



ESTIA

YOUR TRUSTED DEVELOPER

# TSALDARI 175

KALLITHEA | ATHENS



ESTIA



CONTEMPORARY  
LIVING



# WELCOME HOME

At Panayi Tsaldari 175, the difference lies within the impeccable details. With a unique identity in Kallithea, a blooming area in Athens, the characteristics of this development harmonize contemporary and innovative design with the aesthetics of the neighborhood.

## **ELEGANT DETAILS & PREMIUM TASTE.**

Aiming to match the modern lifestyle of today's world, is the main concept behind this architectural approach. Seven floors with six residential units, of which, four urban apartments and two luxurious well-thought designed maisonnettes, are nested in the development.

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## OPEN YOUR DOORS AND GET CARRIED AWAY BY THE CITY VIBES

### KALLITHEA

Close to the historical identity of the City, Kallithea, stands out as a great opportunity for property investment. Ten minutes away from the Acropolis and the most important sites of central Athens, Tsaldari project is ready to host your new life.

### PROXIMITIES

**RESTAURANT** 170M

**SUPERMARKET** 300M

**BAKERY** 450M

**PHARMACY** 750M

**BANK** 900M

**SUBWAY STATION** 550M

**SNF CULTURAL CENTER** 3.2KM

**SYNTAGMA SQ.** 3.9KM

**PIRAEUS PORT** 6.8KM

**AIRPORT** 36.5KM





# TSALDARI 175 IN THE CITY

FLISVOS MARINA  
5KM

NIARCHOS FOUNDATION  
CULTURAL CENTER  
3.2KM

ONASSIS FOUNDATION  
2.2KM

NATIONAL MUSEUM OF  
CONTEMPORARY ART  
2.4KM

ACROPOLIS  
2.9KM

ATHENS CENTER  
3.9KM

LYCABETTUS HILL  
5KM



# TSALDARI 175

## THE DEVELOPMENT

### AT A GLANCE

#### THE DEVELOPMENT



ESTIA  
COLLECTION



NEW  
CONSTRUCTION



ESTIMATED  
DELIVERY  
2024



PAYMENT  
FACILITIES

#### THE UNITS



7 FLOORS



6 UNITS



72-85 SQM



2-3 BEDROOMS

#### KEY FEATURES & AMENITIES



CONTEMPORARY  
ARCHITECTURE



LARGE  
WINDOWS



HIGH  
LUMINOSITY



JACUZZI



SPACIOUS  
VERANDAS



NATURAL  
GAS HEATING

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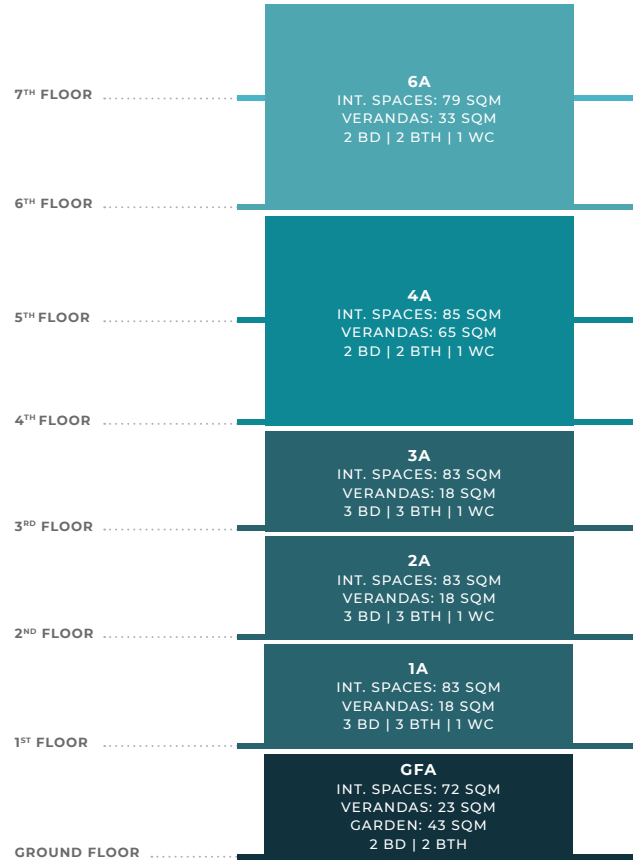
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# THE DEVELOPMENT ANALYSIS







## COMFORTABLE INTERIORS

Come home to your comfortable apartment, distinguished with elegantly designed interiors, spacious bedrooms, high-end bathrooms and more.







## URBAN COMFORT

Every detail is optimally curated in order to maximize functionality in every aspect.














ATTENTION  
TO DETAILS

All apartments are elegantly designed  
to create comfortable livings that suit  
the needs of every family.



