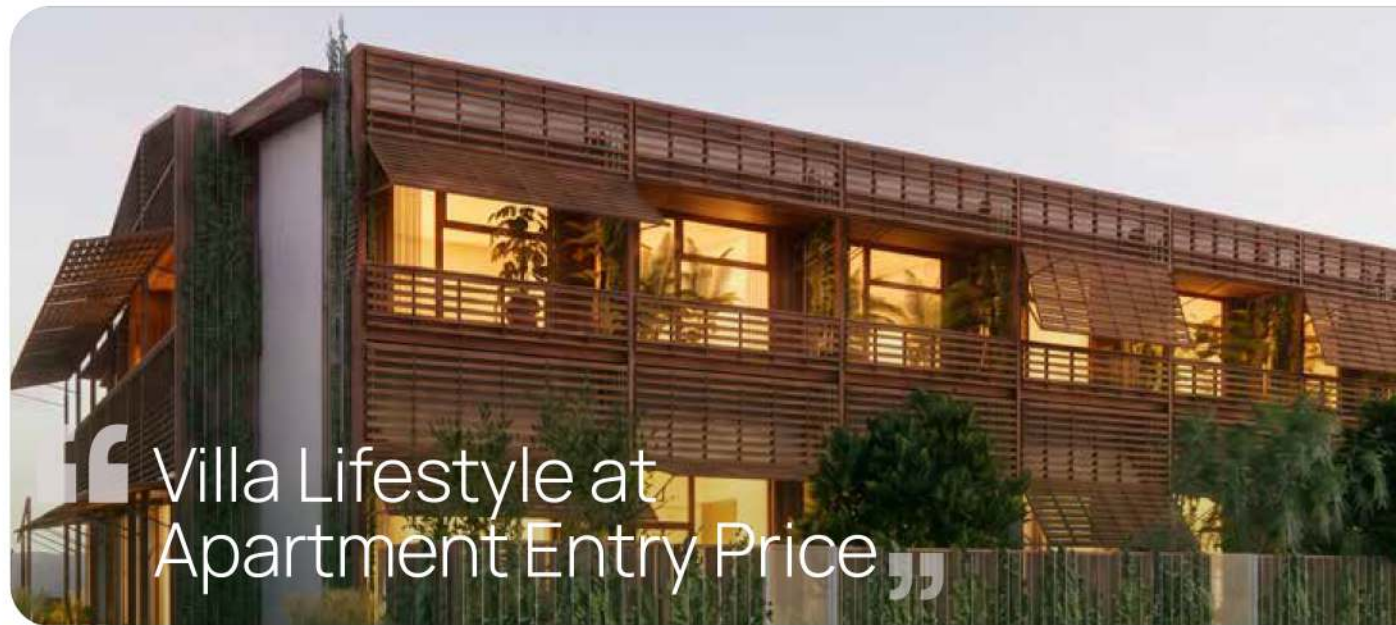


The North Village



Golden Visa Eligible | Available for Pre-Sale



- Tatoi Club
Private Members club

Nea Erythraia, Kifisia

Luxury Cars
dealership •

Venizelou
(Commercial Street)

Park •

• Park

•
Ekali Forest



Nea Erythraia, Kifisia

“ Premium Low-Density
Living in Athens ”

