



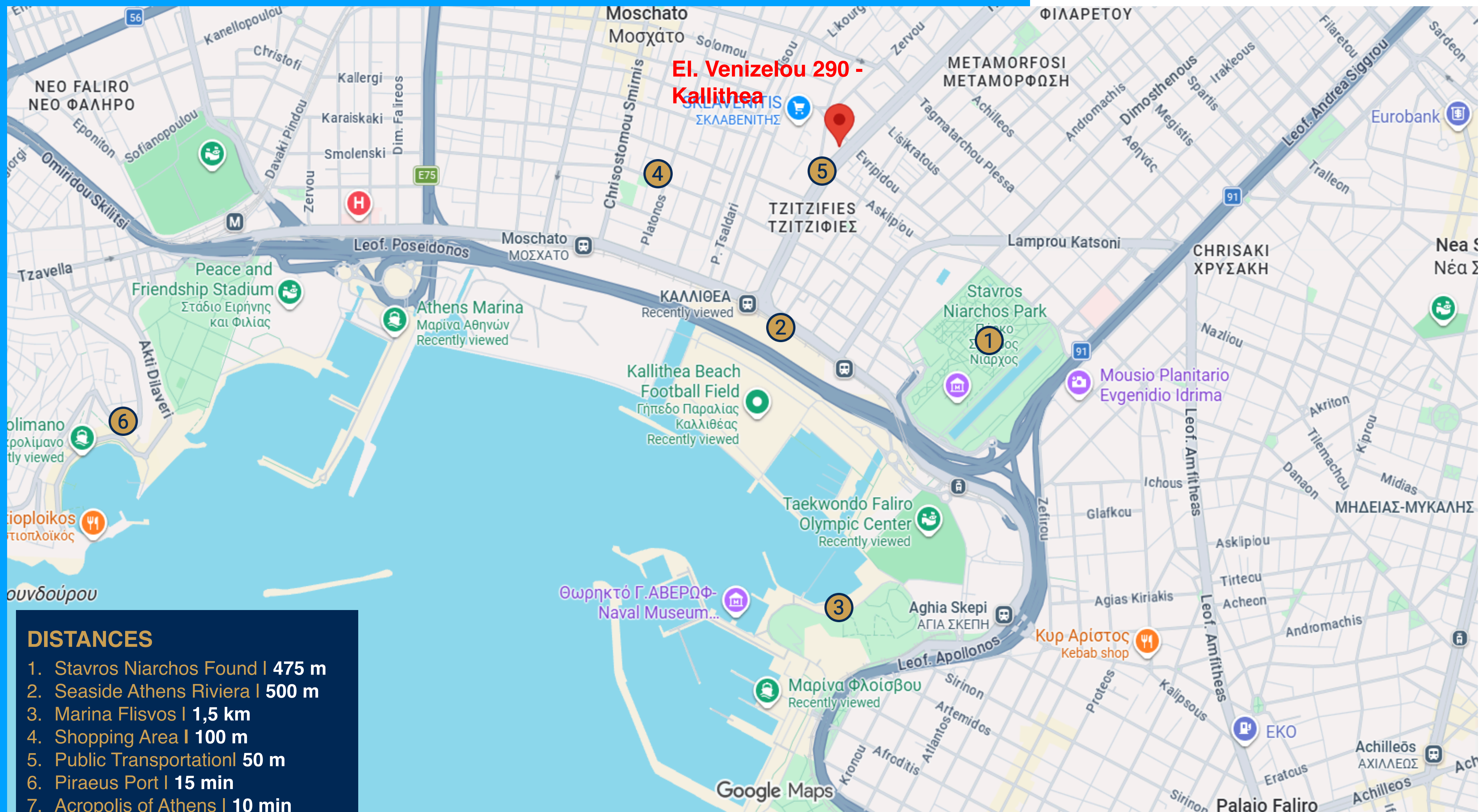
Seaside Athens Riviera

Eleftheriou Venizelou 290 - Kallithea

Situated in the heart of Kallithea, one of Athens' fastest-growing and most vibrant neighborhoods, **Eleftheriou Venizelou 290** offers the perfect combination of urban convenience and modern living. Ideally located between Athens' historic center and the Athens Riviera, residents enjoy easy access to business districts, cultural attractions, shopping areas, and the city's beautiful coastline.

Kallithea is well known for its excellent transport connections, lively commercial streets, restaurants, cafés, and everyday amenities. The area is also home to the Stavros Niarchos Foundation Cultural Center, one of Athens' most important cultural landmarks, while the Flisvos Marina and the Athenian Riviera are only a short drive away. Its strategic location makes it an outstanding choice for both homeowners and investors.

The building rises across 7 floors, offering 22 contemporary residences, including eighteen modern apartments and four exclusive maisonettes. Thoughtfully designed with contemporary architecture, functional layouts, and high-quality finishes, the project combines comfort, energy efficiency and an exceptional location, making it an outstanding investment opportunity in one of Athens' most sought-after residential areas.



ΕΙ. Venizelou 290 -
Kallithea

DISTANCES

1. Stavros Niarchos Found | 475 m
2. Seaside Athens Riviera | 500 m
3. Marina Flisvos | 1,5 km
4. Shopping Area | 100 m
5. Public Transportation | 50 m
6. Piraeus Port | 15 min
7. Acropolis of Athens | 10 min

Upgrading of the whole promenade area already under construction



**El. Venizelou 290 -
Kallithea**



El. Venizelou 290, Kallithea - NEARBY PROJECTS BY SAME DEVELOPER



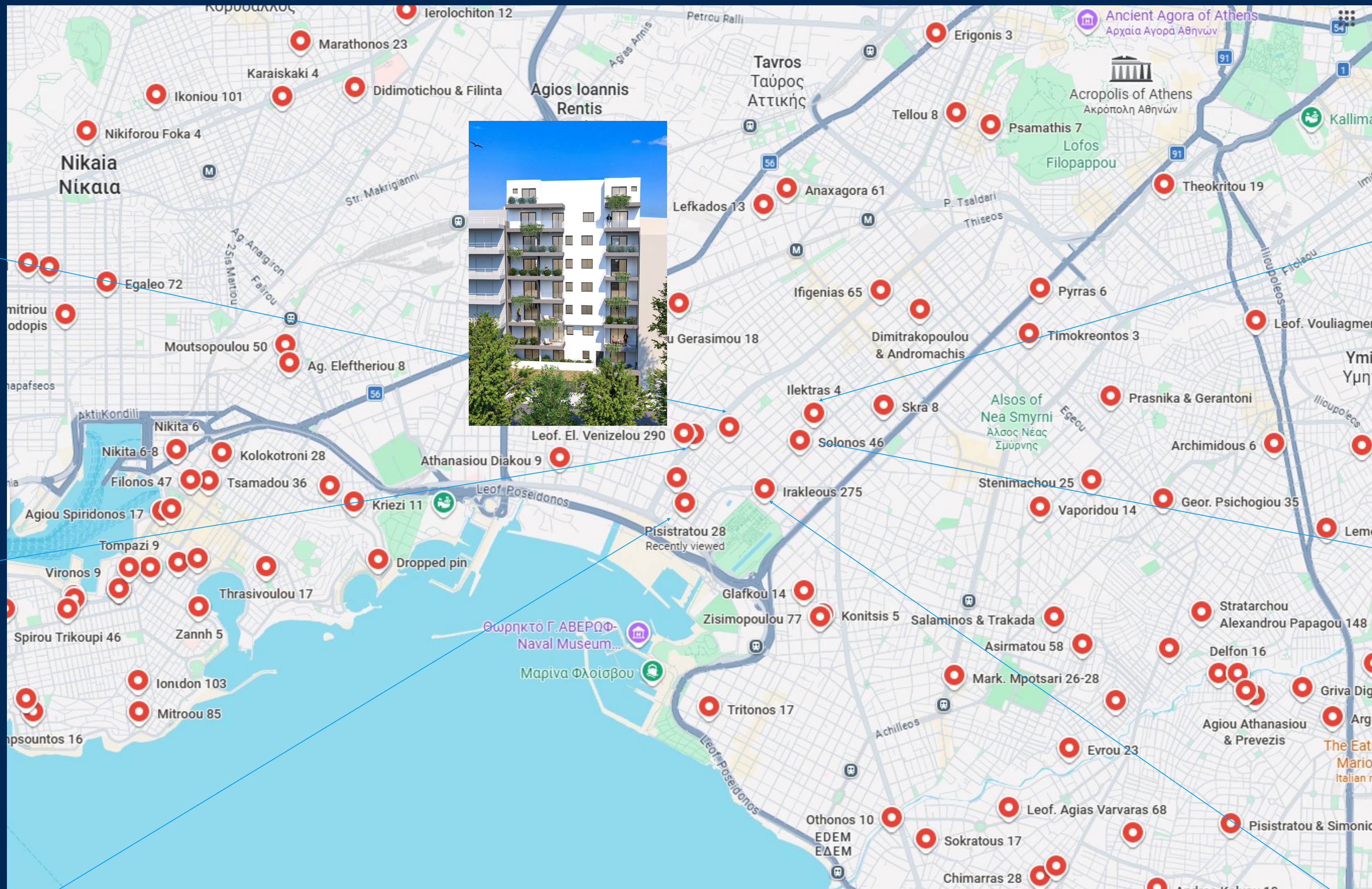
TACMATARGOU PLESSA 83



EL. VENIZELOU & EVRIPIDOU



PISISTRATOUS 28



ILEKTRAS 4



SOLOMONS 46



IRAKLEOUS 275

BUY FROM THE BIGGEST DEVELOPER WITH OVER 300 GOLDEN VISA PROJECTS IN ATHENS!!!





