South

Dimosthenous 270 - KALLITHEA



Project Description

Situated at **Demosthenous 270 in Kallithea**, this premium development offers the perfect balance of modern living and urban convenience. Surrounded by vibrant cafes and local amenities, it combines a high quality of life with outstanding accessibility. It stands as one of the area's most desirable locations for both homeowners and investors.

Ideally positioned, the project is just moments away from the world-class Stavros Niarchos Foundation Cultural Center (SNFCC). Furthermore, its exceptional proximity to the Athenian Riviera allows residents to effortlessly enjoy seaside dining, upscale marinas, and coastal living, creating a unique urban-coastal experience.

This contemporary residential project features modern architecture, functional layouts, and premium finishes. Rising across a ground floor and 3 floors, the building comprises **16 exclusive apartments**. Engineered for comfort and high energy efficiency, it delivers an elevated lifestyle in a truly timeless design.











Energy Efficiency

A

Heating

Heat Pumps

Sanitary Ware

Grohe

Kitchens

European

Delivery

2nd quarter 2028

Unit Number	Level	Type	Internal Area	Balconies/ Exclusive Use	Total	Bedrooms	Bathrooms	Parking	Storage	Price €
GF.1	0	Apartment	36.80 m^2	20.00 m^2	**56.80 m^2**	1	1	N/A	YES	250000 RESERVED Md
GF.2	0	Apartment	36.80 m^2	6.00 m^2	**42.80 m^2**	1	1	YES	N/A	SOLD
GF.3	0	Apartment	39.80 m^2	6.00 m^2	**45.80 m^2**	1	1	YES	N/A	277000 RESERVED Md
GF.4	0	Apartment	39.80 m^2	20.00 m^2	**59.80 m^2**	1	1	N/A	YES	SOLD
1.1	1	Apartment	41,30 m^2	4.50 m^2	**45.80 m^2**	1	1	N/A	YES	SOLD
1.2	1	Apartment	41,30 m^2	6.00 m^2	**47.30 m^2**	1	1	N/A	YES	SOLD
1.3	1	Apartment	40,80 m^2	6.00 m^2	**46.80 m^2**	1	1	N/A	YES	SOLD
1.4	1	Apartment	41.60 m^2	4.50 m^2	**46.10 m^2**	1	1	N/A	YES	SOLD

Sqm measurements may vary up to ± 3%

+ 3 months grace period

Unit Number	Level	Type	Internal Area	Balconies/ Exclusive Use	Total	Bedrooms	Bathrooms	Parking	Storage	Price €
2.1	2	Apartment	41.30 m^2	4.00 m^2	**45.30 m^2**	1	1	N/A	YES	282000 RESERVED Kat
2.2	2	Apartment	41.30 m^2	7.00 m^2	**48.30 m^2**	1	1	N/A	YES	SOLD
2.3	2	Apartment	40.80 m^2	7.00 m^2	**47.80 m^2**	1	1	N/A	YES	SOLD
2.4	2	Apartment	40.80 m^2	4.00 m^2	**44.80 m^2**	1	1	N/A	YES	279000 RESERVED Kat
3.1	3	Apartment	41.30 m^2	4.00 m^2	**45.30 m^2**	1	1	N/A	YES	SOLD
3.2	3	Apartment	42.80 m^2	7.00 m^2	**49.80 m^2**	1	1	N/A	YES	298000
3.3	3	Apartment	42.30 m^2	7.00 m^2	**49.30 m^2**	1	1	N/A	YES	295000 RESERVED Sh
3.4	3	Apartment	41.80 m^2	4.00 m^2	**45.80 m^2**	1	1	N/A	YES	286000 RESERVED Sav

