



NEA FILADELFEIA SUITES

A boutique residential address combining established neighborhood character, green surroundings and practical access to the Athens metropolitan network.

NEA FILADELFEIA

THE
PROJECT

Project Overview

75

Residences

I+I · 2+I

Apartment typologies

3

Residential floors, human scale

Private on-site parking spaces designated for residents within the project boundary.

ARCHITECTURE

The Building

A contemporary facade of light stone and layered balconies — crowned by a rooftop terrace with private wellness and shared amenities.





ARCHITECTURE

A Living Street Presence

Cascading planted balconies soften the facade along its full length, while ground-floor retail keeps the street active and convenient throughout the day.

ARRIVAL

A Private, Gated Arrival

A gated, landscaped forecourt separates residents from the street — a quiet, softly lit approach that sets a residential tone from the first step.





ROOFTOP AREA



A Serene Rooftop

After a long day of work, residents can retreat to a private rooftop, offering a serene escape to relax and unwind.



ARCHITECTURE

Composed at the Corner

Articulated volumes and a stone-clad entrance give the building a calm, confident presence at its corner — contemporary in expression, residential in scale.



“Urban living next to a defining green landmark.”

LIFESTYLE

Green Surroundings

The project benefits from proximity to Nea Filadelfeia Grove, one of the area’s defining green public spaces, adding openness, nature and daily lifestyle quality to the urban setting.

Walking routes, outdoor activity and a family-friendly environment sit within reach of the front door.

The result is a calmer residential rhythm than Athens’ dense central districts — without giving up the city.

Access & Connectivity

Metro Line 1

Central Athens

Metropolitan network

Airport routes

[illegible]

CONNECTIVITY

Fast Access to Key Destinations

Well-connected access for both daily urban mobility and international travel.

