
New Filadelfeia
APARTMENTS
presentation



PROPERTY PRESENTATION

Monemvasias 60, Nea Filadelfeia – Athens

An Exceptional Investment Opportunity in a Rising Athenian Neighborhood

This property is located at Monemvasias 60, in the heart of Nea Filadelfeia, a historic and increasingly dynamic suburb in North Athens. The location offers a unique combination of accessibility, greenery, modern infrastructure, and cultural depth, making it ideal for both residential use and investment purposes.

Outstanding Location & Transport Links

- Just 150 meters from Perissos Metro Station (Line 1) – offering direct access to the city center (Monastiraki, Omonia), Piraeus Port, and beyond.
- Only 200 meters from the newly constructed AEK Athens Stadium (Agia Sophia Stadium) – a major cultural, athletic, and entertainment landmark.
- Walking distance to “Agia Olga” General Hospital, one of the key healthcare institutions in Northern Athens.
- Direct road access to all key arteries: Kifisias Avenue, Patision Avenue, and the National Road (Ethniki Odos).

A Lively Urban Environment Surrounded by Green

Nea Filadelfeia is renowned for its tree-lined streets, large public park (Alsos Neas Filadelfeias), and overall green character — offering a quality of life rarely found in urban Athens. It combines the calm of a suburban setting with all the perks of a central location.

Evolving Social & Commercial Character

The neighborhood is undergoing a renaissance, particularly around the AEK Stadium area, where trendy restaurants, modern cafés, boutique bars, and concept stores have opened in recent years. This new wave of commercial activity has brought a young, energetic vibe, attracting professionals, creatives, and entrepreneurs.

Cultural Depth & Strong Community Identity

Historically, Nea Filadelfeia was founded by Asia Minor refugees in the 1920s and has since evolved into a well-regarded middle-to-upper-class district with a rich cultural identity. The area maintains a strong sense of community while embracing growth and modernization.

Conclusion

This property offers a rare combination of excellent location, lifestyle quality, long-term investment potential, and eligibility for the Golden Visa program. Whether for personal residence, rental income, or capital appreciation, Monemvasias 60 stands as a solid and forward-looking real estate choice.

