

South

Eleftheriou Venizelou 290 - Kallithea



Project Description

Situated in the heart of Kallithea, one of Athens' fastest-growing and most vibrant neighborhoods, **Eleftheriou Venizelou 290** offers the perfect combination of urban convenience and modern living. Ideally located between Athens' historic center and the Athens Riviera, residents enjoy easy access to business districts, cultural attractions, shopping areas, and the city's beautiful coastline.

Kallithea is well known for its excellent transport connections, lively commercial streets, restaurants, cafés, and everyday amenities. The area is also home to the Stavros Niarchos Foundation Cultural Center, one of Athens' most important cultural landmarks, while the Flisvos Marina and the Athenian Riviera are only a short drive away. Its strategic location makes it an outstanding choice for both homeowners and investors.

The building rises across 7 floors, offering 22 contemporary residences, including eighteen modern apartments and four exclusive maisonettes. Thoughtfully designed with contemporary architecture, functional layouts, and high-quality finishes, the project combines comfort, energy efficiency and an exceptional location, making it an outstanding investment opportunity in one of Athens' most sought-after residential areas.





Energy Efficiency

A



Heating

Heat Pumps



Sanitary Ware

Grohe



Kitchens

European



Delivery

2nd quarter 2028

       										
Unit Number	Level	Type	Internal Area	Balconies/ Exclusive Use	Total	Bedrooms	Bathrooms	Parking	Storage	Price €
4.1	4	Apartment Partial Sea View	40.80 m ²	18.00 m ²	58.80 m ²	1	1	N/A	N/A	287000
4.2	4	Apartment	40.80 m ²	7.00 m ²	47.80 m ²	1	1	N/A	N/A	282000
4.3	4	Apartment	41.80 m ²	13.00 m ²	54.80 m ²	1	1	N/A	N/A	289000
5.1	5	Apartment Partial Sea View	40.80 m ²	18.00 m ²	58.80 m ²	1	1	N/A	N/A	291000
5.2	5	Apartment	40.80 m ²	7.00 m ²	47.80 m ²	1	1	N/A	N/A	286000
5.3	5	Apartment	41.80 m ²	13.00 m ²	54.80 m ²	1	1	N/A	N/A	292000
M.1	6 & 7	Maisonette	35.80+15.50=51.30 m ²	6.50+6.50=13.00 m ²	64.30 m ²	1	1	N/A	N/A	371000
M.2	6 & 7	Maisonette Partial Sea View	34.80+16.50=51.30 m ²	12.00+5.00=17.00 m ²	68.30 m ²	1	1	N/A	N/A	376000
M.3	6 & 7	Maisonette Partial Sea View	34.30+16.00=50.30 m ²	6.00+6.00=12.00 m ²	62.30 m ²	1	1	N/A	N/A	359000
M.4	6 & 7	Maisonette	34.30+16.50=50.80 m ²	4.00+4.00=8.00 m ²	58.80 m ²	1	1	N/A	N/A	354000

