

Aurea
DESIGN & ESTATE

THE RESIDENCE COLLECTION

KALLITHEA, ATHENS

Bella Vista Atelier Residences

Urban boutique residences near Davaki Square & Stavros Niarchos Foundation Cultural Center

PRICE	AVAILABILITY	RESIDENCE SIZES	GOLDEN VISA
Price on Request	6 of 10 units	32.1–59.6 m² area	€250K conversion route

AUREA DESIGN & ESTATE

Where Architecture Becomes Permanence

We design, develop, and deliver residences across time.

Aurea Design & Estate is a boutique architecture, interior design, and property advisory firm based in Athens. We combine European design sensibility with deep knowledge of the Greek real estate market.

Aurea stands at the meeting point of architecture, interiors, and lived experience. We are a design-led development studio, part creative practice, part advisory, shaping residential projects across Greece for individuals and families who value precision, beauty, and a life rooted in place.

ARCHITECTURE INTERIOR DESIGN PROPERTY ADVISORY ATHENS, GREECE

We Build What Already Belongs Here.

Architecture & Design

Spatial design, material specification, construction oversight, and interior styling, concept to keys in hand.

Golden Visa

Property selection, legal coordination, and permit processing for EU residency through investment.

Acquisition Advisory

Sourcing, negotiation, contract coordination, and closing support for international buyers.

Lifestyle & Concierge

Family travel, wellness retreats, relocation support, and day-to-day living, curated for those making Greece home.



01 — THE RESIDENCE

Boutique living in Athens' premier cultural and urban corridor

Bella Vista Atelier Residences is a collection of 10 residences in Kallithea, with considered layouts, landscaped areas and a separate resident gym. Some layouts include a terrace or garden area.

Expected completion is Q3 2026. Price on request.

Exterior visualisation showing the entrance, vertical screening and planting.

BOUTIQUE RESIDENCES	AREA	AVAILABLE RESIDENCES	EXPECTED COMPLETION
10	32–60 m²	6	Q3 2026

02 — SPECIFICATION

Residence Specification

LOCATION	Kallithea, Athens
PROJECT TYPE	Boutique adaptive reuse residential conversion
PRICE	Price on Request
AVAILABILITY	6 residences available
RESIDENCE SIZES	32.1–59.6 m² area
OUTDOOR SPACE	Planned landscaped areas and terraces

COMPLETION	Q3 2026
DELIVERY	Furnishings, appliances and finishes
PARKING	Municipal parking 5 minutes walk
AFTER-SALES	Property management
GOLDEN VISA	€250K conversion route
SIGNATURE AMENITY	Planned gym and garden spaces

BEST SUITED TO	Buyers comparing homes in Kallithea
RESIDENCES	10
RESIDENCES PER FLOOR	Basement: 2 · Ground & Basement: 2 · Ground floor: 2 · Ground & Mezzanine: 4
AREA	32–60 m²

RESIDENCE	FLOOR	LISTED AREA	STATUS
Unit 1	Basement	43.4 m²	Available
Unit 2	Basement	45.2 m²	Available
Unit 3	Ground & Basement	53 m²	Available
Unit 4	Ground & Basement	59.6 m²	Available
Unit 5	Ground floor	32.1 m²	Sold

RESIDENCE	FLOOR	LISTED AREA	STATUS
Unit 6	Ground floor	32.1 m²	Available
Unit 7	Ground & Mezzanine	45 m²	Sold
Unit 8	Ground & Mezzanine	48.5 m²	Sold
Unit 9	Ground & Mezzanine	41.4 m²	Available
Unit 10	Ground & Mezzanine	43.2 m²	Sold

03 —— AMENITIES

Furnishings and Resident Services



In-house fitness centre

Cardio and weight-training equipment is planned.

Courtyard & gardens

Planned landscaped areas and terraces.

Furnishings and kitchen equipment

Furniture, appliances and finish materials.

Rental management

Two-year rental-management arrangement at 4% gross annually.

04 — GALLERY



Bedroom visualisation with a double bed, fitted wardrobe and window-side curtains.

