



ACROPOLIS  
HEIGHTS  
*by estia*





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

- 9 FLOORS
- 35 UNITS
- 25-43 m<sup>2</sup> 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.

## 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

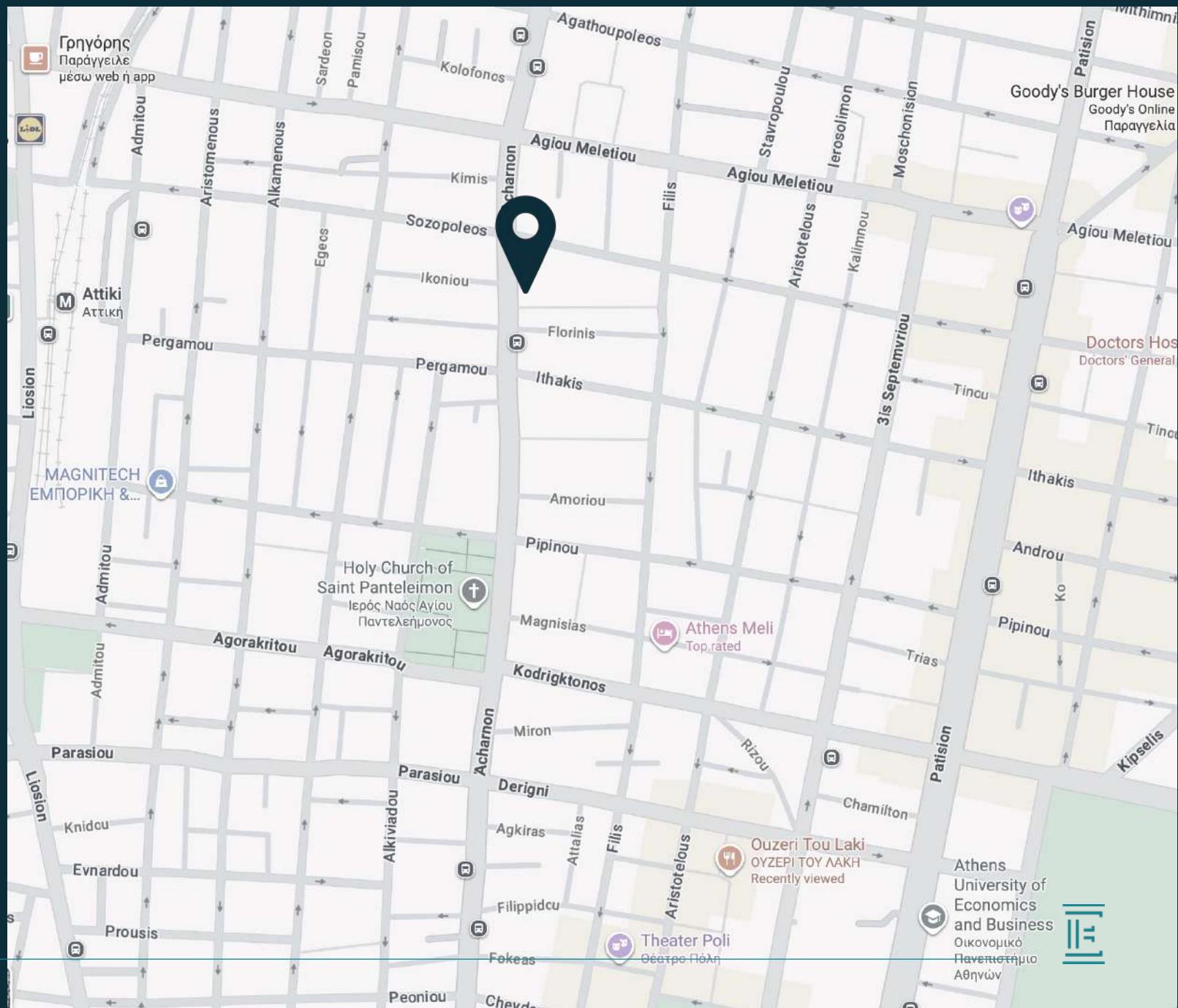
**400M** GENERAL CLINIC

**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.





# GROUND FLOOR



FLOORPLANS

GF1

GROUND FLOOR

STUDIOS



| UNIT ID | SALES CODE | FLOOR | AREA/ FLOOR (m <sup>2</sup> ) | LIVABLE AREA (m <sup>2</sup> ) | LAYOUT | BATHROOM | VERANDA (m <sup>2</sup> ) | GARDEN (m <sup>2</sup> ) | ACROPOLIS VIEW |
|---------|------------|-------|-------------------------------|--------------------------------|--------|----------|---------------------------|--------------------------|----------------|
| I-01    | GF1        | GF    | 38                            | 38                             | STUDIO | 1        | -                         | 23                       | X              |





