

# Vesta I

-  **Property Type: Commercial-to-Residential Conversion**
-  **Location: At the intersection of Ag Panton Street and Likourgou Street in Kallithea**
-  **Units Available: 15 Apartments**
-  **Building Structure: 4-storey Modern Complex**
-  **Unit Sizes: 35.1m<sup>2</sup> - 52.4m<sup>2</sup> (Private Terraces Included)**
-  **Price Point: From €250,000**



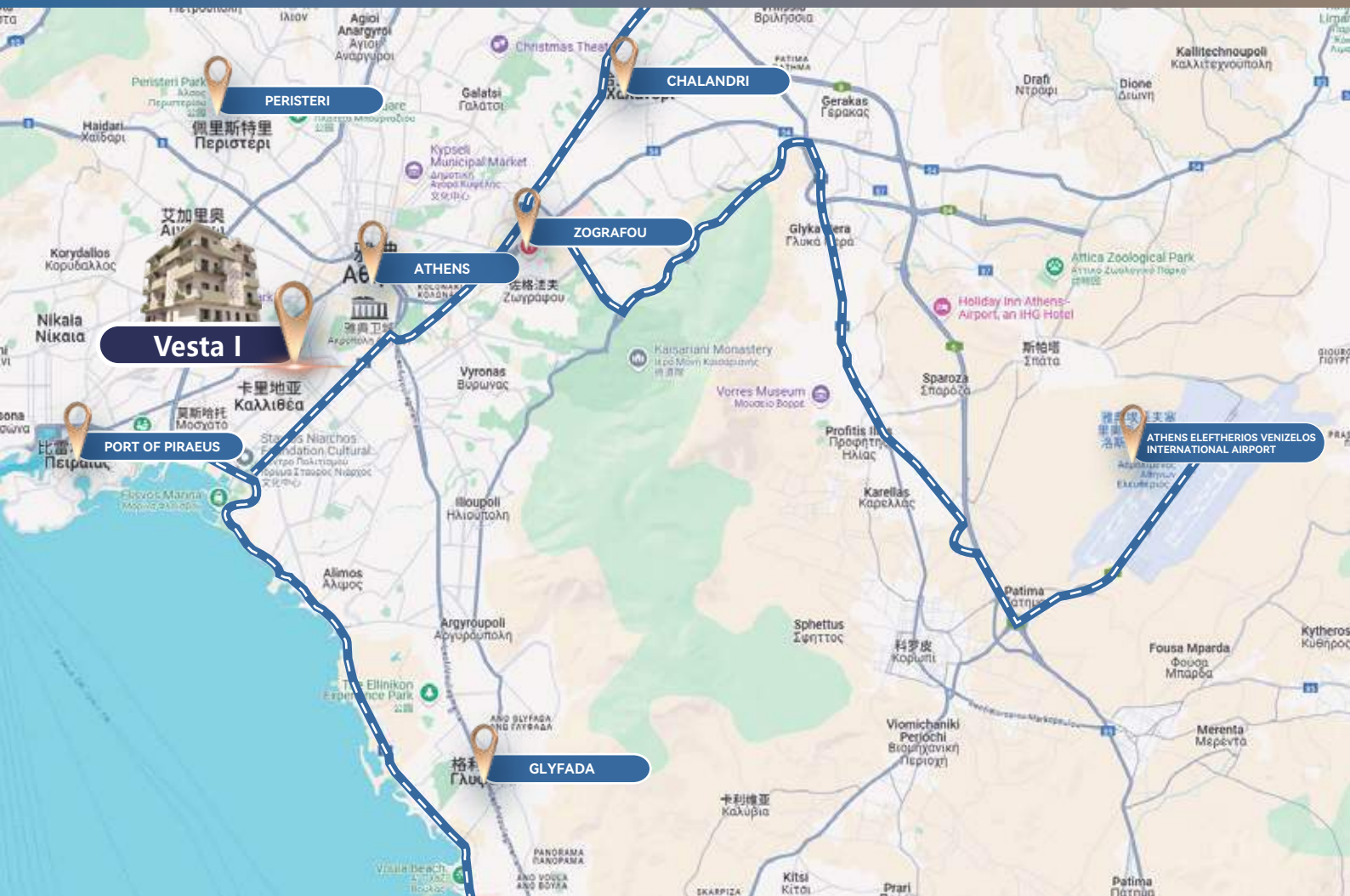
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Prime central location in Kallithea's cultural epicenter  
Shovel-ready project with all approvals secured  
Seamless ownership journey – build phase commences upon acquisition  
Crafted for connoisseurs of Mediterranean living  
Unlock the door to whitewashed serenity and Hellenic charm—your new chapter awaits