Strategic Location

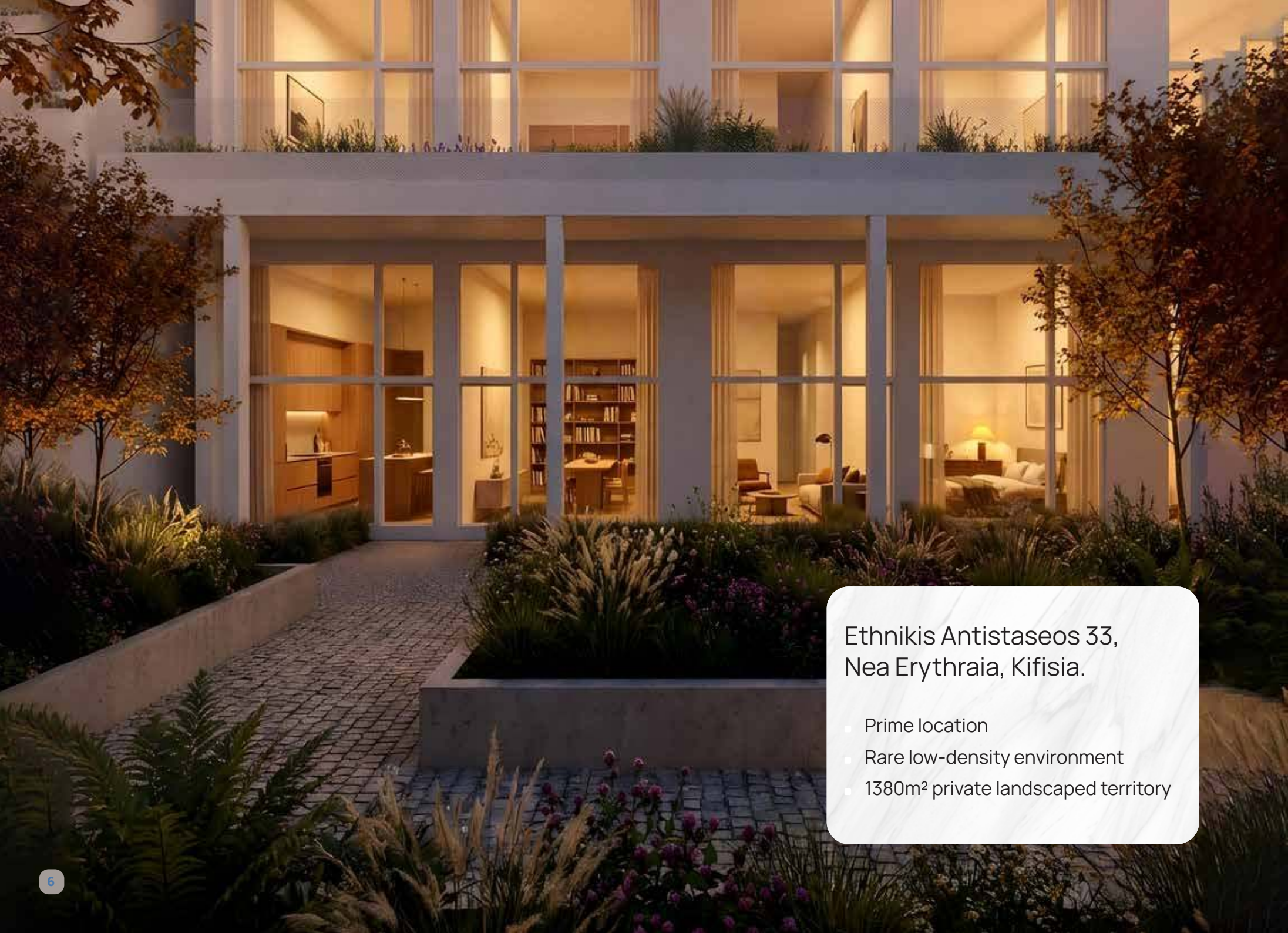
- **Premier Location** in Athens' most prestigious northern suburb
- **Elite Community** characterized by architectural elegance, neighbourhood of politicians and celebrities
- **Peaceful & Secure Environment** with low-density setting
- **High Barriers to Entry** due to strict zoning regulations and limited land availability



Market Dynamics & Benchmarks

- **Market valuations** for new builds start at €6,400 per m².
- **High Entry Threshold:** Secondary Market Minimum entry point of €500,000+
- **Area dominated** by luxury villas and expansive estate apartments.





Ethnikis Antistaseos 33,
Nea Erythraia, Kifisia.

- Prime location
- Rare low-density environment
- 1380m² private landscaped territory



- Golden Visa eligible units
- Entry price: from ~€4,100/m²
- Limited pre-sale: 8 units only
- Prices from €160,000



A Modern Residential Community

- 37 units
- 25–60 m²
- Fully renovated & fully furnished
- Designed for Comfortable living

“A rare synthesis of heritage and modern luxury”



A rare opportunity in Athens

“ A unique market proposition ”

- Exquisite Outdoor Living
- 1,380 m² of meticulously landscaped private grounds.
- A curated lifestyle suite featuring a swimming pool, open-air gym, and BBQ lounge.
- Unprecedented infrastructure including 17 secure parking spaces.