Sqm measurements may vary up to ± 3%

+ 3 months grace period

GROUND FLOOR

APT: GF.1 - GF.2 - GF.3 - GF.4

DIMOSTHENOUS 270, KALLITHEA



DIMOSTHENOUS STREET

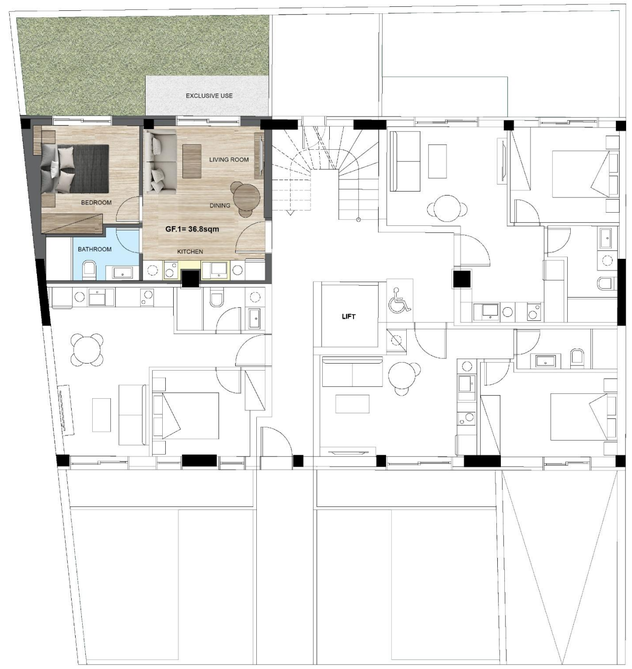
GROUND FLOOR

APT GF.1

GROUNDFLOOR



DIMOSTHENOUS 270, KALLITHEA



DIMOSTHENOUS STREET

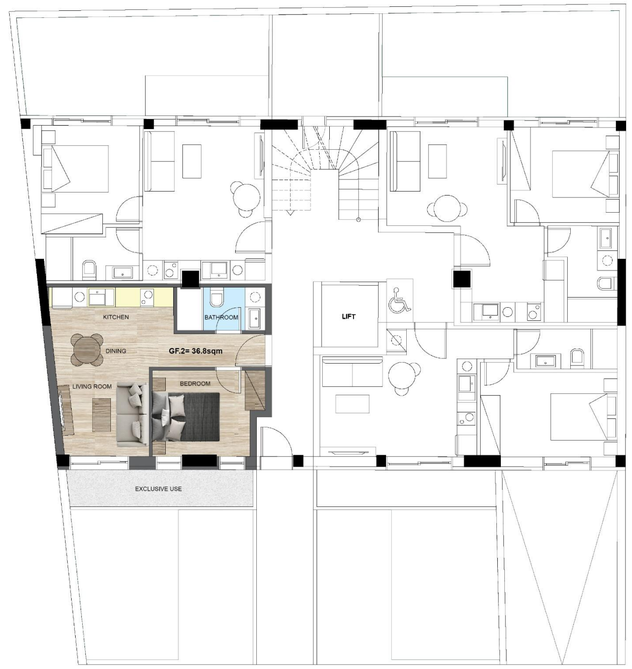
GROUND FLOOR

APT GF.2

GROUNDFLOOR



DIMOSTHENOUS 270, KALLITHEA



DIMOSTHENOUS STREET

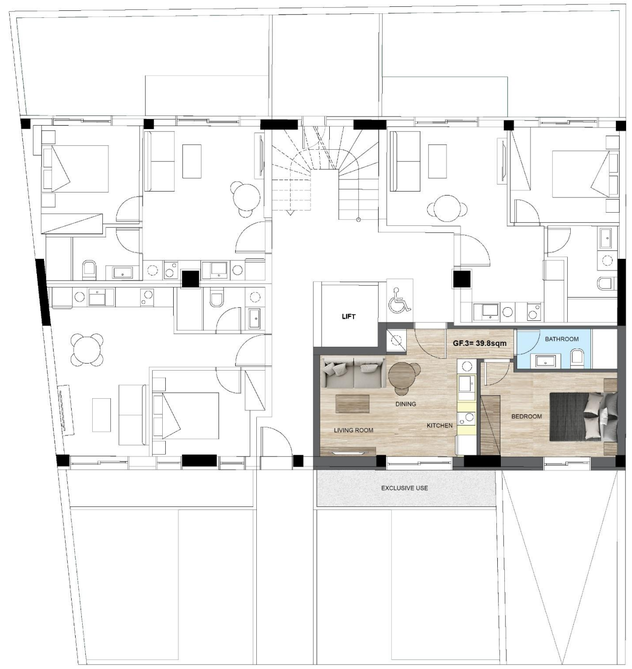
GROUND FLOOR

APT GF.3

GROUNDFLOOR



DIMOSTHENOUS 270, KALLITHEA



DIMOSTHENOUS STREET

