Project
Boulevard

Area
Kallithea

Floors
5

Apartments
54



BOULEVARD

The New Point of Reference in Kallithea

Rising across **five levels** and consisting of **54 modern one-bedroom apartments**, the new development on Thiseos Avenue represents the next step in Oikos Property Developments' commitment to high-quality urban living.





Designed with contemporary residents in mind, it combines functional layouts, refined aesthetics, and exceptional access to local amenities.











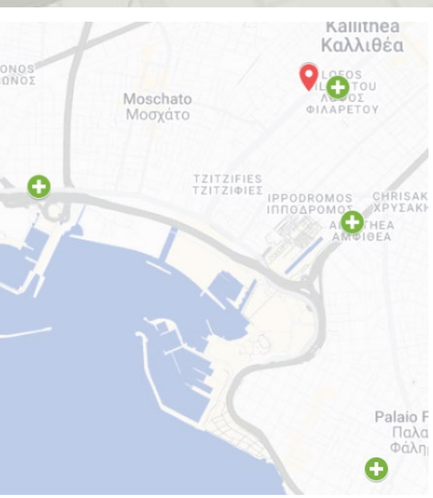
Other Oikos Projects in the Area

In the same neighborhood, Oikos has already delivered two **successful developments** along Thiseos Avenue: Thiseos Service Apartments, a modern residential project offering contemporary living spaces designed for today’s urban lifestyle, and Knowlodge, a purpose-built student residence featuring thoughtfully planned apartments and communal areas **tailored to academic life.**

Together, these projects highlight the ongoing evolution of the area and reinforce Thiseos Avenue as an **emerging point of reference within Kallithea**



CONVENIENT LIFE IN ATHENS



Hospitals
& Pharmacies



Boulevard



Kallithea Metro Station



Thiseos Shopping Street



Open Air Cinema



Gas Station



ACS Courier



Super Markets

Interactive Map

NEARBY MONUMENTS

Interactive Map



Boulevard



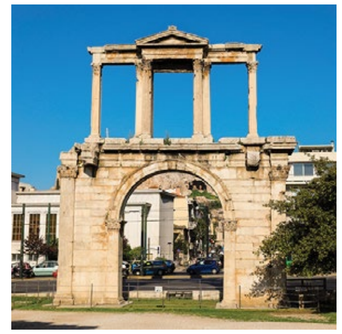
Odeon of Herodes Atticus



Acropolis



Filopappou Hill



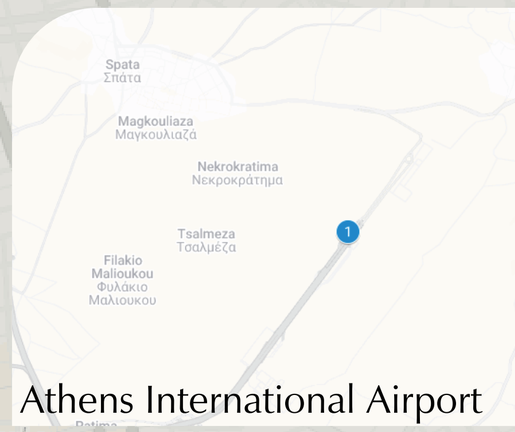
Hadrian's Arch



Open Air Cinema



Onassis Stegi



Athens International Airport



International School of Piraeus



Flisvos Marina



SNFCC



The Ellinikon Project

HIGH-QUALITY
LIVING AREAS
AND EDUCATION

Interactive Map

KALLITHEA

The Beautiful View Area

The name Kallithea, meaning “beautiful view” was inspired by the area’s unique position, offering clear sights toward both the Acropolis and the Saronic Gulf.

Geographically, Kallithea occupies the largest elongated stretch of land in Attica, extending from the historic center of Athens all the way to the coastline.

Today it is an urban district that combines residential, commercial, and light-industrial zones, just a few kilometers from downtown Athens, blending local suburban living with direct access to the city center and the seaside.



The city’s emblem features Theseus, who, according to Greek mythology, disembarked on the shores of modern-day Kallithea upon returning from Crete after slaying the Minotaur.