Energy Efficiency

A



Heating

Heat Pumps



Sanitary Ware

Grohe



Kitchens

European



Delivery

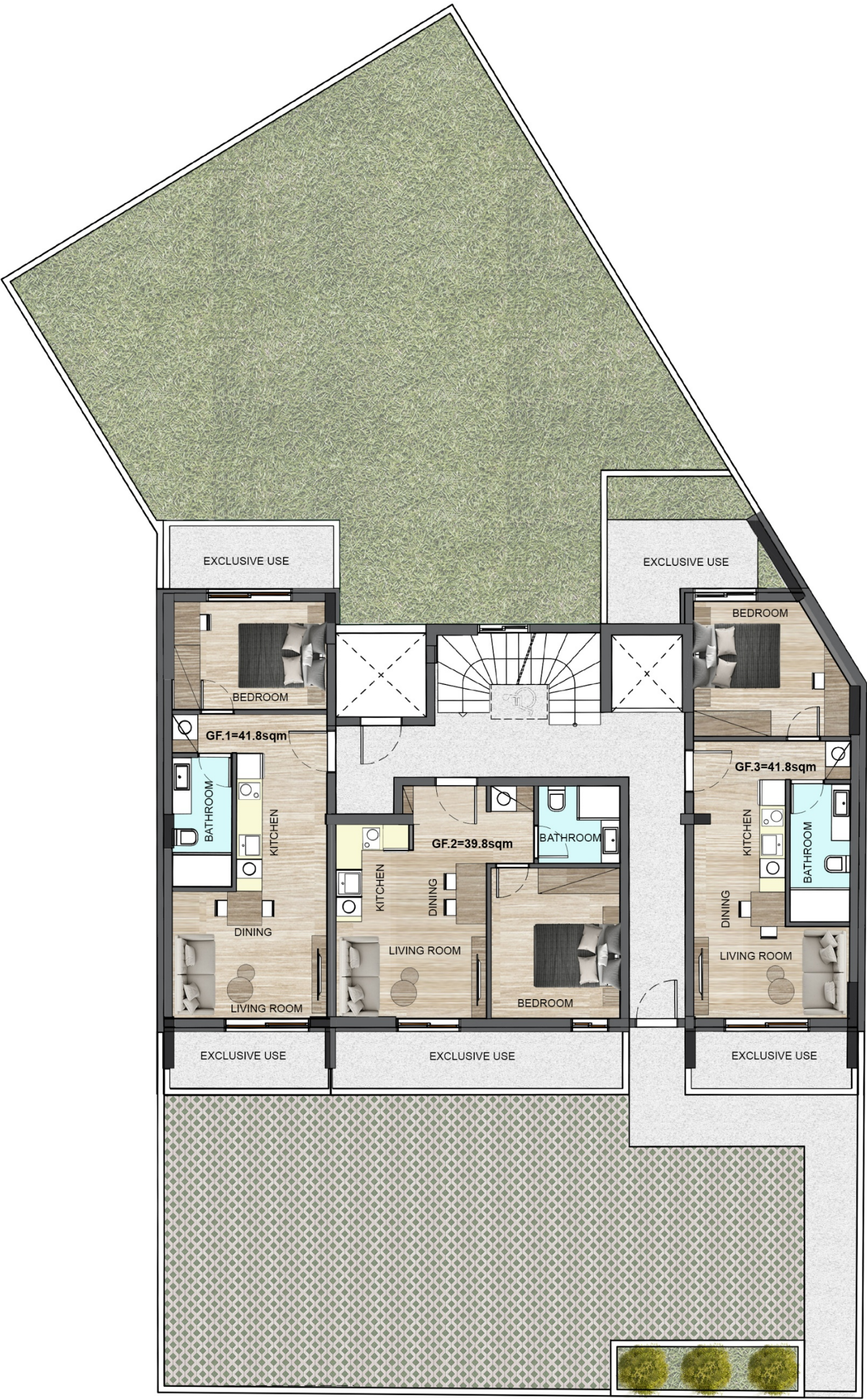
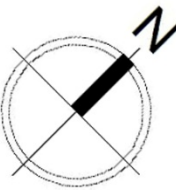
2nd quarter 2028



ROI: 3%

																
Unit Number	Level	Type	Internal Area	Balconies/ Exclusive Use	Total	Bedrooms	Bathrooms	Parking	Storage	Price €						
4.1	4	Apartment Partial Sea View	40.80 m²	18.00 m²	58.80 m²	1	1	N/A	N/A	284000						
4.2	4	Apartment	40.80 m²	7.00 m²	47.80 m²	1	1	N/A	N/A	280000						
4.3	4	Apartment	41.80 m²	17.00 m²	58.80 m²	1	1	N/A	N/A	292000						
5.1	5	Apartment Partial Sea View	40.80 m²	18.00 m²	58.80 m²	1	1	N/A	N/A	288000						
5.2	5	Apartment	40.80 m²	7.00 m²	47.80 m²	1	1	N/A	N/A	284000						
5.3	5	Apartment	41.80 m²	17.00 m²	58.80 m²	1	1	N/A	N/A	296000						
M.1	6 & 7	Maisonette	35.80+15.50=51.30 m²	6.50+6.50=13.00 m²	64.30 m²	1	1	N/A	N/A	358000						
M.2	6 & 7	Maisonette Partial Sea View	34.80+16.50=51.30 m²	12.00+5.00=17.00 m²	68.30 m²	1	1	N/A	N/A	361000						
M.3	6 & 7	Maisonette Partial Sea View	34.30+16.00=50.30 m²	6.00+6.00=12.00 m²	62.30 m²	1	1	N/A	N/A	351000						
M.4	6 & 7	Maisonette	34.30+16.50=50.80 m²	8.00+8.00=16.00 m²	66.80 m²	1	1	N/A	N/A	356000						

