Project
Grove Residences

Area
Nea Ionia

Floors
2

Apartments
22



GROVE Residences

Where City Living
Meets Nature

GROVE RESIDENCES is a contemporary residential development featuring **22 thoughtfully designed apartments** across **four floors.**

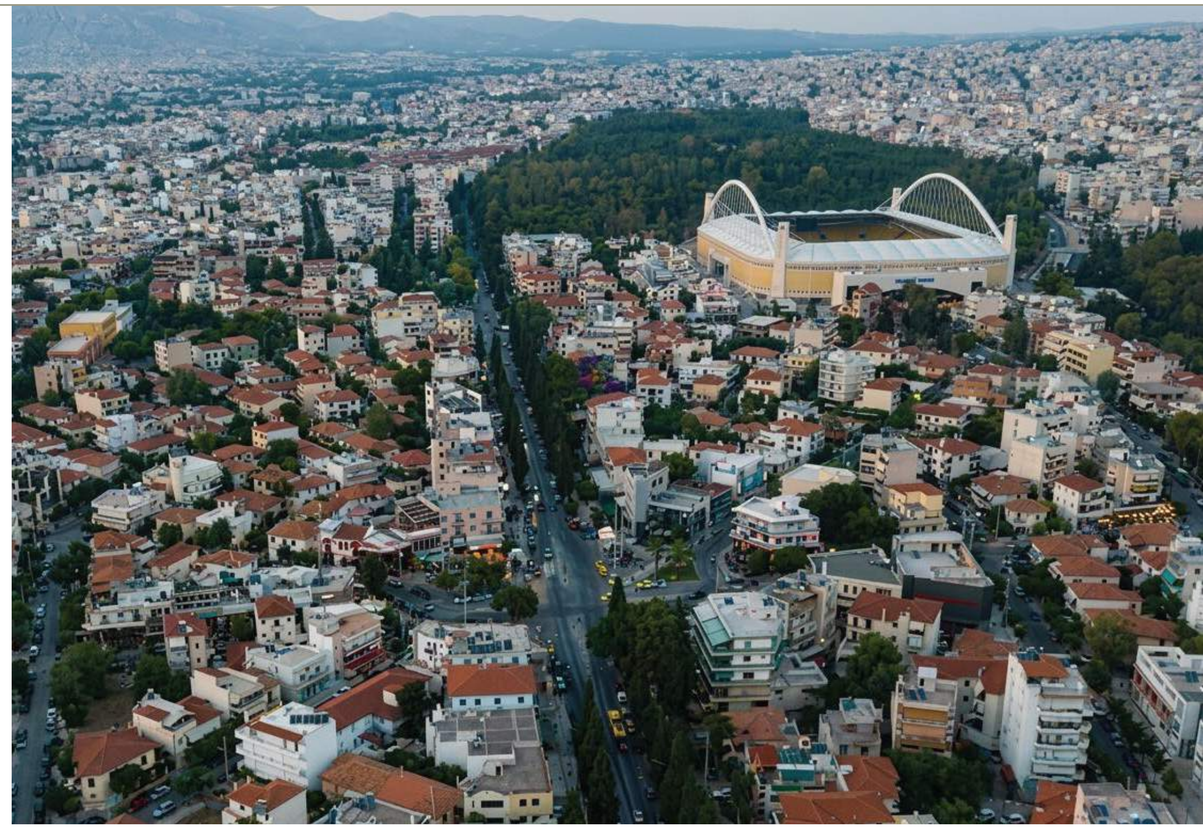


Offering smart layouts **from 39 to 58 sq.m.,** the project is designed to meet the needs of modern urban living, combining functionality, comfort, and elegant design.





TWO NEIGHBORHOODS /ONE EXCEPTIONAL LOCATION



• Nea Ionia

A dynamic and well-established suburb known for its lively commercial center, excellent transport links, schools, and everyday conveniences.

Nea Ionia combines urban energy with a strong sense of community, making it one of the most desirable residential areas in northern Athens.

