



ACROPOLIS
HEIGHTS
by estia



ESTIA
YOUR TRUSTED DEVELOPER



YOUR CONTEMPORARY
LIVING IS OUR PRIORITY.



A smart urban golden visa investment and a gateway to the Athenian lifestyle. These studios combine practicality, location, and long-term value in the heart of the city.





THE DEVELOPMENT

PREMIUM
DEVELOPMENT

RESIDENTIAL
PROJECT

PAYMENT
FACILITIES

CONSTRUCTION DETAILS

CONTEMPORARY
ARCHITECTURE

URBAN
LIVING

- 8 FLOORS
- 35 UNITS
- 25-43 m² SIZES
- STUDIO APARTMENTS



ATHENS

THE ETERNAL CITY



6,000 YEARS OF HISTORY

During the era of the Ancient Greeks, Athens was considered the center of power, art, science and philosophy. It was the cradle of civilization. Today, 3400 years later, traces of its internationally renowned heritage are to be found at every corner around the city. Ruins, Byzantine monuments, the 1930's architectural modernism and more, all emerge together to create a unique center of diverse things and places. Athens is a city that resembles no other with its breathing heritage and the manifestations of its vibrant and ingenious soul.

ESTIADEVELOPMENTS.COM

LIVE LIKE A REAL ATHENIAN!

An international hub for business and a unique infrastructure full of potential with unrivaled healthcare and educational systems, Athens is blessed with an ideal climate and a key location like no other. In the center of it all, this project embraces all the benefits of its location, while creating a unique world that is protected, pampered, comfortable and privileged.



LIVE

Living in the center of Athens means being part of the city's true rhythm. At ACROPOLIS HEIGHTS by Estia, these modern 40 sqm studio apartments offer smart, functional living in a lively and authentic neighborhood, ideal for contemporary urban lifestyles and international residents.



EAT

From traditional bakeries and local tavernas to street-food spots and international flavors, the neighborhood is full of authentic tastes. Here, every day brings simple, delicious moments just around the corner.

ENJOY

Step outside and the city opens up around you. Shops, cafés, public transport, and cultural spots are all within easy reach, offering a dynamic, convenient, and genuinely Athenian everyday experience.



KEY INVESTMENT ADVANTAGES

166 ACHARNON AVENUE |
ATHENS

Strategically positioned in the broader Athens city center, the project offers exposure to a high-density urban corridor with strong rental liquidity and long-term regeneration momentum.

An address aligned with Athens' urban recovery and value repositioning cycle, at a location that supports both short-term rental models and long-term tenancy stability.

✓ Prime Urban Positioning

Located within the central metropolitan grid of Athens, minutes from Omonia Square and Victoria district. High footfall avenue with continuous commercial activity and residential demand.

✓ Transport Infrastructure Node

- Walking distance to Victoria Metro Station (Line 1).
- Direct access to Attiki Metro Station (Lines 1 & 2).
- Immediate connectivity to Suburban Railway & National Road network.
- Efficient access to Athens International Airport.

✓ Strong Rental Market Fundamentals

- High absorption rates in the wider Acharnon – Patission axis.
- Consistent demand from students, young professionals, and workforce tenants.
- Competitive entry pricing compared to Kolonaki, Koukaki, and core CBD zones.
- Attractive gross yield potential relative to central Athens averages.

✓ Urban Regeneration Dynamics

The surrounding districts are undergoing progressive repositioning driven by:

- Private residential refurbishments
- Hospitality and mixed-use conversions
- Public realm improvements and infrastructure upgrades.

Early-entry positioning enhances capital appreciation prospects.

✓ Liquidity & Exit Flexibility

- Suitable for long-term rental strategy.
- Compatible with micro-living / serviced apartment concepts.
- Appealing to domestic and international investor profiles.
- Scalable asset model for portfolio aggregation.

✓ Compelling Risk-Return Profile

Lower acquisition basis vs. established premium districts

- Central location.
- Infrastructure density.
- = Asymmetric upside potential within the Athens urban core.

6 COMPETITIVE ADVANTAGES OF INVESTING IN GREECE WITH THE €250K GOLDEN VISA

Lifestyle & Strategic Benefits

- 1. EU & Schengen Access**
Seamless travel and residence rights across Europe, with the option to extend to the whole family.
- 2. No Residency Obligation**
Investors retain flexibility, with the freedom to live in Greece full-time or maintain residence elsewhere.
- 3. Pathway to Citizenship – Long-term presence**
can evolve into full EU citizenship, unlocking all associated rights and opportunities.

Investment-Oriented Benefits

- 1. High Rental Demand**
Athens and other prime areas offer strong tenant demand, ensuring steady occupancy for both long-term and short-term rentals.
- 2. Capital Growth Potential** – Greek real estate markets continue to expand, with properties in central and coastal locations gaining value over time.
- 3. Liquidity & Resale Prospects** – Properties that qualify for the Golden Visa remain in high demand, making them easier to resell and preserving investment value.