# CPRECE

## KALLITHEA ATHENS' PREMIER ADDRESS FOR DISCERNING INVESTORS & RESIDENTS

Nestled at the strategic nexus between Athens' urban core and the southern Riviera-style coastline, Kallithea emerges as a blue-chip investment enclave, distinguished by its mature infrastructure, vibrant cultural tapestry, and dual appeal to cosmopolitan living enthusiasts. This thriving district delivers exceptional yield metrics: sustained high rental returns, unwavering tenant demand and accelerated resale liquidity —a trifecta of financial advantages rarely paralleled in Mediterranean markets.



# LOCATION ADVANTAGES

# GREECE

CENTRAL URBAN LIFELINE | DOWNTOWN CONNECTIVITY NEXUS | GOLDEN MARITIME GATEWAY

Kallithea, a vibrant coastal area stretching 3-6km south of Athens' city center, occupies a prime location between Piraeus Port (west) and Palaio Faliro (south). This strategic corridor is bisected by the north-south thoroughfare of Thiseos Avenue, while its eastern boundary aligns with Andrea Syggrou Avenue - the arterial route linking central Athens to the southern coast.





## HEALTH ASSURANCE AT YOUR DOORSTEP

The area boasts modern medical facilities, including the Onasseio Cardiac Surgery Center, just 3 kilometers away. This top-tier hospital specializes in cardiac care and is also a highly ranked private general hospital in the southern region. Additionally, the REA Obstetrics and Gynecology Hospital, located 4 kilometers away, excels in obstetrics gynecology, and neonatal care.



hospital

## A COMMUNITY OF ACADEMIC EXCELLENCE

The area is home to numerous prestigious universities and colleges, including the Hellenic Open University, the Panteion University of Social and Political Sciences, and the NYC College of Athens - Kallithea Campus, offering a diverse range of disciplines to cater to various needs. This high-quality educational environment is the breeding ground for future elites.



# WHERE CORPORATE GIANTS CONVERGE, AND URBAN PROFESSIONALS THRIVE

Kallithea stands as not just the commercial heart of Athens, but also the headquarters hub for numerous prestigious enterprises. This vibrant district is home to industry leaders such as Alpha Bank (one of Greece's largest commercial banks), OPAP (Greece's premier gaming organization), and Vodafone Greece (a globally recognized telecommunications provider). The concentration of these international and local corporate giants has elevated the area's commercial prestige, attracting a thriving community of highly skilled professionals who both work and live in this dynamic urban center.



## **AN URBAN OASIS – THE GREEN HEART OF ATHENS**

Surrounded by renowned parks, this area offers a perfect blend of nature and urban living. Alsos of Nea Smyrni, a sprawling urban oasis and a shining gem in southern Athens, it only takes 5 minutes to drive from the project. Nearby, Voutie Park boasts a rich history dating back to the 19th century, once a royal garden and now a cherished public retreat. These green spaces provide residents with serene escapes, enhancing the quality of life in this vibrant community.

Alsos of Nea Smyrni - 5 min drive

# **ALSOS OF NEA SMYRNI.**

# WE KNOW WHERE YOUR HEART LEADS, AND WHAT IT TREASURES.

Sophisticated sports facilities,  
renowned clubs, and modern amenities all included.

Stavros Niarchos Foundation Cultural Center ———

The Stavros Niarchos Foundation Cultural Center is a vital cultural hub hosting concerts, exhibitions, and seminars, conveniently located just 2.5 kilometers away..



STAVROS NIARCHOS FOUNDATION CULTURAL CENTER

LIFE SUPPORTING

Musical drama

# DRAMA.



DORA STRATOU THEATRE - 7 min drive

## ATHENS' MOST SOUGHT-AFTER RENTAL ZONE – THE HUB OF URBAN LIVING.

Travelers



Students



Freelancers



Professionals



### KALLITHEA PRIME RENTAL RESIDENCE

POSITIONED IN ATHENS' MOST SOUGHT-AFTER RENTAL ZONE  
THIS RESIDENCE OFFERS UNMATCHED CONVENIENCE:


- 100m to Metro Blue Line (12 mins to Syntagma Square)
- 1km lifestyle radius with schools, designer boutiques
- Tenant-ready design: Smart tech + fully furnished for modern professionals
- Live centrally, profit effortlessly.
- Where urban energy meets rental certainty.