A VIBRANT URBAN LOCATION WITH EXCEPTIONAL CONNECTIVITY

Located on the lively thiseos avenue in kallithea, the new oikos development sits on a vibrant commercial street with wide sidewalks, diverse shops, and everyday conveniences within easy reach.

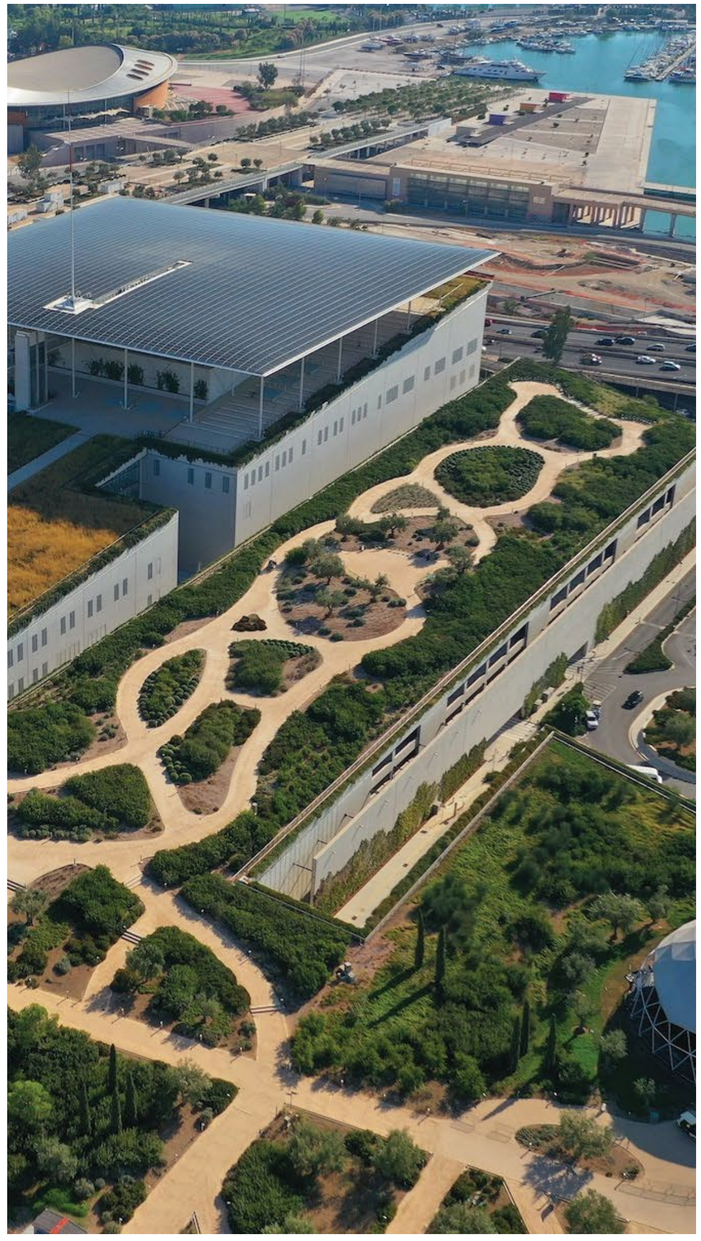
Just minutes from the coastal road, the Stavros Niarchos Foundation Cultural Center, and the Faliro Delta, the area is ideal for people who enjoy running, cycling, and spending time outdoors.

The upcoming Aenao Park is expected further to elevate the quality of life in the neighborhood, adding valuable green space to the city.

Residents will also enjoy proximity to the Athenian Riviera, especially appealing during the summer months.

Kallithea offers excellent connectivity, with direct access to major avenues leading to central Athens or Piraeus, as well as a convenient link to the National Highway

Public transport is a significant advantage: the area is already served by a Line 1 Metro station, and in the coming years, four new Metro stations will be developed across Kallithea, with the closest one planned near Filaretos Hill.