GALLERY, CONTINUED



An outdoor table and chairs beside planted screening.



Kitchen, round dining table and adjoining seating area.

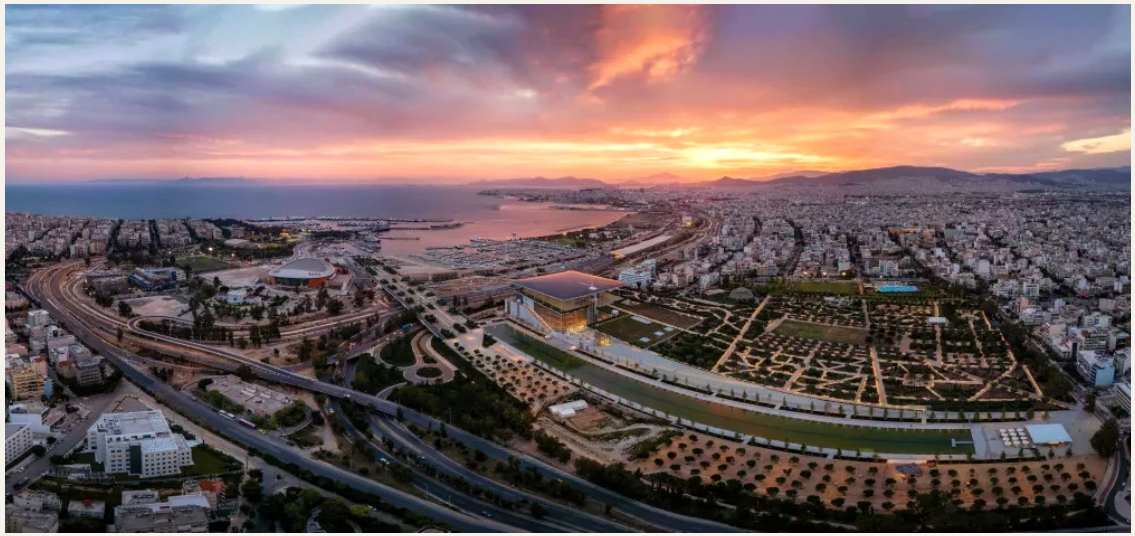


Bathroom with a glass shower enclosure, timber-toned vanity and round mirror.

05 —— LOCATION

Connected between Athens Acropolis and the Athens Riviera

Kallithea sits south of central Athens. The development is about 1.2 km from the Stavros Niarchos Foundation Cultural Center (SNFCC), around a 10-minute drive, and about a 15-minute drive from the Athens Riviera. Metro Line 1 and Davaki Square provide local connections.



A cultural complex and park seen from above, with the coast beyond.

LOCATION, CONTINUED

Around the Residence

Davaki Square	2 min walk
Kallithea Metro Station (Line 1)	2 min drive
Stavros Niarchos Foundation Cultural Center (SNFCC)	10 min drive
Flisvos Marina	
Acropolis of Athens	20 min drive
Athens International Airport	40 min drive
Municipal Childcare Centre	
Kallithea 9th Primary School	

Bars show driving time 0 to 40 min

06 – RESIDENCE SELECTION

10 residences · 6 available

6 Available 4 Sold | Price on Request

RESIDENCE	FLOOR	AREA	STATUS
Unit 1	Basement	43.4 m²	Available
Unit 2	Basement	45.2 m²	Available
Unit 3	Ground & Basement	53 m²	Available
Unit 4	Ground & Basement	59.6 m²	Available
Unit 5	Ground floor	32.1 m²	Sold
Unit 6	Ground floor	32.1 m²	Available
Unit 7	Ground & Mezzanine	45 m²	Sold
Unit 8	Ground & Mezzanine	48.5 m²	Sold
Unit 9	Ground & Mezzanine	41.4 m²	Available
Unit 10	Ground & Mezzanine	43.2 m²	Sold

