Aurea
DESIGN & ESTATE

THE RESIDENCE COLLECTION



KALLITHEA, ATHENS

Helios Residence at Kallithea

Boutique urban residences near Stavros Niarchos Foundation Cultural Center & Athens Riviera

PRICE	AVAILABILITY	RESIDENCE SIZES	GOLDEN VISA
Price on Request	1 of 5 units	20.70–61.88 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

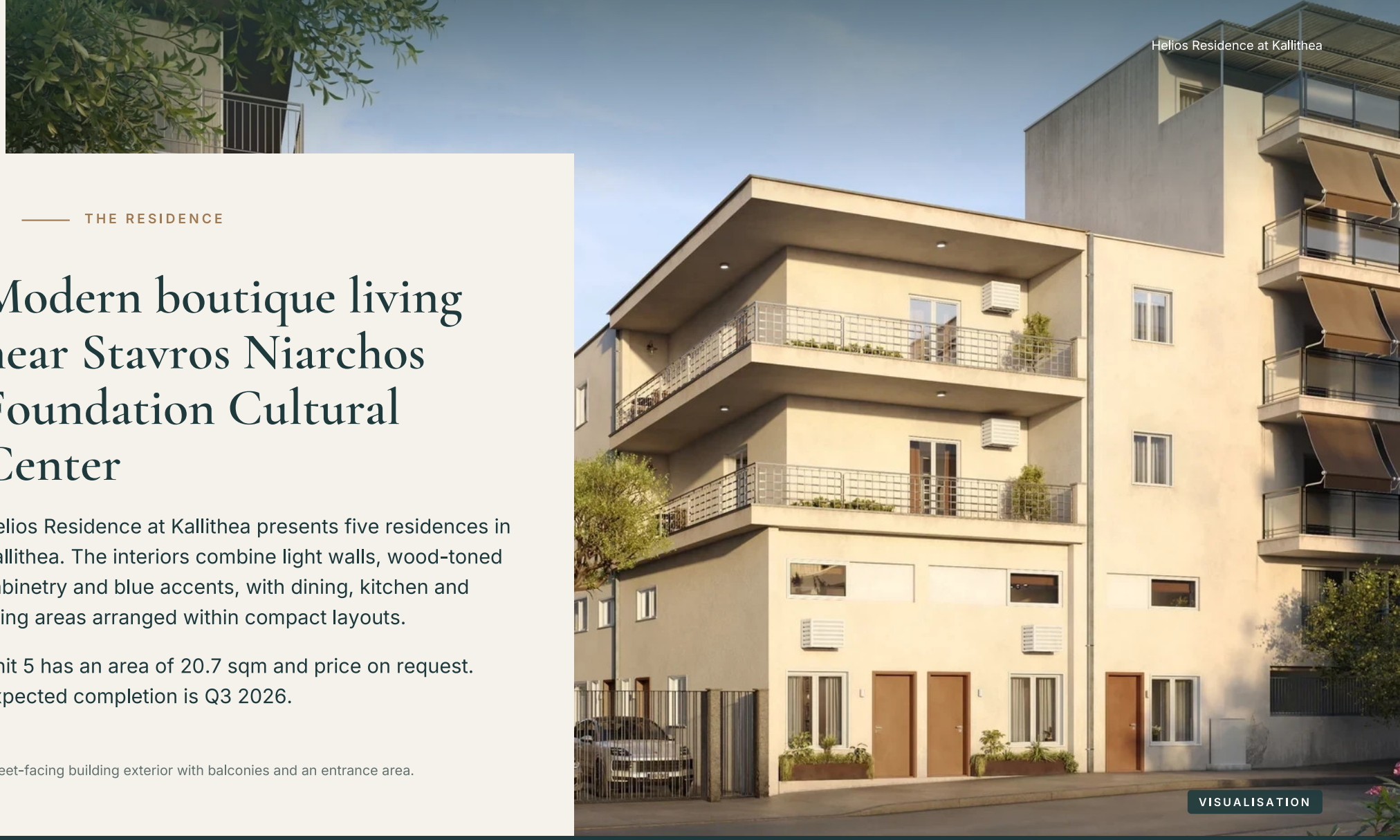
Family travel, wellness retreats, relocation support, and day-to-day living, curated for those making Greece home.