15 min

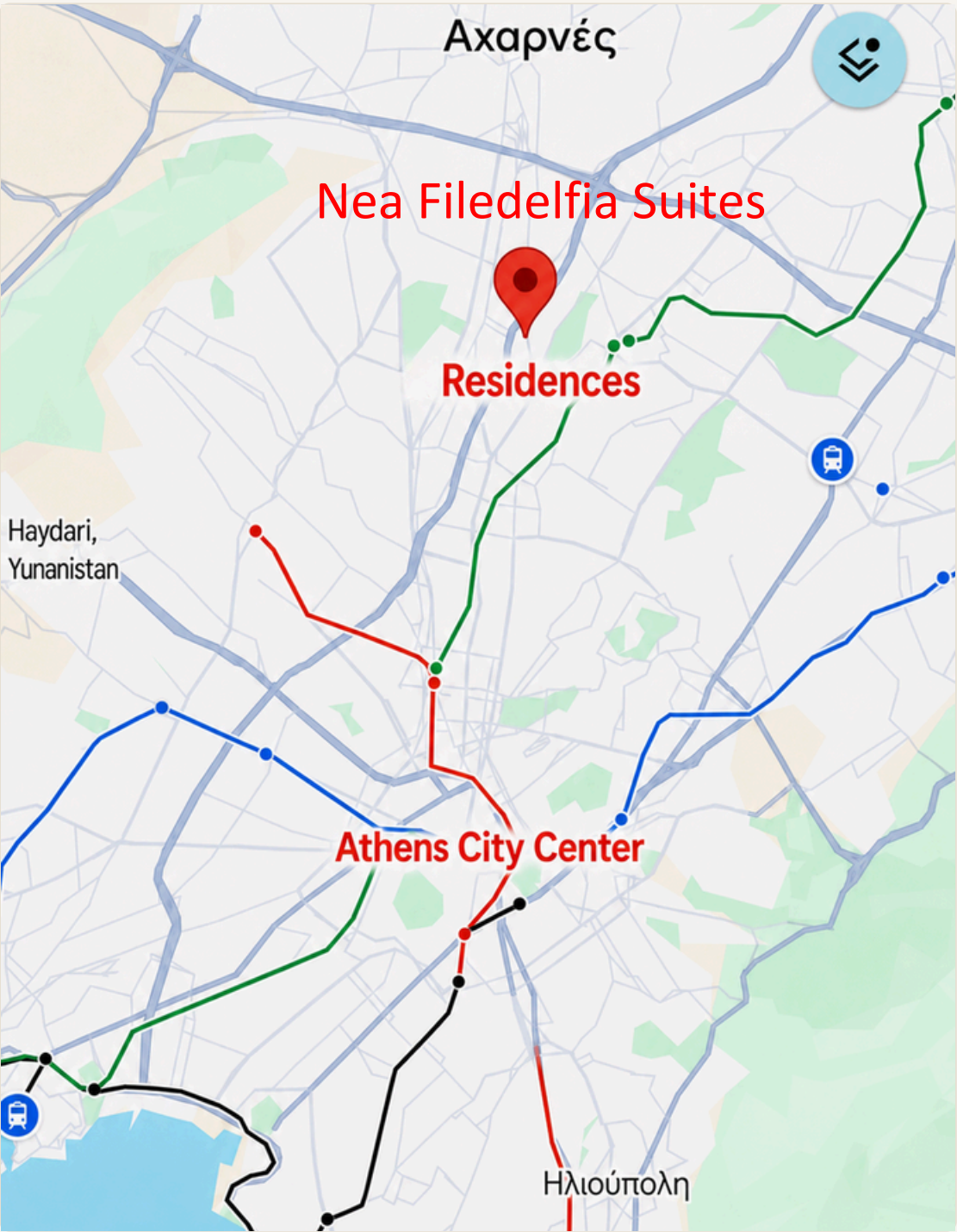
Monastiraki
From the metro station

15 min

Kifisia
From the metro station

35 min

Athens International Airport
By car



Nea Filadelfeia benefits from practical access to key destinations across Athens, combining everyday convenience with efficient metropolitan and airport connectivity.

NEIGHBORHOOD

Everyday Convenience

The immediate surroundings support daily life with neighborhood-scale amenities in every direction.

Agia Olga General Hospital

Major 24/7 general hospital, just minutes away for complete peace of mind.

Athens University of Economics and Business

Greece's top business university, fueling the area with youthful energy.

Nea Filadelfeia Grove

A vast green oasis with lake, perfect for everyday escapes.

Nea Filadelfeia Health Center

Trusted neighborhood medical care, only a short walk from your doorstep.

ALLWYN Arena

Europe's award-winning stadium, an iconic landmark just 400 meters away.

Supermarket & Retail Stores

Thriving commercial artery with banks, offices, and retail at your feet.

THE PROJECT

Project Highlights

01

24/7 Security

24/7 professional security and controlled building access provide residents with discreet, reliable protection while preserving a welcoming and comfortable residential environment.

02

Resident Parking

Dedicated resident parking provides convenient, reserved spaces exclusively for residents, ensuring easy daily access and a more comfortable living experience.

03

Property Management

Professional property management ensures the building is maintained to a consistently high standard, delivering seamless daily operations and long-term value for residents.

RESIDENCES

Unit Mix

I+I

One-bedroom residences

Efficient, light-filled plans suited to professionals, couples and rental-oriented ownership.

2+I

Two-bedroom residences

Generous family-scale layouts with open living and dining areas and private balconies.

Unit sizes and layouts follow the architectural floor plans; detailed schedules are available on request.

RESIDENCES

Beautiful Interiors



Creating Living Spaces That
Maximize Comfort and Functionality

RESIDENCES

Beautiful Interiors



Luxurious finishes characterized by quality and durability.