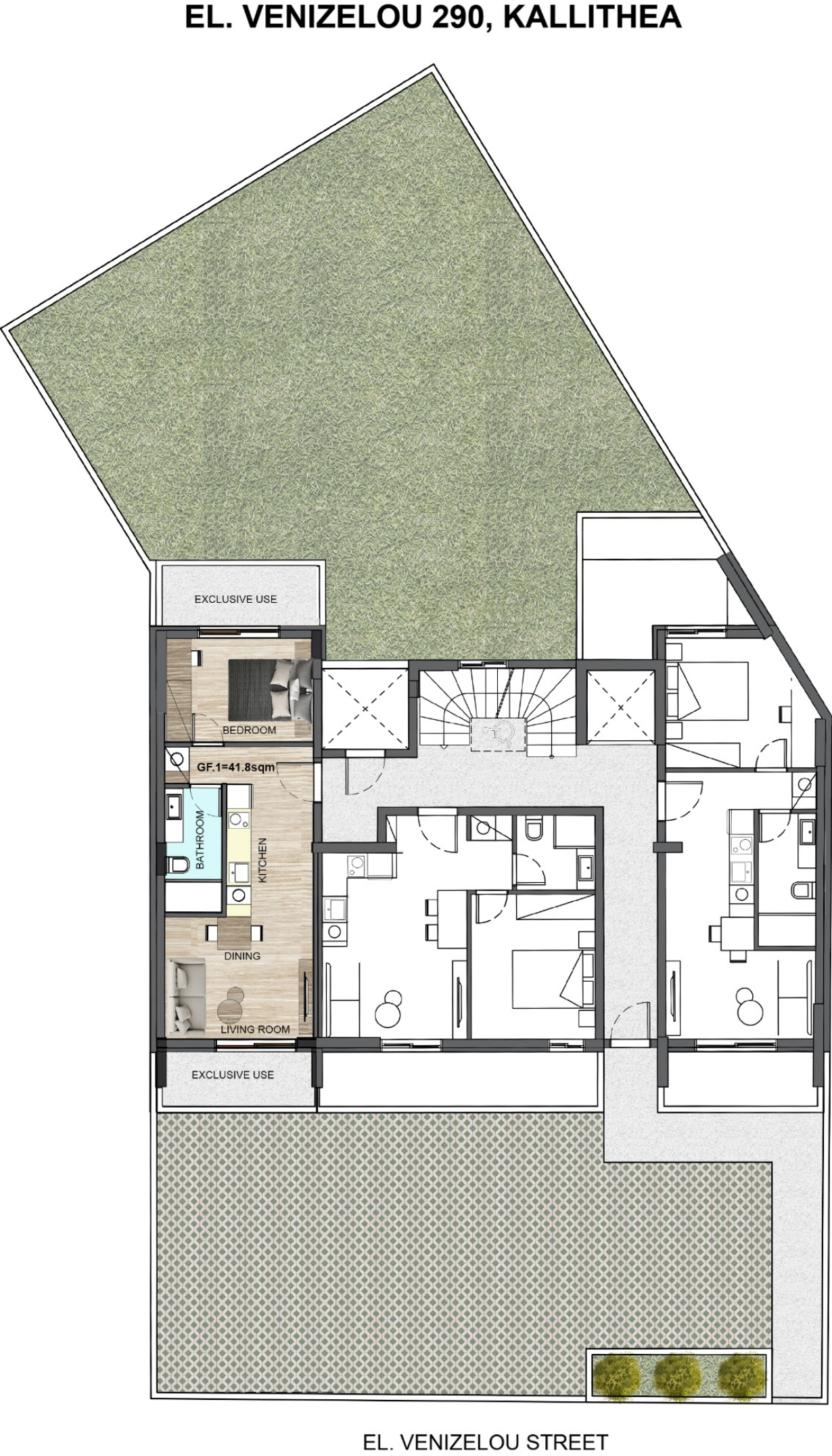
EL. VENIZELOU 290, KALLITHEA



EL. VENIZELOU STREET

GROUND FLOOR

APT GF.1 | APT GF.2 | APT GF.3



GROUND FLOOR

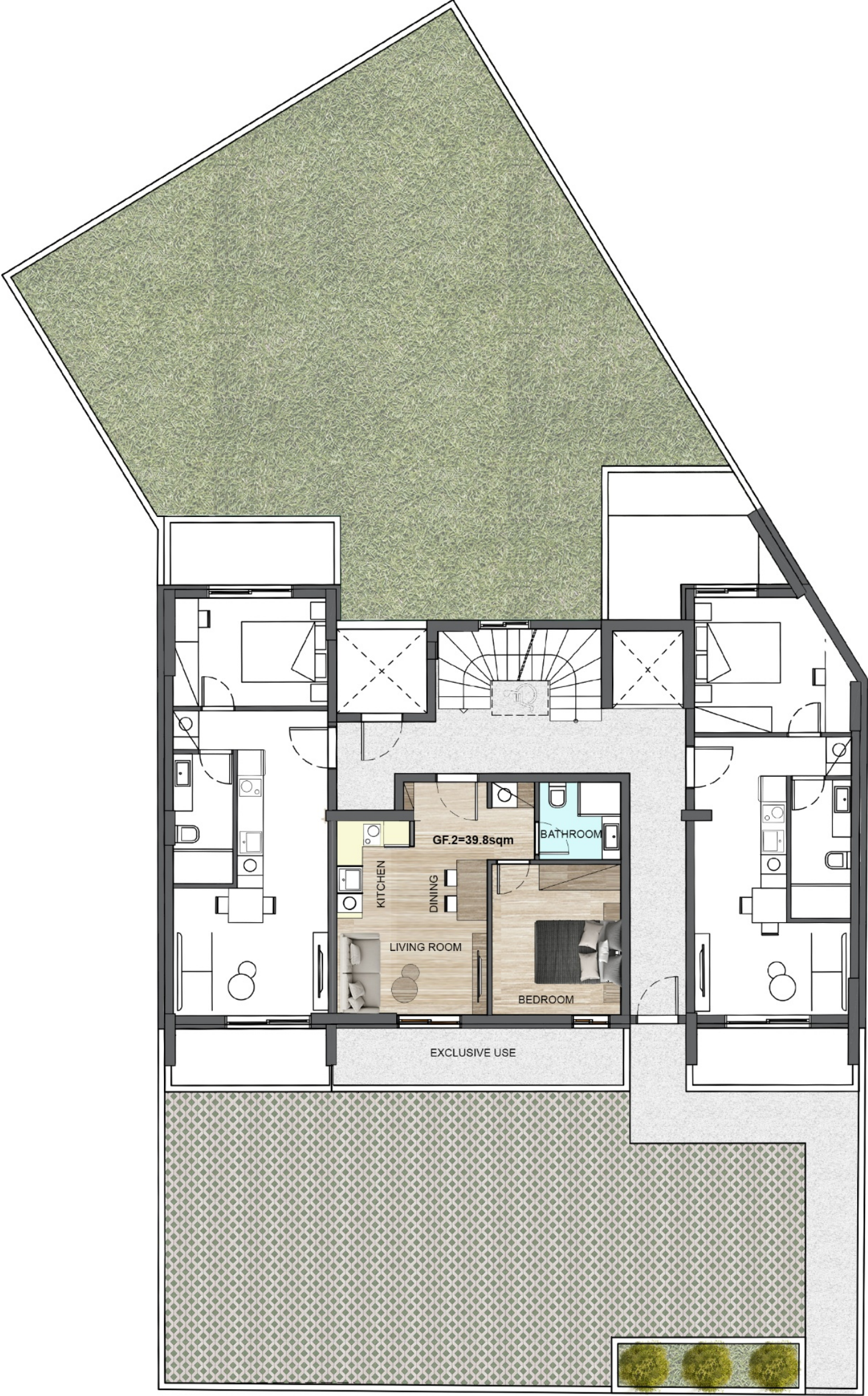


GF2

GF.2

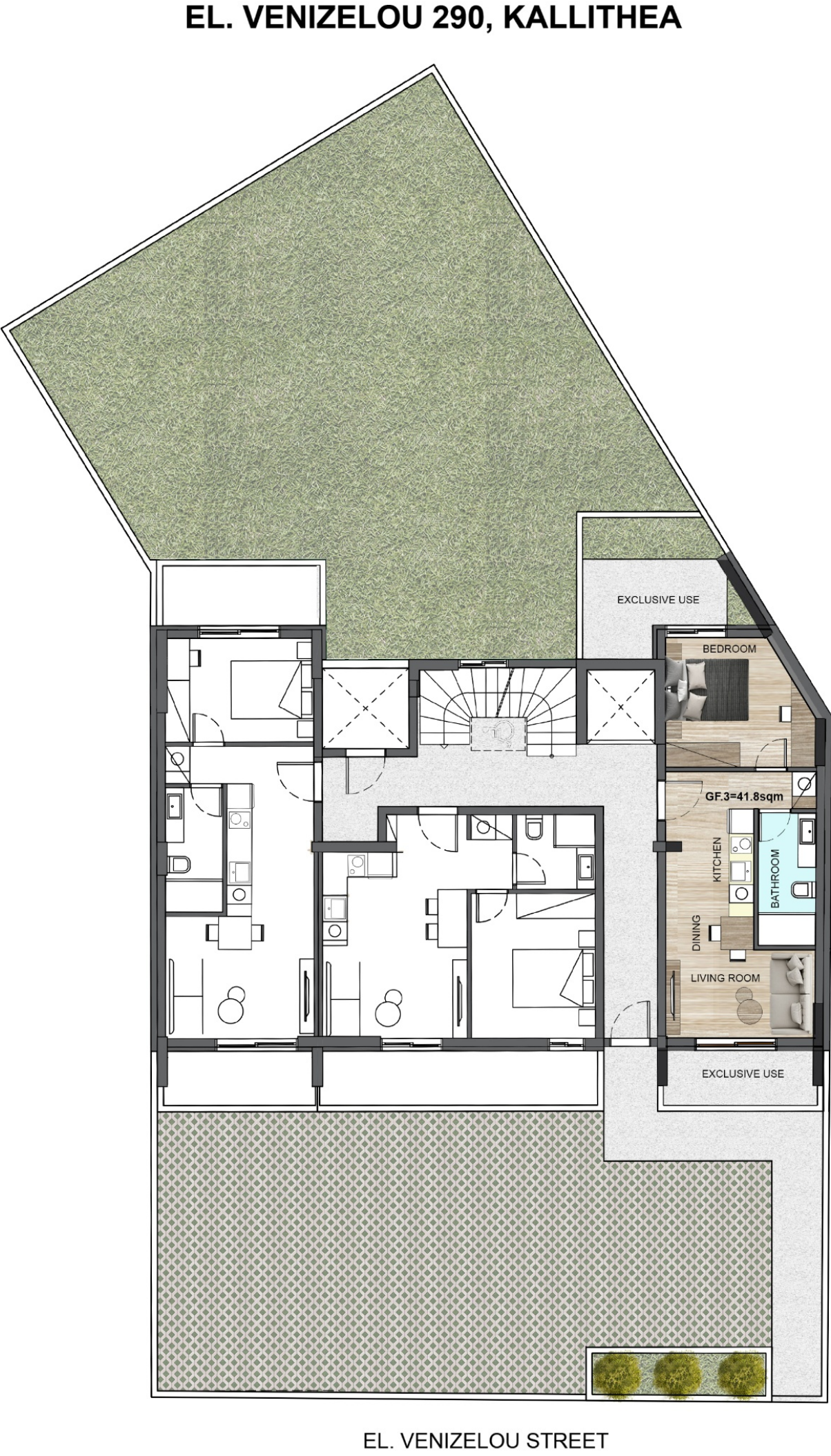
GROUND FLOOR

EL. VENIZELOU 290, KALLITHEA