FLOORPLANS

GF2

GROUND FLOOR

STUDIOS



| UNIT ID | SALES CODE | FLOOR | AREA/ FLOOR (m <sup>2</sup> ) | LIVABLE AREA (m <sup>2</sup> ) | LAYOUT | BATHROOM | VERANDA (m <sup>2</sup> ) | GARDEN (m <sup>2</sup> ) | ACROPOLIS VIEW |
|---------|------------|-------|-------------------------------|--------------------------------|--------|----------|---------------------------|--------------------------|----------------|
| I-02    | GF2        | GF    | 40                            | 40                             | STUDIO | 1        | -                         | 22                       | X              |



# 1<sup>ST</sup> FLOOR





FLOORPLANS

1A

1<sup>ST</sup> FLOOR



| UNIT ID | SALES CODE | FLOOR | AREA/ FLOOR (m <sup>2</sup> ) | LIVABLE AREA (m <sup>2</sup> ) | LAYOUT | BATHROOM | VERANDA (m <sup>2</sup> ) | GARDEN (m <sup>2</sup> ) | ACROPOLIS VIEW |
|---------|------------|-------|-------------------------------|--------------------------------|--------|----------|---------------------------|--------------------------|----------------|
| H-01    | 1A         | 1ST   | 40                            | 40                             | STUDIO | 1        | -                         | -                        | X              |



FLOORPLANS

1B  
1<sup>ST</sup> FLOOR



| UNIT ID | SALES CODE | FLOOR | AREA/ FLOOR (m <sup>2</sup> ) | LIVABLE AREA (m <sup>2</sup> ) | LAYOUT | BATHROOM | VERANDA (m <sup>2</sup> ) | GARDEN (m <sup>2</sup> ) | ACROPOLIS VIEW |
|---------|------------|-------|-------------------------------|--------------------------------|--------|----------|---------------------------|--------------------------|----------------|
| H-02    | 1B         | 1ST   | 37                            | 37                             | STUDIO | 1        | 8,4                       | -                        | X              |





FLOORPLANS

1C

1<sup>ST</sup> FLOOR



| UNIT ID | SALES CODE | FLOOR | AREA/ FLOOR (m <sup>2</sup> ) | LIVABLE AREA (m <sup>2</sup> ) | LAYOUT | BATHROOM | VERANDA (m <sup>2</sup> ) | GARDEN (m <sup>2</sup> ) | ACROPOLIS VIEW |
|---------|------------|-------|-------------------------------|--------------------------------|--------|----------|---------------------------|--------------------------|----------------|
| H-03    | 1C         | 1ST   | 38                            | 38                             | STUDIO | 1        | -                         | -                        | X              |



FLOORPLANS

1D

1<sup>ST</sup> FLOOR



| UNIT ID | SALES CODE | FLOOR | AREA/ FLOOR (m <sup>2</sup> ) | LIVABLE AREA (m <sup>2</sup> ) | LAYOUT | BATHROOM | VERANDA (m <sup>2</sup> ) | GARDEN (m <sup>2</sup> ) | ACROPOLIS VIEW |
|---------|------------|-------|-------------------------------|--------------------------------|--------|----------|---------------------------|--------------------------|----------------|
| H-04    | 1D         | 1ST   | 38                            | 38                             | STUDIO | 1        | -                         | -                        | X              |



## 2<sup>ND</sup> - 8<sup>TH</sup> FLOOR





FLOORPLANS

2A-8A

TYPICAL APARTMENTS



| UNIT ID   | SALES CODE | FLOOR     | AREA/ FLOOR (m <sup>2</sup> ) | LIVABLE AREA (m <sup>2</sup> ) | LAYOUT | BATHROOM | VERANDA (m <sup>2</sup> ) | GARDEN (m <sup>2</sup> ) | ACROPOLIS VIEW     |
|-----------|------------|-----------|-------------------------------|--------------------------------|--------|----------|---------------------------|--------------------------|--------------------|
| A-1 - Z-1 | 2A - 8A    | 2ND - 8TH | 43                            | 43                             | STUDIO | 1        | -                         | -                        | 4A, 5A, 6A, 7A, 8A |