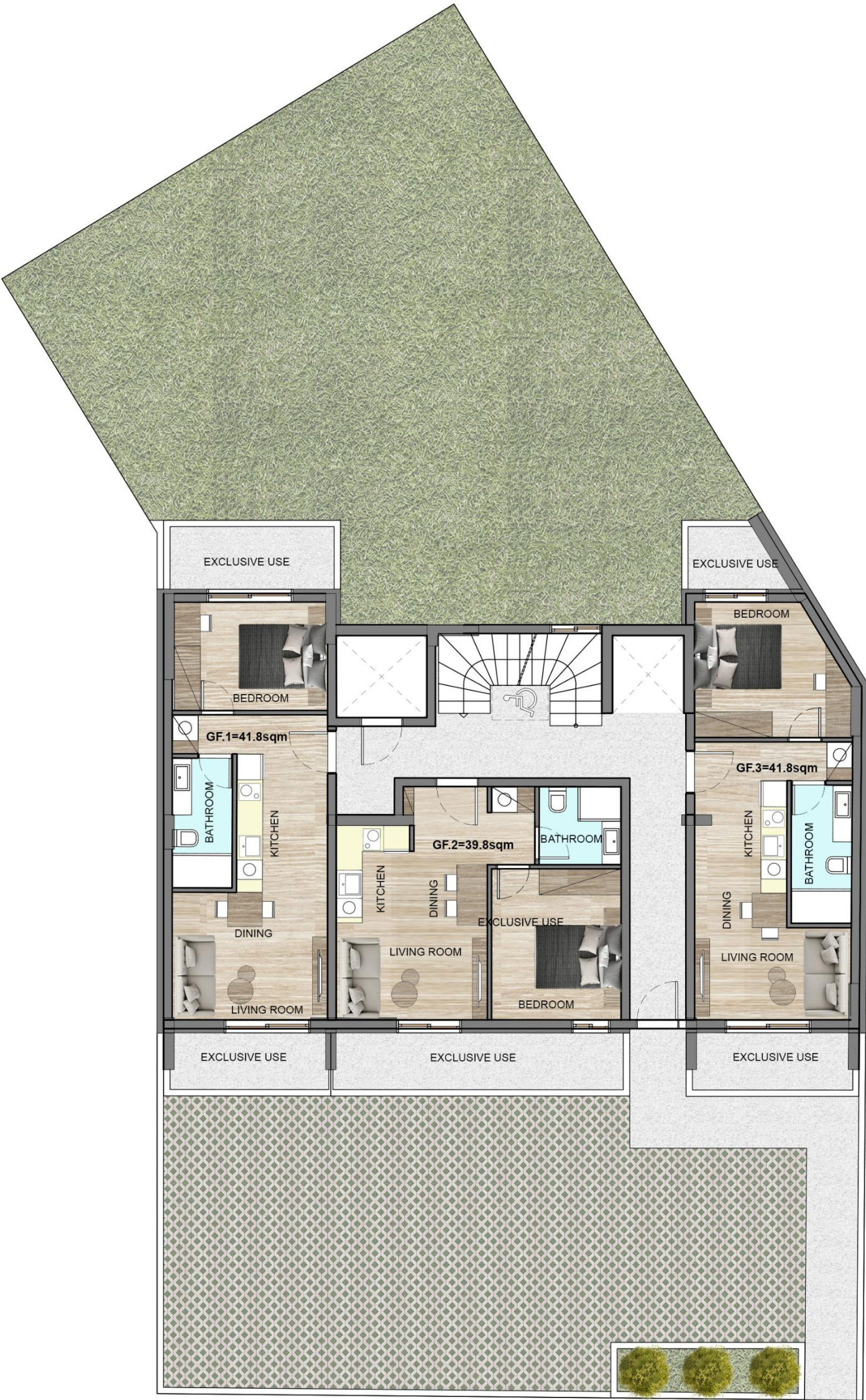
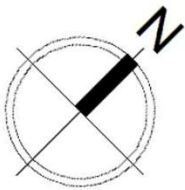
Sqm measurements may vary up to ± 3%