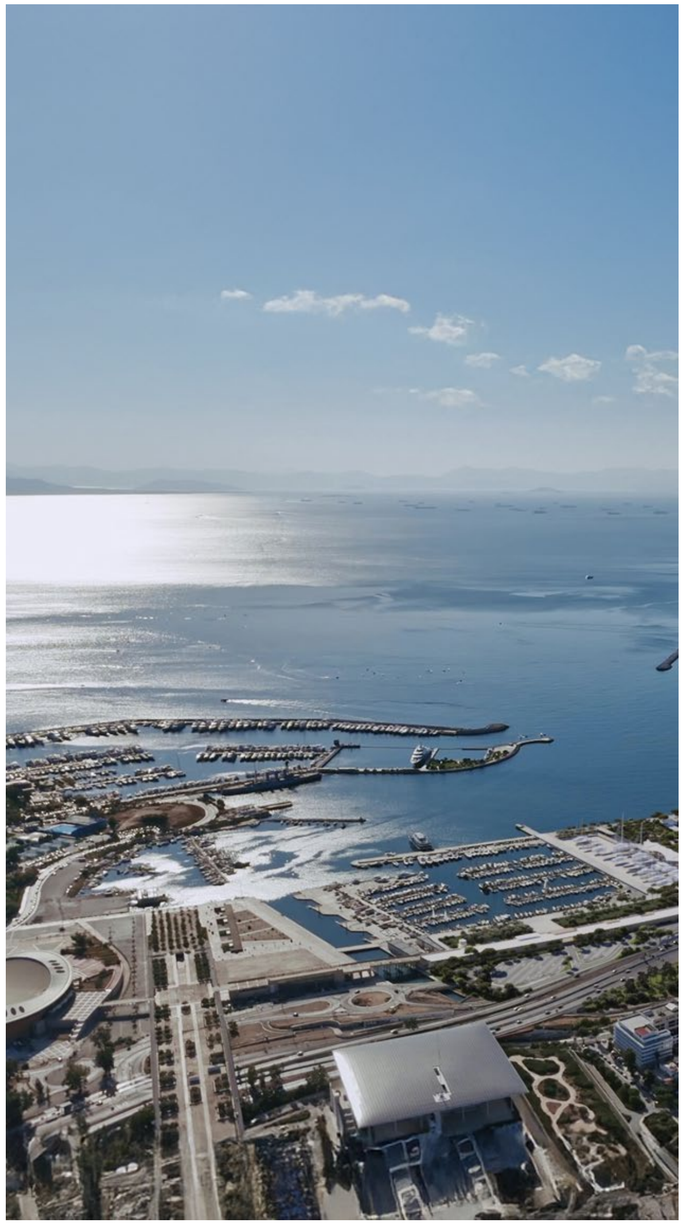


ΑΕΝΑΟΝ ΦΑΛΗΡΙΚΟ ΔΕΛΤΑ

The ambitious project of the Urban Promenade will essentially connect, between a pedestrian and bicycle path, the area of Kallithea with the municipality of Vari - Voula - Vouliagmeni.

It is indicative that the total urban promenade will be 22 kilometers long. The goal is to have the metropolitan park operational by the end of 2028.