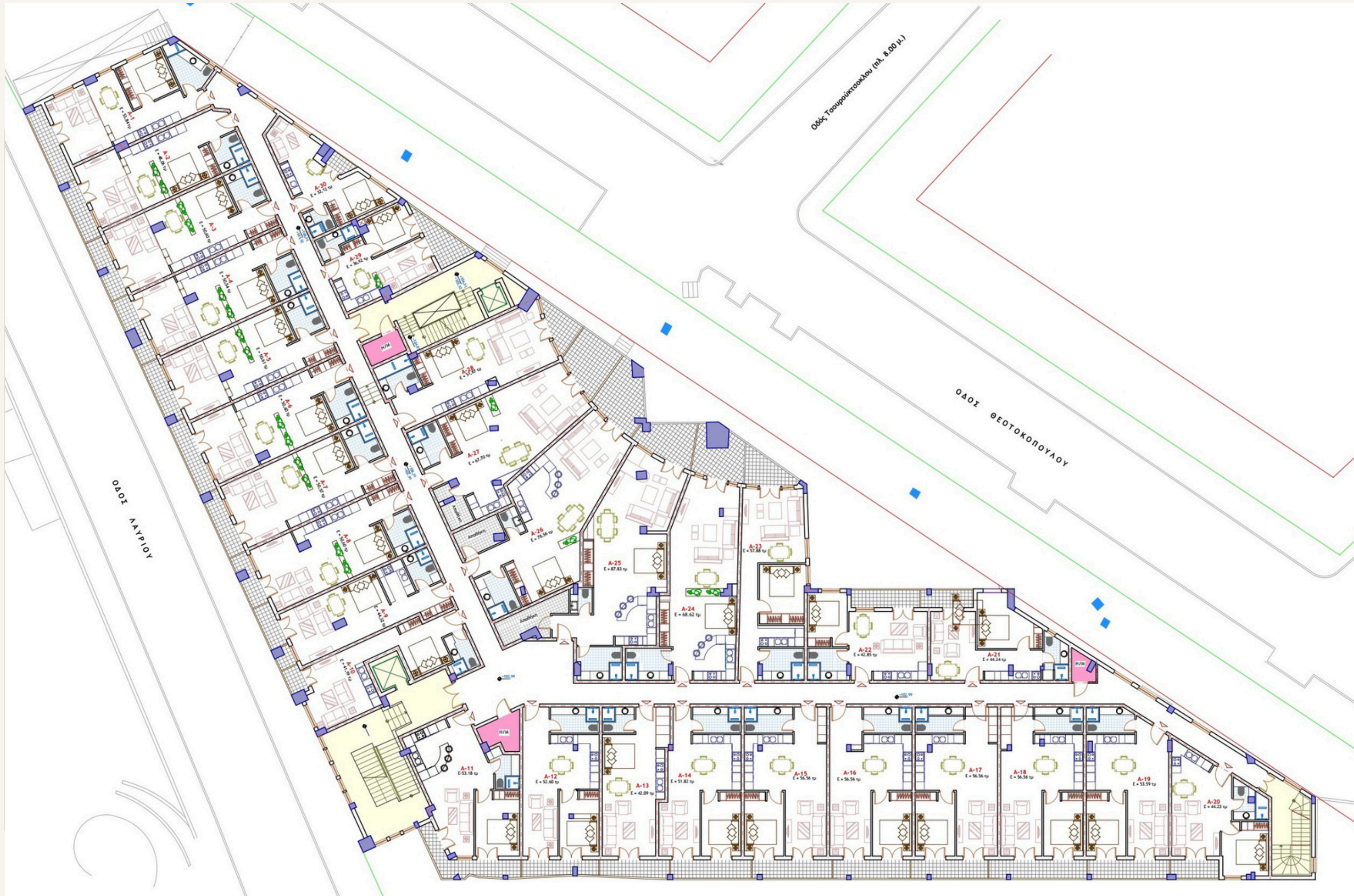


RESIDENCES

Beautiful Interiors



A cozy refuge that truly feels like home, offering comfort and warmth.



FLOOR PLANS Level Two

1+1 and 2+1 residences





Z Collection Residences

Top-floor
residences

Exclusive 3rd Floor Collection
Only 13 exclusive residences on
the 3rd floor of a 75-apartment
development.

More luxurious. More modern.
More exclusive.

✨ Optional private jacuzzi on
every balcony.



INTERIORS

Interior Experience

Calm, warm-neutral palettes, clean cabinetry lines and integrated kitchens define the residences — interiors designed to feel composed on day one and to age well.

Floor-to-ceiling glazing draws in daylight and connects living spaces to private balconies.

INTERIORS

Living & Dining

In the 2+1 residences, kitchen, dining and lounge share one open plan — anchored by an island, framed by track lighting, and opening onto the balcony for indoor-outdoor living.

Open-plan living

Kitchen · dining · lounge

Private balconies

Every residence



PERSONALIZATION

The Z Style Package

Buyers may choose an optional Z package for their residence — a wellness-oriented upgrade that can include a jacuzzi and related additions, tailored at purchase.

Thoughtfully curated exclusively for distinguished Z Collection buyers on the third floor.

Jacuzzi installation

Private wellness within the residence

Wellness additions

Related comfort and relaxation features

Exclusive for Z Type buyers

Configured with the sales team per unit

PRICE LIST

First Floor

Level A residences — internal and balcony areas with indicative pricing.