GROUND FLOOR

APT GF.1 | APT GF.2 | APT GF.3



EL. VENIZELOU 290, KALLITHEA



EL. VENIZELOU STREET

GROUND FLOOR

APT GF.1

GROUND FLOOR





APT GF.2

GROUND FLOOR





APT GF.3

GROUND FLOOR



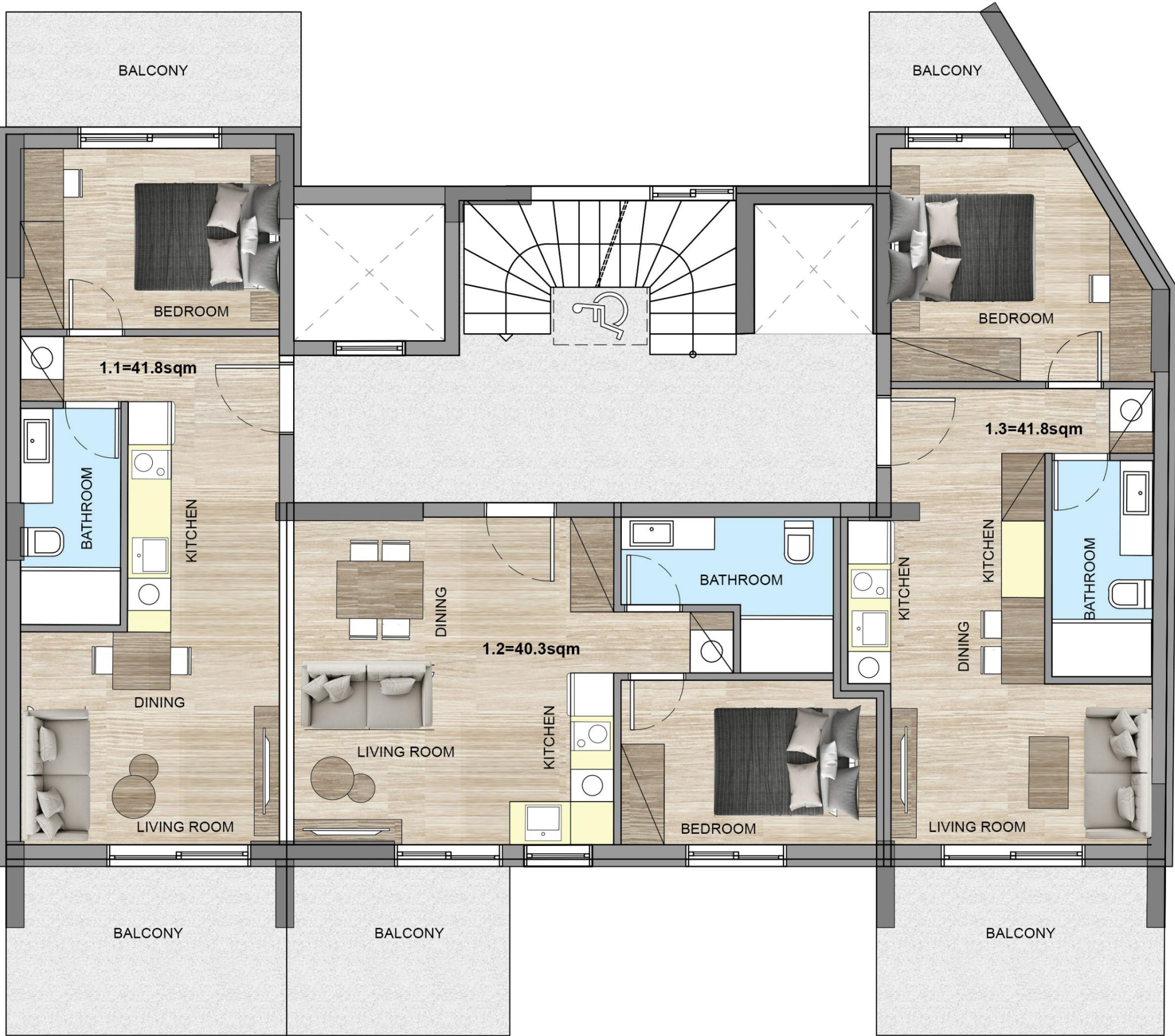
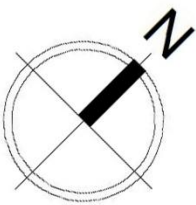


