

Dimosthenous 270 - KALLITHEA

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

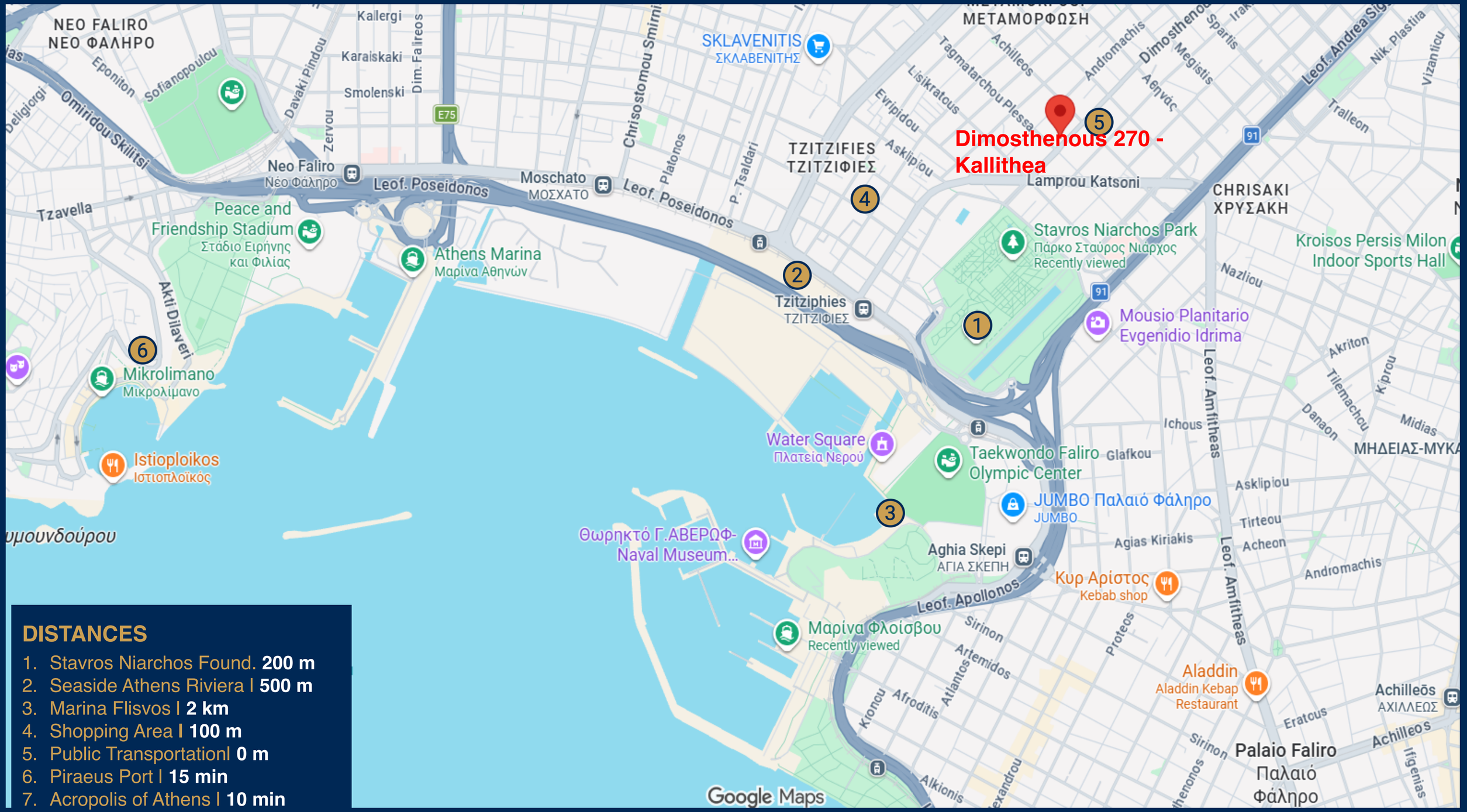
Heating
Heat Pumps

Sanitary Ware
Grohe

Kitchens
European

Delivery
2nd quarter 2028

ROI: 3%



DISTANCES

1. Stavros Niarchos Found. **200 m**
2. Seaside Athens Riviera I **500 m**
3. Marina Flisvos I **2 km**
4. Shopping Area I **100 m**
5. Public Transportationl **0 m**
6. Piraeus Port I **15 min**
7. Acropolis of Athens I **10 min**