RESIDENCES	AVAILABLE	SOLD	AREA
10	6	4	32.1–59.6 m²

07 —— FLOOR PLANS

Architecture & Floor Plans

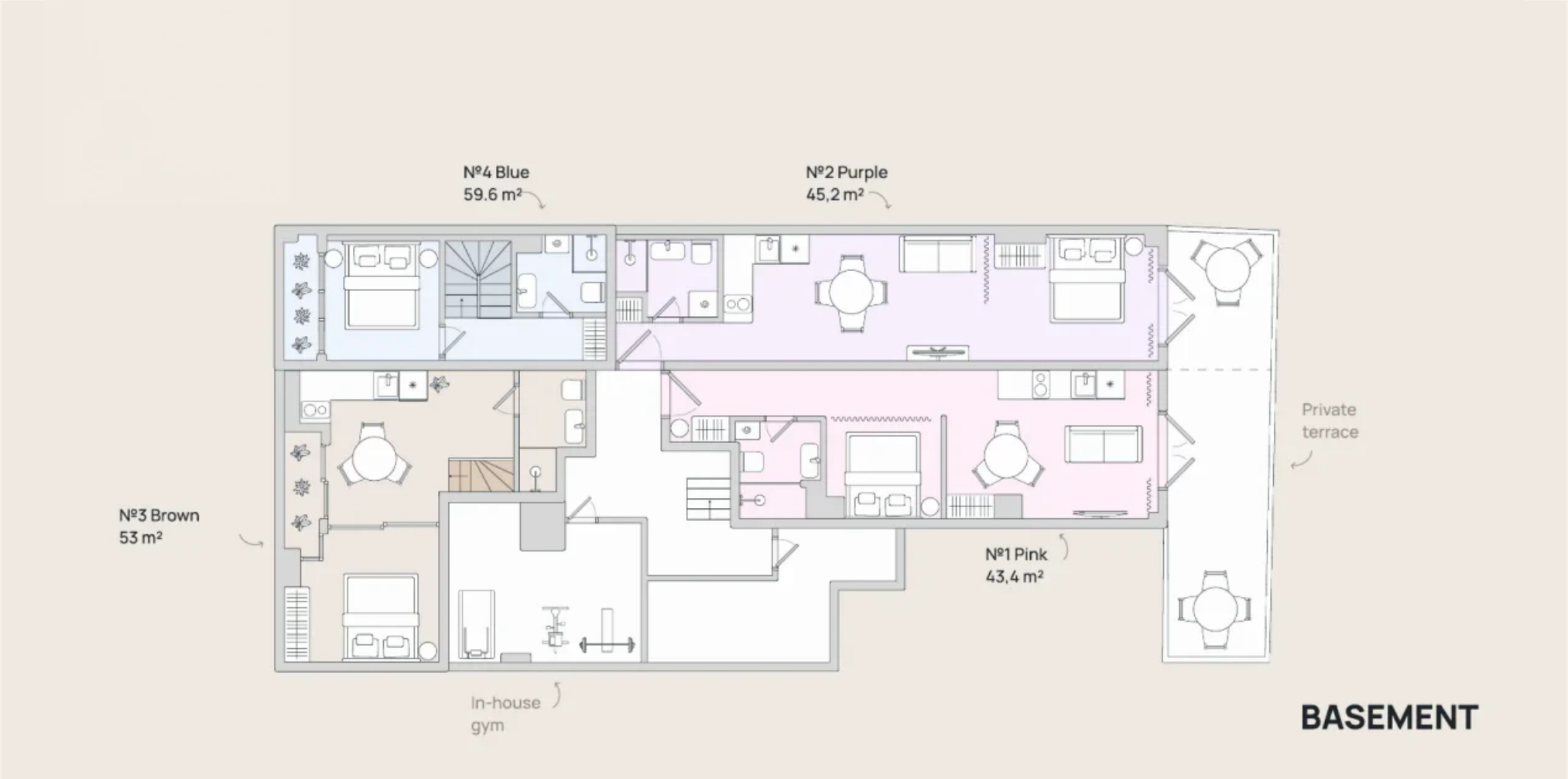
Basement plan: Units 1–4, a terrace beside Unit 1 and a separate resident gym.

Basement level residences

The basement level holds Units 1–4, a terrace beside Unit 1 and a separate resident gym.