1st FLOOR

APT 1.1 | APT 1.2 | APT 1.3



EL. VENIZELOU 290, KALLITHEA



EL. VENIZELOU STREET

1ST FLOOR

APT 1.1

1st FLOOR





APT 1.2

1st FLOOR





APT 1.3

1st FLOOR

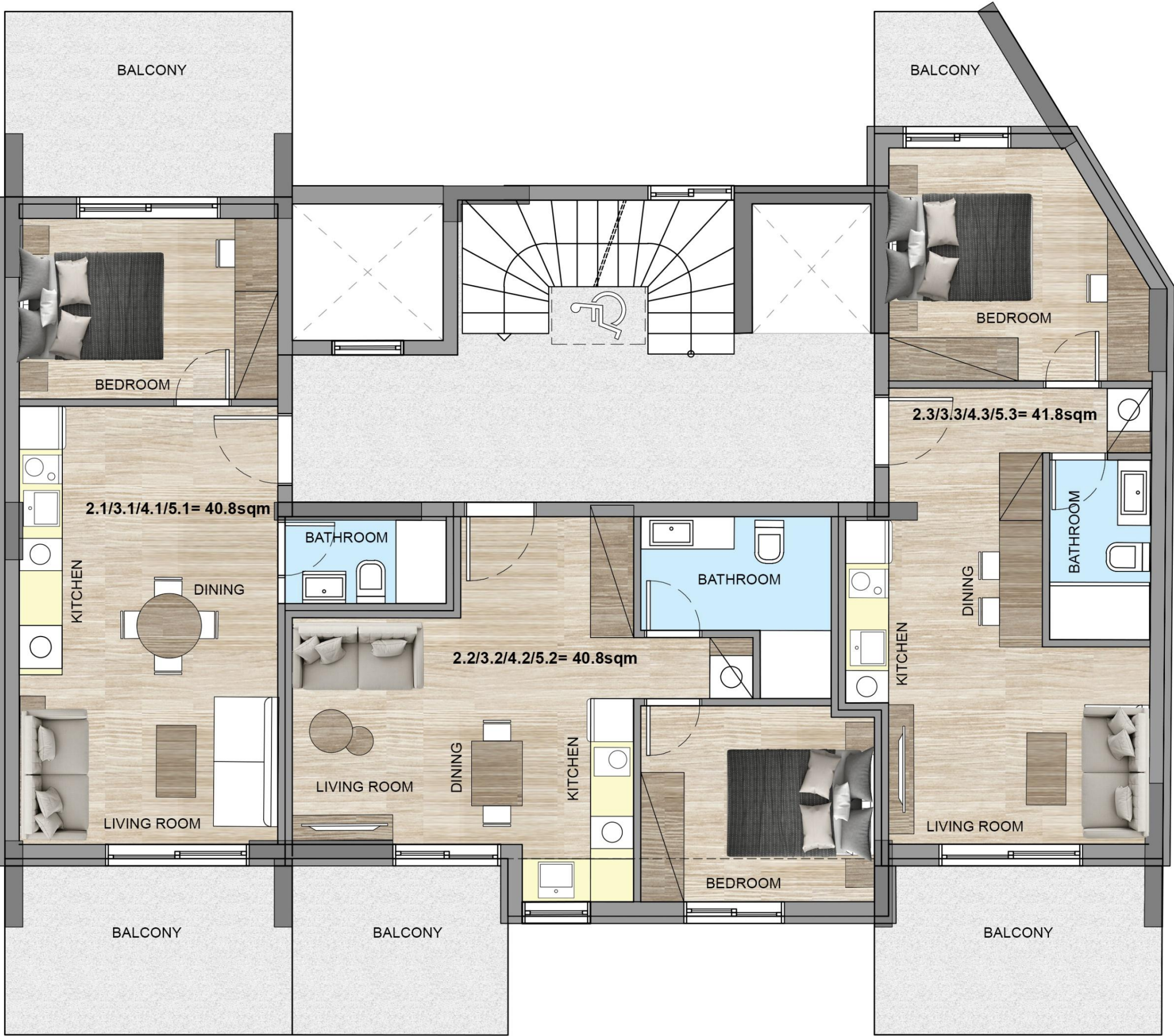
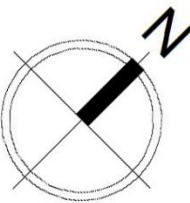