Location presentation











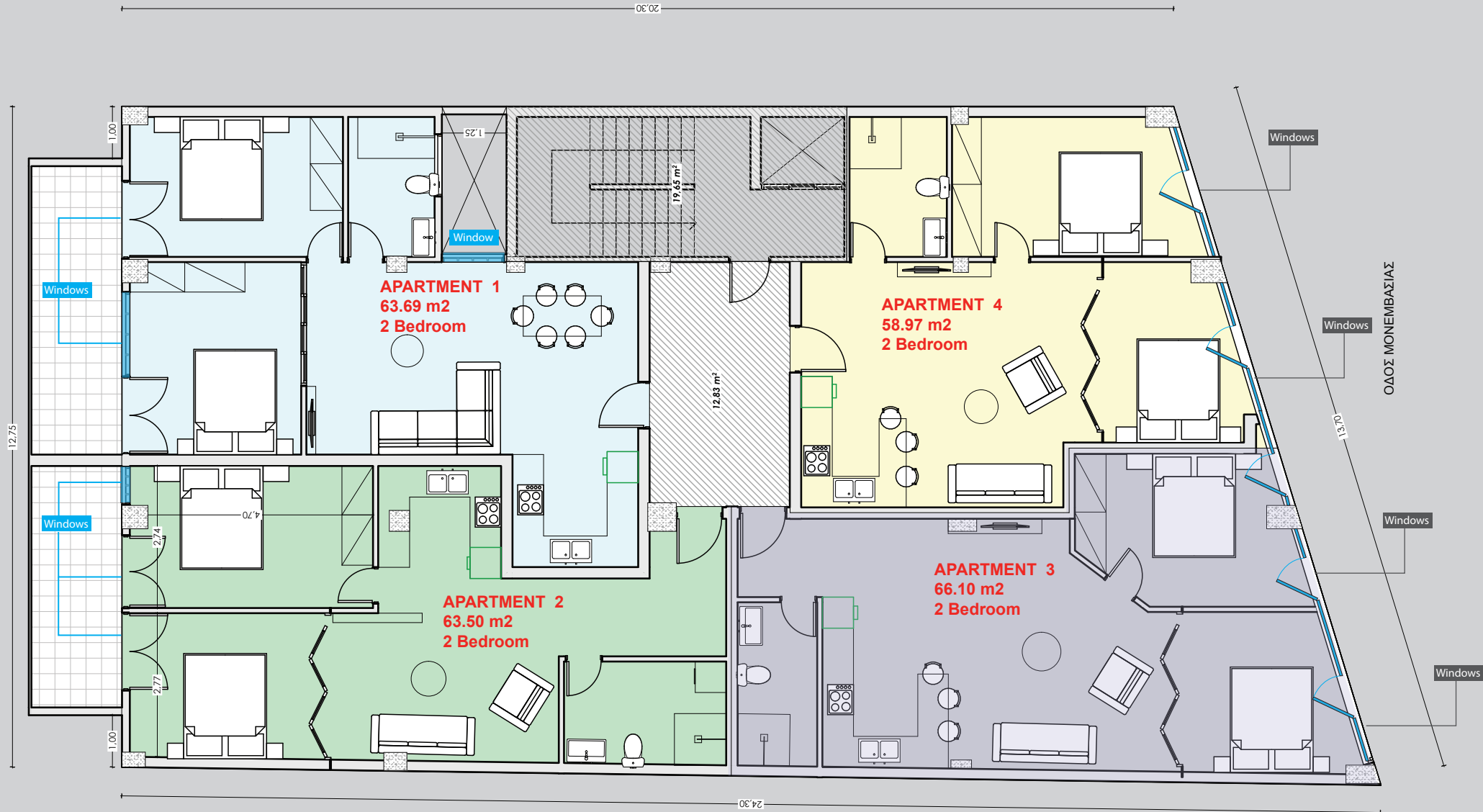








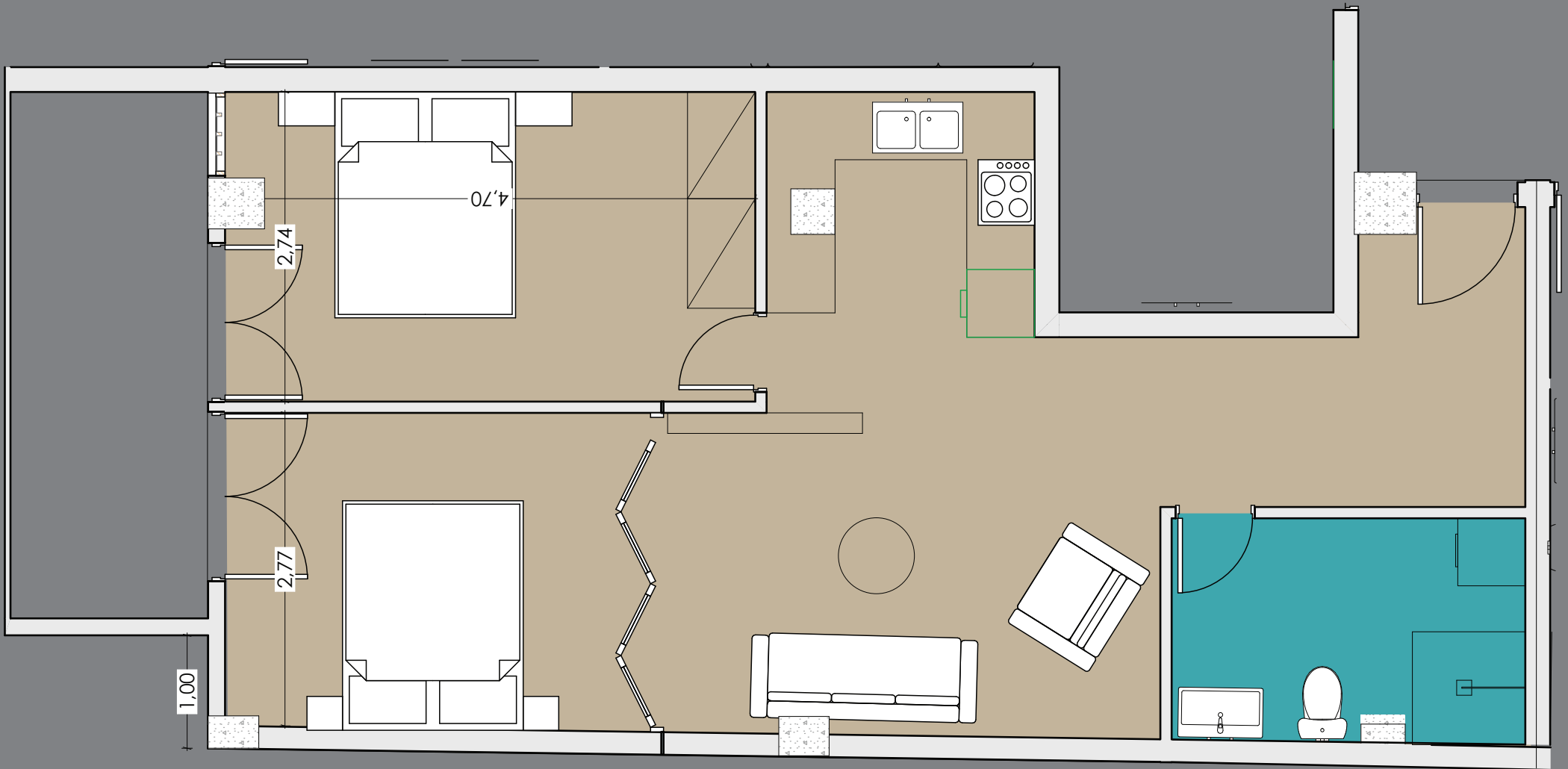
APARTMENTS 3rd FLOOR



APARTMENT 1