FLOORPLANS

2B-8B

TYPICAL APARTMENTS



| UNIT ID   | SALES CODE | FLOOR     | AREA/ FLOOR (m <sup>2</sup> ) | LIVABLE AREA (m <sup>2</sup> ) | LAYOUT | BATHROOM | VERANDA (m <sup>2</sup> ) | GARDEN (m <sup>2</sup> ) | ACROPOLIS VIEW     |
|-----------|------------|-----------|-------------------------------|--------------------------------|--------|----------|---------------------------|--------------------------|--------------------|
| A-2 - Z-2 | 2B-8B      | 2ND - 8TH | 43                            | 43                             | STUDIO | 1        | 8.4                       | -                        | 4B, 5B, 6B, 7B, 8B |



FLOORPLANS

2C-8C

TYPICAL APARTMENTS



| UNIT ID   | SALES CODE | FLOOR     | AREA/ FLOOR (m <sup>2</sup> ) | LIVABLE AREA (m <sup>2</sup> ) | LAYOUT | BATHROOM | VERANDA (m <sup>2</sup> ) | GARDEN (m <sup>2</sup> ) | ACROPOLIS VIEW |
|-----------|------------|-----------|-------------------------------|--------------------------------|--------|----------|---------------------------|--------------------------|----------------|
| A-3 - Z-3 | 2C-8C      | 2ND - 8TH | 43                            | 43                             | STUDIO | 1        | -                         | -                        | 6C, 7C, 8C     |





FLOORPLANS

2D-8D

TYPICAL APARTMENTS



| UNIT ID   | SALES CODE | FLOOR     | AREA/ FLOOR (m <sup>2</sup> ) | LIVABLE AREA (m <sup>2</sup> ) | LAYOUT | BATHROOM | VERANDA (m <sup>2</sup> ) | GARDEN (m <sup>2</sup> ) | ACROPOLIS VIEW |
|-----------|------------|-----------|-------------------------------|--------------------------------|--------|----------|---------------------------|--------------------------|----------------|
| A-4 - Z-4 | 2D-8D      | 2ND - 8TH | 40                            | 40                             | STUDIO | 1        | -                         | -                        | X              |



9TH FLOOR

9A

ROOF TOP STUDIO



| UNIT ID | SALES CODE | FLOOR           | AREA/ FLOOR (m <sup>2</sup> ) | LIVABLE AREA (m <sup>2</sup> ) | LAYOUT | BATHROOM | VERANDA (m <sup>2</sup> ) | GARDEN (m <sup>2</sup> ) | ACROPOLIS VIEW |
|---------|------------|-----------------|-------------------------------|--------------------------------|--------|----------|---------------------------|--------------------------|----------------|
| H       | 9A         | 9 <sup>TH</sup> | 25                            | 25                             | STUDIO | 1        | 115                       | -                        | ✓              |