Dimosthenous 270 -
Kallithea

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



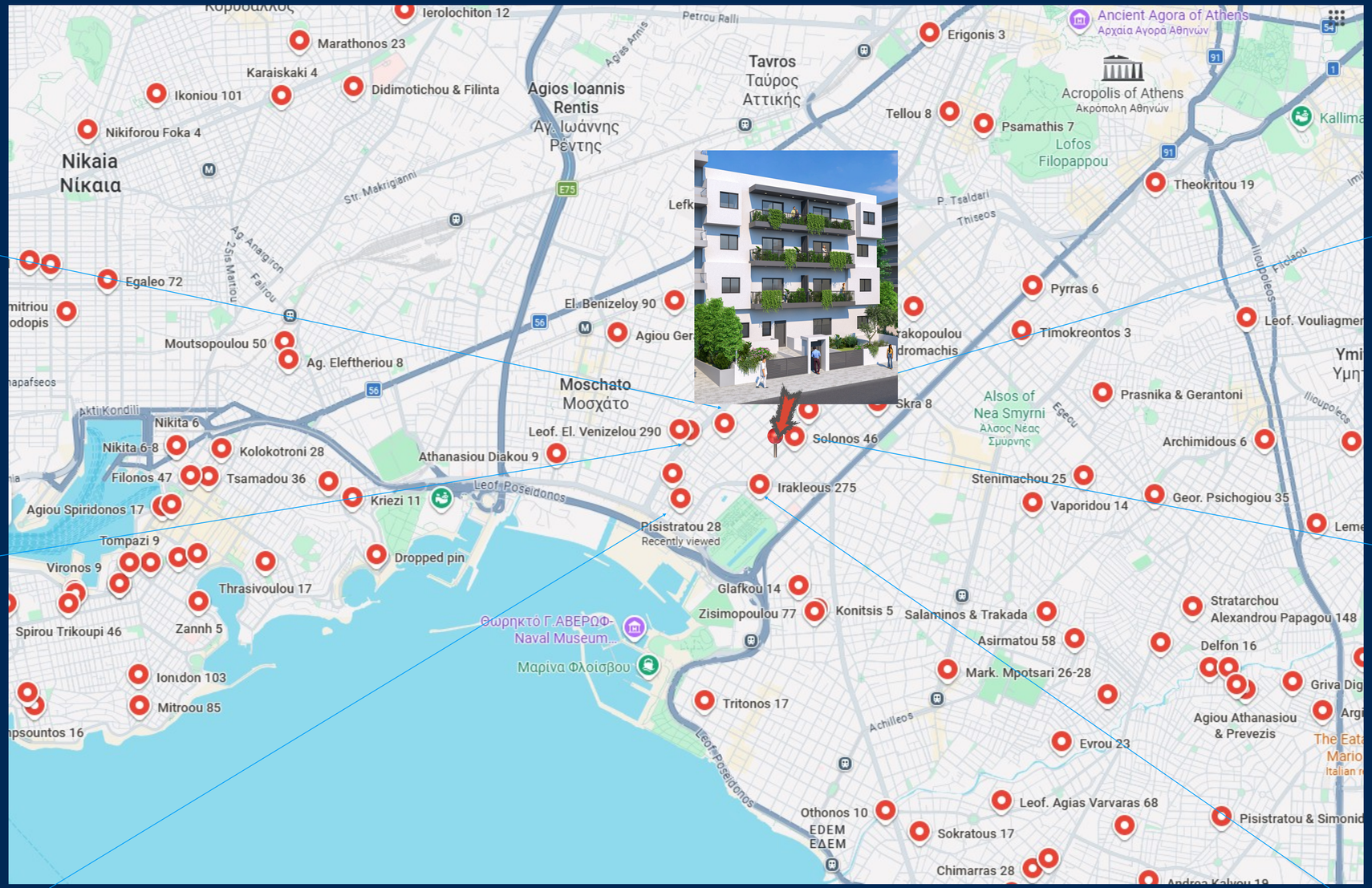
TACMATARGOU PLESSA 83



EL. VENIZELOU & EVRIPIDOU



PISITRATOUS 28





ILEKTRAS 4



SOLONOS 46



IRAKLEOUS 275

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








SERVICE
210 9427 593
ΤΟΝΙΚΙΩΗΣ
ΦΑΝΟΠΟΙΪΑ
ΒΑΦΕΣ
270
FREENOW

Unit Number	Level	Type	Internal Area	Balconies/ Exclusive Use	Total	Bedrooms	Bathrooms	Parking	Storage	Price €
GF.1	0	Apartment	36.80 m²	20.00 m²	**56.80 m²**	1	1	N/A	YES	250000
GF.2	0	Apartment	36.80 m²	6.00 m²	**42.80 m²**	1	1	YES	N/A	265000
GF.3	0	Apartment	39.80 m²	6.00 m²	**45.80 m²**	1	1	YES	N/A	287000
GF.4	0	Apartment	39.80 m²	20.00 m²	**59.80 m²**	1	1	N/A	YES	270000
1.1	1	Apartment	41,30 m²	4.50 m²	**45.80 m²**	1	1	N/A	YES	274000
1.2	1	Apartment	41,30 m²	6.00 m²	**47.30 m²**	1	1	N/A	YES	281000
1.3	1	Apartment	40,80 m²	6.00 m²	**46.80 m²**	1	1	N/A	YES	278000
1.4	1	Apartment	41.60 m²	4.50 m²	**46.10 m²**	1	1	N/A	YES	278000

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 m²	4.00 m²	**45.30 m²**	1	1	N/A	YES	277000
2.2	2	Apartment	41.30 m²	7.00 m²	**48.30 m²**	1	1	N/A	YES	285000
2.3	2	Apartment	40.80 m²	7.00 m²	**47.80 m²**	1	1	N/A	YES	282000
2.4	2	Apartment	40.80 m²	4.00 m²	**44.80 m²**	1	1	N/A	YES	274000
3.1	3	Apartment	41.30 m²	4.00 m²	**45.30 m²**	1	1	N/A	YES	284000
3.2	3	Apartment	42.80 m²	7.00 m²	**49.80 m²**	1	1	N/A	YES	298000
3.3	3	Apartment	42.30 m²	7.00 m²	**49.30 m²**	1	1	N/A	YES	295000
3.4	3	Apartment	41.80 m²	4.00 m²	**45.80 m²**	1	1	N/A	YES	286000