• Nea Filadelfeia

Known for its beautiful green spaces and welcoming neighborhood atmosphere, Nea Filadelfeia offers a relaxed lifestyle with traditional cafés, local restaurants, and the iconic Alsos Park.

Its blend of nature, culture, and everyday amenities creates an environment that is both peaceful and vibrant.

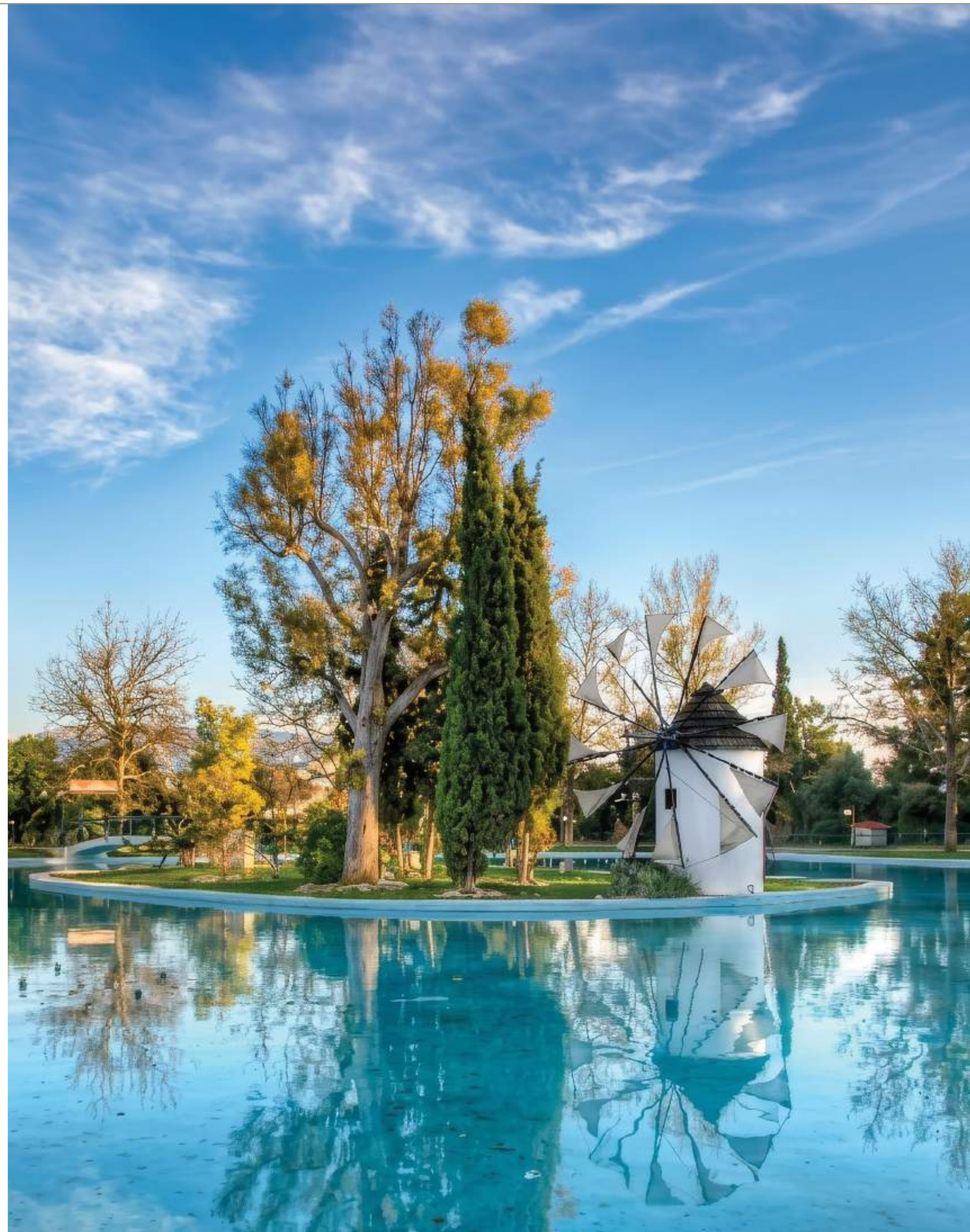


A NEIGHBORHOOD THAT BRINGS IT ALL TOGETHER

Located on the border of Nea Ionia and Nea Filadelfeia, **THE GROVE RESIDENCES** is set in a well-connected neighborhood that combines everyday convenience with a relaxed residential atmosphere.