2nd - 5th FLOOR



EL. VENIZELOU 290, KALLITHEA



EL. VENIZELOU STREET

2-5th FLOOR

APT 2.1 | 3.1 | 4.1 | 5.1

Typical floorplans
2nd - 5th FLOOR





APT 2.2 | 3.2 | 4.2 | 5.2

Typical floorplans
2nd - 5th FLOOR





APT 2.3 | 3.3 | 4.3 | 5.3

Typical floorplans
2nd - 5th FLOOR



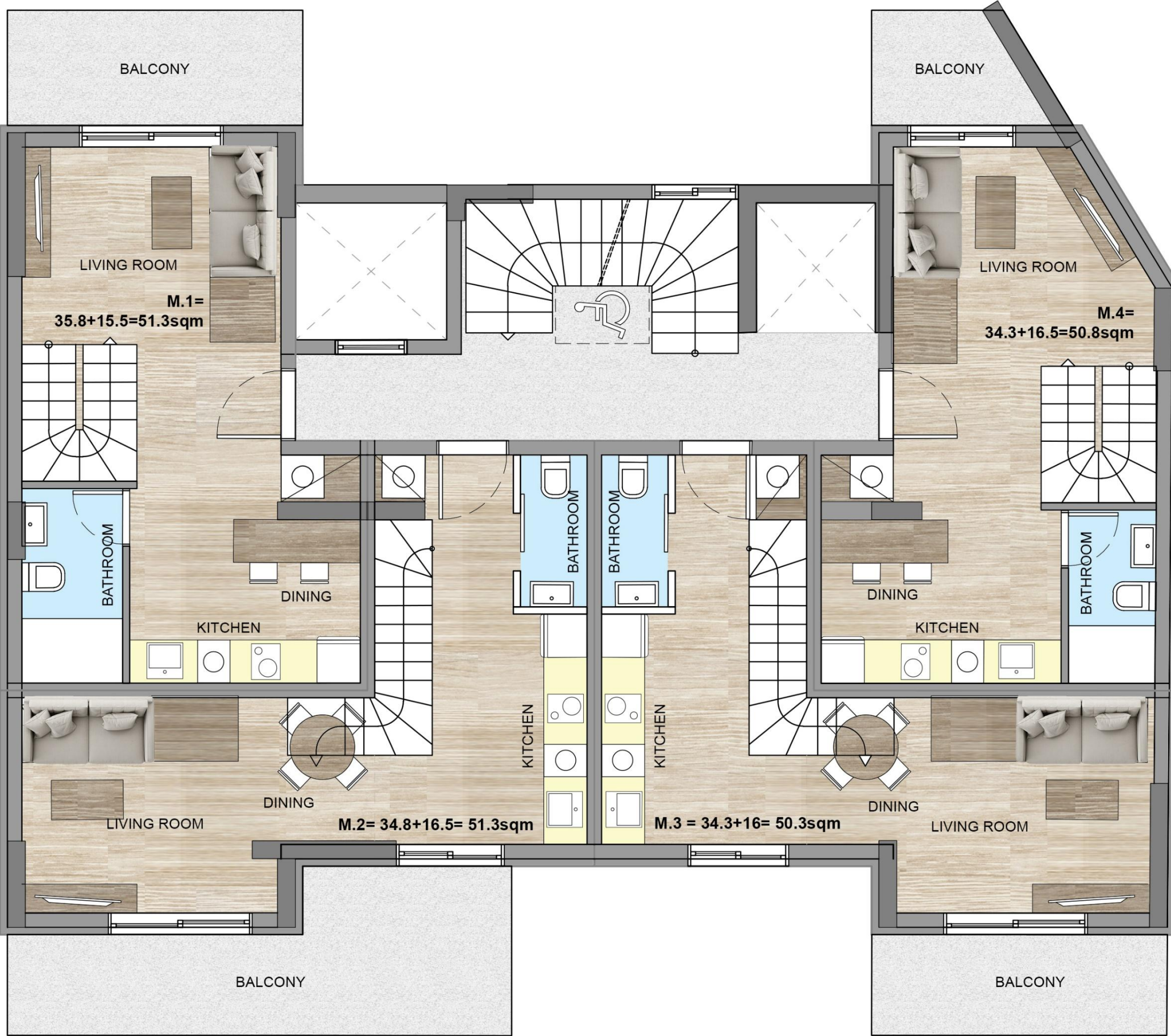
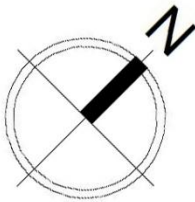