GROUND FLOOR

APT GF.4

GROUNDFLOOR



DIMOSTHENOUS 270, KALLITHEA



DIMOSTHENOUS STREET

GROUND FLOOR

1st FLOOR

APT: 1.1 - 1.2 - 1.3 - 1.4

DIMOSTHENOUS 270, KALLITHEA



DIMOSTHENOUS STREET

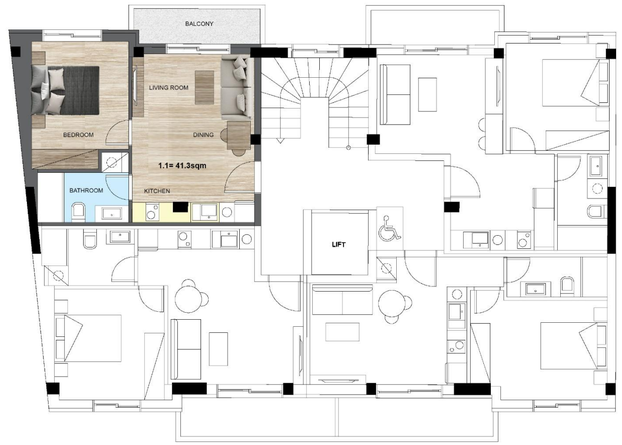
1ST FLOOR

APT 1.1

1st FLOOR



DIMOSTHENOUS 270, KALLITHEA



DIMOSTHENOUS STREET

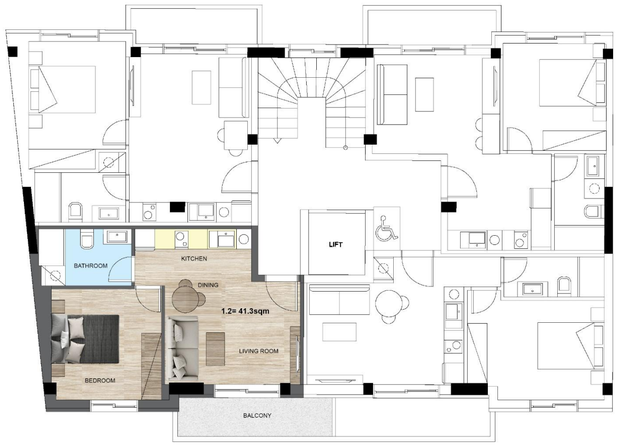
1ST FLOOR

APT 1.2

1st FLOOR



DIMOSTHENOUS 270, KALLITHEA



DIMOSTHENOUS STREET

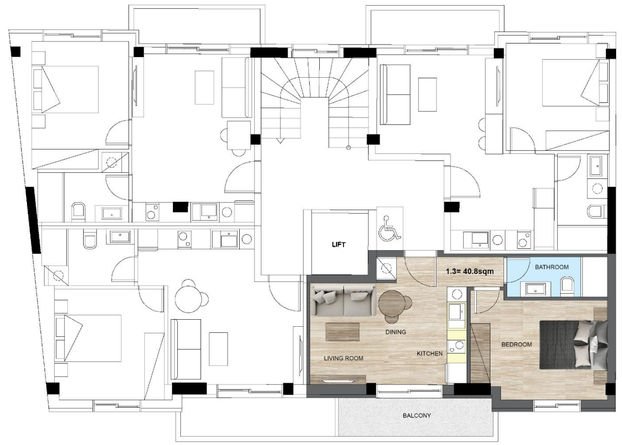
1ST FLOOR

APT 1.3

1st FLOOR



DIMOSTHENOUS 270, KALLITHEA



DIMOSTHENOUS STREET