Just moments from the lush Alsos Neas Filadelfeias and close to the vibrant shopping districts of Nea Ionia and Neo Irakleio, residents enjoy easy access to a wide range of cafés, restaurants, retail stores, schools, and essential services.

The location also offers excellent connectivity to the northern suburbs of Athens, with quick access to Athens–Lamia National Road and major transport routes, making daily commuting simple while keeping the city's key destinations within easy reach.



Key Landmarks

1. Airport: 27.6km
2. Piraeus Port: 14.9km
3. PEFKAKIA Subway Station: 400m
4. Bus Stops: Pefkakia/Alsos 400m

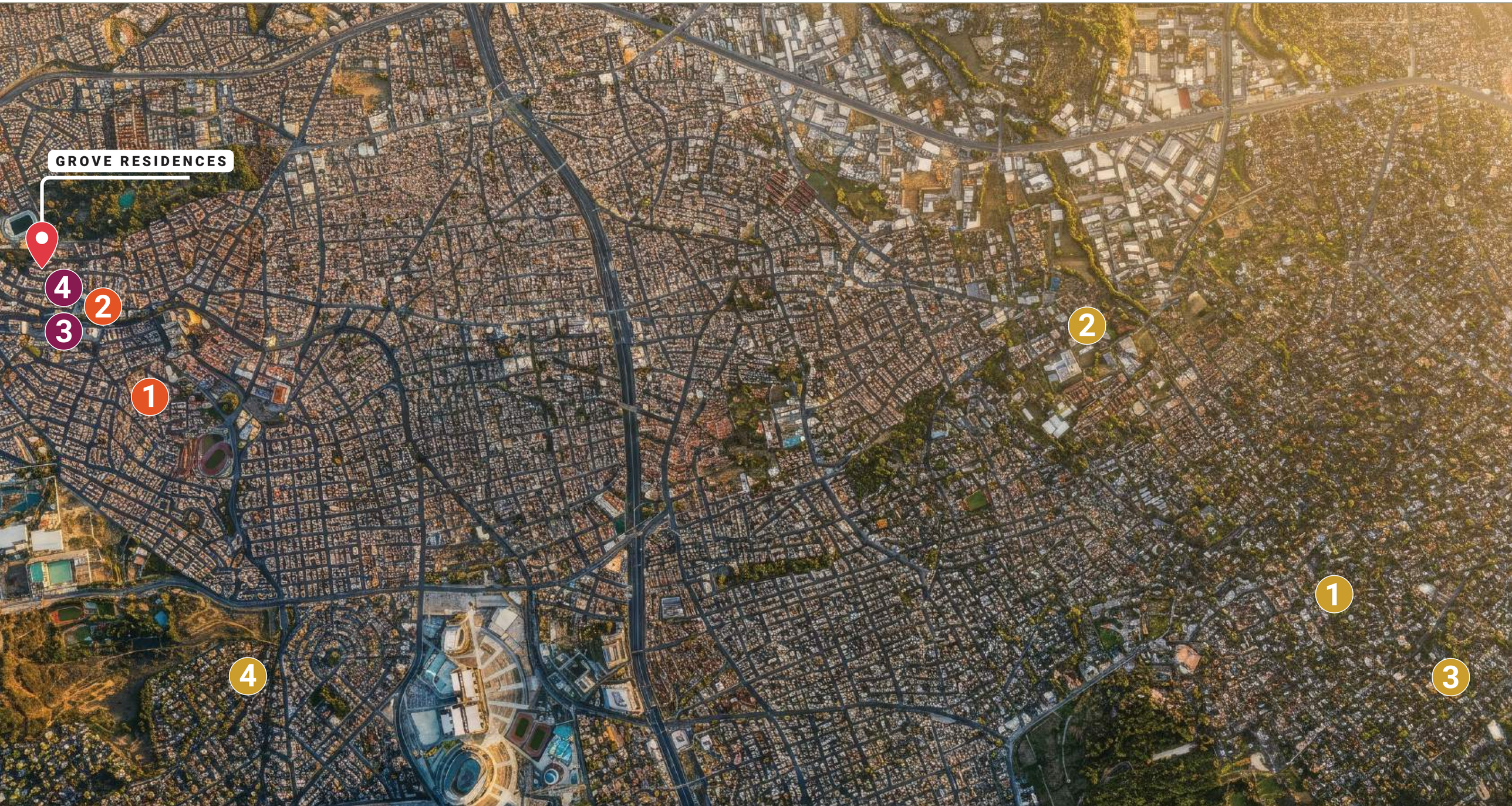
Health Centres

1. Agia Olga General Hospital 1.1km
2. Diagnostic Centre (Iatriki Pisti) 550m

Culture and Education

1. Goulandris Natural History Museum: 3.5km
2. St. Catherine's British School: 5.9km
3. International School of Athens: 8.9km
4. Moraitis School 2.9km

Online Map



ST. CATHERINE'S BRITISH SCHOOL

St. Catherine's British School in Athens has been offering high-quality education since 1956, fostering academic excellence and personal growth in a diverse, multicultural environment.

With over 1,150 students of 54 nationalities, aged 3 to 18, the school provides a dynamic and inclusive learning atmosphere.

Following the Early Years Foundation Stage, the National Curriculum for England and Wales, the IGCSE, and the International Baccalaureate (IB) Diploma Program, St. Catherine's ensures a well-rounded education that prepares students for top universities worldwide.

Beyond academics, the school emphasizes character development, creativity, and social responsibility, encouraging students to become informed, capable, and compassionate global citizens.

Choosing St. Catherine's means joining a community that values intellectual curiosity, integrity, and lifelong learning—making it an excellent choice for families seeking an internationally-minded education.