6th - 7th FLOOR

Mez M.1 | Mez M.2 | Mez M.3 | Mez M.4



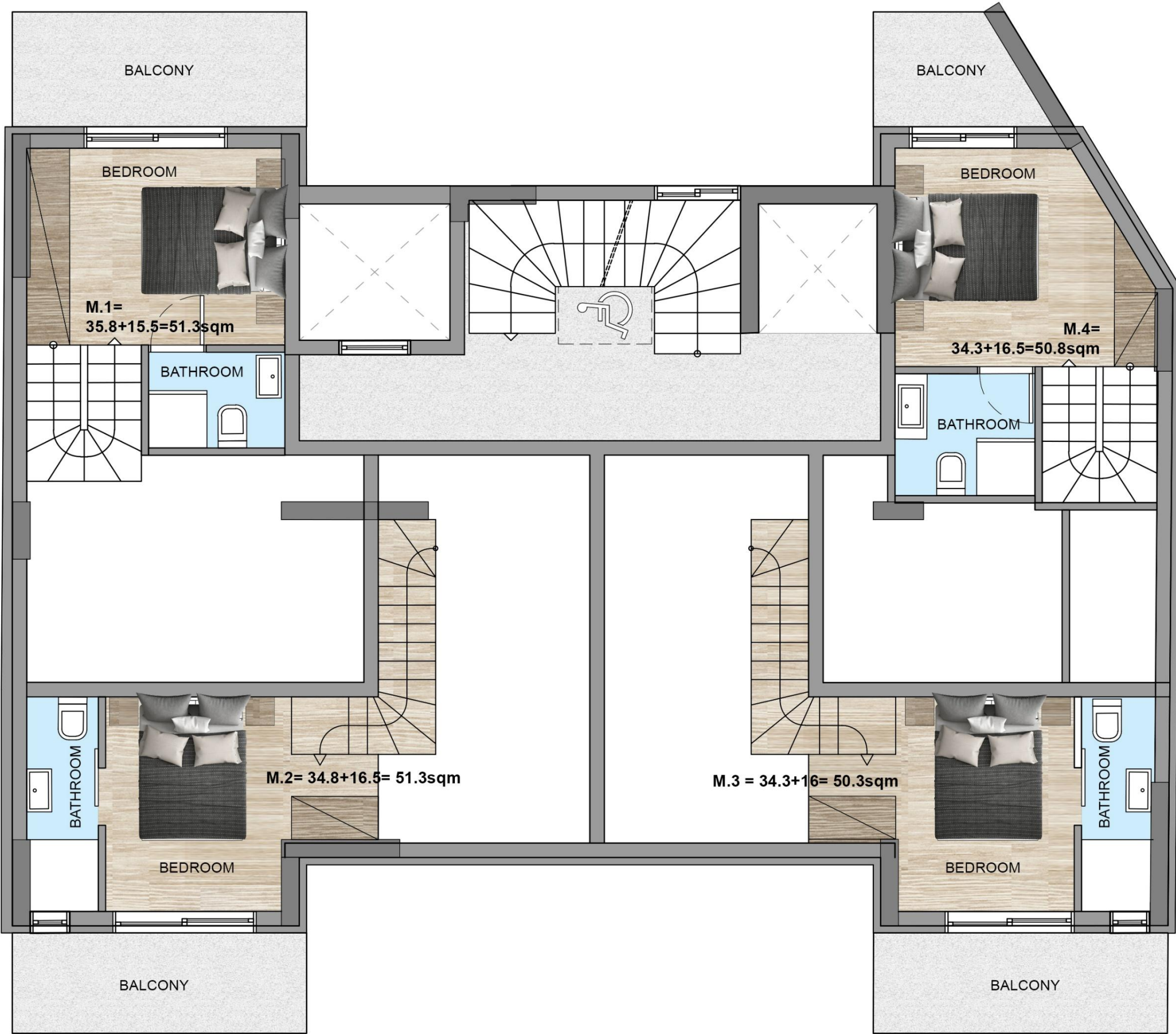
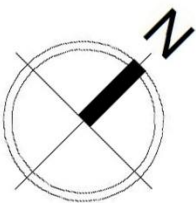
EL. VENIZELOU 290, KALLITHEA