63.69 m2
2 Bedroom



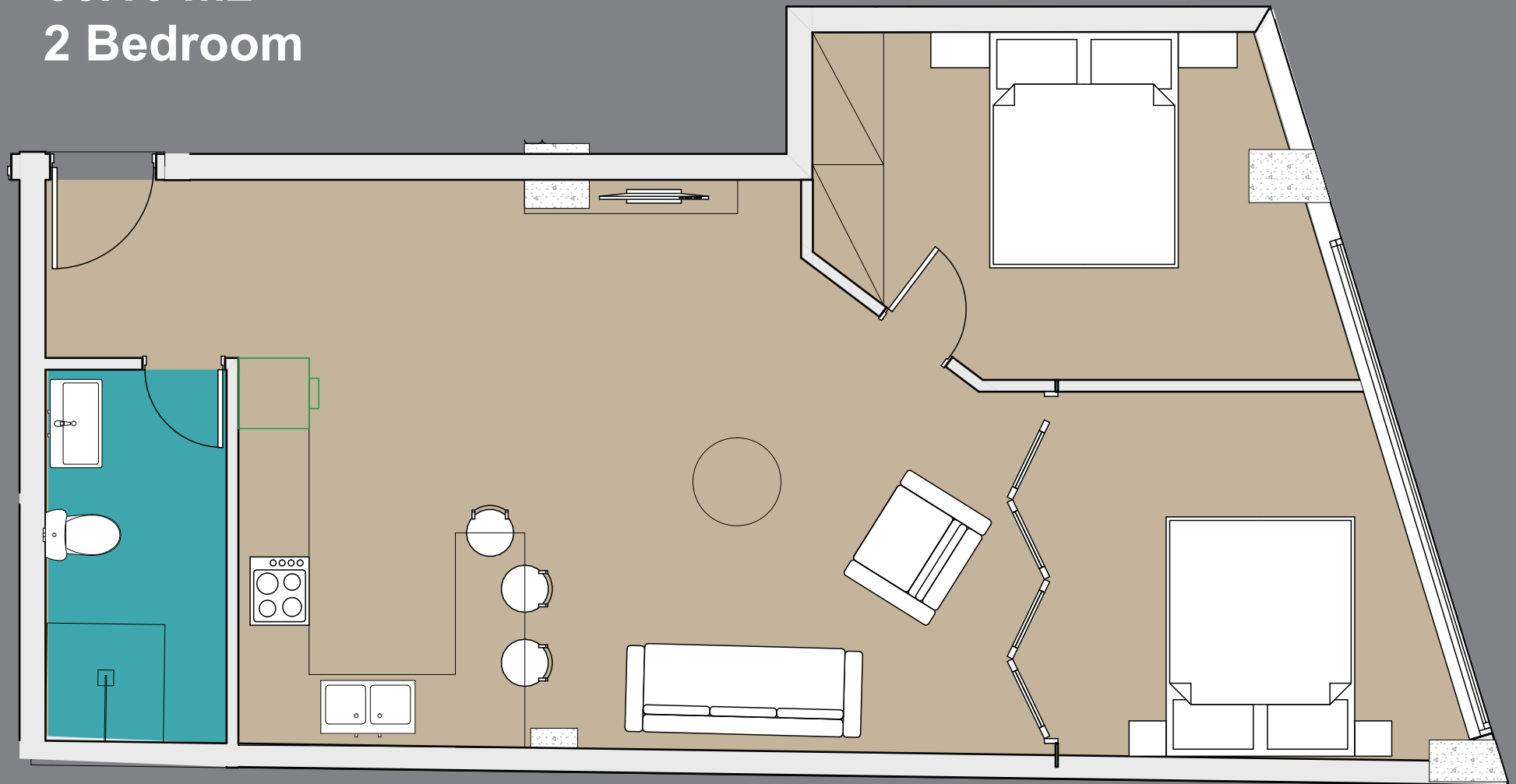
APARTMENT 2
63.50 m²
2 Bedroom



APARTMENT 3

66.10 m²

2 Bedroom



APARTMENT 4
58.97 m²
2 Bedroom