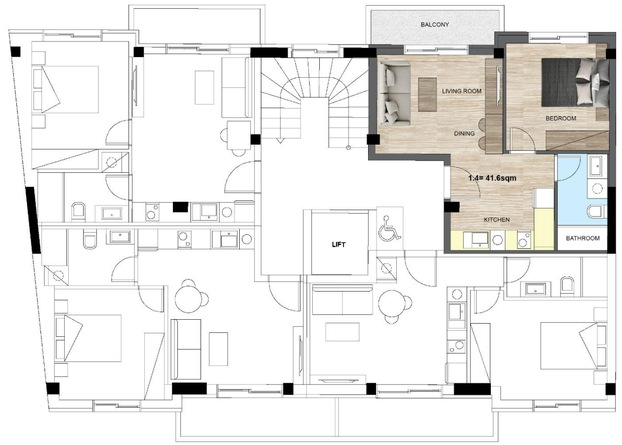
1ST FLOOR

APT 1.4

1st FLOOR



DIMOSTHENOUS 270, KALLITHEA



DIMOSTHENOUS STREET

1ST FLOOR

2nd FLOOR

APT: 2.1 - 2.2 - 2.3 - 2.4

DIMOSTHENOUS 270, KALLITHEA



DIMOSTHENOUS STREET

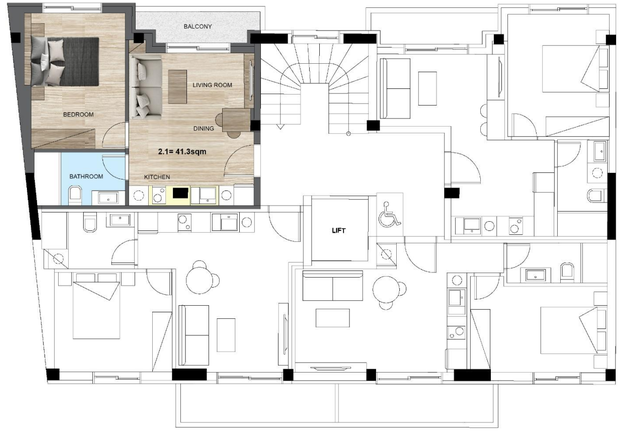
2ND FLOOR

APT 2.1

2nd FLOOR



DIMOSTHENOUS 270, KALLITHEA



DIMOSTHENOUS STREET

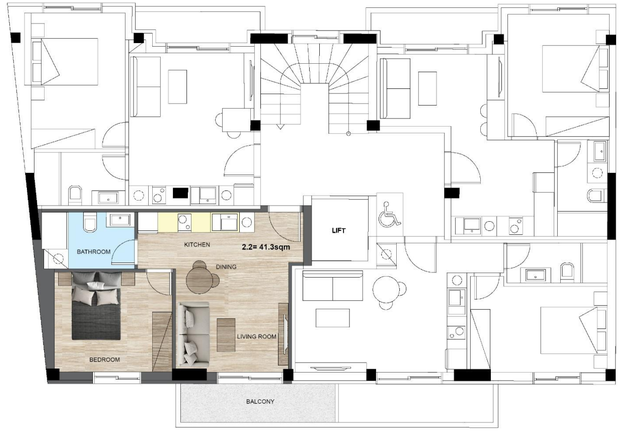
2ND FLOOR

APT 2.2

2nd FLOOR



DIMOSTHENOUS 270, KALLITHEA



DIMOSTHENOUS STREET

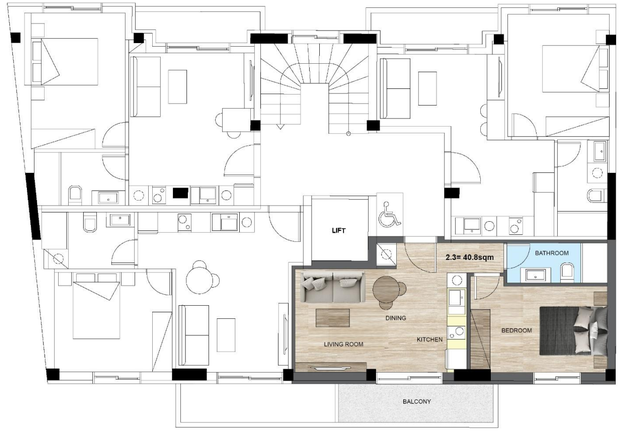
2ND FLOOR

APT 2.3

2nd FLOOR