EL. VENIZELOU STREET

6th FLOOR

EL. VENIZELOU 290, KALLITHEA



EL. VENIZELOU STREET

MEZZANINE FLOOR

M.1

6th & 7th FLOOR





M.2

6th & 7th FLOOR





M.3

6th & 7th FLOOR





M.4

6th & 7th FLOOR





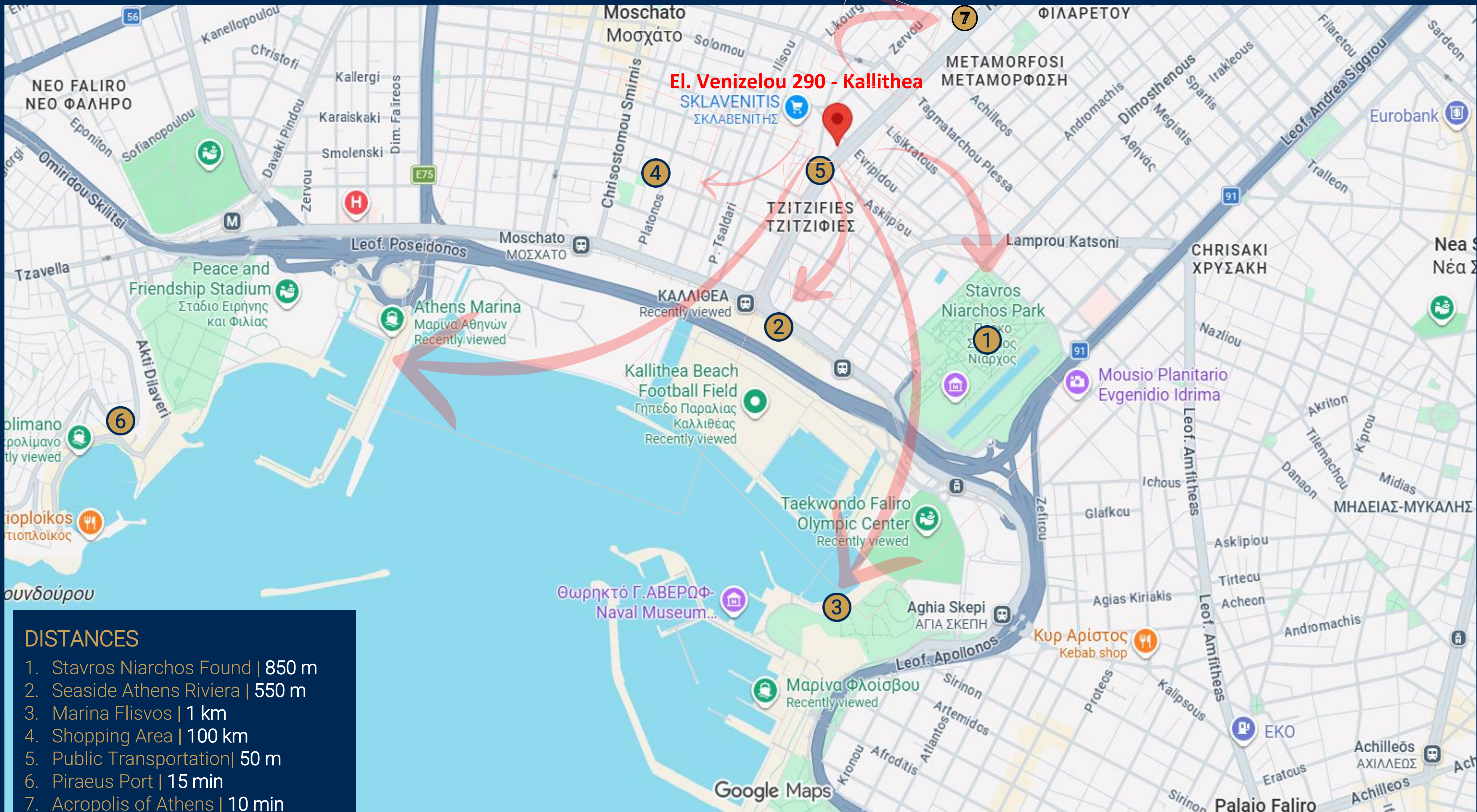
INTERIORS











DISTANCES

- 1. Stavros Niarchos Found | 850 m
- 2. Seaside Athens Riviera | 550 m
- 3. Marina Flisvos | 1 km
- 4. Shopping Area | 100 km
- 5. Public Transportation | 50 m
- 6. Piraeus Port | 15 min
- 7. Acropolis of Athens | 10 min

THANK YOU