S.F PROPERTIES

KALLITHEA · PETRALONA · ATHENS

263 m²

A whole building *by Koukaki*

Four homes in Kallithea, fully let, two metro stops and two universities on foot.

3 + 1	2011	€800,000
apartments + studio	year built	asking price



LOCATION

Where Kallithea *meets the centre*

At the most central edge of Kallithea, on the border with Petralona and a short walk from Koukaki.

1	Harokopio University	300 m
2	Metro Tavros (Line 1)	450 m
3	Metro Petralona (Line 1)	600 m
4	Panteion University	900 m
5	Koukaki: cafés, dining	1 km
6	Onassis Stegi	1 km
7	Philopappou Hill	1,2 km

1,5 km	1,7 km	2,6 km	2,9 km
Syngrou-Fix metro	Acropolis	Syntagma	Niarchos Centre





THE BUILDING

Four homes, *one owner*, one address

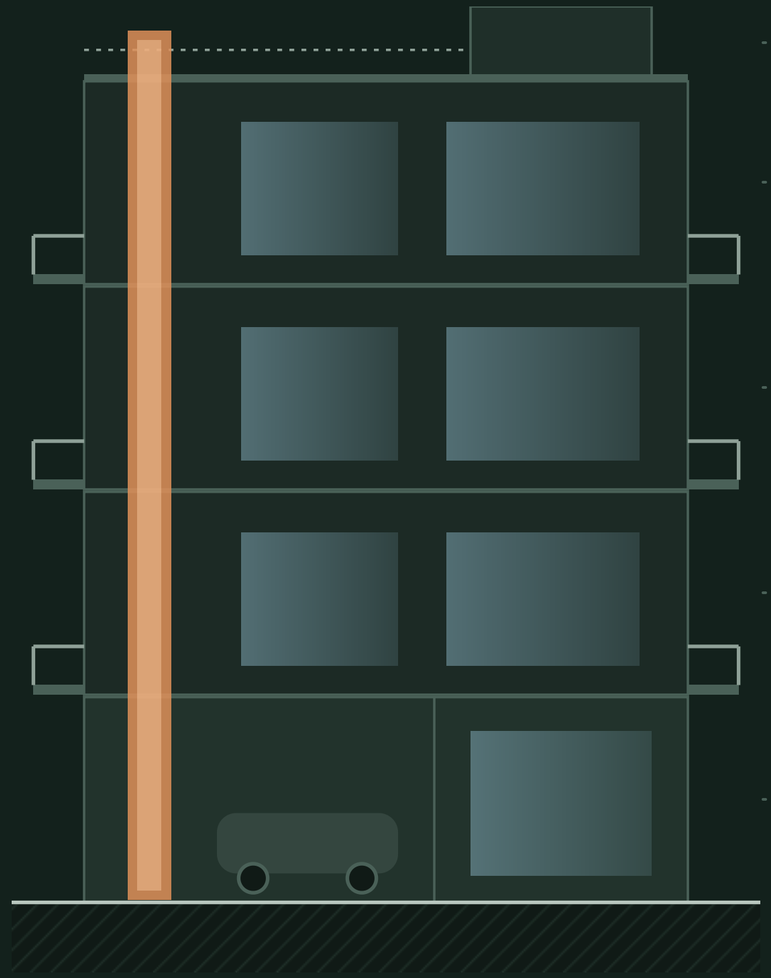
A stand-alone residential building from 2011: three full-floor apartments, a ground-floor studio, parking under the pilotis, a shared courtyard and a rooftop with storage.

263 m² total building area	**7 · 4** bedrooms · bathrooms
100% let today	**€3,041** per m²

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THE LEVELS

Five levels, *four incomes*



Rooftop — storage
Storage room and lift machine room, open view

Top floor · Apartment — let
Full floor, dual-aspect, front and rear balconies

Middle floor · Apartment — let
Full floor, dual-aspect, front and rear balconies

Lower floor · Apartment — let
Full floor, dual-aspect, active alarm system

Ground · Studio & parking — 23 m²
Studio, parking under the pilotis, shared courtyard

04 · Schematic · the lift shaft is installed, the cabin is still to be fitted

THE NEIGHBOURHOOD

Central Athens, *at Kallithea prices*

01

Most central Kallithea

The northern edge, where Kallithea meets Petralona, a short walk from Koukaki.