A STRATEGIC LOCATION

No matter how you spend your day, life in the heart of Athens surrounds you with energy, where historic streets and local cafés create a rhythm that feels both vibrant and familiar.

DISTANCES

2M BUS STATION

100M SUPERMARKET

150M HAIRDRESSER

150M RESTAURANT

400M ATTIKI METRO STATION

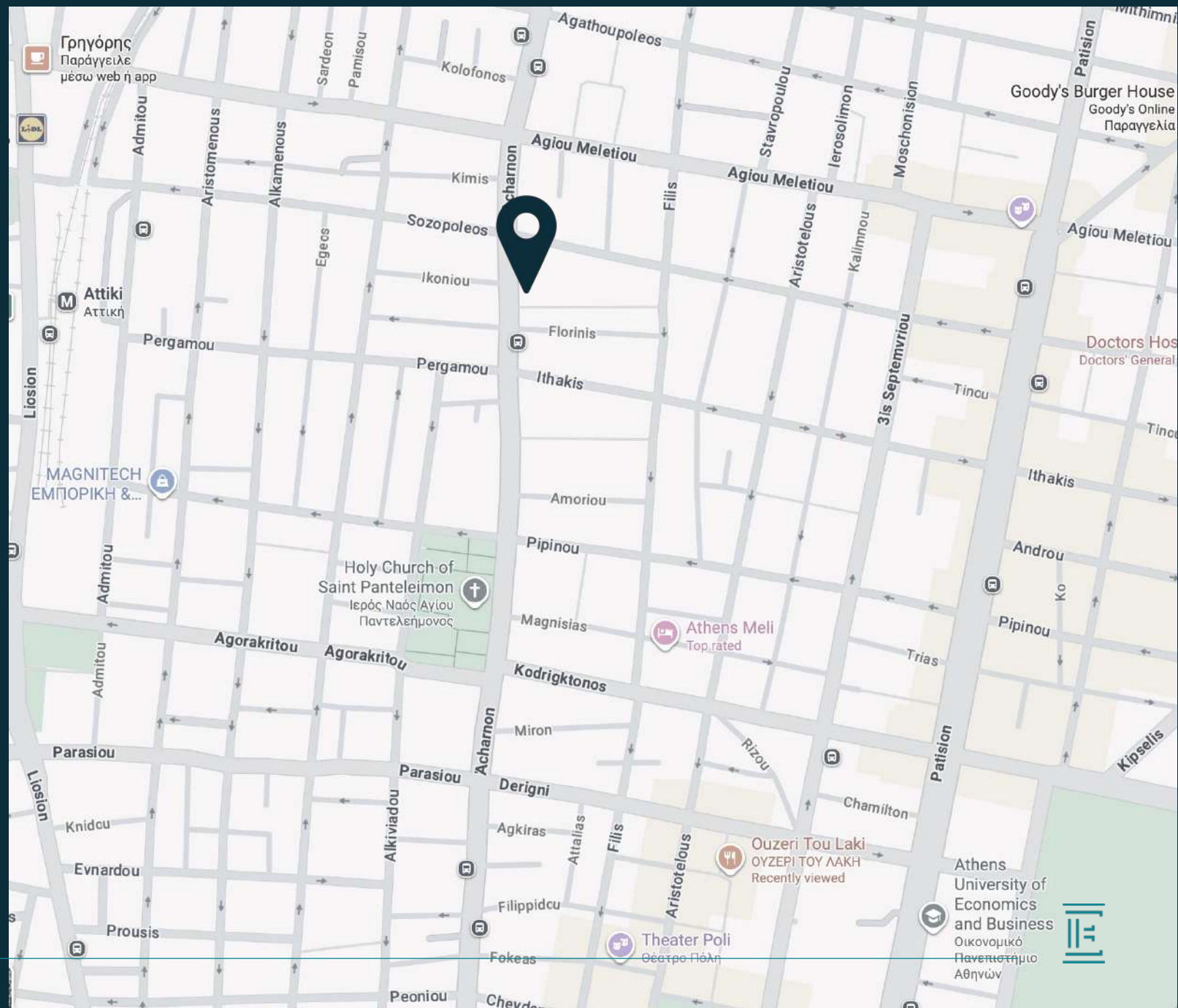
400M GENERAL CLINIC

700M PEDION AREOS PARK

1KM ATHENS UNIVERSITY OF ECONOMICS & BUSINESS

2.8KM SYNTAGMA SQUARE

ESTIADEVELOPMENTS.COM



INTERIORS
THAT INSPIRE

















DESIGNED FOR
CLARITY, MADE
FOR LIVING.

The modern interior furnishing of the apartments, offered as an extra package, is characterized by sleek and minimalist designs.