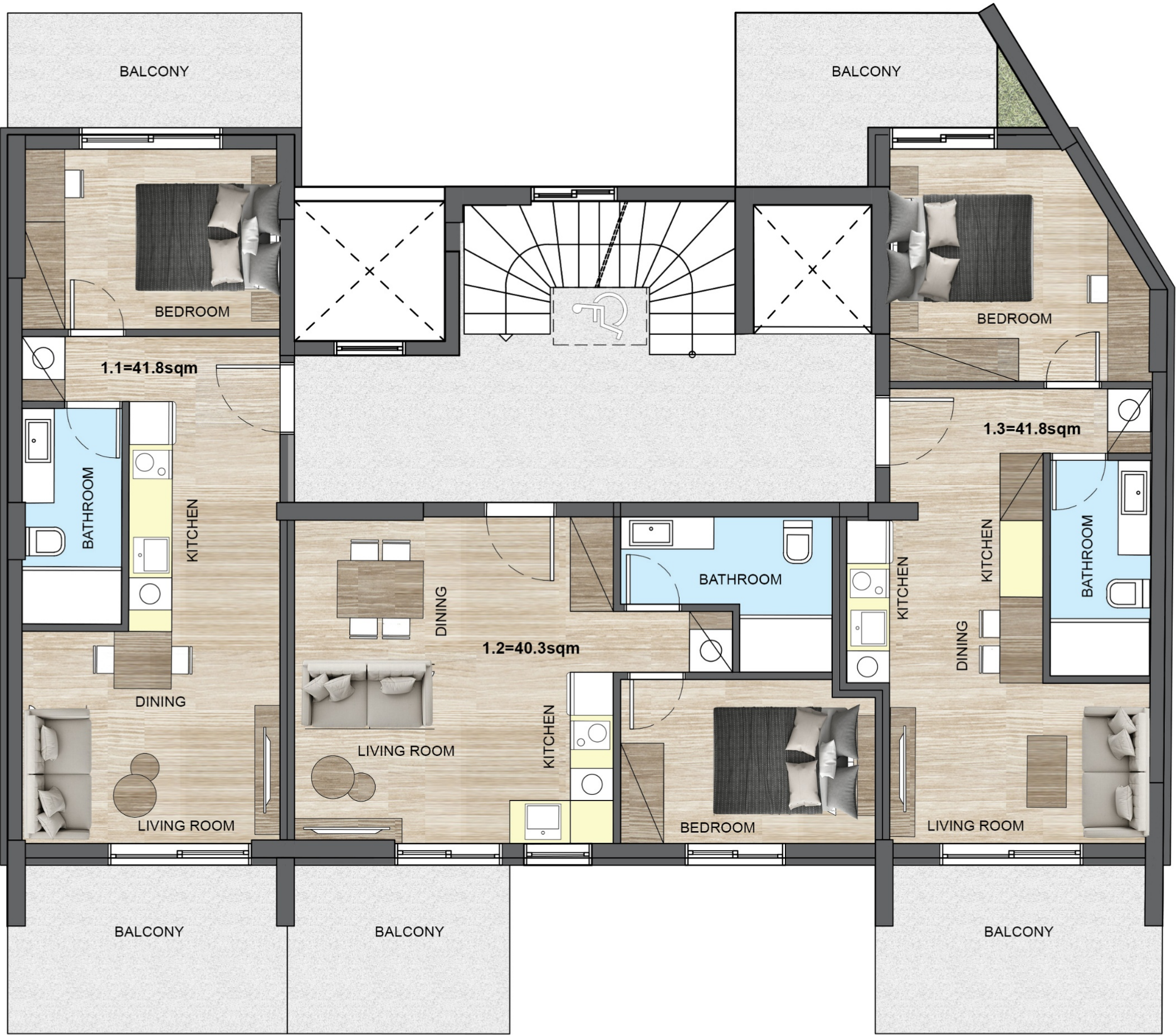
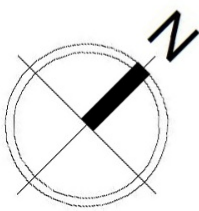
EL. VENIZELOU STREET

GROUND FLOOR



GROUND FLOOR

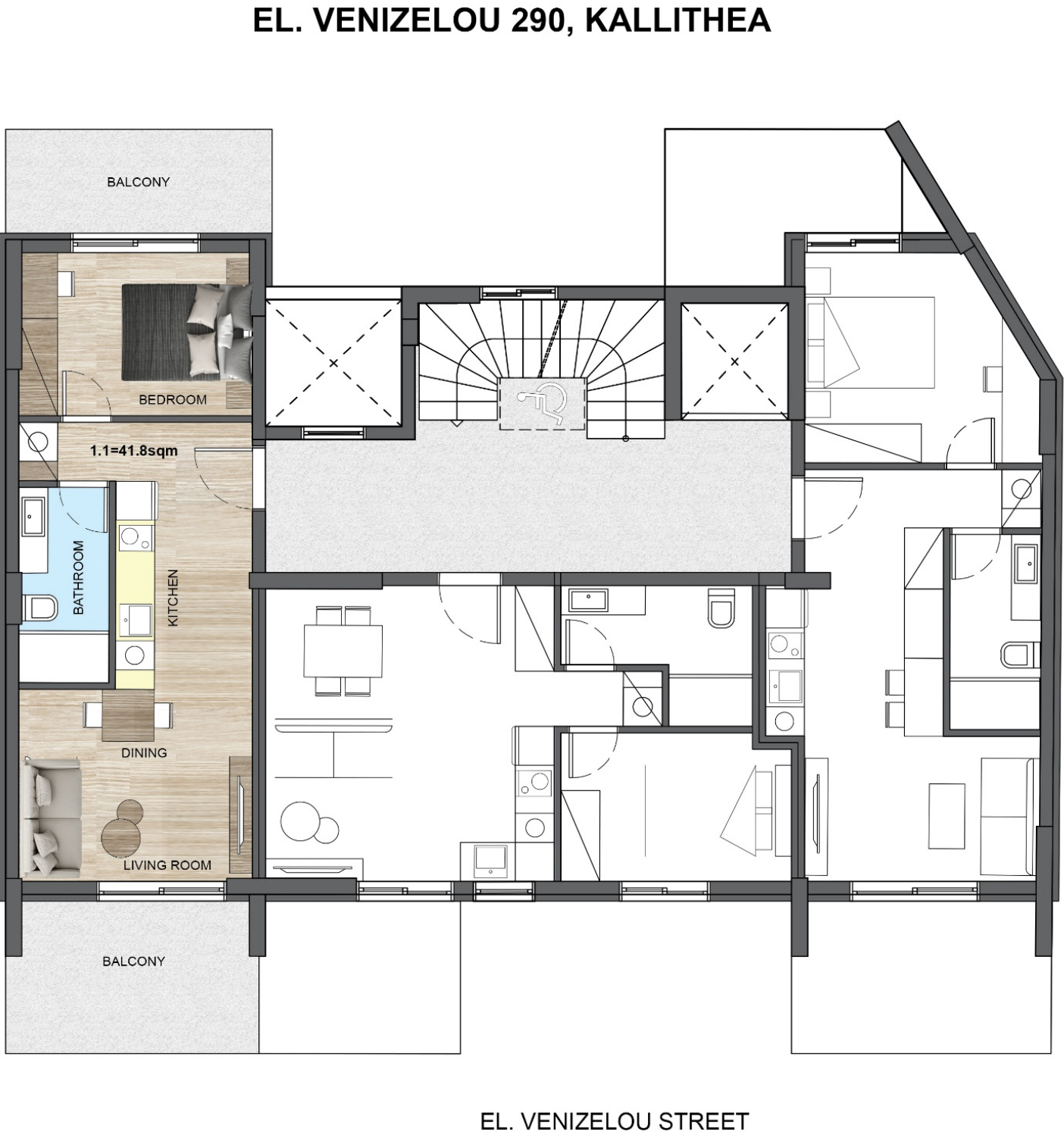
EL. VENIZELOU 290, KALLITHEA



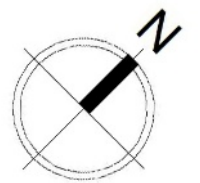
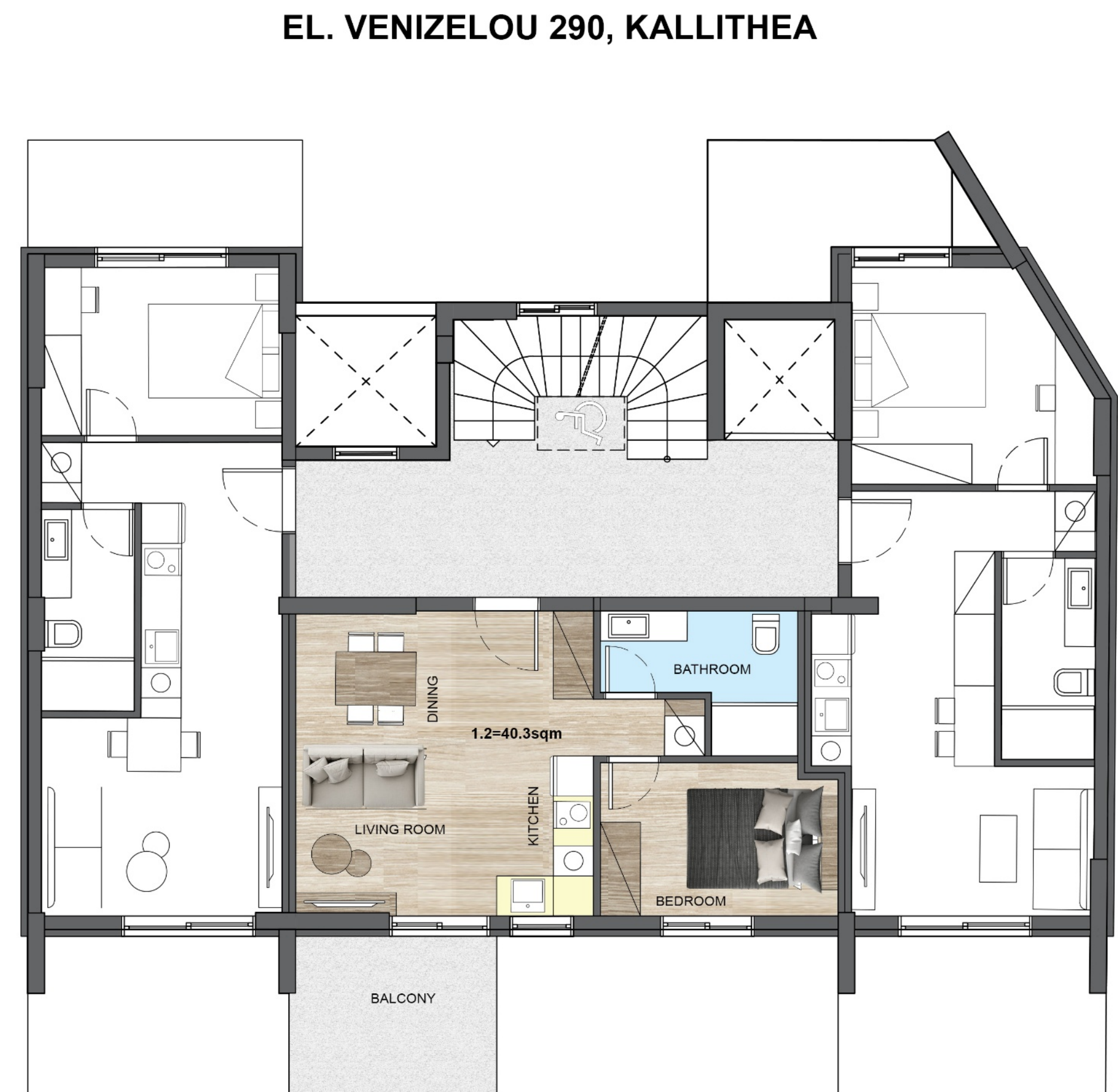
APT 1.1 | APT 1.2 | APT 1.3