Sqm measurements may vary up to ± 3%

+ 3 months grace period

GROUND FLOOR

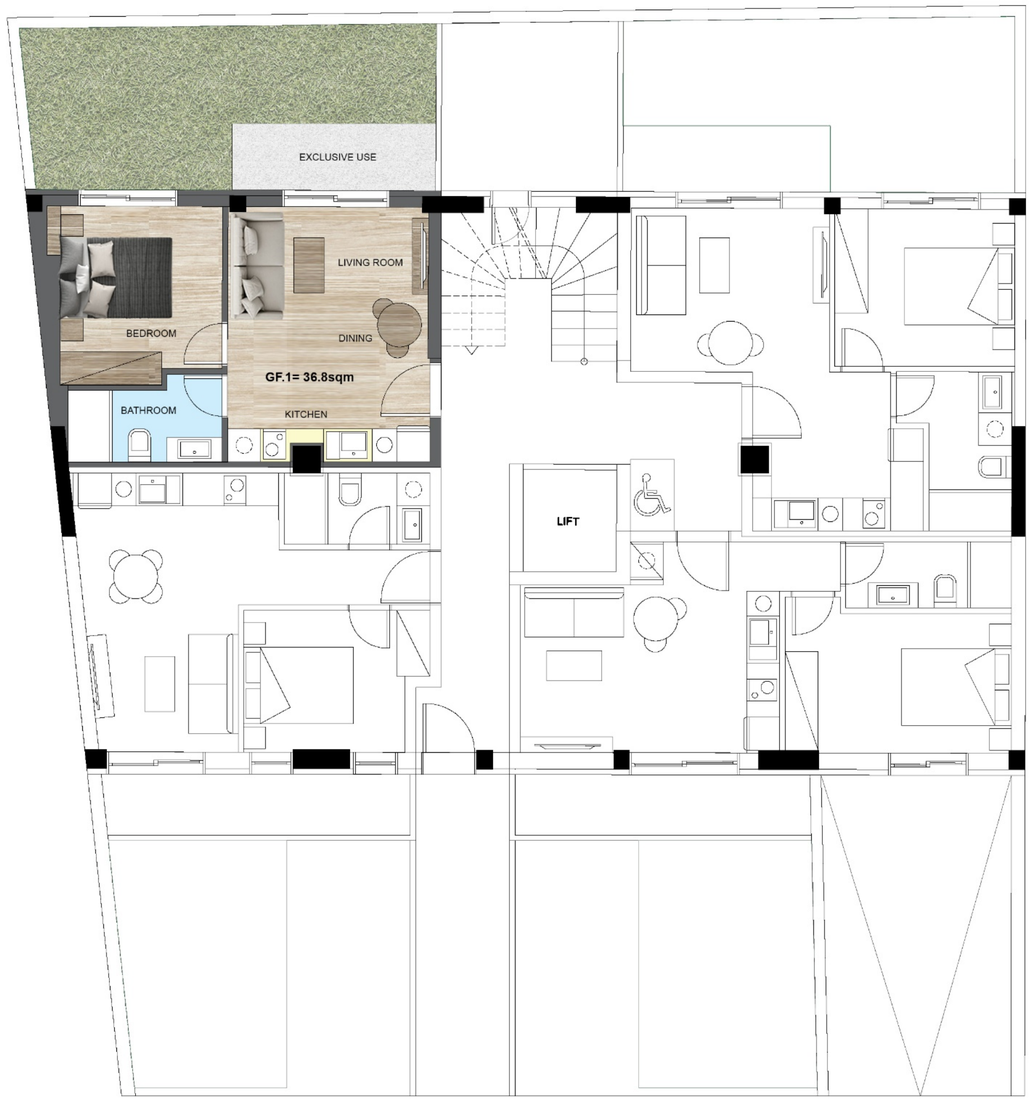
APT: GF.1 - GF.2 - GF.3 - GF.4

DIMOSTHENOUS 270, KALLITHEA



DIMOSTHENOUS STREET

DIMOSTHENOUS 270, KALLITHEA