INTERNATIONAL SCHOOL OF ATHENS

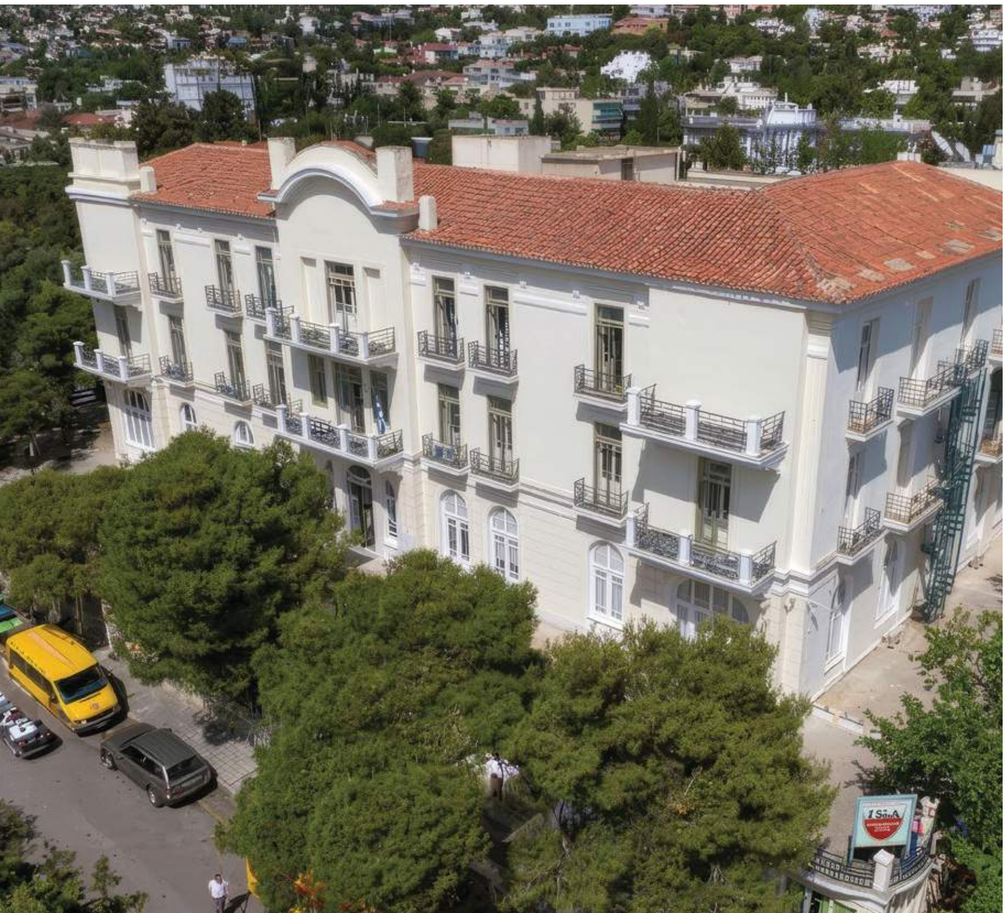
The International School of Athens (ISA), located in the suburbs of Kifissia, is a diverse and dynamic learning community with approximately 700 students from over 55 nationalities.

As the only school in Greece offering all three International Baccalaureate (IB) programs—Primary Years Program (PYP), Middle Years Program (MYP), and the IB Diploma Program—ISA provides a well-rounded and challenging education that fosters critical thinking, personal growth, and global awareness.

In the May 2024 IB Diploma exams, ISA students achieved an impressive 93% passing rate, with an average score of 33.3 points, and 20% of candidates scoring 37 points or higher.

Beyond academics, the school embraces cultural diversity and inclusivity, ensuring that students receive an excellent education and a strong foundation in values, collaboration, and lifelong learning.

With experienced educators, state-of-the-art facilities, and a commitment to student success, ISA is an excellent choice for families seeking a high-quality international education in Athens.





One of Greece's leading private schools, renowned for its academic excellence, innovative educational approach, and strong reputation.

Located within easy reach of The Grove Residences, it offers high-quality education from kindergarten through secondary school.

MORAITIS SCHOOL





A High - Quality Living Area:

1. Nea Filadelfia Grove 800m
2. Park Prompona 1.1km
3. Antonis Tritsis Metropolitan Park 3.1km
4. The Mall: 4.8km
5. Golden Hall 4.6km
6. Open Air Cinema (Cine Also) 1.2km