02

Two universities

Harokopio at 300 m, Panteion under 1 km: steady demand from students and staff.

03

Metro on foot

Tavros and Petralona stations, direct to Thissio, Monastiraki and Piraeus.

04

Culture nearby

Onassis Stegi at 1 km, the Acropolis at 1.7 km, the Niarchos Centre at 2.9 km.

open to Airbnb

Kallithea is outside the freeze on new short-term rental licences that covers Koukaki, Petralona and central Athens until 31 Dec 2026.



THE APARTMENTS

Bright homes, *ready to let*

Each floor is one apartment with windows on both sides: balconies to the front and to the back, built-in wardrobes, and air conditioning in every room.

Dual-aspect
Light and air from both sides

Secure
Security doors, alarm, cameras

Low bills
Solar water, own A/C per flat

SPECIFICATION

Built in 2011, *to one standard*

Item	In every apartment
Layout	Full floor, dual-aspect, front and rear balconies
Windows	Aluminium frames with double glazing
Entrance	Security door
Heating & cooling	Independent, with air conditioners · natural gas pre-installed
Hot water	Solar water heater
Connectivity	Internet / Wi-Fi wiring on every floor
Security	Alarm wiring (active on the 1st floor) · building cameras

07 · Ground-floor studio: aluminium door and frames, its own water heater



FROM THE BALCONIES

An open view *to the hills*

Nothing built across the avenue: green slopes, Philopappou Hill and the Athens skyline.

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INTERIORS

Living, *dining*, *cooking*



Dining area



Kitchen



Living room



Entrance

BEDROOMS & MORE

Rest, *bathe*, *park*



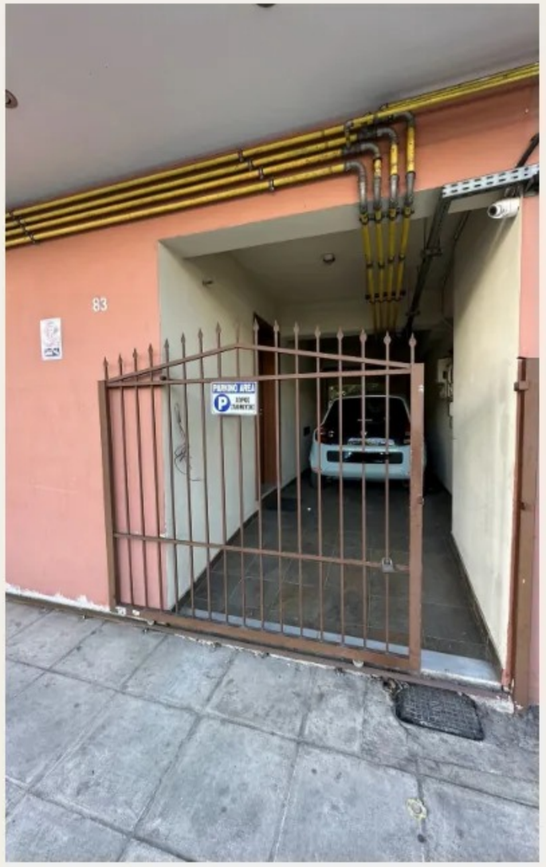
Main bedroom



Second bedroom



Bathroom with tub



Parking space

LIGHT & VIEWS

Day *and night*



Window view



Kitchen and bar



Open-plan living



Balcony by night

WAYS TO USE IT

One building, *three strategies*

01

Hold the leases

Fully let today: income from day one, with no vacancy period and no renovation needed.

02

Airbnb & serviced flats

Four units with views near the Acropolis and Koukaki, in a municipality still open to new licences.

03

Students & mid-term

Harokopio and Panteion universities on foot: demand for stays of a few months.

or mix them Keep the long leases running and move units one by one as they expire.

VIEWINGS BY APPOINTMENT

Come and *see it.*

A tour of the building and the rooftop. Lease details follow the first call.

€800,000 asking price
≈ €3,041 per m²

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LOCATION	Kallithea, Athens

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