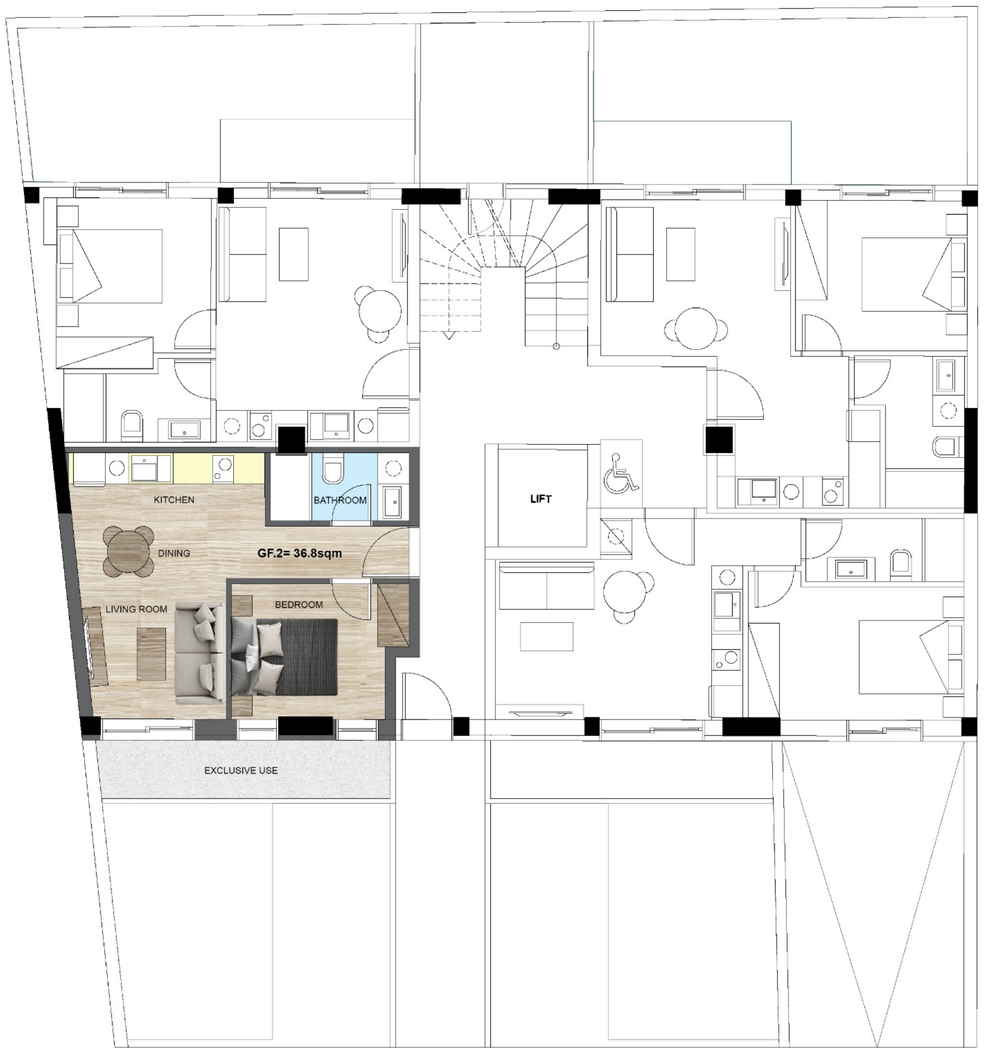


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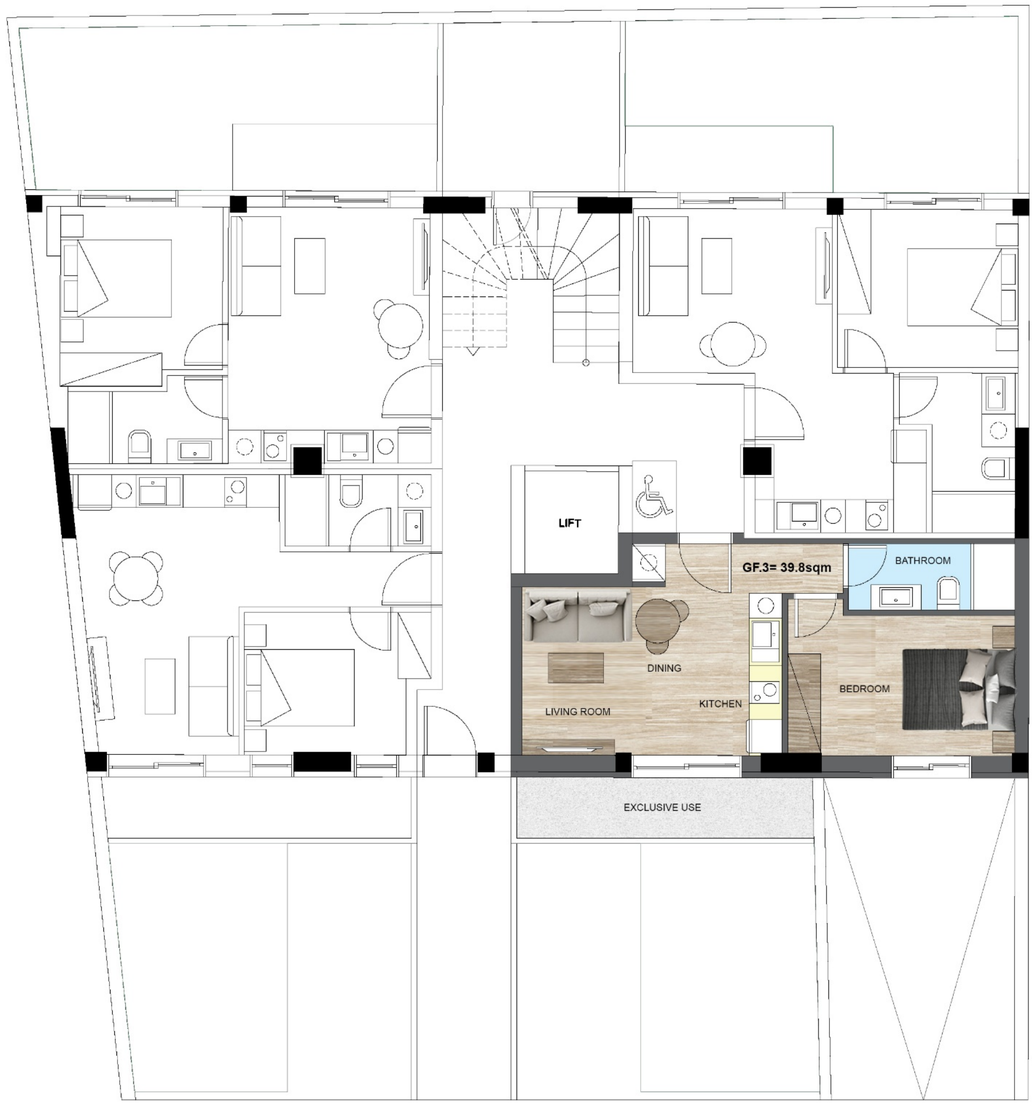


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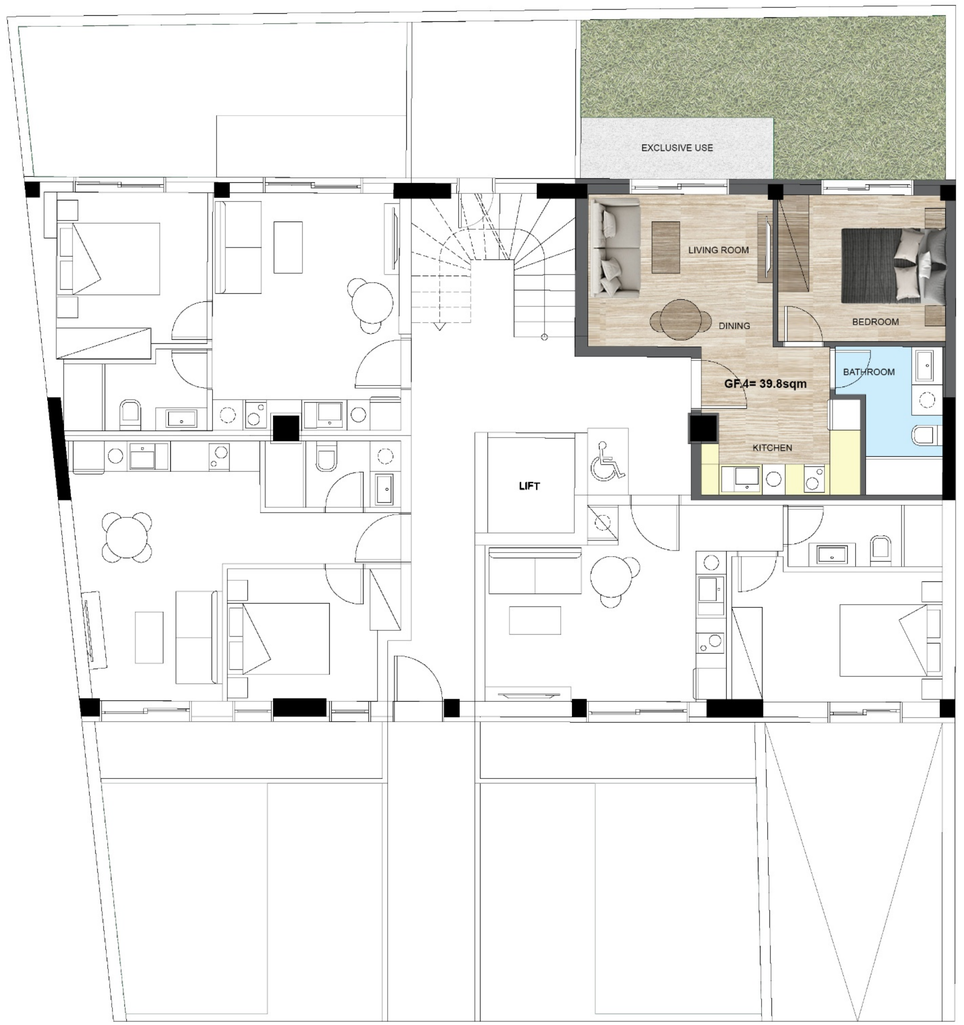