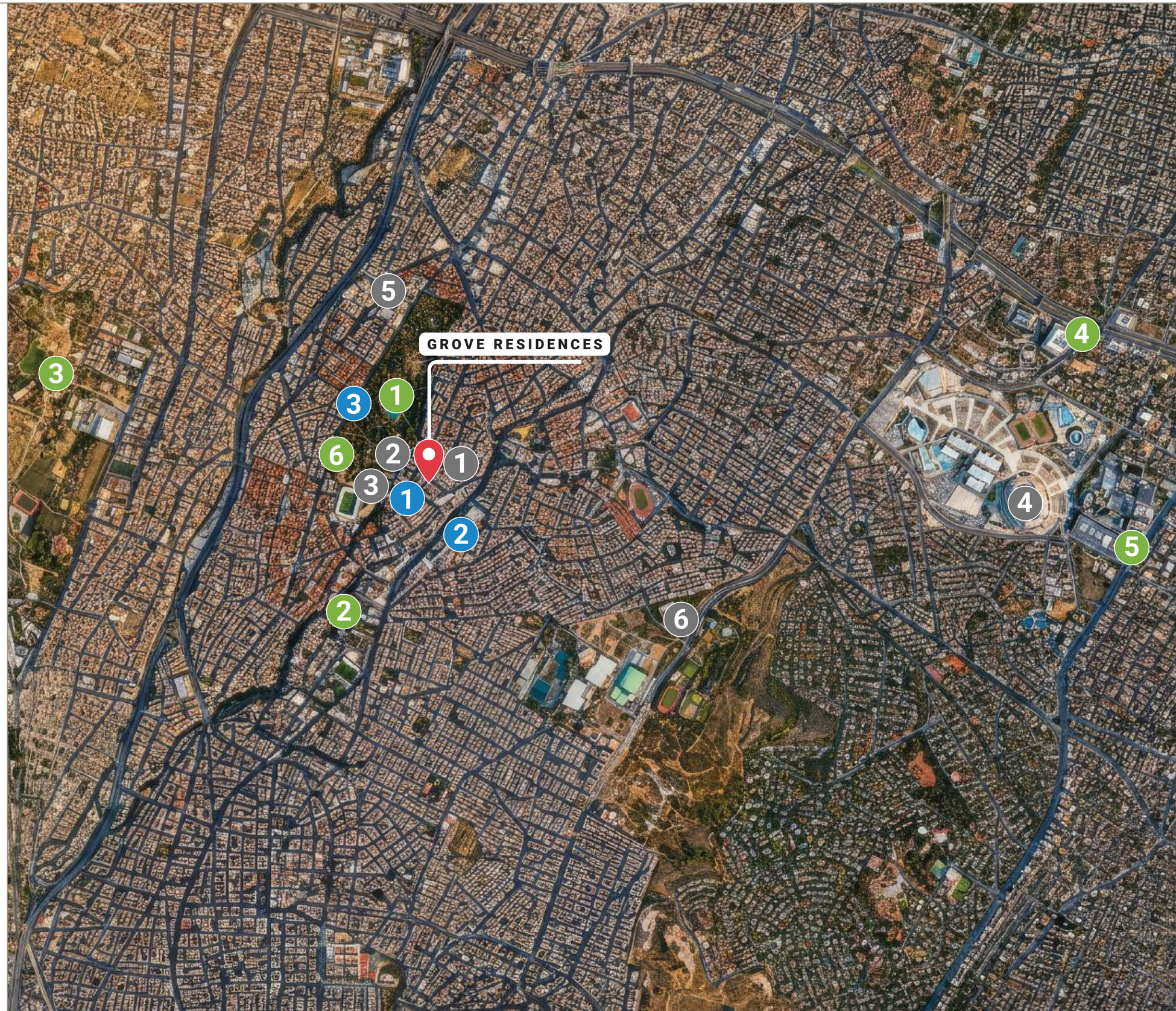
Super Markets

1. Market In: 200m
2. Lidl: 600 m
3. AB Vasilopoulos: 650m

Exercising Centres

1. Elements Pilates Studios 230m
2. Exclusive Fitness Filadelphia 300m
3. Palmos Gym Ladies 270m
4. OAKA: 4km
5. Tennis Court: 1.8km
6. Nea Ionia Tennis Club 2.1km

Online Map



GOULANDRIS NATURAL HISTORY MUSEUM

Exploring Greece's
Natural Heritage

The Goulandris Natural History Museum, located in Kifisia, is one of Greece's most important natural history museums.

It houses an impressive collection of exhibits related to geology, biodiversity, fauna, and flora of the country, as well as rare fossils and striking mineral specimens.

One of its most unique features is the simulation of natural phenomena, such as earthquakes, offering an interactive and educational experience.

Additionally, the museum includes the GAIA Centre, an innovative annex dedicated to environmental education and sustainability.

It is a must-visit destination, whether to admire nature through a scientific lens or to learn more about ecological balance and the urgent need to protect our planet.