EL. VENIZELOU STREET

1ST FLOOR



1st FLOOR



EL. VENIZELOU STREET

1ST FLOOR

1st FLOOR

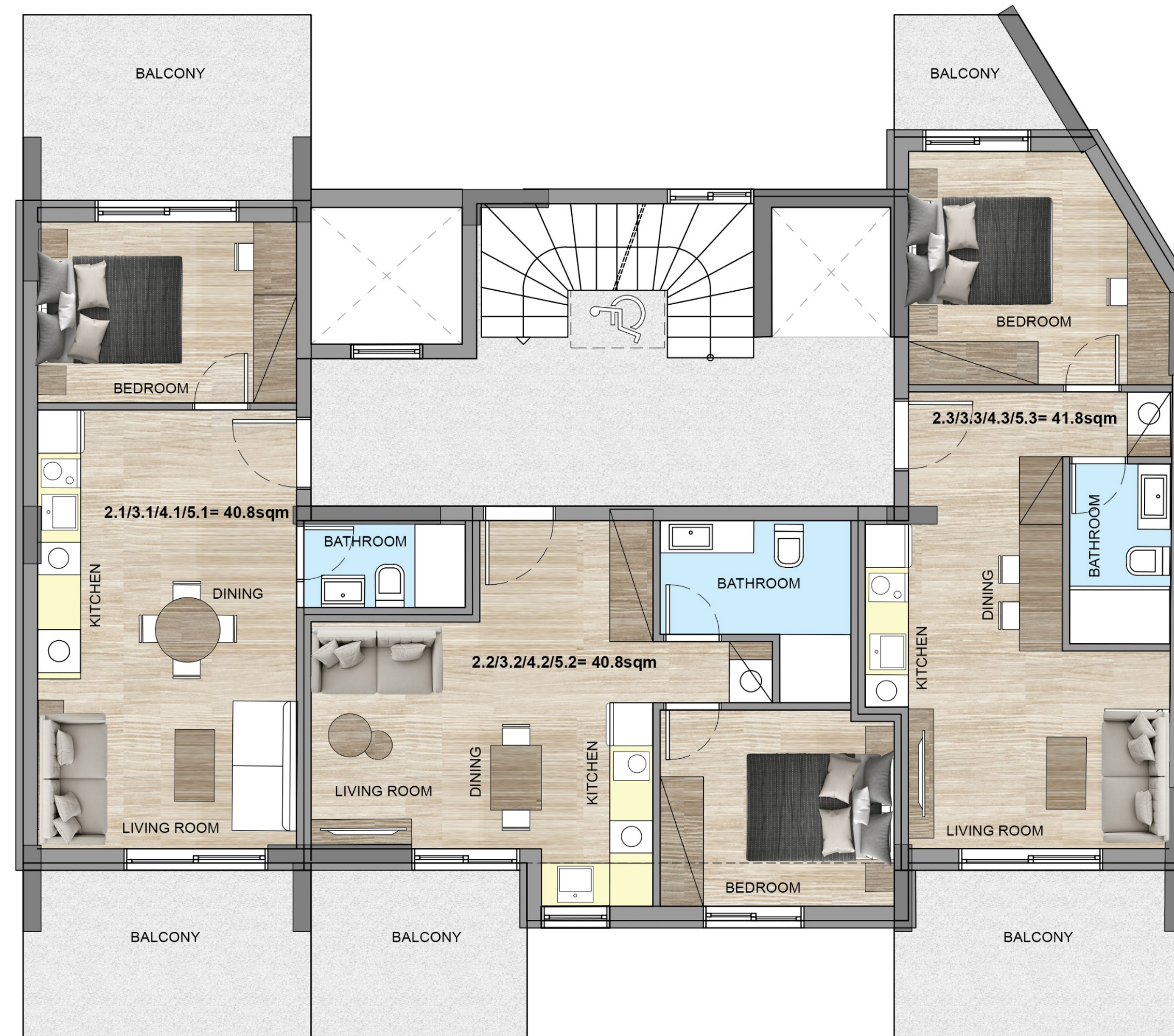
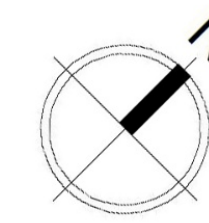