Ground and mezzanine layouts

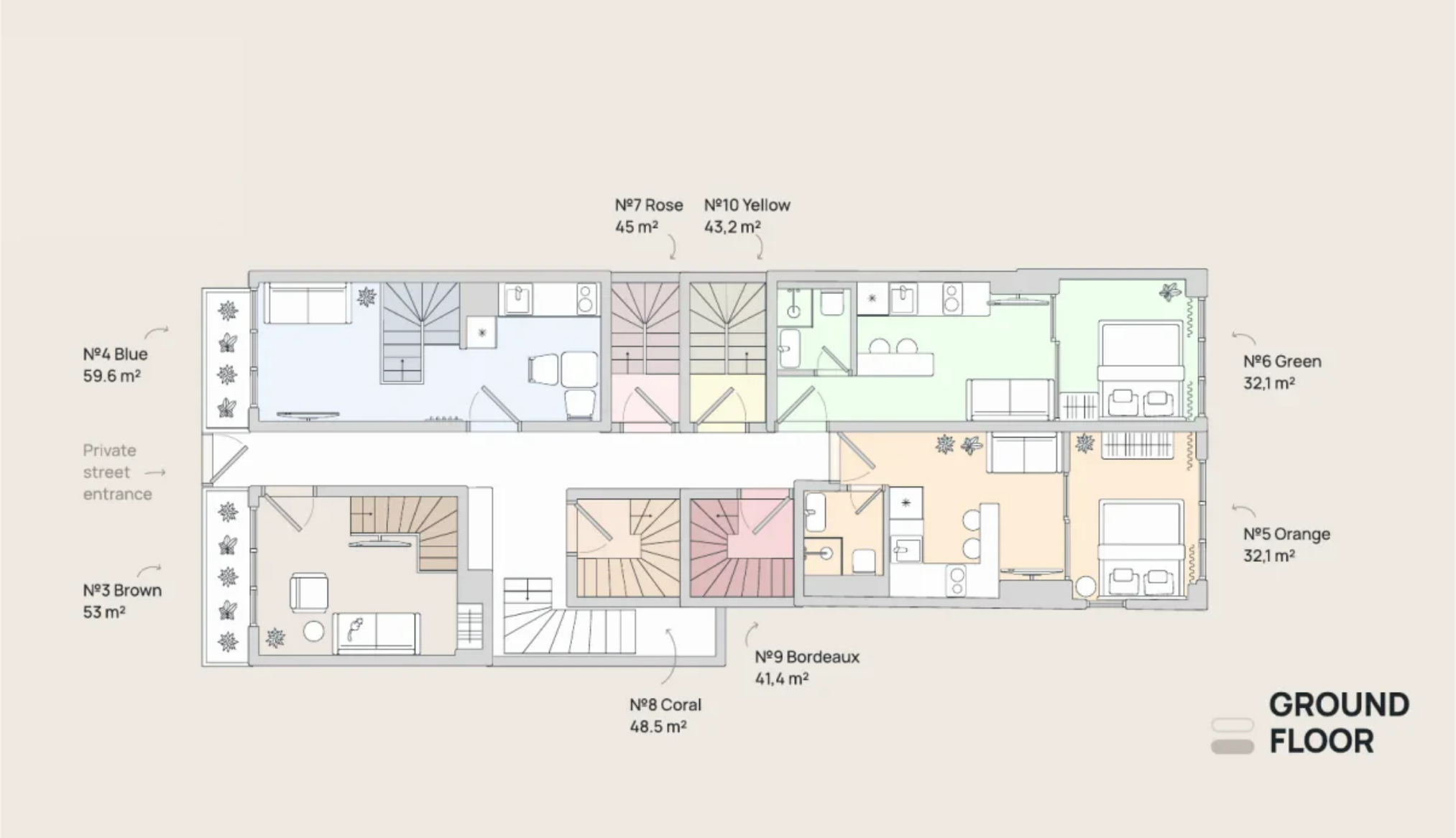
The ground level holds Units 3–10, with the street entrance beside Units 3–4; the mezzanine holds the upper levels of Units 7–10.