# GREECE



## FOR RENT

**HOT**




**€ 700/month**  
Apartment Charakopou (Kallithea)

1 50 m<sup>2</sup> 1 1 Yes Yes

[Message](#)

**HOT**




**€ 750/month**  
Apartment Charakopou (Kallithea)

1 50 m<sup>2</sup> 1 1 Yes No

[Message](#)

**HOT**




**€ 900/month**  
Apartment Lofos Filaretou (Kallithea)

1 50 m<sup>2</sup> 1 0 No No

[Message](#)

**HOT**



**€ 700/month**  
Apartment Lofos Filaretou (Kallithea) + Σαντουκι 5, ΚΑΛΙΤΕΙΑ ΕΛΛΑΔΑΣ, 17676

1 40 m<sup>2</sup> 1 3 Yes No

[Message](#)

TOP.1

TOP.2

TOP.3

TOP.4

# PROTECT THE ENVIRONMENT AND PUBLIC HEALTH



$EP \leq 0,33R_R$	A+										
$0,33R_R < EP \leq 0,5R_R$	A										
$0,50R_R < EP \leq 0,75R_R$	B+										
$0,75R_R < EP \leq 1,00R_R$	B									← B	
$1,00R_R < EP \leq 1,41R_R$						Γ					
$1,41R_R < EP \leq 1,82R_R$						Δ					

REMARK: FEATURE TOP-TIER B ENERGY EFFICIENCY RATING.



# DESIGN PHILOSOPHY

Where architectural artistry meets functional elegance, our spaces don't just house lives - they inspire them, with every meticulously crafted detail breathing sophistication into your everyday moments."



# DESIGN



THE RENDERINGS ARE FOR REFERENCE ONLY,  
AND THE ACTUAL RESULTS SHALL PREVAIL.

# DESIGN



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# SPACE

Panoramic Terraces: Floor-to-ceiling glass dissolving indoor-outdoor boundaries  
Biophilic Design: Natural light and ventilation redefining wellness living  
Urban Connectivity: Private balconies framing cityscapes and sunsets



