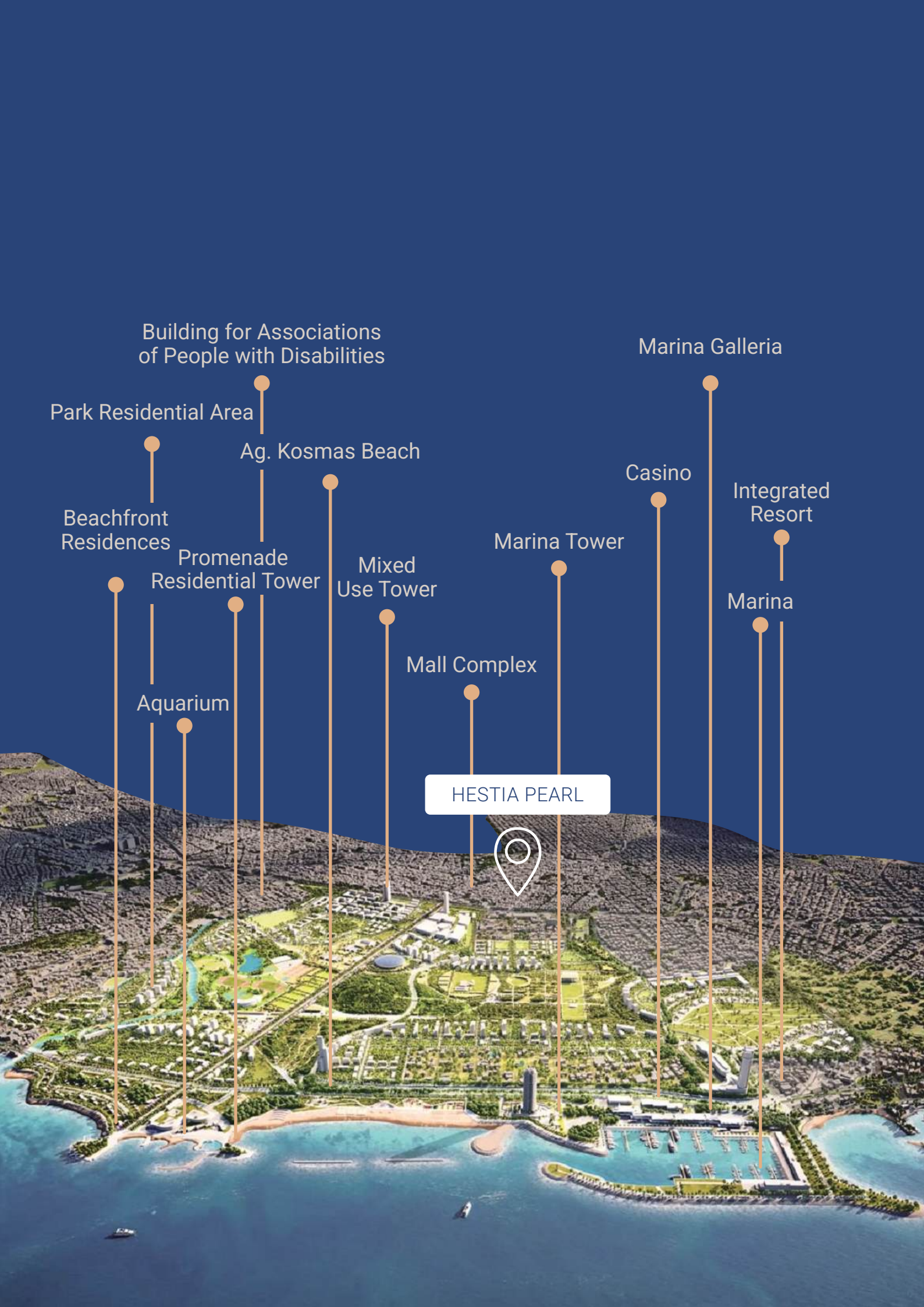
Ellinikon Metropolitan Park is planned as a daily-use green space for the Elliniko area. As one of the largest urban parks in Europe, it introduces a substantial amount of open landscape, walking paths, and outdoor areas designed to integrate into the surrounding neighborhood rather than function as an occasional destination.