FLOOR PLANS, CONTINUED

Architecture & Floor Plans

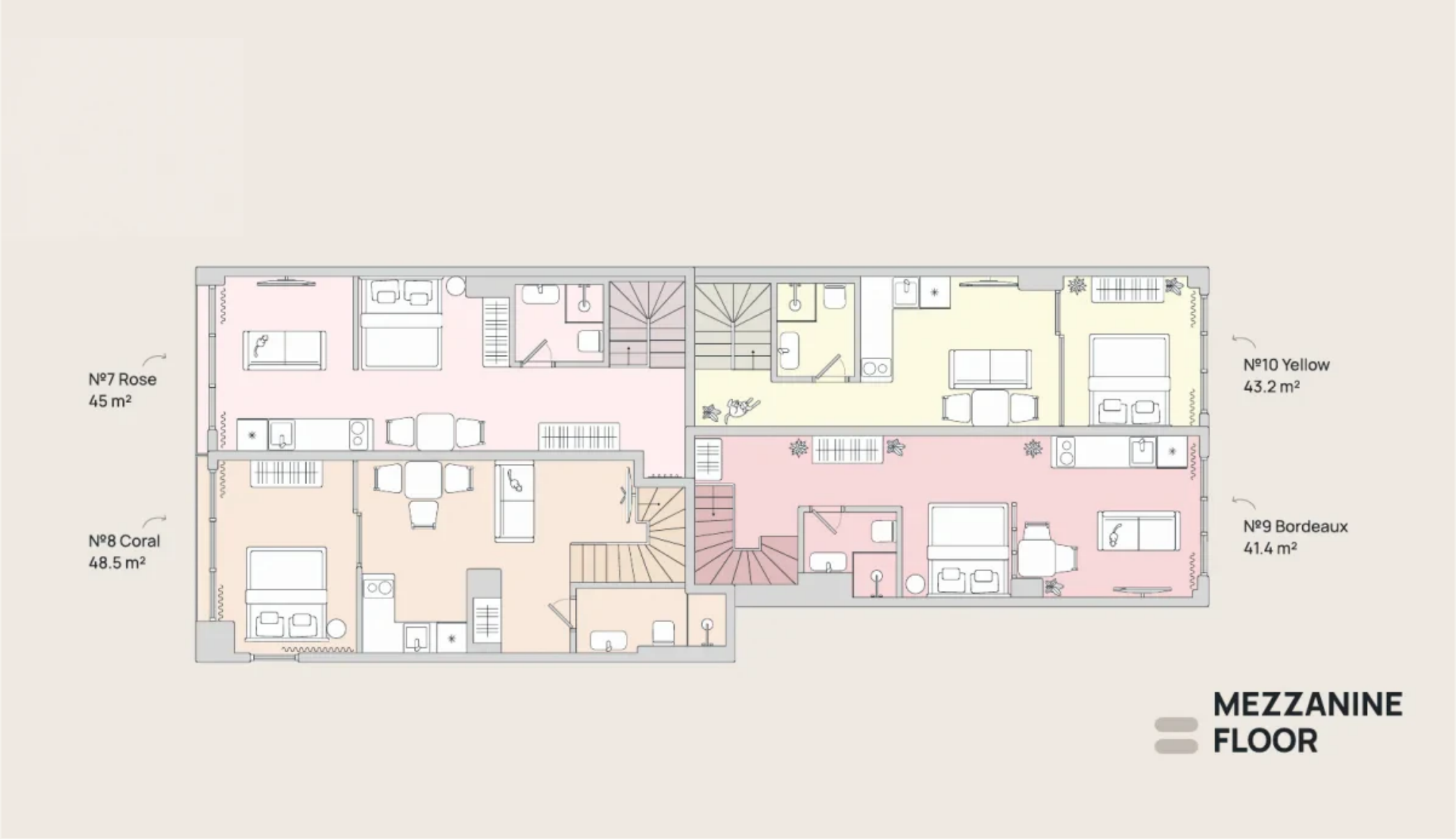
Ground plan: Units 3–10, with the street entrance beside Units 3–4.