EL. VENIZELOU STREET

1ST FLOOR

1st FLOOR

EL. VENIZELOU 290, KALLITHEA



Typical floorplans
2nd - 5th FLOOR

EL. VENIZELOU STREET

2-5th FLOOR



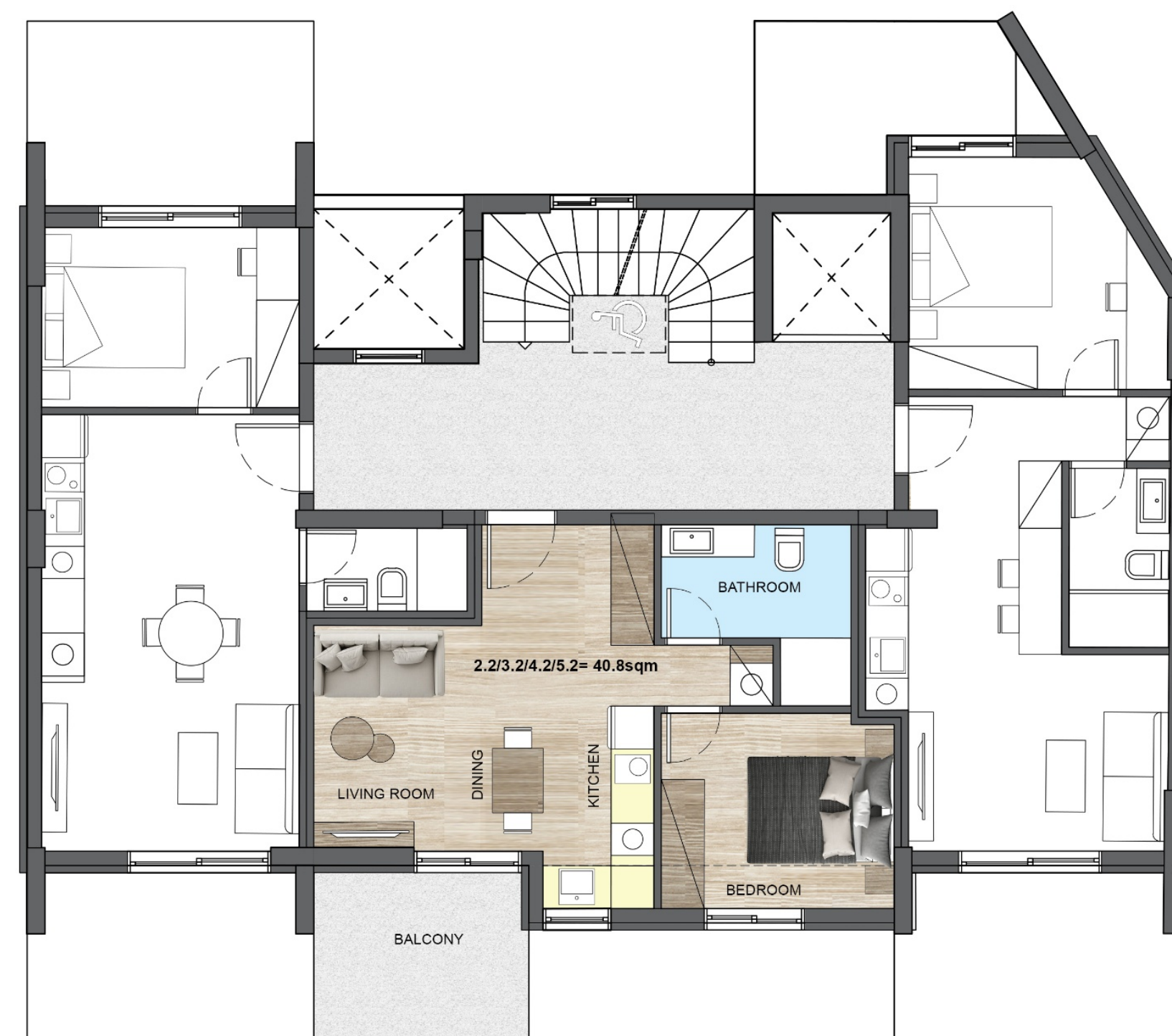
APT 2.1 | 3.1 | 4.1 | 5.1

Typical floorplans
2nd - 5th FLOOR



APT 2.2 | 3.2 | 4.2 | 5.2

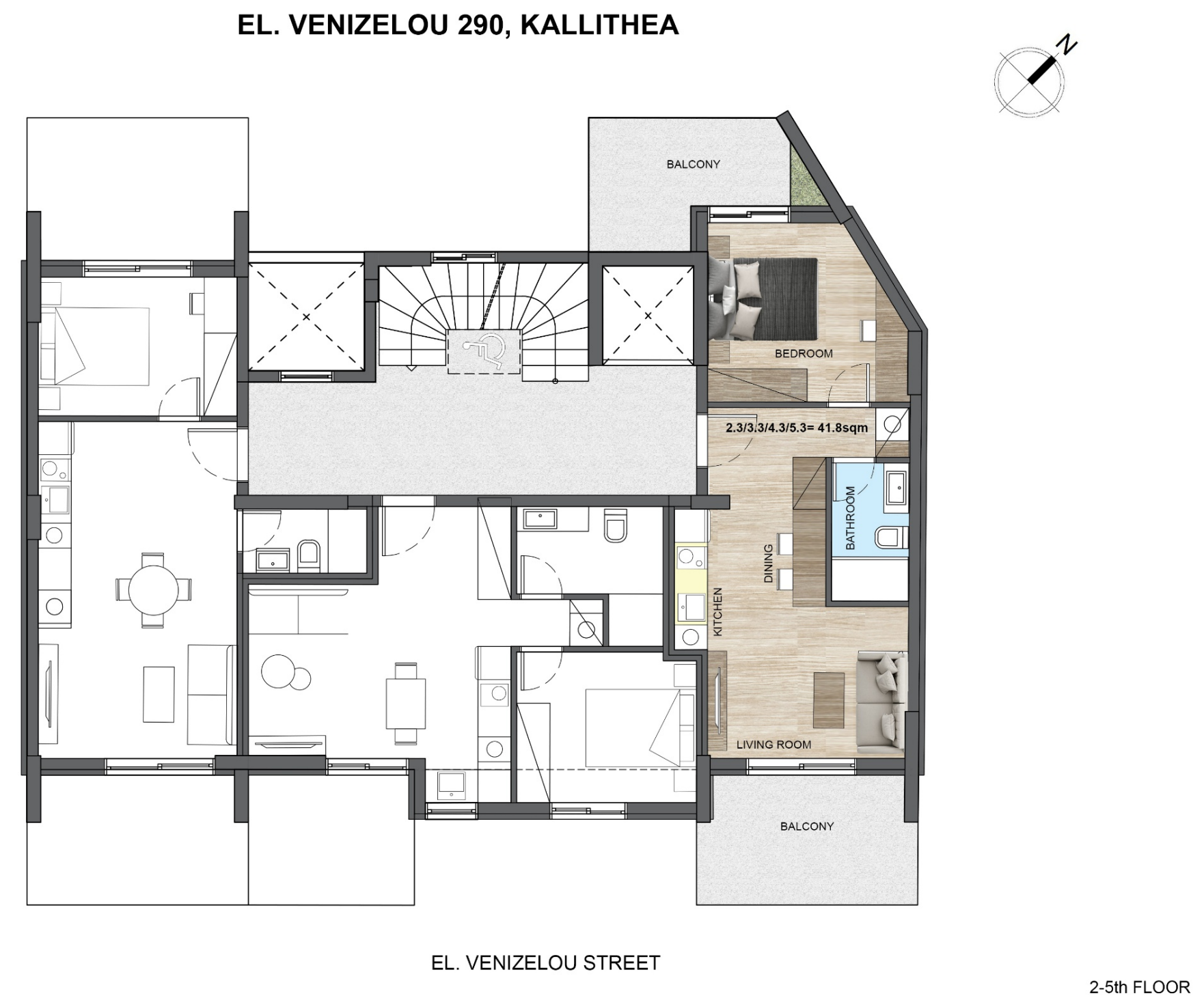
EL. VENIZELOU 290, KALLITHEA



EL. VENIZELOU STREET

2-5th FLOOR