GREEN LIVING

Alsos Neas Filadelfeias



Just minutes from The Grove Residences, Alsos Neas Filadelfeias is one of Athens' most beloved green spaces.

Its shaded walking paths, mature trees, playgrounds, cafés, and open areas create the perfect setting for relaxation, exercise, and everyday outdoor living.

Whether for a morning walk, an afternoon with family, or a quiet break in nature, the park offers a refreshing escape throughout the year.

Antonis Tritsis Metropolitan Park



One of the largest urban parks in Athens, Antonis Tritsis Metropolitan Park offers a unique blend of nature, recreation, and wellbeing.

Beautiful lakes, extensive walking and cycling paths, sports facilities, and rich biodiversity make it a destination for all ages.

Just a short drive away, it provides a peaceful setting where residents can reconnect with nature while enjoying an active lifestyle.

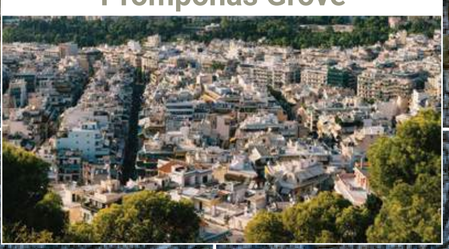
GROVE RESIDENCES



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Offering smart layouts from 39 to 58 sq.m., the project is designed to meet the needs of modern urban living, combining functionality, comfort, and elegant design.

Promponas Grove



A hidden green retreat close to The Grove Residences, Promponas Grove offers a peaceful setting for everyday relaxation.

Surrounded by mature trees and landscaped walking paths, it is ideal for walking, jogging, or enjoying quiet moments outdoors.

With playgrounds, open spaces, and easy access, it provides a welcoming environment for families, residents, and anyone looking to enjoy nature close to home.

MALLS & HIGH-END BOUTIQUES

Golden Hall



Golden Hall is a luxury shopping mall in Athens on Kifisias Avenue in Marousi.

It features high-end stores, restaurants, cafés, and entertainment spaces, offering a unique shopping experience.

It stands out for its elegant architecture and premium atmosphere.

The Mall Athens



The Mall Athens is one of the largest shopping centers in Greece, located in Marousi, Athens.

It offers a wide variety of stores, from international brands to local shops, numerous dining options, cafés, and entertainment venues, including a cinema.

Its modern design, spacious layout, and convenient access provide a complete shopping and leisure experience for visitors of all ages.

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Kifisia shopping



The Kifisia shopping district is one of the most elegant and luxurious in Athens.

It features a variety of high-end boutiques, jewelry stores, and home decor shops. In addition to international brands, visitors can find unique, locally owned stores with exclusive items.

The area also offers numerous cafés, restaurants, and pastry shops, creating a charming atmosphere for leisurely shopping and strolling.















GROUND FLOOR



SEVASTIAS STREET

VENDIRIOU STREET

Apt	Bdrm	Internal	Balcony	Total
GF01	1	39	4	**43**
GF02	1	43	11	**54**
GF03	1	42	11	**53**
GF04	1	43	11	**54**
GF05	1	38	8	**46**
GF06	1	44	14	**58**
GF07	1	44	14	**58**
GF08	1	44	14	**58**
GF09	1	44	11	**55**

FLOOR A



S E V A S T I A S S T R E E T

V E N D I R I O U S T R E E T

Apt	Bdrm	Internal	Balcony	Total
A01	1	41	4	**45**
A02	1	39	5	**44**
A03	1	38	5	**43**
A04	1	38	5	**43**
A05	1	39	3	**42**
A06	1	41	4	**45**
A07	1	45	4	**49**
A08	1	38	5	**43**
A09	1	38	5	**43**
A10	1	38	5	**43**
A11	1	39	5	**44**
A12	1	34	5	**39**
A13	1	36	4	**40**


A13
A12
A11
A10
A09
A08
A07
GF09
GF08
GF07
GF06
GF05


A06
GF05
A05