Located approximately 550 meters from Hestia Pearl, the park is easily accessible on foot or by a short drive. Its proximity supports regular outdoor activity and improves everyday living conditions. Beyond daily use, the park is a long-term urban investment that enhances the area's residential profile and supports sustained demand over time.



7 min
WALK

2 min
DRIVE



Building for Associations
of People with Disabilities

Marina Galleria

Park Residential Area

Ag. Kosmas Beach

Casino

Beachfront
Residences

Promenade
Residential Tower

Mixed
Use Tower

Marina Tower

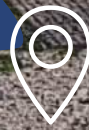
Integrated
Resort

Aquarium

Mall Complex

Marina

HESTIA PEARL



APARTMENTS DESIGNED FOR MODERN LIVING

 Project Type: New Residential Development

 Unit Sizes: 81-164 m²

 Floors: 5

 Energy Class: A

 Total Units: 13

 Price: From €530,000



GF



1F



2F



3F



ATTIC

Unit number	Floors	Internal area	Bedrooms	Bathrooms	Swimming pool	Parking	Storage Size SQM	Balcony / Garden	Total SQM
I1	0	153.9	3	3	42.72	✓	4.75	459.64	188.55
I2	0	149.6	3	3	39.5	✓	3.75	432.56	192.29
A1	1	83.6	2	2	-	✓	3	24.5	108.1
A2	1	93.9	2	2	-	✓	3	22.77	116.67
A3	1	96	2	2	-	✓	3	25.57	121.57
A4	1	81.65	2	2	-	✓	3.12	16.37	98.02
B1	2	83.5	2	2	-	✓	3.25	24.5	108
B2	2	87.45	2	2	-	✓	5.36	31.18	118.63
B3	2	87.15	2	2	-	✓	4.5	32.01	119.16
B4	2	85.50	2	2	-	✓	4.5	17.12	102.62
C1a+b	3+4	164.8	3	3	-	✓	3.45	89.54	254.34
C2a+b	3+4	141.4	3	3	-	✓	3.37	92.04	233.44
C3	3	155.85	3	2	-	✓	4.8	81.59	237.44