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# DESIGN



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# FLOOR PLAN



GROUND FLOOR



46m<sup>2</sup>-54m<sup>2</sup>



1 Bedroom  
1 Living Room  
1 Bathroom

I-3  
● GROUND FLOOR  
● 54m<sup>2</sup>



I-1  
● GROUND FLOOR  
● 53m<sup>2</sup>

I-2  
● GROUND FLOOR  
● 46m<sup>2</sup>

# FLOOR PLAN



1ST FLOOR



37m<sup>2</sup>-42m<sup>2</sup>



1 Bedroom  
1 Living Room  
1 Bathroom



A-4

- 1ST FLOOR
- 37m<sup>2</sup>



A-1

- 1ST FLOOR
- 42m<sup>2</sup>

A-3

- 1ST FLOOR
- 37m<sup>2</sup>

A-2

- 1ST FLOOR
- 37m<sup>2</sup>

# FLOOR PLAN



2ND FLOOR



37m<sup>2</sup>-42m<sup>2</sup>



1 Bedroom  
1 Living Room  
1 Bathroom



B-4

- 2ND FLOOR
- 37m<sup>2</sup>



B-1

- 2ND FLOOR
- 42m<sup>2</sup>

B-3

- 2ND FLOOR
- 37m<sup>2</sup>

B-2

- 2ND FLOOR
- 37m<sup>2</sup>

# FLOOR PLAN



3RD FLOOR



35m<sup>2</sup>-42m<sup>2</sup>

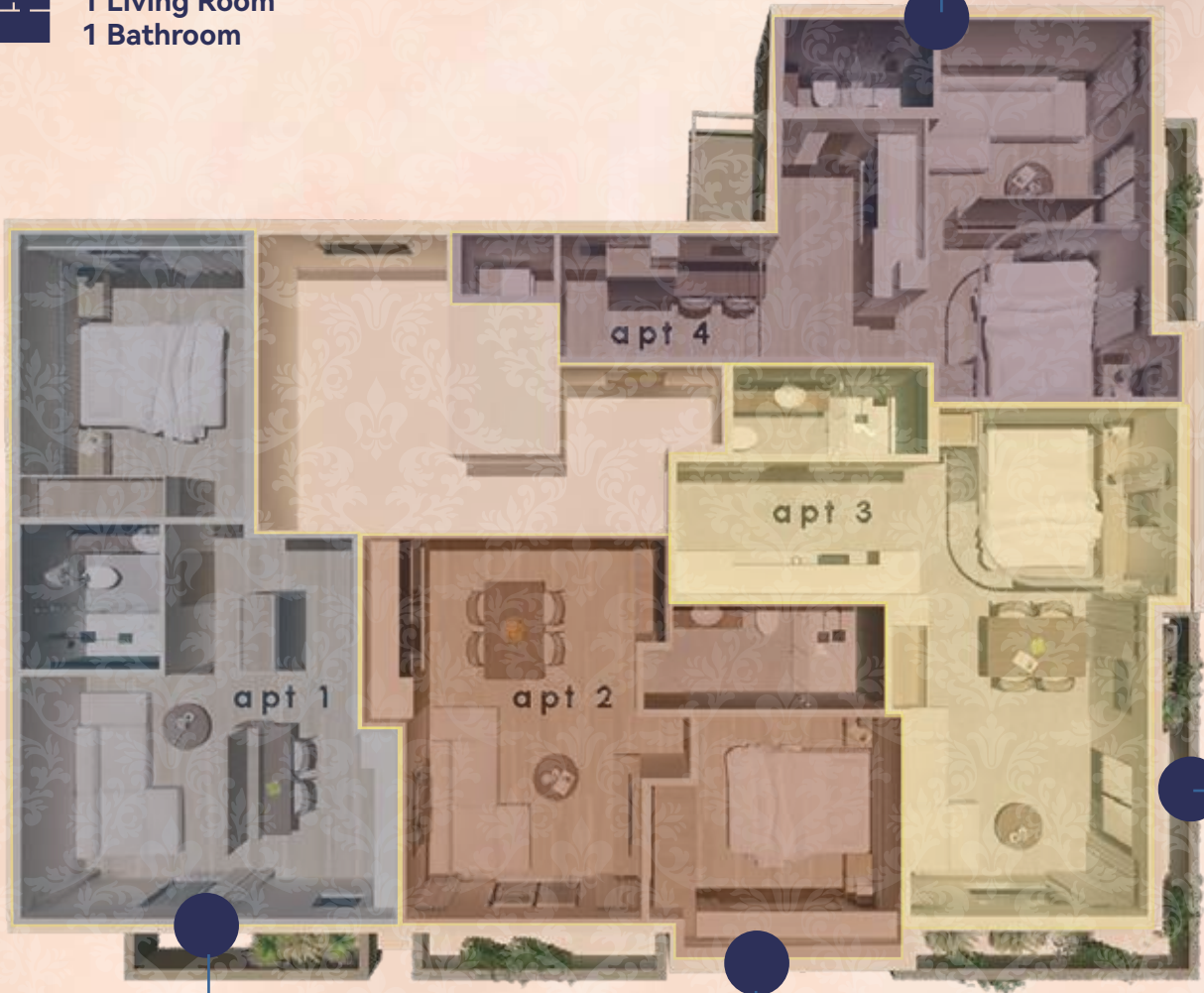


1 Bedroom  
1 Living Room  
1 Bathroom



C-4

- 3RD FLOOR
- 36m<sup>2</sup>



C-1

- 3RD FLOOR
- 42m<sup>2</sup>

C-3

- 3RD FLOOR
- 35m<sup>2</sup>

C-2

- 3RD FLOOR
- 35m<sup>2</sup>

# FLOOR PLAN



TERRACE



Rooftop Terrace



Vesta I



Vesta II



Vesta III



Vesta IV



**LOCK IN THE PERMANENT PROPERTY RIGHTS OF GREECE, ENJOY RENTAL INCOME,  
AND HAVE WORRY-FREE FULL-PROCESS MANAGEMENT.**

DEEP LOCAL EXPERTISE | PREMIUM PROPERTY PORTFOLIO | ELITE SPECIALIST TEAM | STRATEGIC TAX OPTIMIZATION | PROACTIVE RISK MITIGATION | ONGOING SUPPORT & SERVICE