DIMOSTHENOUS 270, KALLITHEA



DIMOSTHENOUS STREET

2ND FLOOR

APT 2.4

2nd FLOOR



DIMOSTHENOUS 270, KALLITHEA



DIMOSTHENOUS STREET

2ND FLOOR

3rd FLOOR

APT: 3.1 - 3.2 - 3.3 - 3.4

DIMOSTHENOUS 270, KALLITHEA



DIMOSTHENOUS STREET

3RD FLOOR

APT 3.1

3rd FLOOR



DIMOSTHENOUS 270, KALLITHEA



DIMOSTHENOUS STREET

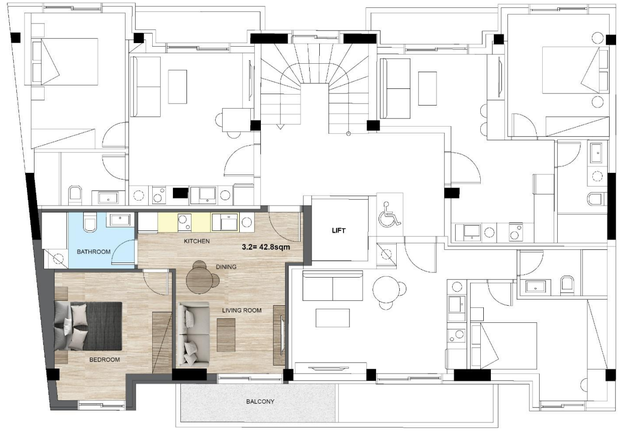
3RD FLOOR

APT 3.2

3rd FLOOR



DIMOSTHENOUS 270, KALLITHEA



DIMOSTHENOUS STREET

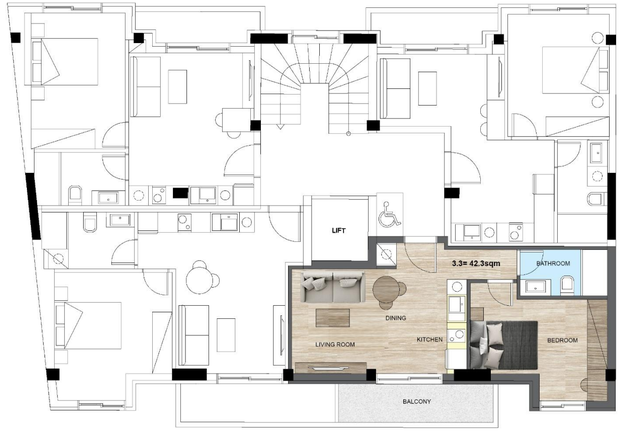
3RD FLOOR

APT 3.3

3rd FLOOR



DIMOSTHENOUS 270, KALLITHEA