THE  
BUILDING

|                       |                                                                |                                                       |                                   |                                   |
|-----------------------|----------------------------------------------------------------|-------------------------------------------------------|-----------------------------------|-----------------------------------|
|                       | 9A<br>INT. SPACES: 25 SQM   1 BTH  <br>PRIVATE TERRACE 115 SQM |                                                       |                                   |                                   |
| 9 <sup>TH</sup> FLOOR |                                                                |                                                       |                                   |                                   |
|                       | 8A<br>INT. SPACES: 43 SQM   1 BTH                              | 8B<br>INT. SPACES: 39 SQM   1 BTH<br>VERANDA 8.4 SQM  | 8C<br>INT. SPACES: 43 SQM   1 BTH | 8D<br>INT. SPACES: 40 SQM   1 BTH |
| 8 <sup>TH</sup> FLOOR |                                                                |                                                       |                                   |                                   |
|                       | 7A<br>INT. SPACES: 43 SQM   1 BTH                              | 7B<br>INT. SPACES: 39 SQM   1 BTH<br>VERANDA 8.4 SQM  | 7C<br>INT. SPACES: 43 SQM   1 BTH | 7D<br>INT. SPACES: 40 SQM   1 BTH |
| 7 <sup>TH</sup> FLOOR |                                                                |                                                       |                                   |                                   |
|                       | 6A<br>INT. SPACES: 43 SQM   1 BTH                              | 6B<br>INT. SPACES: 39 SQM   1 BTH<br>VERANDA 8.4 SQM  | 6C<br>INT. SPACES: 43 SQM   1 BTH | 6D<br>INT. SPACES: 40 SQM   1 BTH |
| 6 <sup>TH</sup> FLOOR |                                                                |                                                       |                                   |                                   |
|                       | 5A<br>INT. SPACES: 43 SQM   1 BTH                              | 5B<br>INT. SPACES: 39 SQM   1 BTH<br>VERANDA 8.4 SQM  | 5C<br>INT. SPACES: 43 SQM   1 BTH | 5D<br>INT. SPACES: 40 SQM   1 BTH |
| 5 <sup>TH</sup> FLOOR |                                                                |                                                       |                                   |                                   |
|                       | 4A<br>INT. SPACES: 43 SQM   1 BTH                              | 4B<br>INT. SPACES: 39 SQM   1 BTH<br>VERANDA 8.4 SQM  | 4C<br>INT. SPACES: 43 SQM   1 BTH | 4D<br>INT. SPACES: 40 SQM   1 BTH |
| 4 <sup>TH</sup> FLOOR |                                                                |                                                       |                                   |                                   |
|                       | 3A<br>INT. SPACES: 43 SQM   1 BTH                              | 3B<br>INT. SPACES: 39 SQM   1 BTH<br>VERANDA 8.4 SQM  | 3C<br>INT. SPACES: 43 SQM   1 BTH | 3D<br>INT. SPACES: 40 SQM   1 BTH |
| 3 <sup>RD</sup> FLOOR |                                                                |                                                       |                                   |                                   |
|                       | 2A<br>INT. SPACES: 43 SQM   1 BTH                              | 2B<br>INT. SPACES: 39 SQM   1 BTH<br>VERANDA 8.4 SQM  | 2C<br>INT. SPACES: 43 SQM   1 BTH | 2D<br>INT. SPACES: 40 SQM   1 BTH |
| 2 <sup>ND</sup> FLOOR |                                                                |                                                       |                                   |                                   |
|                       | 1A<br>INT. SPACES: 40 SQM   1 BTH                              | 1B<br>INT. SPACES: 37 SQM   1 BTH<br>VERANDA 8.4 SQM  | 1C<br>INT. SPACES: 38 SQM   1 BTH | 1D<br>INT. SPACES: 38 SQM   1 BTH |
| 1 <sup>ST</sup> FLOOR |                                                                |                                                       |                                   |                                   |
|                       | GF1<br>INT. SPACES: 38 SQM   1 BTH  <br>GARDEN 23 SQM          | GF2<br>INT. SPACES: 40 SQM   1 BTH  <br>GARDEN 22 SQM | GF<br>COMMON AREAS                |                                   |
| GROUND FLOOR          |                                                                |                                                       |                                   |                                   |
|                       | BS<br>COMMON AREA: 250 SQM<br>1 X PARKING SPACE                |                                                       |                                   |                                   |
| BASEMENT              |                                                                |                                                       |                                   |                                   |