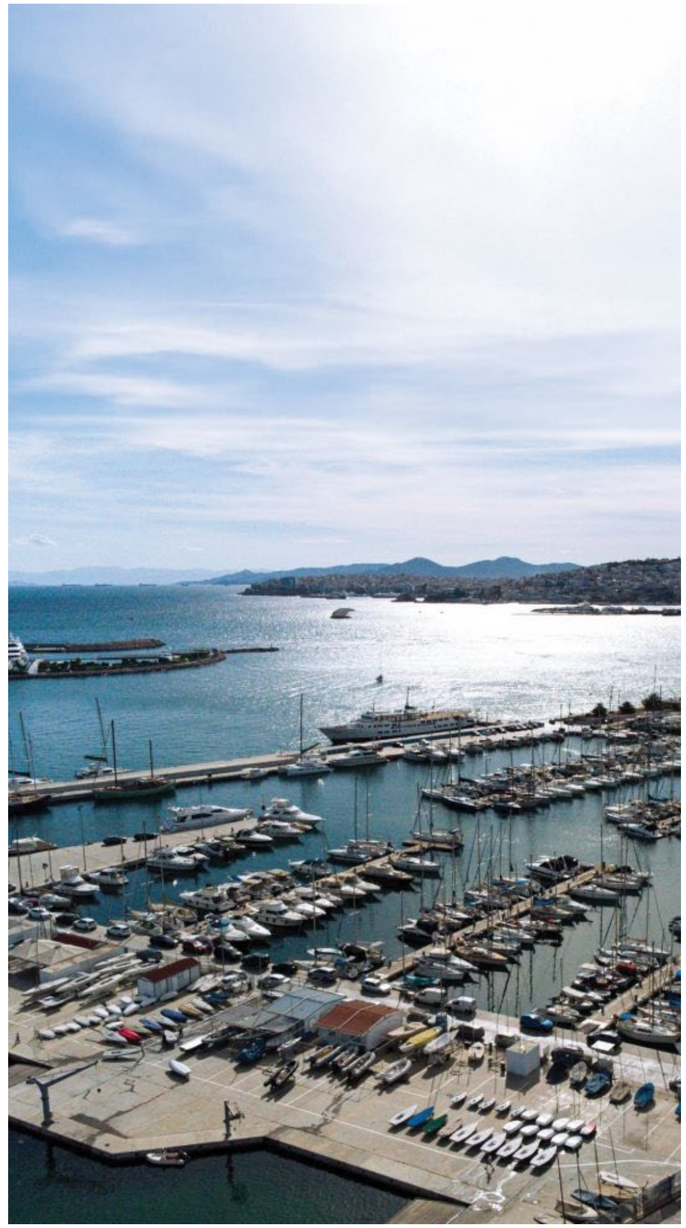
Also, The regeneration projects aim to environmentally upgrade the area and create a Metropolitan Park in south Kalithea, with a total area of approximately 600 acres, with the axes of nature, culture, sports and entertainment, ensuring the seamless and harmonious continuity of the city.



DELTA KALLITHEA MARINA

Delta Kallithea Marina is a vibrant area that offers a range of recreational activities and sports facilities. It is home to a well-known sailing club, providing enthusiasts with the opportunity to enjoy sailing in a beautiful and accessible location.

The area also hosts the Taekwondo Faliro sports center, where athletes of all levels can train and compete in this dynamic martial art.



STAVROS NIARCHOS / GREEK NATIONAL OPERA

A Beacon of Culture, Nature, and Innovation

The Stavros Niarchos Foundation Cultural Center (SNFCC), located near Palaio Faliro, is a stunning example of modern architecture byRenzo Piano.

It houses the National Library of Greece and the Greek National Opera, offering a vibrant cultural experience with world-class performances and extensive library collections.

The center features a lush green roof and the expansive Stavros Niarchos Park, creating a tranquil space for relaxation and community gatherings.

With its innovative design and dedication to sustainability, the SNFCC serves as a dynamic hub for culture, education, and public engagement.





THISEOS SHOPPING STREET

Thiseos Shopping Street in Kallithea, is the largest shopping street in Athens, offering a wide variety of stores, cafes, and restaurants.

It is a popular destination for both locals and visitors, known for its vibrant atmosphere and diverse retail options.

The street leads to the Kallithea Marina and The Stavros Niarchos Foundation Cultural Center (SNFCC).