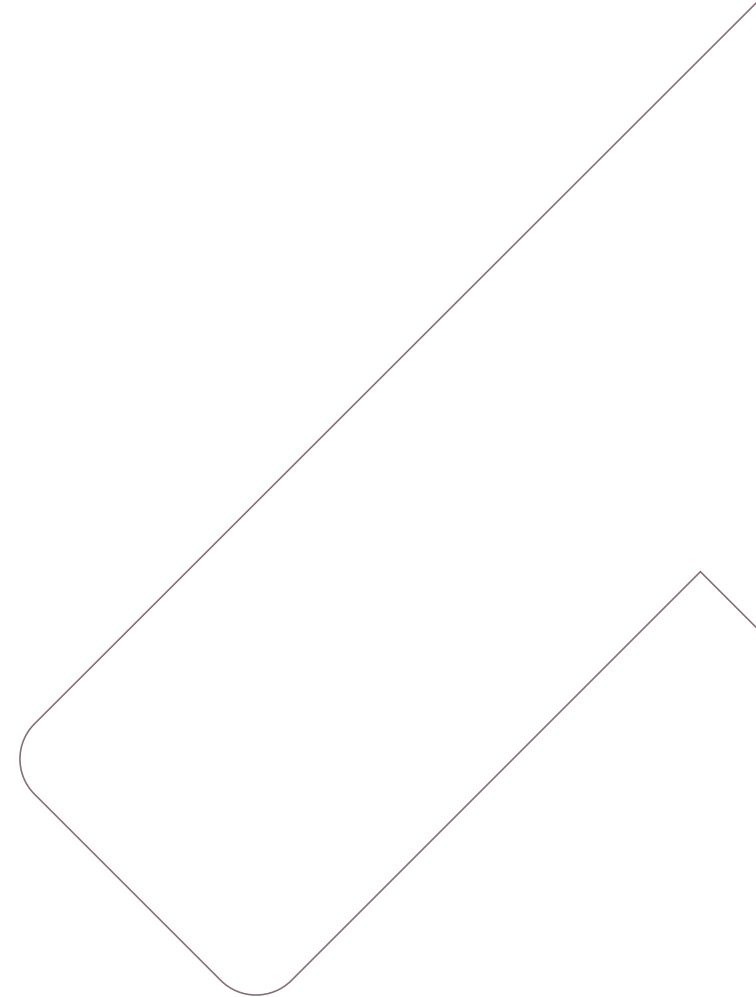
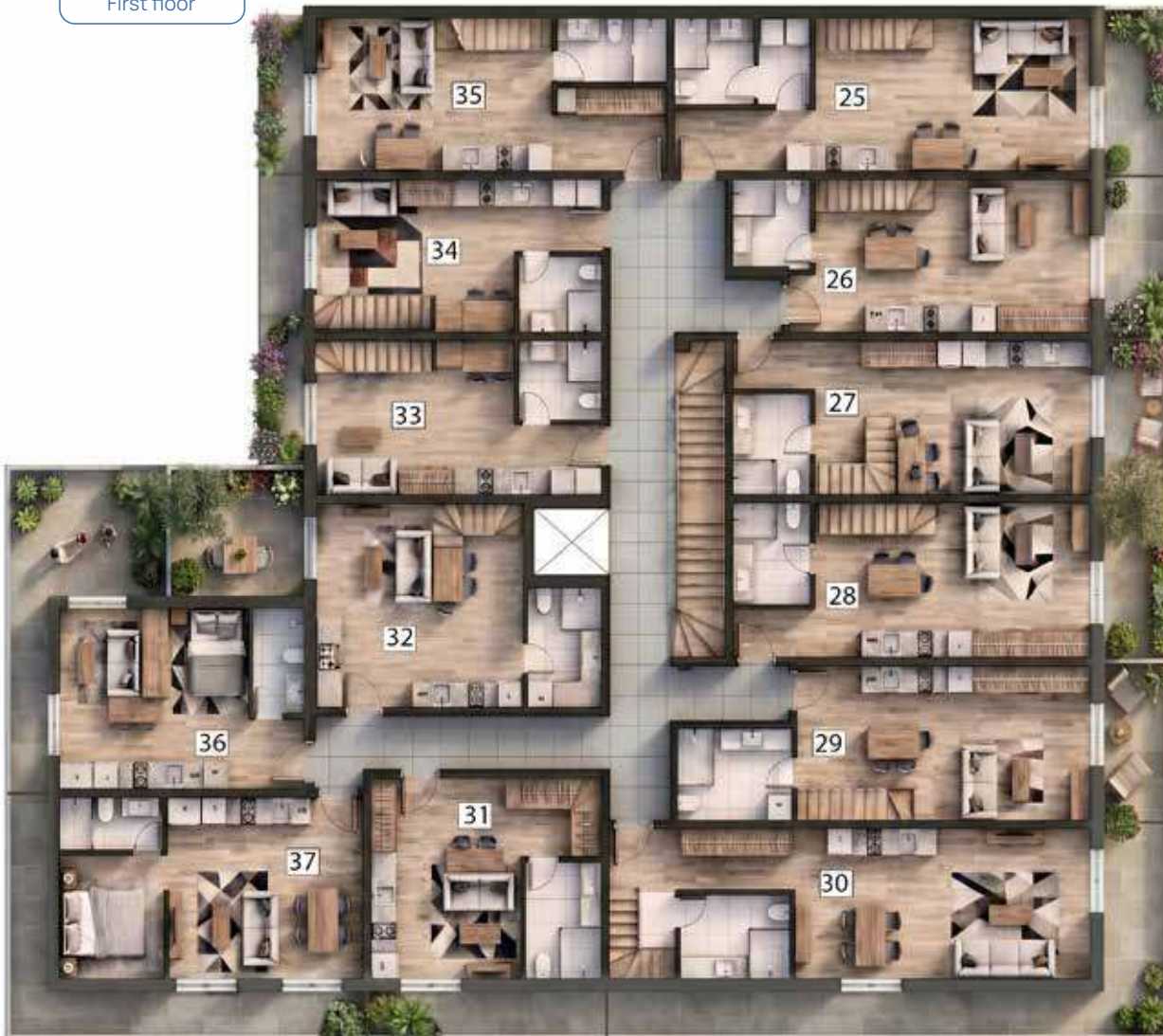