FLOOR PLANS, CONTINUED

Architecture & Floor Plans

Mezzanine plan: upper-level layouts for Units 7–10.





Marina berths, breakwaters and the surrounding coastal neighbourhood.

08 — NEIGHBOURHOOD

Kallithea: Athens' vibrant urban centre by the Riviera

Situated immediately south of the historic centre of Athens and north of the Athens Riviera, Kallithea is celebrated for its bustling pedestrian promenades, municipal parks, and rich community life. Just minutes away stands the Renzo Piano-designed Stavros Niarchos Foundation Cultural Center (SNFCC), offering 21 hectares of public parkland, the Greek National Opera, and the National Library.

10 minutes to central Athens via Metro Line 1

WHY GREECE?

Your Permanent Home in Europe

Greece’s Golden Visa programme grants non-EU nationals a five-year renewable residence permit through qualifying property investment.

Five-year renewable permit

A residence permit granted through qualifying property investment, renewable every five years.

Your family included

The main applicant, their spouse or partner, and dependent children under 21. Parents of the investor may also qualify under certain conditions.

No minimum stay

There is no minimum stay requirement. You simply need to retain ownership of the qualifying property.

Travel across Schengen

Visa-free short stays across the Schengen Area.

A path to citizenship

If you wish to apply for citizenship, a 7-year residency requirement applies.

This residence

€250,000 · Commercial-to-residential conversion route

Greece Gives Every Project Its First Language.

Light moves differently here. Stone carries memory. Wind, salt, shadow, and elevation shape each decision with quiet authority.

Greece isn’t just a place to invest. It’s a place to live, to gather, to slow down.

09 — GOLDEN VISA

INVESTMENT THRESHOLD

€250,000

ROUTE

Commercial-to-residential conversion route

RESIDENCE PRICING

Price on Request

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€250,000 – Conversion Threshold

The development is a commercial-to-residential conversion.

- Residence quotation
- Conversion and property documents
- Legal review

THIS RESIDENCE

AVAILABILITY
6 of 10 units

RESIDENCE SIZES
32.1–59.6 m² area

COMPLETION
Q3 2026

LOCATION
Kallithea, Athens

THE AUREA APPROACH

From Conversation to Keys in Hand.

Before we draw, we listen to the site. We return at different hours, different weather, different light. We record what the land already offers before we propose a single line.

Most agencies sell you a property. We design your investment. Our dual expertise in architecture and property advisory means every acquisition is evaluated for both financial performance and design potential.

01
Listening
How you live, what you value

02
Design
Architecture and interiors as a single gesture

03
Investment & Structure
Modelling and acquisition

04
Residency
Golden Visa and regulatory

05
Delivery
Construction to furnishing

06
Handover
Ready for your first morning

Start With a Conversation.

How do you want to feel when you wake up here?

10 — IMPORTANT INFORMATION

Important Information

Investment Disclaimer

The information presented on this page is for informational purposes only and does not constitute investment, legal, or tax advice. Property values, rental yields, and Golden Visa eligibility are subject to market conditions, regulatory changes, and individual circumstances. Past performance and projected returns are illustrative estimates and not guarantees of future results. Prospective investors should seek independent professional advice before making any investment decisions. Aurea Design & Estate is not a licensed investment advisor or financial institution.

Rental Information

Golden Visa properties may be rented on the long-term market. Law 5100/2024 introduced restrictions on short-term rentals for Golden Visa properties. Consult a legal professional for current regulations.

Short-Term Rental Restriction

Under Greek Law 5100/2024, properties acquired under the Golden Visa programme are prohibited from being used for short-term rental (e.g., Airbnb). Violation may result in administrative fines of up to €50,000 and revocation of the residence permit.

THIS EDITION

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VISUALISATIONS

Images carrying the Visualisation tag are computer-generated and indicative.

VISUALISATION

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THE RESIDENCE

Bella Vista Atelier Residences

LOCATION

Kallithea, Athens

PRICE

Price on Request

AVAILABILITY

6 of 10 units

RESIDENCE SIZES

32.1–59.6 m² area

11 — CONTACT

Continue the Conversation

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