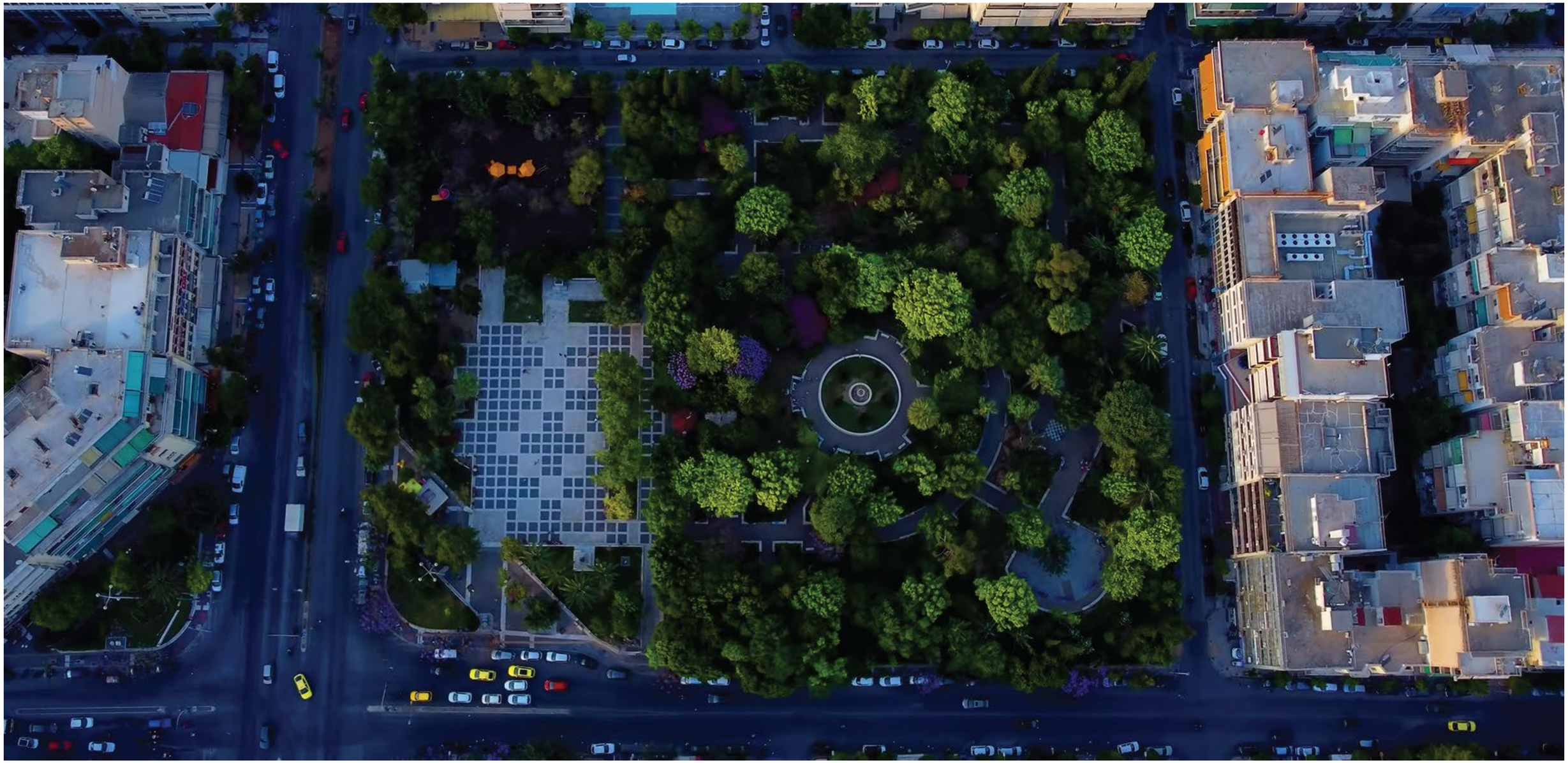
The Greek government plans to develop Thiseos Street into a more modern, connecting it to the upcoming Elliniko Project to create a more dynamic and luxury neighborhood.



DAVAKI SQUARE

Located in the heart of Kallithea, Davaki Square is a charming and tranquil public space surrounded by cafes, making it an ideal spot to relax and enjoy the city’s slower pace.

Its peaceful ambiance provides a contrast to the bustling streets nearby, offering a quiet retreat in the midst of urban life



FLISVOS MARINA

Where Luxury Meets Leisure by the Sea

Flisvos Marina, nestled along the Athenian Riviera in the heart of Paleo Faliro, is a prime destination that blends elegance, comfort, and seaside charm. Designed to accommodate the world's finest yachts, it offers top-tier services and facilities, attracting both international visitors and local residents alike.

More than just a marina, Flisvos is a vibrant lifestyle hub. Stroll along the promenade lined with stylish cafes, fine dining restaurants, and boutique shops, or enjoy breathtaking sunset views over the Saronic Gulf.

The area also features beautifully landscaped paths, playgrounds, and open-air spots ideal for families, joggers, and anyone seeking a relaxing escape by the sea.

With its mix of luxury and accessibility, Flisvos Marina stands as a shining example of how urban waterfronts can offer both sophistication and community spirit. It's not just a place to dock. It's a destination to experience.







THE ELLINIKON PROJECT

A New Way of Living by th Sea

The Ellinikon is more than just a new residential development, it’s a whole new city by the sea

Alongside modern homes, it will offer one of the largest coastal parks in Europe, a beautiful marina, a beach-front, shopping malls, restaurants, sports facilities, office spaces, luxury hotels, a casino, and even a smart city infrastructure with green technologies.