# ACROPOLIS HEIGHTS

## INVENTORY TABLE

| UNIT ID | SALES CODE | FLOOR           | AREA/ FLOOR (m <sup>2</sup> ) | LIVABLE AREA (m <sup>2</sup> ) | LAYOUT | BATHROOM | VERANDA (m <sup>2</sup> ) | GARDEN (m <sup>2</sup> ) | ACROPOLIS VIEW |
|---------|------------|-----------------|-------------------------------|--------------------------------|--------|----------|---------------------------|--------------------------|----------------|
| I-01    | GF1        | GF              | 38                            | 38                             | STUDIO | 1        | -                         | 23                       | -              |
| I-02    | GF2        | GF              | 40                            | 40                             | STUDIO | 1        | -                         | 22                       | -              |
| H-01    | 1A         | 1 <sup>ST</sup> | 40                            | 40                             | STUDIO | 1        | -                         | -                        | -              |
| H-02    | 1B         | 1 <sup>ST</sup> | 37                            | 37                             | STUDIO | 1        | 8.4                       | -                        | -              |
| H-03    | 1C         | 1 <sup>ST</sup> | 38                            | 38                             | STUDIO | 1        | -                         | -                        | -              |
| H-04    | 1D         | 1 <sup>ST</sup> | 38                            | 38                             | STUDIO | 1        | -                         | -                        | -              |
| A-1     | 2A         | 2 <sup>ND</sup> | 43                            | 43                             | STUDIO | 1        | -                         | -                        | -              |
| A-2     | 2B         | 2 <sup>ND</sup> | 39                            | 39                             | STUDIO | 1        | 8.4                       | -                        | -              |
| A-3     | 2C         | 2 <sup>ND</sup> | 43                            | 43                             | STUDIO | 1        | -                         | -                        | -              |
| A-4     | 2D         | 2 <sup>ND</sup> | 40                            | 40                             | STUDIO | 1        | -                         | -                        | -              |
| B-1     | 3A         | 3 <sup>RD</sup> | 43                            | 43                             | STUDIO | 1        | -                         | -                        | -              |
| B-2     | 3B         | 3 <sup>RD</sup> | 39                            | 39                             | STUDIO | 1        | 8.4                       | -                        | -              |
| B-3     | 3C         | 3 <sup>RD</sup> | 43                            | 43                             | STUDIO | 1        | -                         | -                        | -              |
| B-4     | 3D         | 3 <sup>RD</sup> | 40                            | 40                             | STUDIO | 1        | -                         | -                        | -              |
| Γ-1     | 4A         | 4 <sup>TH</sup> | 43                            | 43                             | STUDIO | 1        | -                         | -                        | ✓              |
| Γ-2     | 4B         | 4 <sup>TH</sup> | 39                            | 39                             | STUDIO | 1        | 8.4                       | -                        | ✓              |
| Γ-3     | 4C         | 4 <sup>TH</sup> | 43                            | 43                             | STUDIO | 1        | -                         | -                        | -              |
| Γ-4     | 4D         | 4 <sup>TH</sup> | 40                            | 40                             | STUDIO | 1        | -                         | -                        | -              |
| Δ-1     | 5A         | 5 <sup>TH</sup> | 43                            | 43                             | STUDIO | 1        | -                         | -                        | ✓              |
| Δ-2     | 5B         | 5 <sup>TH</sup> | 39                            | 39                             | STUDIO | 1        | 8.4                       | -                        | ✓              |
| Δ-3     | 5C         | 5 <sup>TH</sup> | 43                            | 43                             | STUDIO | 1        | -                         | -                        | -              |
| Δ-4     | 5D         | 5 <sup>TH</sup> | 40                            | 40                             | STUDIO | 1        | -                         | -                        | -              |
| E-1     | 6A         | 6 <sup>TH</sup> | 43                            | 43                             | STUDIO | 1        | -                         | -                        | ✓              |
| E-2     | 6B         | 6 <sup>TH</sup> | 39                            | 39                             | STUDIO | 1        | 8.4                       | -                        | ✓              |
| E-3     | 6C         | 6 <sup>TH</sup> | 43                            | 43                             | STUDIO | 1        | -                         | -                        | ✓              |
| E-4     | 6D         | 6 <sup>TH</sup> | 40                            | 40                             | STUDIO | 1        | -                         | -                        | -              |
| ΣT-1    | 7A         | 7 <sup>TH</sup> | 43                            | 43                             | STUDIO | 1        | -                         | -                        | ✓              |
| ΣT-2    | 7B         | 7 <sup>TH</sup> | 39                            | 39                             | STUDIO | 1        | 8.4                       | -                        | ✓              |
| ΣT-3    | 7C         | 7 <sup>TH</sup> | 43                            | 43                             | STUDIO | 1        | -                         | -                        | ✓              |
| ΣT-4    | 7D         | 7 <sup>TH</sup> | 40                            | 40                             | STUDIO | 1        | -                         | -                        | -              |
| Z-1     | 8A         | 8 <sup>TH</sup> | 43                            | 43                             | STUDIO | 1        | -                         | -                        | ✓              |
| Z-2     | 8B         | 8 <sup>TH</sup> | 39                            | 39                             | STUDIO | 1        | 8.4                       | -                        | ✓              |
| Z-3     | 8C         | 8 <sup>TH</sup> | 43                            | 43                             | STUDIO | 1        | -                         | -                        | ✓              |
| Z-4     | 8D         | 8 <sup>TH</sup> | 40                            | 40                             | STUDIO | 1        | -                         | -                        | -              |
| H       | 9A         | 9 <sup>TH</sup> | 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

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