The focus is on clean lines, open spaces, and a sense of simplicity.

The color palette centers on neutral shades like white, gray, and beige, complemented by occasional bold accents that add personality to the space. Furniture pieces are chosen for their contemporary feel, often made from materials such as glass, metal, and wood, and shaped with smooth finishes and geometric forms.

Functionality remains a priority, with smart storage solutions seamlessly integrated into the overall design. Lighting is equally important, combining natural daylight with carefully positioned artificial sources to create a warm, inviting atmosphere.



FLOORPLANS

I-01

GROUND FLOOR
STUDIOS

TBC

CODE	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	LAYOUT	BATHROOM	GARDEN (m ²)
I-01	GF	38	38	STUDIO	1	24



FLOORPLANS

I-02

GROUND FLOOR
STUDIOS

TBC

CODE	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	LAYOUT	BATHROOM	GARDEN (m ²)
I-02	GF	39	39	STUDIO	1	24



FLOORPLANS
MEZZ2
MEZZANINE

TBC

CODE	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	LAYOUT	BATHROOM	VERANDA (m ²)
------	-------	----------------------------------	--------------------------------------	--------	----------	------------------------------



FLOORPLANS
MEZZ2
MEZZANINE

TBC

CODE	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	LAYOUT	BATHROOM	VERANDA (m ²)	ACROPOLIS VIEW
------	-------	----------------------------------	--------------------------------------	--------	----------	------------------------------	-------------------



FLOORPLANS
MEZZ3
MEZZANINE

TBC

CODE	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	LAYOUT	BATHROOM	VERANDA (m ²)	ACROPOLIS VIEW
------	-------	----------------------------------	--------------------------------------	--------	----------	------------------------------	-------------------



FLOORPLANS

1A-7A

TYPICAL APARTMENTS



CODES	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	LAYOUT	BATHROOM	VERANDA (m ²)	ACROPOLIS VIEW
1A-7A	1 ST - 7 TH	43	43	STUDIO	1	-	3A, 4A, 5A, 6A,7A



FLOORPLANS

1B-7B

TYPICAL APARTMENTS



CODES	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	LAYOUT	BATHROOM	VERANDA (m ²)	ACROPOLIS VIEW
1B-7B	1 ST - 7 TH	39	39	STUDIO	1	8.5	3B, 4B, 5B, 6B, 7B



FLOORPLANS

1C-7C

TYPICAL APARTMENTS



CODES	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	LAYOUT	BATHROOM	VERANDA (m ²)	ACROPOLIS VIEW
1C-7C	1 ST - 7 TH	43	43	STUDIO	1	-	5C, 6C, 7C



FLOORPLANS

1D-7D

TYPICAL APARTMENTS



CODES	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	LAYOUT	BATHROOM	VERANDA (m ²)	ACROPOLIS VIEW
1D-7D	1 ST - 7 TH	40	40	STUDIO	1	-	-



FLOORPLANS

8A

ROOF TOP STUDIO



CODE	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	LAYOUT	BATHROOM	VERANDA (m ²)	ACROPOLIS VIEW
8A	8 TH	25	25	STUDIO	1	115	✓



THE BUILDING

8 TH FLOOR	8A INT. SPACES: 25 SQM 1 BTH PRIVATE TERRACE 115 SQM			
7 TH FLOOR	7A INT. SPACES: 43 SQM 1 BTH	7B INT. SPACES: 39 SQM 1 BTH VERANDA 8.55SQM	7C INT. SPACES: 43 SQM 1 BTH	7D INT. SPACES: 40 SQM 1 BTH
6 TH FLOOR	6A INT. SPACES: 43 SQM 1 BTH	6B INT. SPACES: 39 SQM 1 BTH VERANDA 8.55SQM	6C INT. SPACES: 43 SQM 1 BTH	6D INT. SPACES: 40 SQM 1 BTH
5 TH FLOOR	5A INT. SPACES: 43 SQM 1 BTH	5B INT. SPACES: 39 SQM 1 BTH VERANDA 8.55SQM	5C INT. SPACES: 43 SQM 1 BTH	5D INT. SPACES: 40 SQM 1 BTH
4 TH FLOOR	4A INT. SPACES: 43 SQM 1 BTH	4B INT. SPACES: 39 SQM 1 BTH VERANDA 8.55SQM	4C INT. SPACES: 43 SQM 1 BTH	4D INT. SPACES: 40 SQM 1 BTH
3 RD FLOOR	3A INT. SPACES: 43 SQM 1 BTH	3B INT. SPACES: 39 SQM 1 BTH VERANDA 8.55SQM	3C INT. SPACES: 43 SQM 1 BTH	3D INT. SPACES: 40 SQM 1 BTH
2 ND FLOOR	2A INT. SPACES: 43 SQM 1 BTH	2B INT. SPACES: 39 SQM 1 BTH VERANDA 8.55SQM	2C INT. SPACES: 43 SQM 1 BTH	2D INT. SPACES: 40 SQM 1 BTH
1 ST FLOOR	1A INT. SPACES: 43 SQM 1 BTH	1B INT. SPACES: 39 SQM 1 BTH VERANDA 8.55SQM	1C INT. SPACES: 43 SQM 1 BTH	1D INT. SPACES: 40 SQM 1 BTH
MEZZANINE	H-01 INT. SPACES: 40 SQM 1 BTH	H-02 INT. SPACES: 37 SQM 1 BTH	H-03 INT. SPACES: 38 SQM 1 BTH	H-04 INT. SPACES: 38 SQM 1 BTH
GROUND FLOOR	I-01 INT. SPACES: 38 SQM 1 BTH GARDEN 24 SQM	I-02 INT. SPACES: 39 SQM 1 BTH GARDEN 25 SQM	GF COMMON AREAS	
BASEMENT	BS COMMON AREA: 250 SQM 1 X PARKING SPACE			