Everything will be within walking or biking distance, designed to make daily life easier, more enjoyable, and more connected to nature.









INTERNATIONAL SCHOOL OF PIRAEUS

Quality International Education Within Easy Reach



The International School of Piraeus (ISP) is a for-ward-thinking bilingual IB World School for students aged 3 to 12, located in the heart of Piraeus.

Combining the International Baccalaureate Primary Years Programme (IB PYP) with strong values and a child-centered approach, ISP nurtures curiosity, cre-ativity, and intercultural un-derstanding.

Through inquiry-based learning, small class sizes, and a safe, inspiring envi-ronment, the school helps students grow academically, emotionally, & socially-pre-paring them to become con-fident, open-minded global citizen



FLOORPLANS

MEZZANINE



Appt	Internal m²	Balcony
M1	38.8	3
M2	37.5	3
M3	38	3
M4	39.9	4
M5	35.4	3.8

Bedroom		Total m²
M1	1	**41.8**
M2	1	**40.5**
M3	1	**41**
M4	1	**43.9**
M5	1	**39.2**

FLOORPLANS

A FLOOR

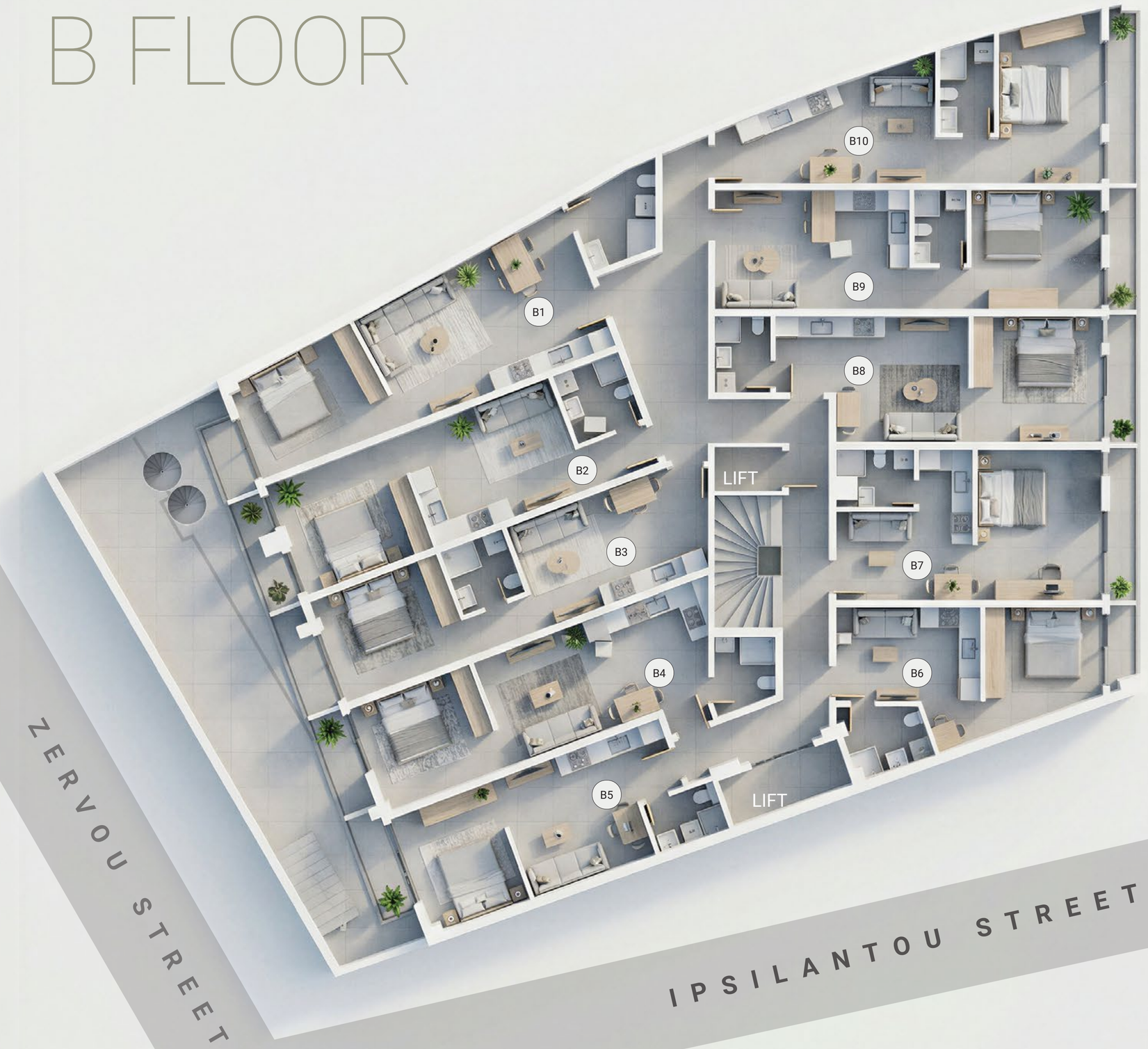


Appt	Internal m²	Balcony
A1	49	2.5
A2	39	3.6
A3	38.3	3.3
A4	40	3.2
A5	35	3.5
A6	32	2.3
A7	35	4
A8	38	3.4
A9	40	3.2
A10	42	4.8

Bedroom		Total m²
A1	1	**51.5**
A2	1	**42.6**
A3	1	**41.6**
A4	1	**43.2**
A5	1	**34.3**
A6	1	**34.3**
A7	1	**39**
A8	1	**41.4**
A9	1	**43.2**
A10	1	**46.8**

FLOORPLANS

B FLOOR



Appt	Internal m²	Balcony
B1	49.1	3.59
B2	39.06	3.39
B3	38.37	3.39
B4	40.31	3.28