DIMOSTHENOUS STREET

DIMOSTHENOUS 270, KALLITHEA





DIMOSTHENOUS STREET

GROUND FI



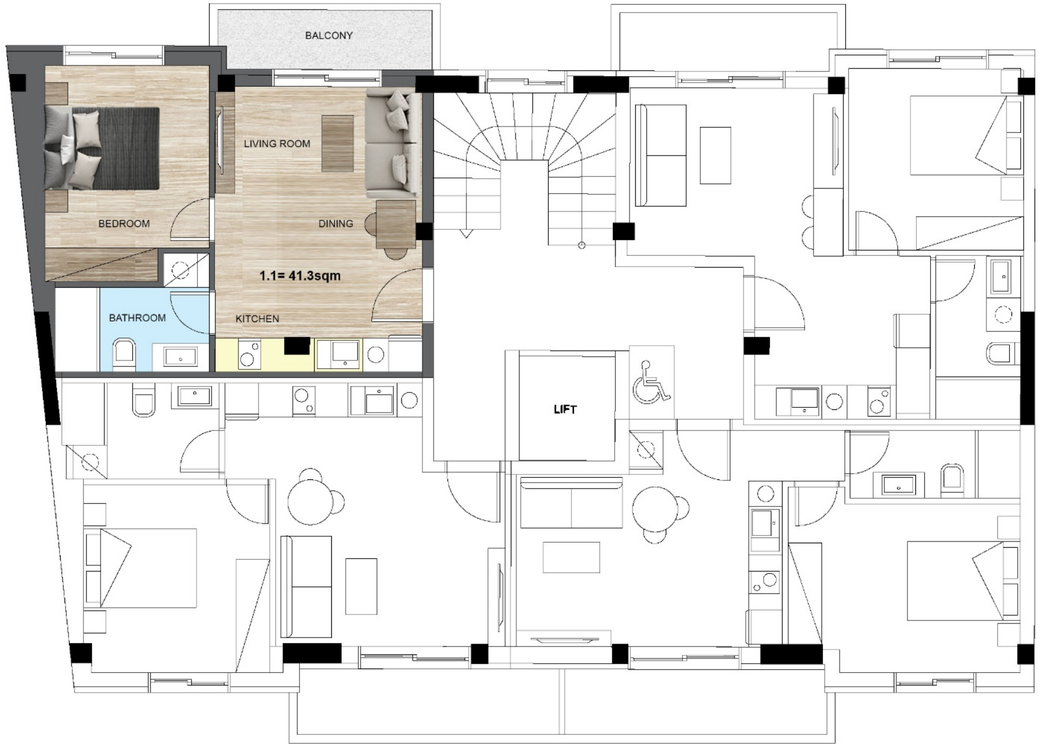
1st FLOOR

APT: 1.1 - 1.2 - 1.3 - 1.4

DIMOSTHENOUS STREET

1ST FLOOR

DIMOSTHENOUS 270, KALLITHEA

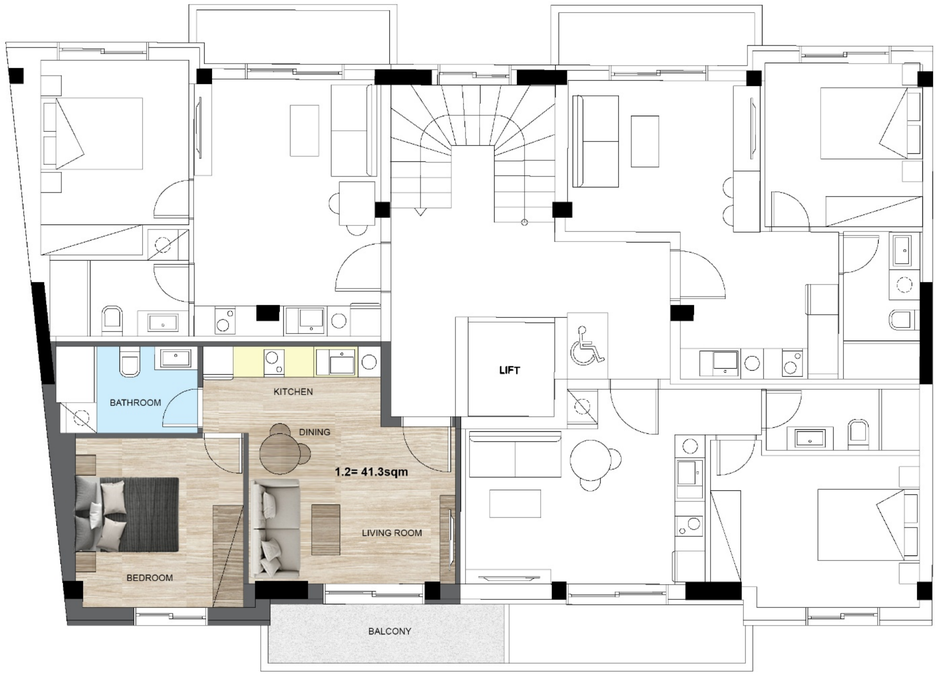


DIMOSTHENOUS STREET