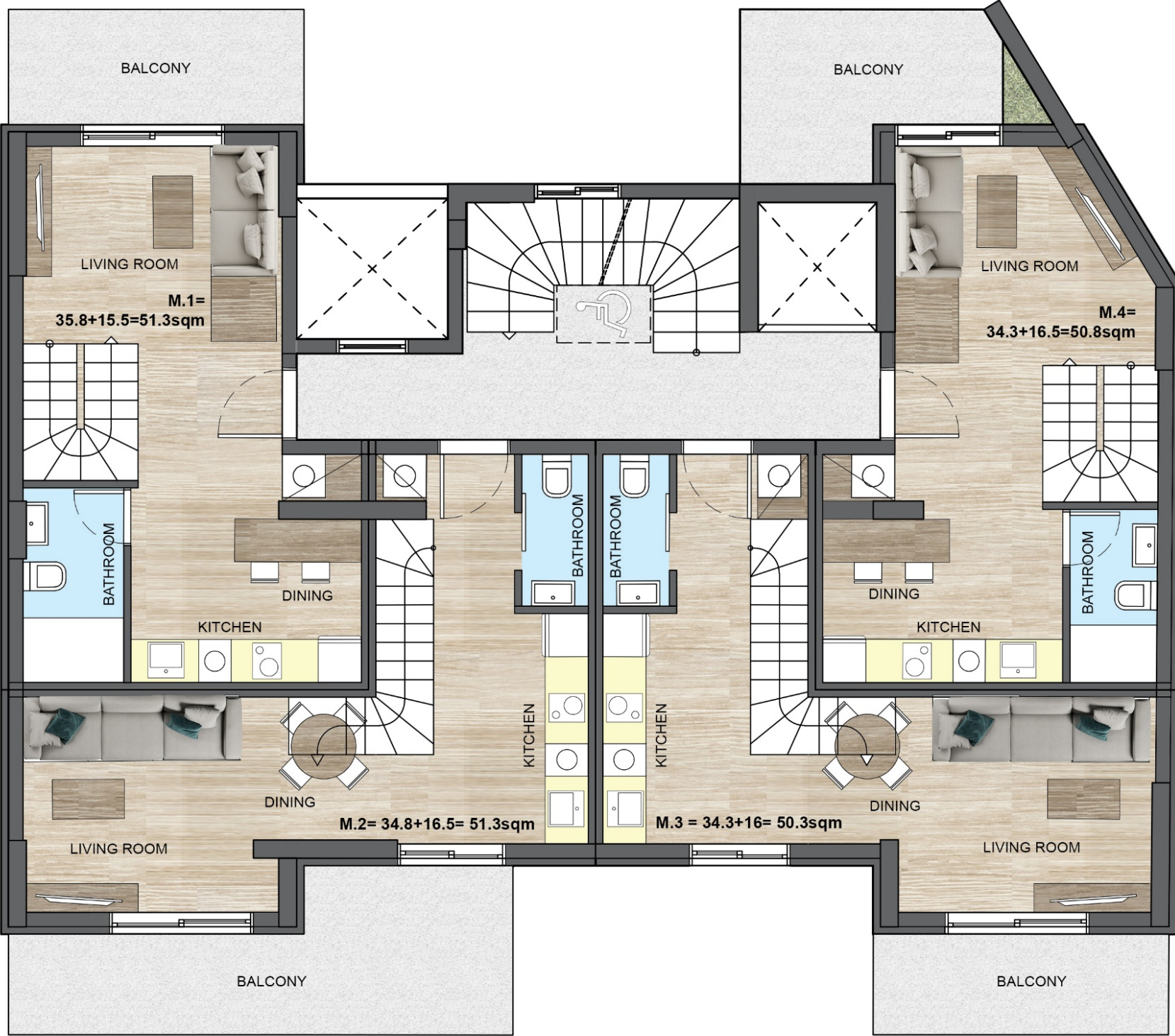
Typical floorplans
2nd - 5th FLOOR



APT 2.3 | 3.3 | 4.3 | 5.3

Typical floorplans
2nd - 5th FLOOR

EL. VENIZELOU 290, KALLITHEA



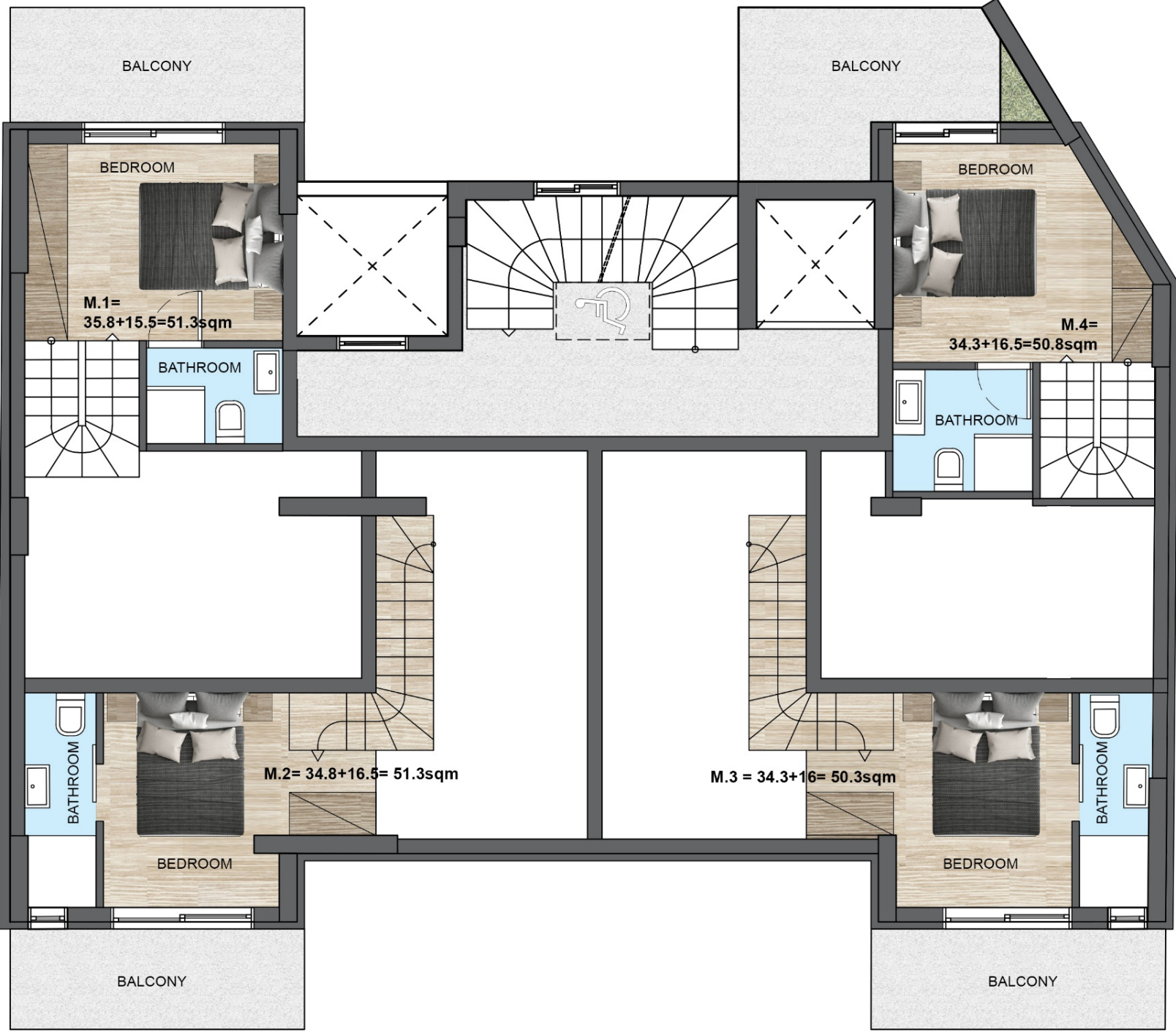
EL. VENIZELOU STREET

6th FLOOR

6th & 7th FLOOR



EL. VENIZELOU 290, KALLITHEA



EL. VENIZELOU STREET

MEZZANINE FLOOR

Mez M.1 | Mez M.2 | Mez M.3 | Mez M.4