B5	32.8	2.7
B6	33.3	2.76
B7	34	3.88
B8	39	3.5
B9	39.8	3.21
B10	41	5.14

Bedroom		Total m²
B1	1	**52.69**
B2	1	**42.45**
B3	1	**41.76**
B4	1	**43.59**
B5	1	**35.5**
B6	1	**36.06**
B7	1	**37.88**
B8	1	**42.42**
B9	1	**43.01**
B10	1	**46.14**

FLOORPLANS

C FLOOR



Appt	Internal m²	Balcony
C1	49.1	2.5
C2	39	3.59
C3	38.3	3.39
C4	41	3.28
C5	34.1	3.5
C6	32.3	2.37
C7	35.1	4.02
C8	37.9	3.39
C9	40	3.21
C10	41.6	4.84

Bedroom		Total m²
C1	1	**51.6**
C2	1	**42.59**
C3	1	**41.69**
C4	1	**44.28**
C5	1	**37.6**
C6	1	**34.67**
C7	1	**39.12**
C8	1	**41.29**
C9	1	**43.21**
C10	1	**46.44**

FLOORPLANS

D FLOOR



Appt	Internal m²	Balcony
D1	49.1	2.50
D2	39	3.59
D3	38.3	3.39
D4	41	3.28
D5	34.1	3.50
D6	32.3	2.37
D7	35.1	4.02
D8	37.9	3.39
D9	40	3.21
D10	41.6	4.84

Bedroom		Total m²
D1	1	**51.6**
D2	1	**42.59**
D3	1	**41.69**
D4	1	**44.28**
D5	1	**37.6**
D6	1	**34.67**
D7	1	**39.12**
D8	1	**41.29**
D9	1	**43.21**
D10	1	**46.44**

FLOORPLANS

E FLOOR



Appt	Internal m²	Balcony
E1	50	2.5
E2	39.6	3.59
E3	38.3	3.39
E4	40.1	3.28
E5	35	3.5
E6	35.1	10.03
E7	36.5	14
E8	38.6	10.39
E9	46.5	14.05

Bedroom		Total m²
E1	1	**52.5**
E2	1	**43.19**
E3	1	**41.69**
E4	1	**43.38**
E5	1	**38.5**
E6	1	**45.13**
E7	1	**50.55**
E8	1	**48.99**
E9	1	**60.55**


E6
E7
E8
E9
D6
D7
D8
D9
D10
C6
C7
C8
C9
C10
B6
B7
B8
B9
B10
A6
A7
A8
A9
A10


E1
E2
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M1
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M4
M5