UNIT	INTERNAL m²	Balcony m²	TOTAL m²	PRICE
A1	53.84	6.68	60.52	€269,000
A2	48.06	4.92	52.98	€265,000
A3	50.06	5.14	55.2	€269,000
A4	50.54	5.4	55.94	€269,000
A5	50.61	5.24	55.85	€269,000
A6	50.6	6.02	56.62	€269,000
A7	50.57	5.51	56.08	€269,000
A8	50.6	4.37	54.97	€269,000
A9	44.32	3.52	47.84	€265,000
A10	41.99	2.21	44.2	€265,000
A11	53.18	9.39	62.57	€269,000
A12	52.6	5.72	58.32	€269,000
A13	42.09	5.64	47.73	€265,000
A14	51.82	6.98	58.8	€269,000
A15	56.56	6.9	63.46	€269,000

UNIT	INTERNAL m²	Balcony m²	TOTAL m²	PRICE
A16	56.56	6.63	63.19	€269,000
A17	56.56	6.63	63.19	€269,000
A18	56.56	8.42	64.98	€269,000
A19	53.59	7.03	10.62	€269,000
A20	44.23	4.13	48.36	€265,000
A21	44.24	4.33	48.57	€265,000
A22	42.85	5.5	48.35	€265,000
A23	57.88	6.16	64.04	€269,000
A24	68.62	11.26	79.88	€273,000
A25	87.83	8.98	96.81	€279,000
A26	78.56	11.63	90.19	€279,000
A27	67.7	10.32	78.02	€273,000
A28	51.87	4.73	56.6	€269,000
A29	36.92	6.59	43.51	€255,000
A30	32.12	14.69	46.81	€255,000

All areas in m². Prices indicative — confirmed unit-by-unit schedule available from the sales team.

PRICE LIST

Second Floor

Level B residences — same layouts as the first floor, with an elevated outlook.

UNIT	INTERNAL m²	Balcony m²	TOTAL m²	PRICE
B1	53.84	6.68	60.52	€269,000
B2	48.06	4.92	52.98	€265,000
B3	50.06	5.14	55.2	€269,000
B4	50.54	5.4	55.94	€269,000
B5	50.61	5.24	55.85	€269,000
B6	50.6	6.02	56.62	€269,000
B7	50.57	5.51	56.08	€269,000
B8	50.6	4.37	54.97	€269,000
B9	44.32	3.52	47.84	€265,000
B10	41.99	2.21	44.2	€265,000
B11	53.18	9.39	62.57	€269,000
B12	52.6	5.72	58.32	€269,000
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B15	56.56	6.9	63.46	€269,000

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B16	56.56	6.63	63.19	€269,000
B17	56.56	6.63	63.19	€269,000
B18	56.56	8.42	64.98	€269,000
B19	53.59	7.03	10.62	€269,000
B20	44.23	4.13	48.36	€265,000
B21	44.24	4.33	48.57	€265,000
B22	42.85	5.5	48.35	€265,000
B23	57.88	6.16	64.04	€269,000
B24	68.62	11.26	79.88	€273,000
B25	87.83	8.98	96.81	€279,000
B26	78.56	11.63	90.19	€279,000
B27	67.7	10.32	78.02	€273,000
B28	51.87	4.73	56.6	€269,000
B29	36.92	6.59	43.51	€255,000
B30	32.12	14.69	46.81	€255,000

All areas in m². Prices indicative — confirmed unit-by-unit schedule available from the sales team.

PRICE LIST

Third Floor

Level Z penthouses — top-floor residences with generous private terraces.

UNIT	INTERNAL m²	Terrace m²	TOTAL m²	PRICE
Z1	33,85	100,3	134,12	€265,500
Z2	42,38	13,58	55,96	€275,500
Z3	43,54	13,82	57,36	€275,500
Z4	43,08	13,58	56,66	€275,500
Z5	50,71	11,31	62,02	€278,500
Z6	34,54	53,75	88,29	€265,500
Z7	41,70	45	86.7	€275,500

UNIT	INTERNAL m²	Terrace m²	TOTAL m²	PRICE
Z8	42.28	51,29	93,57	€275,500
Z9	46.81	27,12	73,93	€275,500
Z10	42,76	38,58	81,34	€275,500
Z11	40,60	30,57	71,17	€275,500
Z12	45,76	27,91	73.67	€275,500
Z13	33.16	54,25	87,41	€265,500

All areas in m². Terrace figures denote private roof terraces. Prices indicative — schedule available from the sales team.

Thank you.