1ST FLOOR

DIMOSTHENOUS 270, KALLITHEA



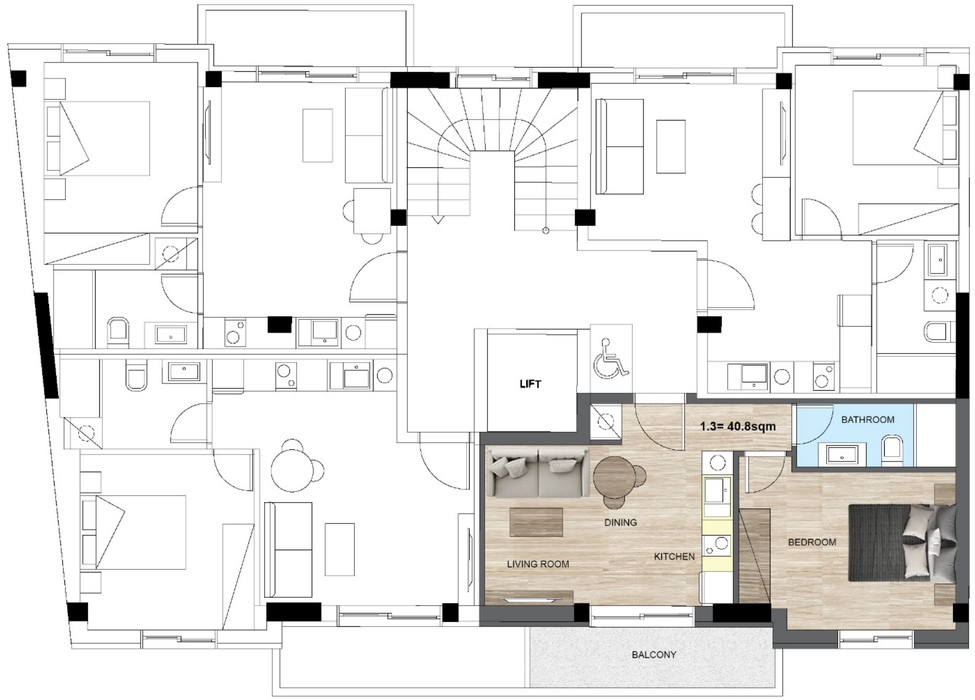
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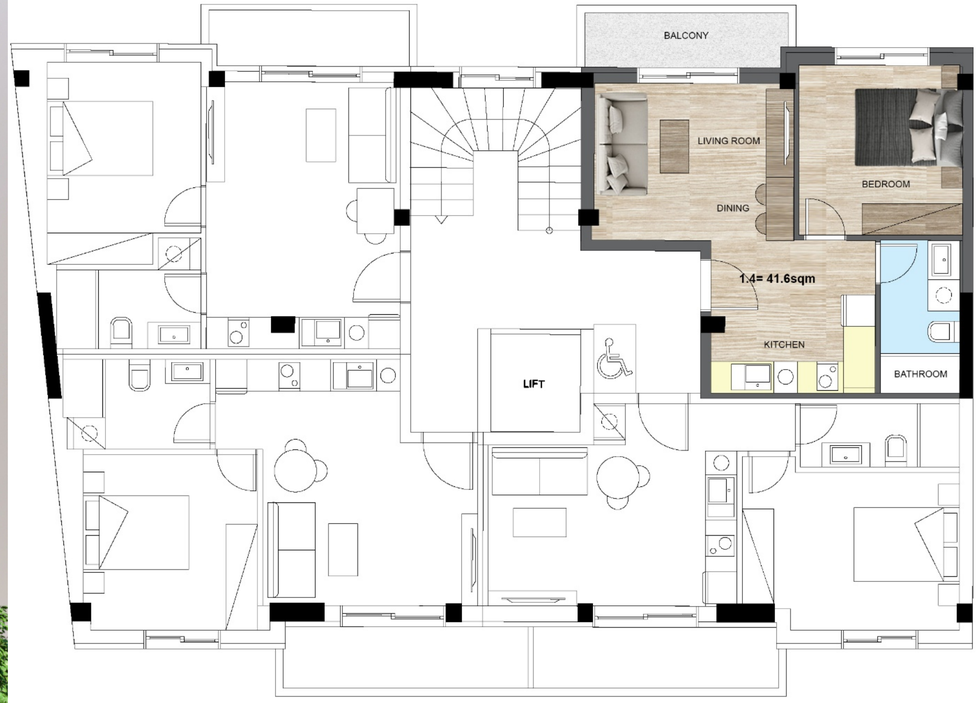
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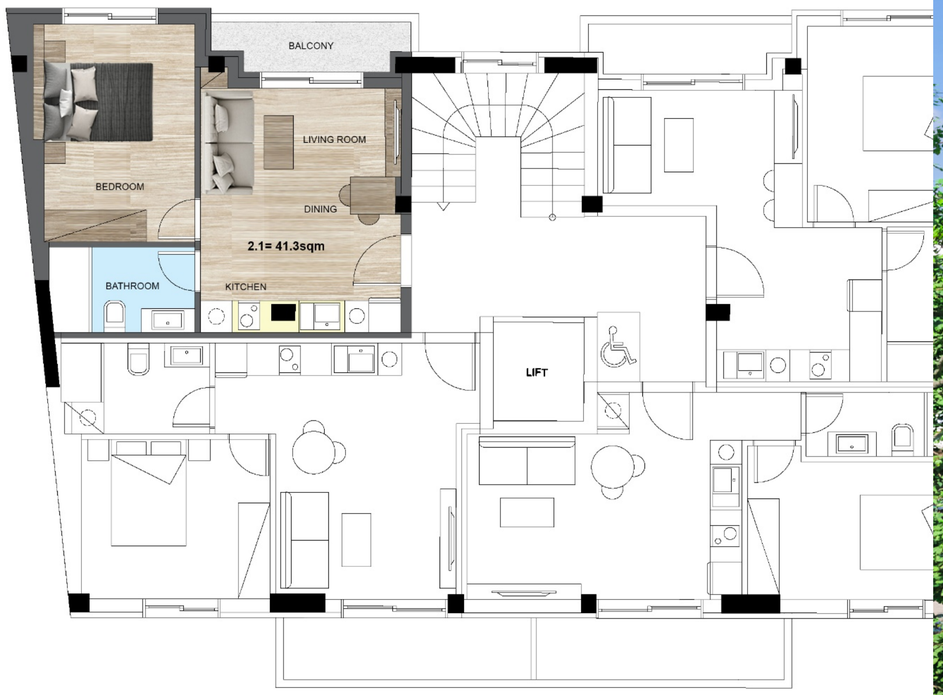
2nd FLOOR