DIMOSTHENOUS STREET

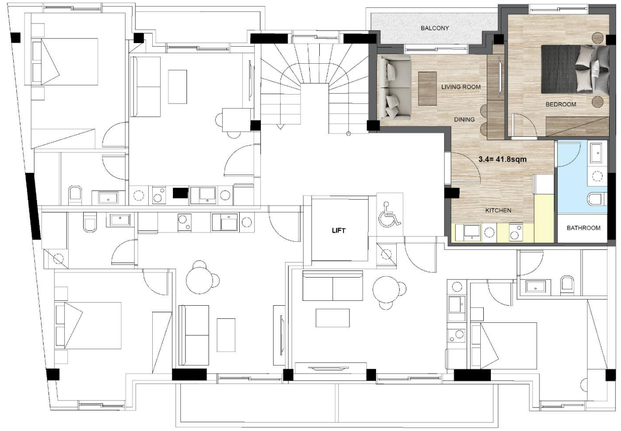
3RD FLOOR

APT 3.4

3rd FLOOR



DIMOSTHENOUS 270, KALLITHEA



DIMOSTHENOUS STREET

3RD FLOOR

INTERIORS

























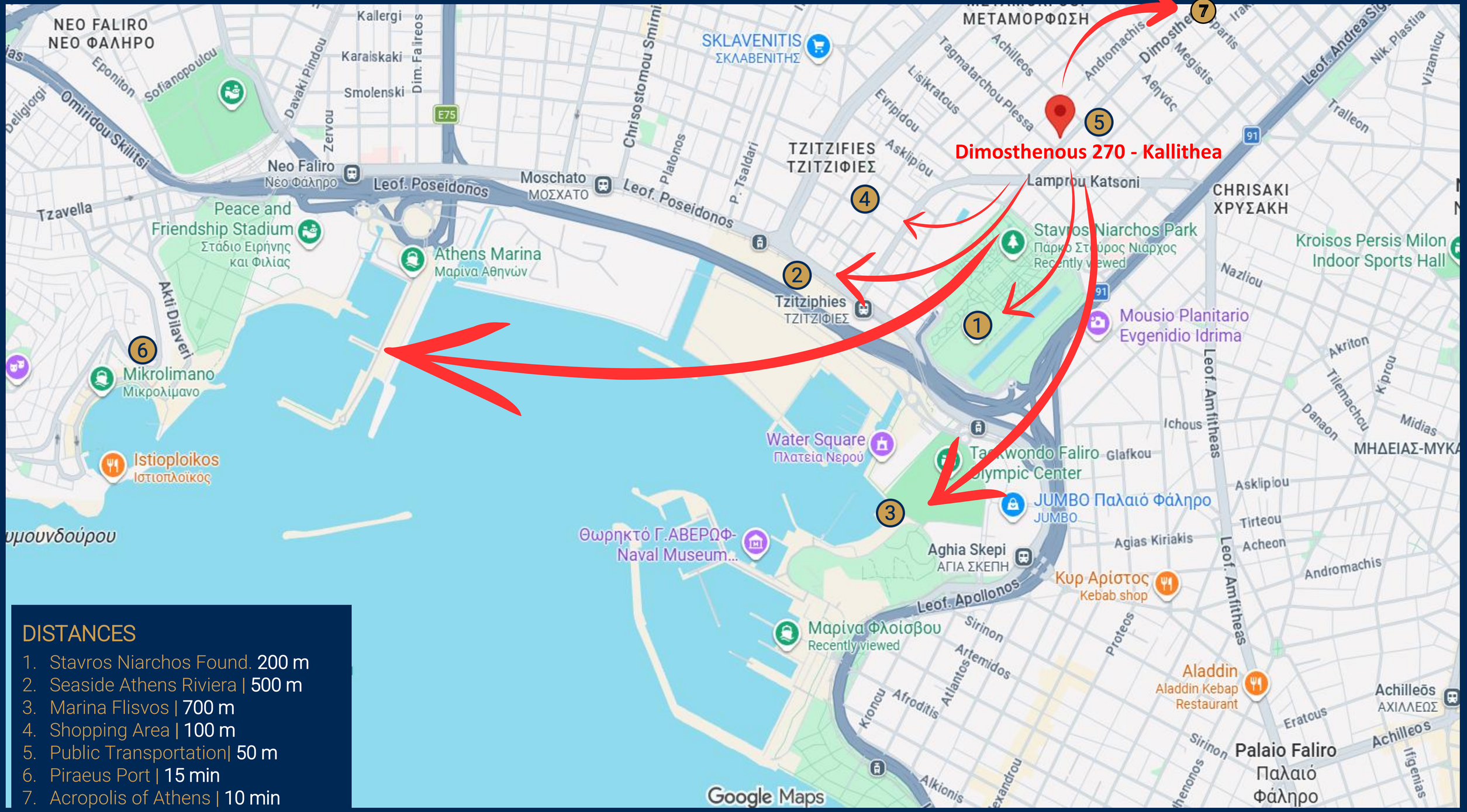









Dimosthenous 270 - Kallithea


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DISTANCES
1. Stavros Niarchos Found. 200 m
2. Seaside Athens Riviera | 500 m
3. Marina Flisvos | 700 m
4. Shopping Area | 100 m
5. Public Transportation| 50 m
6. Piraeus Port | 15 min
7. Acropolis of Athens | 10 min
Google Maps

THANK YOU