# FLOOR PLANS

<b>ID</b>	6A
 FLOORS	6 <sup>TH</sup> , 7 <sup>TH</sup> [TWO LEVELS]
 SQM	79 SQM
 BEDROOMS	2
 BATHROOMS	2
<b>WC</b> GUEST WC	1
 VERANDAS	VERANDAS 33 SQM



FLOOR 7



# FLOOR PLANS

<b>ID</b>	6A
<b>FLOORS</b>	6 <sup>TH</sup> , 7 <sup>TH</sup> [TWO LEVELS]
<b>SQM</b>	79 SQM
<b>BEDROOMS</b>	2
<b>BATHROOMS</b>	2
<b>WC</b>	1
<b>VERANDAS</b>	VERANDAS 33 SQM

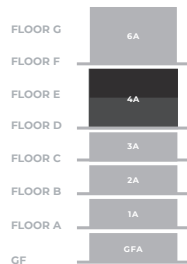
FLOOR G	6A
FLOOR F	
FLOOR E	4A
FLOOR D	3A
FLOOR C	2A
FLOOR B	1A
FLOOR A	
GF	GFA



FLOOR 6

# FLOOR PLANS

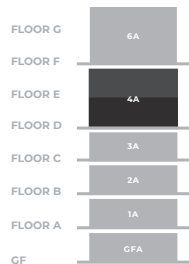
<b>ID</b>	4A
<b>FLOORS</b>	4 <sup>TH</sup> , 5 <sup>TH</sup> [TWO LEVELS]
<b>SQM</b>	85 SQM
<b>BEDROOMS</b>	2
<b>BATHROOMS</b>	2
<b>WC</b>	1
<b>GUEST WC</b>	1
<b>JACUZZI</b>	1
<b>VERANDAS</b>	VERANDAS 65 SQM



FLOOR 5

# FLOOR PLANS






<b>ID</b>	4A
<b>FLOORS</b>	4 <sup>TH</sup> , 5 <sup>TH</sup> [TWO LEVELS]
<b>SQM</b>	85 SQM
<b>BEDROOMS</b>	2
<b>BATHROOMS</b>	2
<b>WC</b>	1
<b>GUEST WC</b>	
<b>JACUZZI</b>	1
<b>VERANDAS</b>	VERANDAS 65 SQM



FLOOR 4



# FLOOR PLANS

<b>ID</b>	3A
 FLOORS	3 <sup>RD</sup> [ONE LEVEL]
 SQM	83 SQM
 BEDROOMS	3
 BATHROOMS	3
<b>WC</b> GUEST WC	1
 VERANDAS	VERANDAS 18 SQM

FLOOR G	6A
FLOOR F	
FLOOR E	4A
FLOOR D	
FLOOR C	3A
FLOOR B	2A
FLOOR A	1A
GF	GFA



FLOOR 3

# FLOOR PLANS






<b>ID</b>	2A
<b>FLOORS</b>	2 <sup>ND</sup> [ONE LEVEL]
<b>SQM</b>	83 SQM
<b>BEDROOMS</b>	3
<b>BATHROOMS</b>	3
<b>WC</b>	1
<b>VERANDAS</b>	VERANDAS 18 SQM

FLOOR G	6A
FLOOR F	
FLOOR E	4A
FLOOR D	3A
FLOOR C	
FLOOR B	2A
FLOOR A	1A
GF	GFA



FLOOR 2

# FLOOR PLANS

<b>ID</b>	1A
 FLOORS	1 <sup>ST</sup> [ONE LEVEL]
 SQM	83 SQM
 BEDROOMS	3
 BATHROOMS	3
<b>WC</b> GUEST WC	1
 VERANDAS	VERANDAS 18 SQM







FLOOR G	6A
FLOOR F	
FLOOR E	4A
FLOOR D	3A
FLOOR C	2A
FLOOR B	1A
FLOOR A	
GF	GFA



FLOOR 1



# FLOOR PLANS







<b>ID</b>	GFA
 FLOORS	GF [ONE LEVEL]
 SQM	72 SQM
 BEDROOMS	2
 BATHROOMS	2
 VERANDAS	23
 GARDEN	43

FLOOR G	6A
FLOOR F	
FLOOR E	4A
FLOOR D	3A
FLOOR C	2A
FLOOR B	1A
FLOOR A	
GF	GFA



GROUND FLOOR

# THE DEVELOPMENT INVENTORY

ID RESIDENCE	FLOORS 	LEVELS	SQM 	BEDROOMS 	BATHROOMS 	WC GUEST WC	JACUZZIS 	VERANDAS 
GFA	0	1	72 SQM	2	2	-	-	VERANDAS 23 SQM GARDEN 43 SQM
1A	1 <sup>ST</sup>	1	83 SQM	3	3	1	-	VERANDAS 18 SQM
2A	2 <sup>ND</sup>	1	83 SQM	3	3	1	-	VERANDAS 18 SQM
3A	3 <sup>RD</sup>	1	83 SQM	3	3	1	-	VERANDAS 18 SQM
4A	4 <sup>TH</sup> , 5 <sup>TH</sup>	2	85 SQM	2	2	1	1	VERANDAS 65 SQM
6A	6 <sup>TH</sup> , 7 <sup>TH</sup>	2	79 SQM	2	2	1	-	VERANDAS 33 SQM

ESTIADEVELOPMENTS.COM



# BUILDING MODERN GREECE

## ESTIA DEVELOPMENTS COMPANY PROFILE

ESTIA DEVELOPMENTS is a pioneer real estate developer in Greece, Portugal and Spain specializing in high quality properties and known for its outstanding architecture. Whether you choose the city center, the suburbs for residential or commercial purpose, our elected projects offer a wide array of modern lifestyles, shaped with comfortable and innovative designs.



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# ESTIA DEVELOPMENTS

## OUR ETHOS

### EXPAND

Estia Developments has widely expanded over the past years with offices in Greece, Portugal, Lebanon, China, Spain and Hong Kong. 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 Golden Visas.

### TRANCEND

Estia Developments' unique projects, innovative architecture and transcending design aim to redefine the realty scene in Europe and take the urban landscape to the next level.





**ESTIA**

YOUR TRUSTED DEVELOPER

**CONTACT US**

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Welcome home Et ullorro et voluptatusam fugia vellaut