APARTMENT LAYOUTS

A2 | 93.9m²

2-Bedrooms, 2-Bathrooms

Balcony: 24.5m²

Parking Spot: 1

Storage: 3m²

A1 | 83.6m²

2-Bedrooms, 2-Bathrooms

Balcony: 24.5m²

Parking Spot: 1

Storage: 3m²



APARTMENT LAYOUTS

A3 | 96m²

2-Bedrooms, 2-Bathrooms
Balcony: 25.57m²
Parking Spot: 1
Storage: 3m²

A4 | 81.65m²

2-Bedrooms, 2-Bathrooms
Balcony: 16.37m²
Parking Spot: 1
Storage: 3m²



APARTMENT LAYOUTS

B2 | 87.45m²

2-Bedrooms, 2-Bathrooms
 Balcony: 35.18m²
 Parking Spot: 1
 Storage: 5.36m²

B1 | 83.5m²

2-Bedrooms, 2-Bathrooms
 Balcony: 24.5m²
 Parking Spot: 1
 Storage: 3.25m²



APARTMENT LAYOUTS

B3 | 87.15m²

2-Bedrooms, 2-Bathrooms
Balcony: 32.01m²
Parking Spot: 1
Storage: 4.5m²

B4 | 85.5m²

2-Bedrooms, 2-Bathrooms
Balcony: 17.12m²
Parking Spot: 1
Storage: 4.5m²



APARTMENT LAYOUTS

B2 | 87.45m²

2-Bedrooms, 2-Bathrooms
Balcony: 35.18m²
Parking Spot: 1
Storage: 5.36m²

B1 | 83.5m²

2-Bedrooms, 2-Bathrooms
Balcony: 24.5m²
Parking Spot: 1
Storage: 3.25m²



APARTMENT LAYOUTS

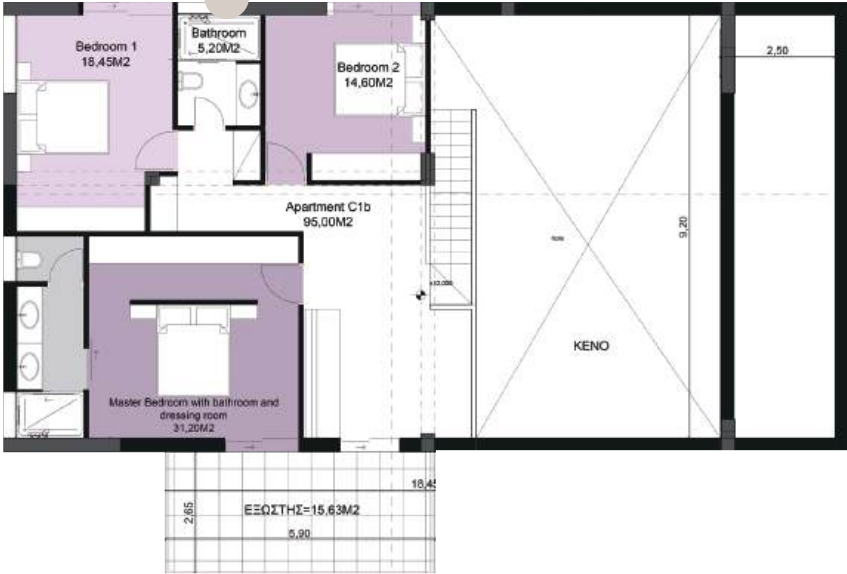
C1 | 164.8m²

3-Bedrooms, 3-Bathrooms

Balcony: 89.54m²

Parking Spot: 2

Storage: 3.45m²



APARTMENT LAYOUTS

C2 | 141.4m²

3-Bedrooms, 3-Bathrooms

Balcony: 92.04m²

Parking Spot: 2

Storage: 3.37m²



APARTMENT LAYOUTS

C3 | 155.85m²

3-Bedrooms, 3-Bathrooms

Balcony: 81.59m²

Parking Spot: 2

Storage: 4.8m²



THE VISUAL DIRECTION

DETAILS

Warm Natural Wood
in the Kitchen

Earth toned Cabinets
in the Kitchen

Bathroom Tiles
with a Dark Marble Look



Floor Tiles
With a Marble Look

Gold Touches

RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
THE FINAL APPEARANCE MAY VARY BASED ON ACTUAL CONSTRUCTION AND MATERIALS.

THE INTERIOR CONCEPT



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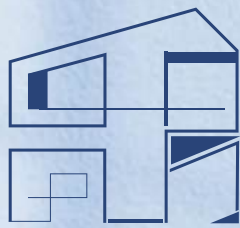
HESTIA PEARL IS SHAPED AROUND THE IDEA OF LIVING WELL, EVERY DAY. ITS LOCATION, RESIDENTIAL CHARACTER, AND PROXIMITY TO KEY DESTINATIONS CREATE AN ENVIRONMENT THAT SUPPORTS BOTH COMFORT AND CONTINUITY

Dream Beyond Limits

RATHER THAN FOCUSING ON EXCESS, THE PROJECT PRIORITIZES CLARITY, PROPORTION, AND USABILITY. THIS APPROACH ALLOWS HESTIA PEARL TO FUNCTION AS A LONG-TERM RESIDENTIAL CHOICE, SUITED TO MODERN LIFESTYLES AND EVOLVING NEEDS, WHILE REMAINING FIRMLY ROOTED IN ITS SURROUNDINGS

Shaped by a clear understanding of daily living, this development brings together comfort, proportion, and a strong sense of place. Its approach prioritizes lasting quality and a residential character intended to support life over the long term.





HESTIA
PEARL
Dream Beyond Limits

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用想象力遇见