6th & 7th FLOOR



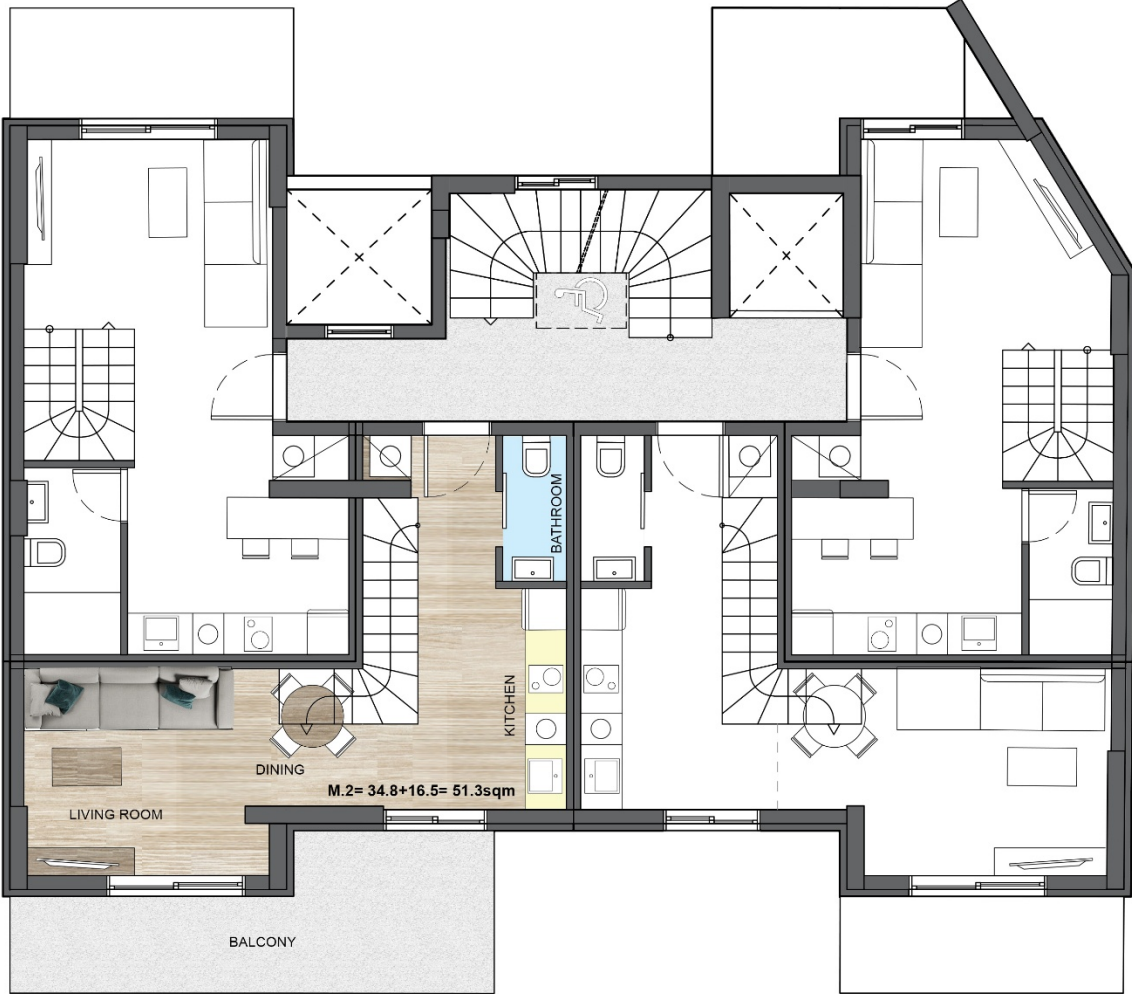


M2

M.2

6th & 7th FLOOR

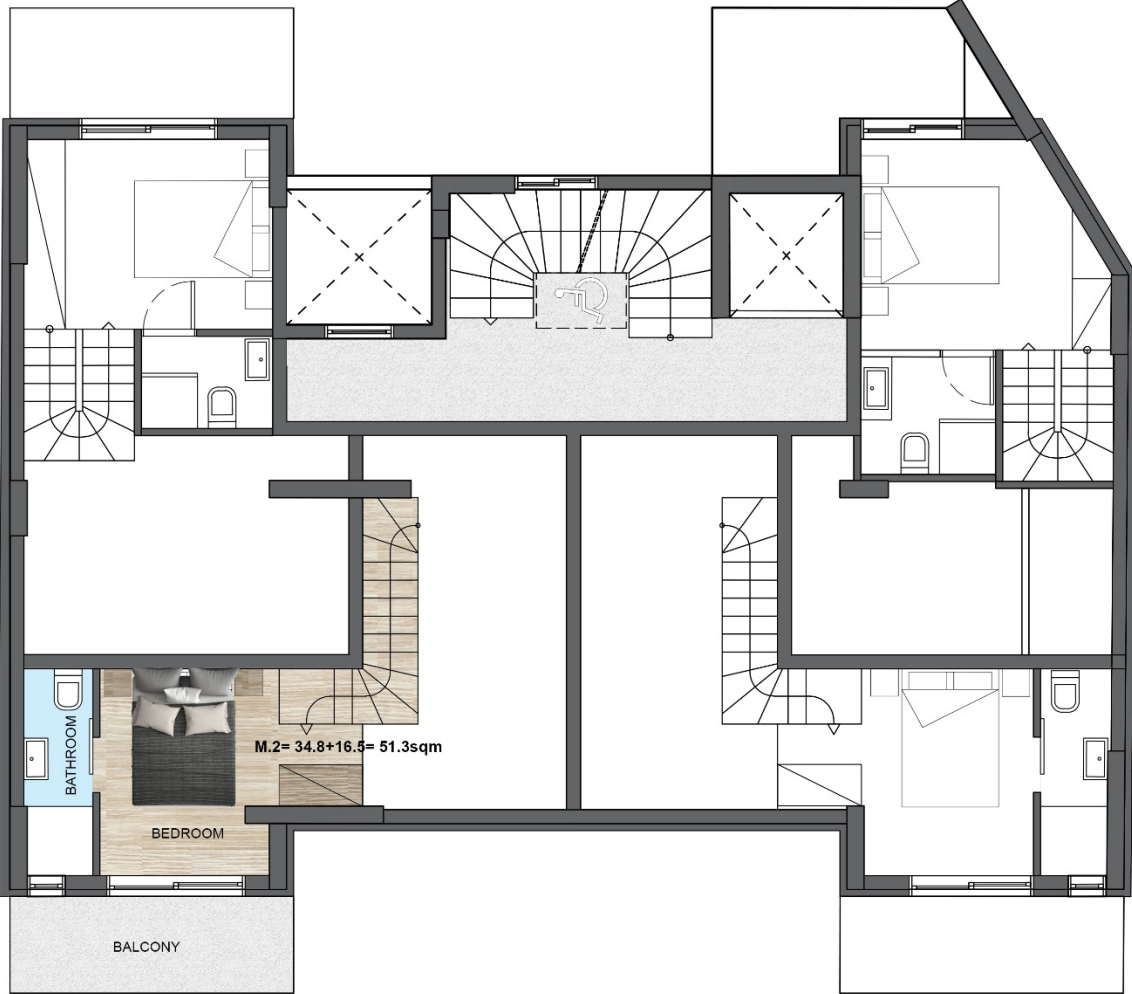
EL. VENIZELOU 290, KALLITHEA



EL. VENIZELOU STREET

6th FLOOR

EL. VENIZELOU 290, KALLITHEA

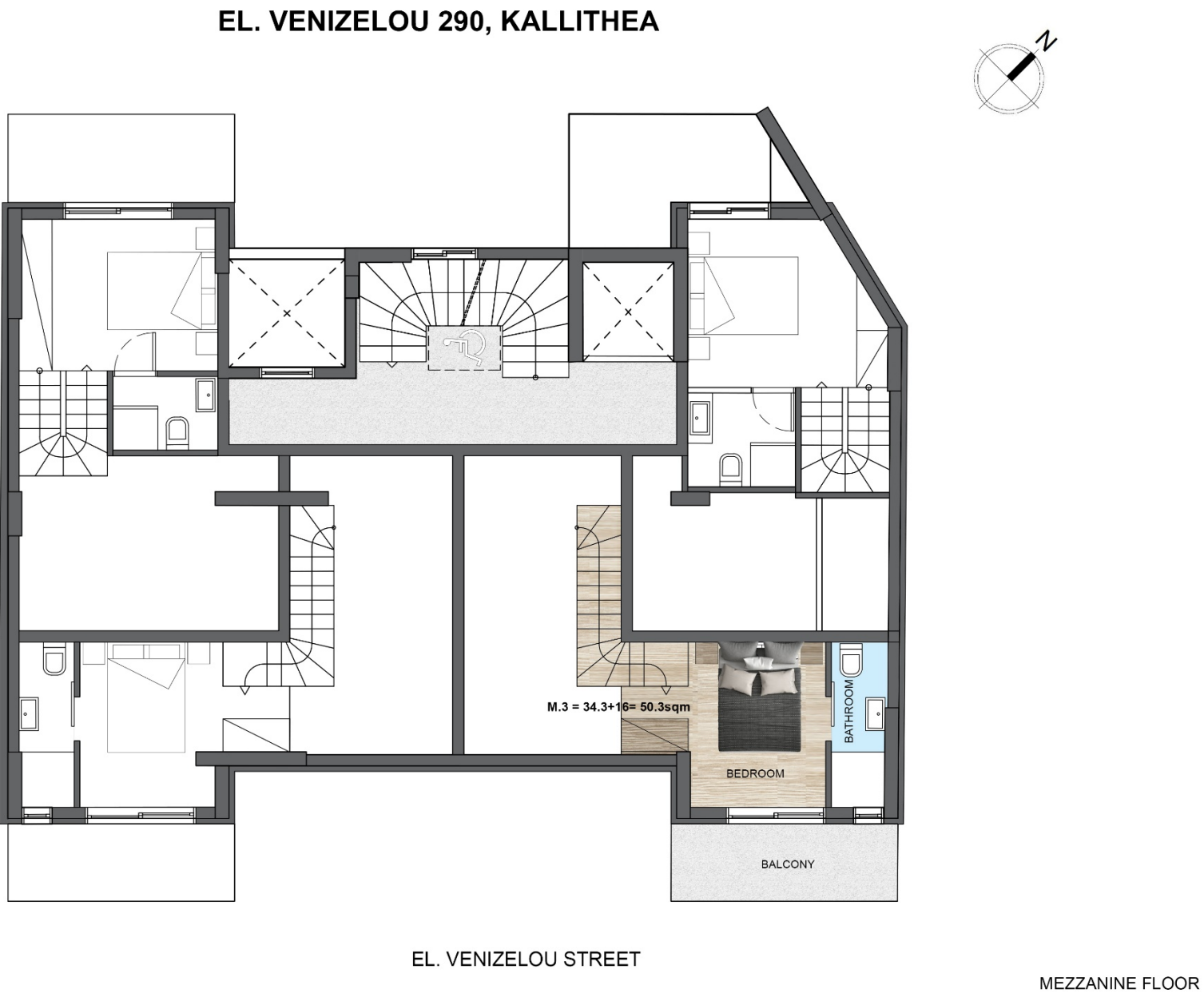
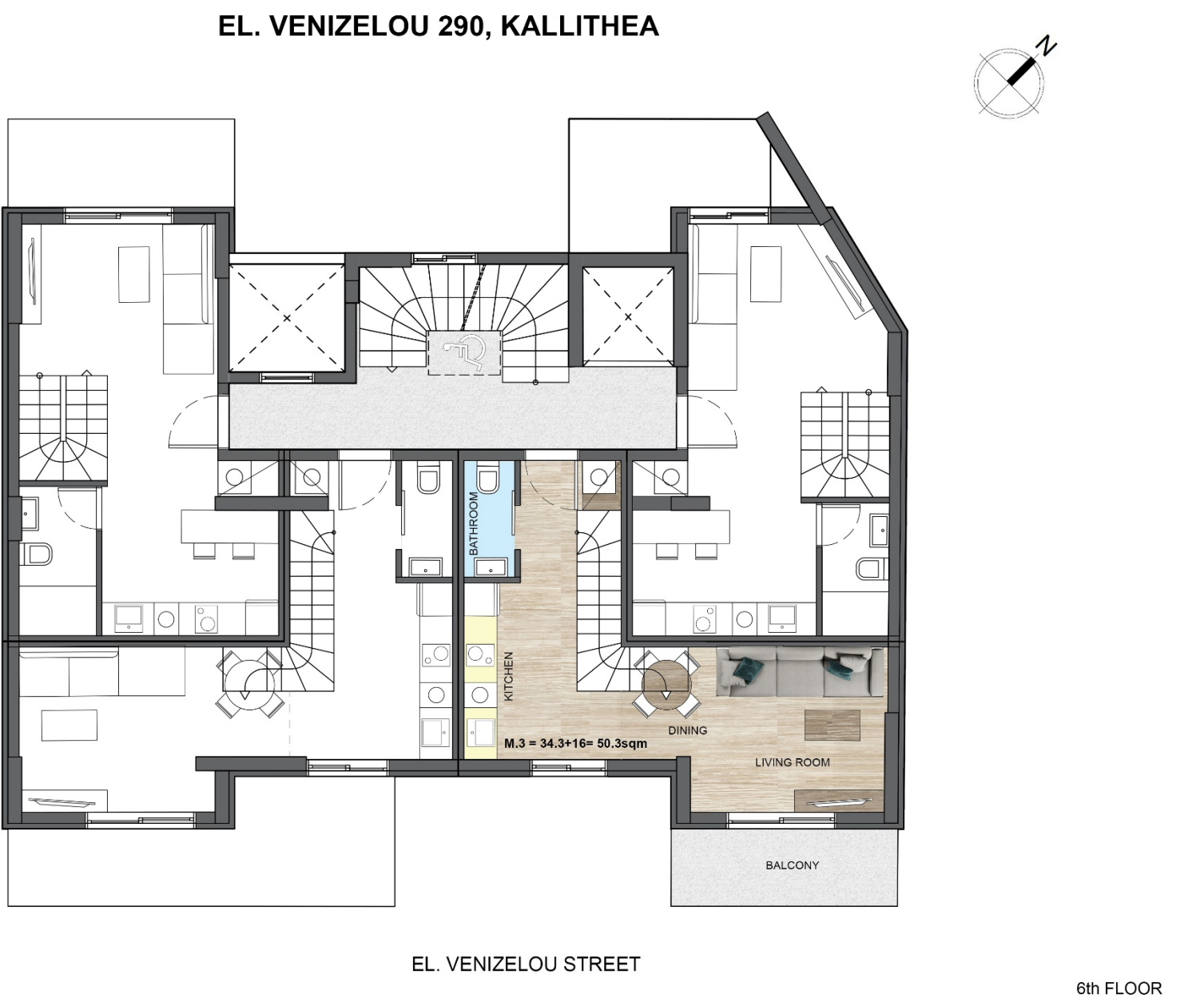


EL. VENIZELOU STREET

MEZZANINE FLOOR



6th & 7th FLOOR





6th & 7th FLOOR