APT: 2.1 - 2.2 - 2.3 - 2.4

DIMOSTHENOUS STREET

2ND FLOOR

DIMOSTHENOUS 270, KALLITHEA

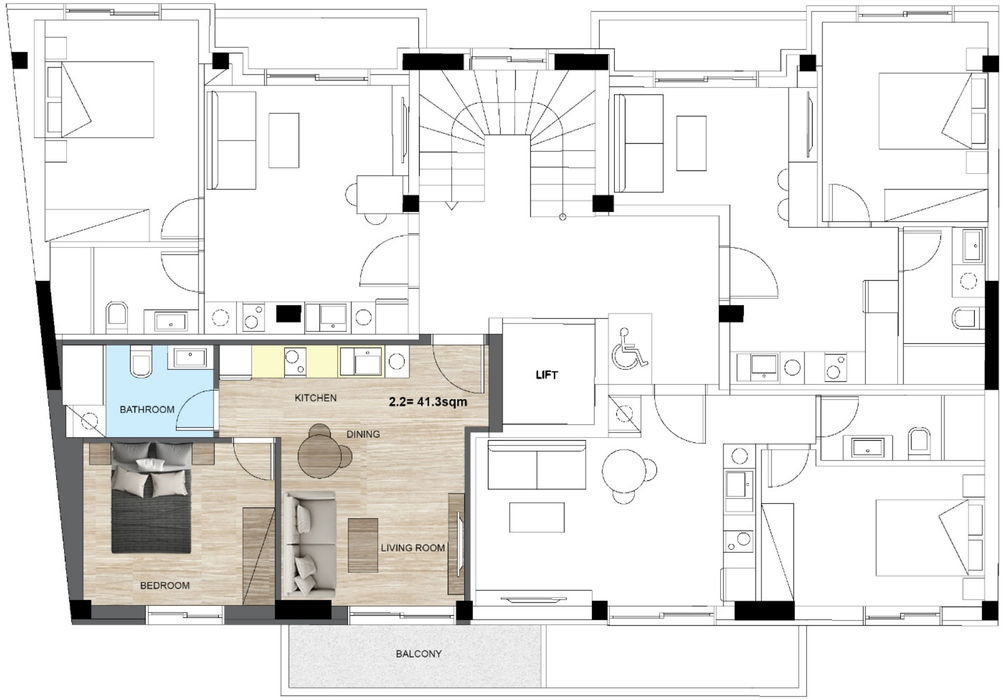




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2ND FLOOR

DIMOSTHENOUS 270, KALLITHEA



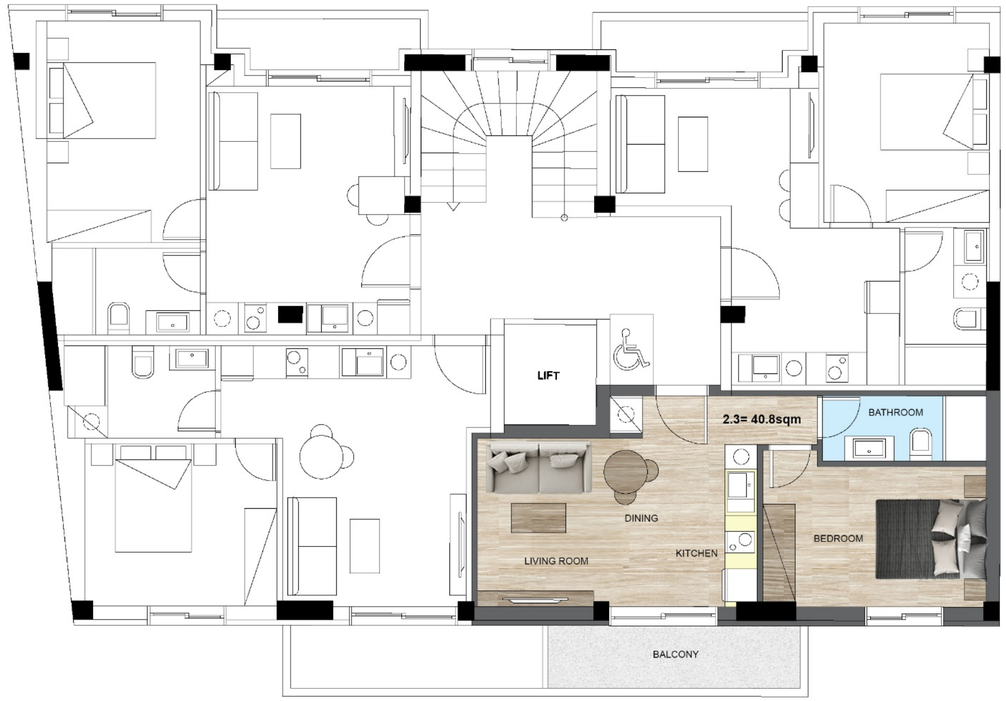
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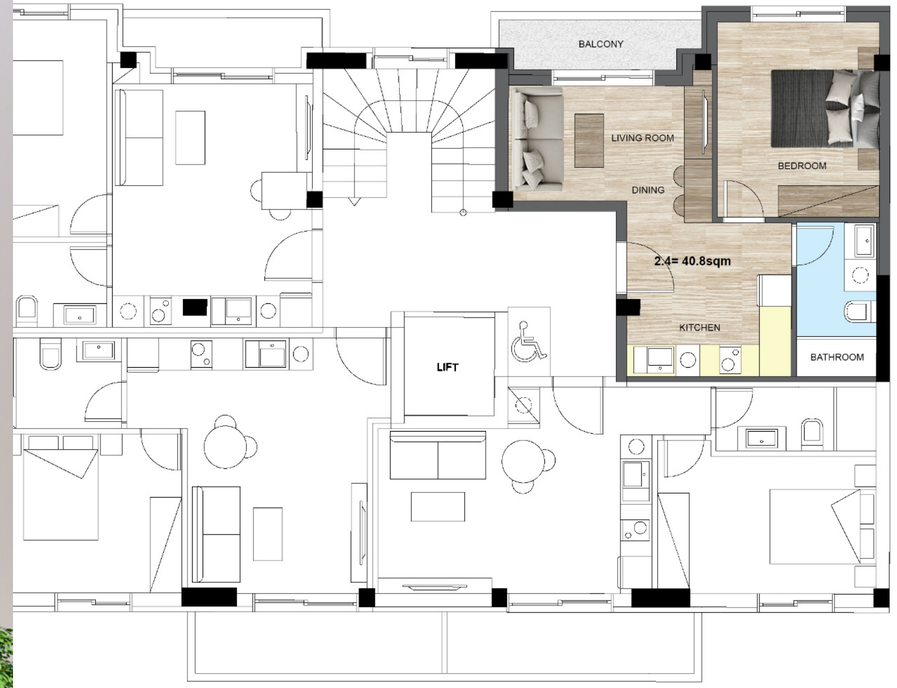