ACROPOLIS HEIGHTS

INVENTORY TABLE

CODE	FLOOR	AREA/ FLOOR (m ²)	LIVABLE AREA (m ²)	LAYOUT	BATHROOM	VERANDA/ GARDEN (m ²)	ACROPOLIS VIEW
I-01	GF	38	38	TBC	1	24	X
I-02	GF	39	39	TBC	1	25	X
H-01	MEZZ	40	40	TBC	1	-	X
H-02	MEZZ	37	37	TBC	1	-	X
H-03	MEZZ	38	38	TBC	1	-	X
1A	1 ST	43	43	STUDIO	1	-	X
1B	1 ST	39	39	STUDIO	1	8.5	X
1C	1 ST	43	43	STUDIO	1	-	X
1D	1 ST	40	40	STUDIO	1	-	X
2A	2 ND	43	43	STUDIO	1	-	X
2B	2 ND	39	39	STUDIO	1	8.5	X
2C	2 ND	43	43	STUDIO	1	-	X
2D	2 ND	40	40	STUDIO	1	-	X
3A	3 RD	43	43	STUDIO	1	-	✓
3B	3 RD	39	39	STUDIO	1	8.5	✓
3C	3 RD	43	43	STUDIO	1	-	X
3D	3 RD	40	40	STUDIO	1	-	X
4A	4 TH	43	43	STUDIO	1	-	✓
4B	4 TH	39	39	STUDIO	1	8.5	✓
4C	4 TH	43	43	STUDIO	1	-	X
4D	4 TH	40	40	STUDIO	1	-	X
5A	5 TH	43	43	STUDIO	1	-	✓
5B	5 TH	39	39	STUDIO	1	8.5	✓
5C	5 TH	43	43	STUDIO	1	-	✓
5D	5 TH	40	40	STUDIO	1	-	X
6A	6 TH	43	43	STUDIO	1	-	✓
6B	6 TH	39	39	STUDIO	1	8.5	✓
6C	6 TH	43	43	STUDIO	1	-	✓
6D	6 TH	40	40	STUDIO	1	-	X
7A	7 TH	43	43	STUDIO	1	-	✓
7B	7 TH	39	39	STUDIO	1	8.5	✓
7C	7 TH	43	43	STUDIO	1	-	✓
7D	7 TH	40	40	STUDIO	1	-	X
8A	8 TH	25	25	STUDIO	1	115	✓



ESTIA DEVELOPMENTS

COMPANY PROFILE

BUILDING MODERN GREECE

Estia Developments is a prime real estate developer that creates design-led residential properties of the highest quality for families or individuals in search of homes matching their modern lifestyles.

With a diverse portfolio spanning high-end properties and urban residences, Estia Developments is well-positioned to cater to any lifestyle, whether you prefer the vivid streets of Athens Center or The South Athens Riviera.



ESTIA DEVELOPMENTS

OUR ETHOS



EXPAND

Estia Developments has widely expanded over the past year with offices in Greece, Lebanon, China and Portugal.

Our extensive portfolio covers a wide range of properties to cater for all your needs.

SHAPE

Shaping lifestyles every day, Estia Developments has helped over 2000 people from around the world in making their first move into a profitable investment and has provided more than 600 Greek Golden Visas.

TRANSCEND

Estia's unique projects, innovative architecture and transcending design aim to redefine the realty scene in Greece and taking the urban landscape to the next level.





ACROPOLIS
HEIGHTS
by estia



ESTIA
YOUR TRUSTED DEVELOPER

CONTACT US

CONTACT YOUR AGENT AT +30 211 411 2112

Aiolou 72, 10559 | Athens | Greece

info@estiadevelopments.com

ESTIADEVELOPMENTS.COM