Layouts

Ground Floor



First floor



“ Utilizing the space to the maximum, offering extra living space to apartments with ceiling from 4,5 to 6m height ”

Unit 9



Unit 20



Unit 15



A glimpse in a Unit

High ceiling | Freedom Feeling | Luxurious Loft Vibe



The Villa feeling



“ Private garden
for every unit ”

“ Relaxing green
spaces ”



Fully furnished

Furniture

Bed & mattress
Bedside shelves
Bathroom furniture
Vanity or desk
Armchair or pouf
Wardrobes
Sofa
Coffee table
Dining set
Curtains



Appliances

TV & TV unit
Air conditioner
Fridge
Oven
Hob
Extractor hood
Dishwasher
Washing machine



Other

Mirror with LED lighting
Sanitary fixtures
Water heaters
Shower cabin
Kitchen cupboards
Italian & Spanish tile



Architect's Note:

The Concept

We want to make a housing complex which Athens does not have. The climate, the plot, the existing trees, the large structures. All of it is our material for making a powerful integrated project.



A “Heat Island” Escape

The wind from the mountain refreshes the air... an amazing escape opportunity from overheated concrete blocks.



The “Double Address”

The site spans between a calm street and a public park. Double orientation and good views make an exclusive position.



The Ethics of Reuse

By reusing existing structures, we save resources and energy. We do not replace the history of the site—we work with it, we engage with it, and we grow our project from it.

Architect's Note:

The Living Experience

We think about our inhabitants as a civilized modern community... 37 villagers rather than anonymous city dwellers.



Bigness in a Small Flat: Where else in the modern world would you get a living room four metres high? The dignity of the Belle Epoque apartment is present here in a compact form.



Green Architecture: Modern architecture at its best where vegetation replaces concrete. Our green is both attractive and functional, providing privacy and shade.



Outdoor Living: Enjoying sunbathing at the poolside, a barbecue with family, or a zoom meeting under the pergola—everything is geared towards a healthy lifestyle.



Articulated Privacy: 22 of 37 apartments have their own front door on the ground floor with a small private garden working as a 'privacy filter'.

SVESMI

SVESMI is an award-winning Rotterdam-based office for architecture and urbanism. The firm holds deep expertise in the responsible production of space, specifically focusing on the preservation, rebuilding, and reprogramming of existing structures.



Timeline & Deal Structure

Current Project status

- **Property Acquired**
- **Permitting in progress**
- **Finalized Construction Timeline**

Milestones

- **May 2026:**
Pre-sale Launch
- **July 2026:**
Building Permit Issued
- **September 2026:**
Construction Commencement
- **October 2027:**
Project Completion

Deal structure

- **10% deposit** to secure your unit.
- **SPA execution** upon permit approval.
- **Early-entry pricing** advantage.
- Flexible payment; eligible for **mortgage financing**.

Track Record & Expertise

14

successful
projects
in Athens

5

major
developments
across Europe



Specialists in
high-value
redevelopment.