DIMOSTHENOUS STREET

DIMOSTHENOUS 270, KALLITHEA





DIMOSTHENOUS STREET



3rd FLOOR

APT: 3.1 - 3.2 - 3.3 - 3.4

DIMOSTHENOUS STREET

3RD FLOOR

DIMOSTHENOUS 270, KALLITHEA

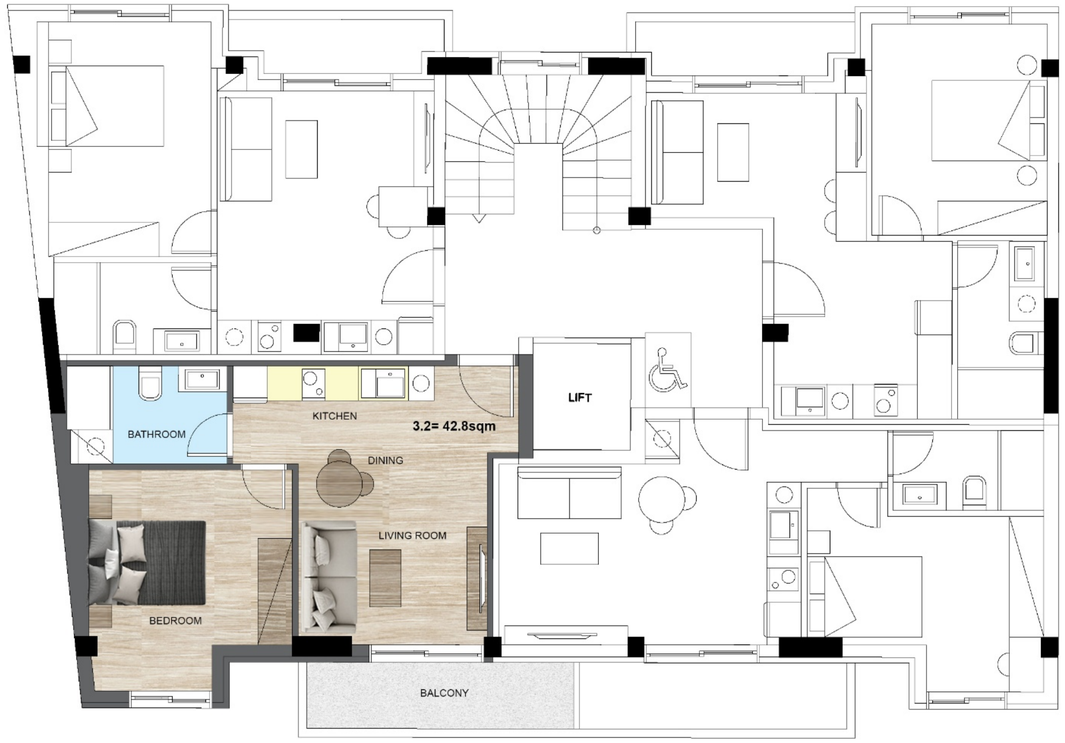


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3RD FLOOR

DIMOSTHENOUS 270, KALLITHEA



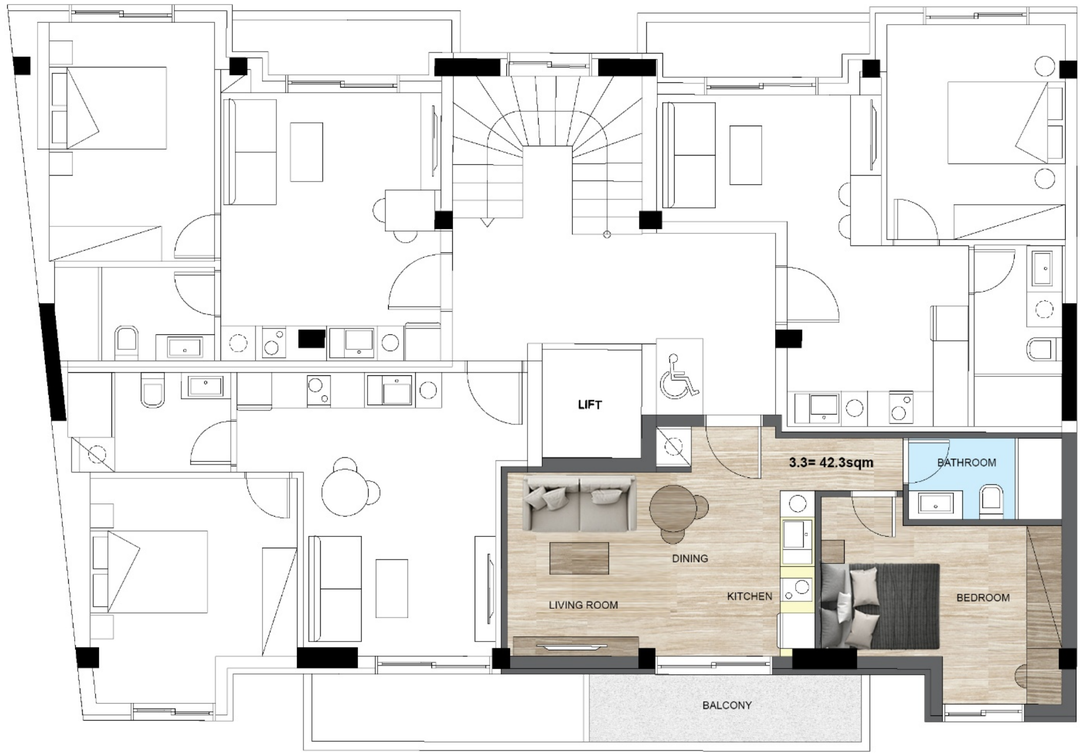
DIMOSTHENOUS STREET



3RD FLOOR

APT 3.3

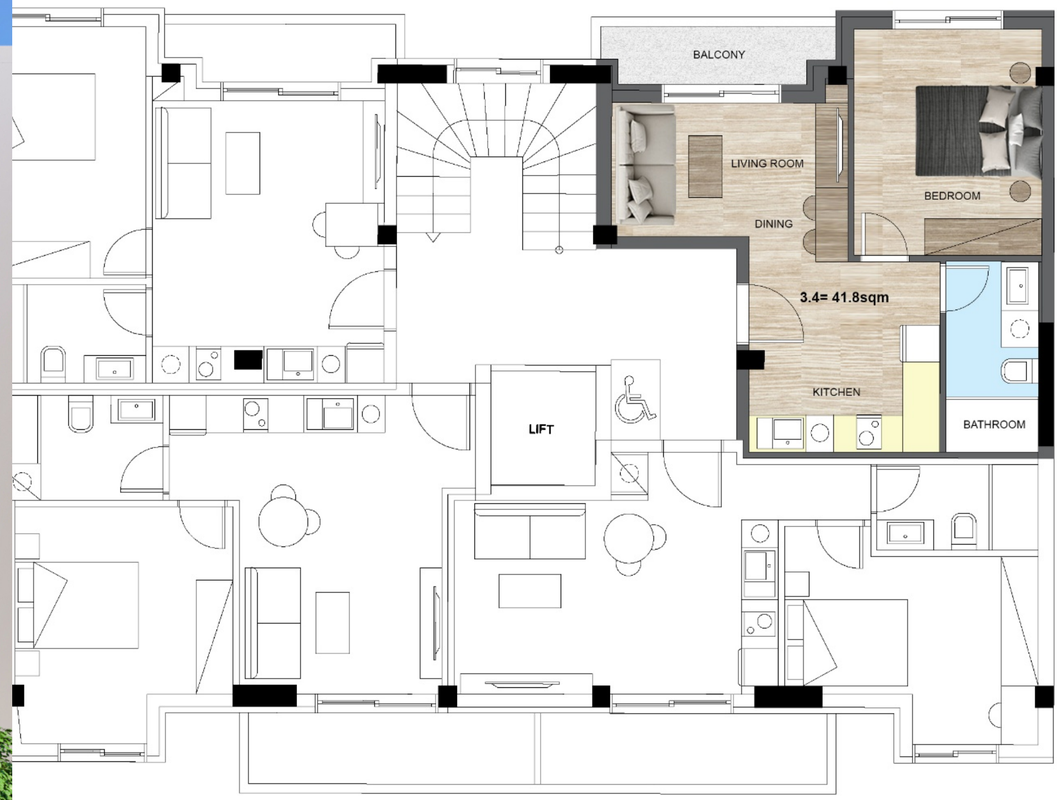




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APT 3.4





DIMOSTHENOUS STREET