01 — THE RESIDENCE

Modern boutique living near Stavros Niarchos Foundation Cultural Center

Helios Residence at Kallithea presents five residences in Kallithea. The interiors combine light walls, wood-toned cabinetry and blue accents, with dining, kitchen and living areas arranged within compact layouts.

Unit 5 has an area of 20.7 sqm and price on request. Expected completion is Q3 2026.



Street-facing building exterior with balconies and an entrance area.

BOUTIQUE RESIDENCES	AREAS	AVAILABLE RESIDENCE	EXPECTED COMPLETION
5	20.70–61.88 m²	1	Q3 2026

02 — SPECIFICATION

Residence Specification

LOCATION	Kallithea, Athens
PROJECT TYPE	Boutique commercial-to-residential conversion
PRICE	Price on Request
AVAILABILITY	1 residence available (Unit 5)
RESIDENCE SIZES	20.70–61.88 m² areas

OUTDOOR SPACE	Planned parking and landscaped backyard
COMPLETION	Q3 2026
DELIVERY	Furnishings, appliances and finishes
PARKING	Planned on-site parking
AFTER-SALES	Property management

GOLDEN VISA	€250K conversion route
SIGNATURE AMENITY	Parking, furnishings and rental management
BEST SUITED TO	Buyers comparing compact homes in Kallithea
RESIDENCES	5
RESIDENCES PER FLOOR	Ground & Mezzanine: 4 · Ground floor: 1

RESIDENCE	FLOOR	LISTED AREA	STATUS
Unit 1	Ground & Mezzanine	61.88 m²	Sold
Unit 2	Ground floor	39.49 m²	Sold
Unit 3	Ground & Mezzanine	25.58 m²	Sold
Unit 4	Ground & Mezzanine	24.9 m²	Sold
Unit 5	Ground & Mezzanine	20.7 m²	Available

03 —— AMENITIES

Furnishings and Resident Services



Parking and landscaped backyard

On-site parking spaces and a landscaped backyard are planned.

Furnishings and kitchen equipment

Furniture, appliances and finish materials.

Rental management

A rental-management service is available to owners.

Purchase documents

Title, tax, conversion and building documents.

04 — GALLERY



Sofa seating, shelving and a blue floor lamp in the living area.



Glass shower enclosure, round mirror and window in the bathroom.

05 — LOCATION

Between the historic centre and the Athens Riviera

Situated in southern Kallithea moments from the world-class Stavros Niarchos Foundation Cultural Center (SNFCC), Helios Residence at Kallithea offers peaceful neighbourhood living with superb urban and coastal connectivity. Residents enjoy tree-lined streets, local bakeries, green parks, and effortless transit to both central Athens and the Aegean coastline.

A cultural complex, landscaped park and canal viewed from above.

LOCATION, CONTINUED

Around the Residence

Stavros Niarchos Foundation Cultural Center (SNFCC) — 2 min drive

Flisvos Marina

Kallithea Metro Station (Line 1) — 10 min drive

Acropolis of Athens — 25 min drive

Athens International Airport (Eleftherios Venizelos) — 45 min drive

Market In supermarket

Jardin All Day Cafe-Restaurant

Kindergarten

Bars show driving time 0 to 45 min

06 – RESIDENCE SELECTION

5 residences · 1 available

1 Available 4 Sold | Price on Request

RESIDENCE	FLOOR	AREA	STATUS
Unit 1	Ground & Mezzanine	61.88 m²	Sold
Unit 2	Ground floor	39.49 m²	Sold
Unit 3	Ground & Mezzanine	25.58 m²	Sold
Unit 4	Ground & Mezzanine	24.9 m²	Sold
Unit 5	Ground & Mezzanine	20.7 m²	**Available**

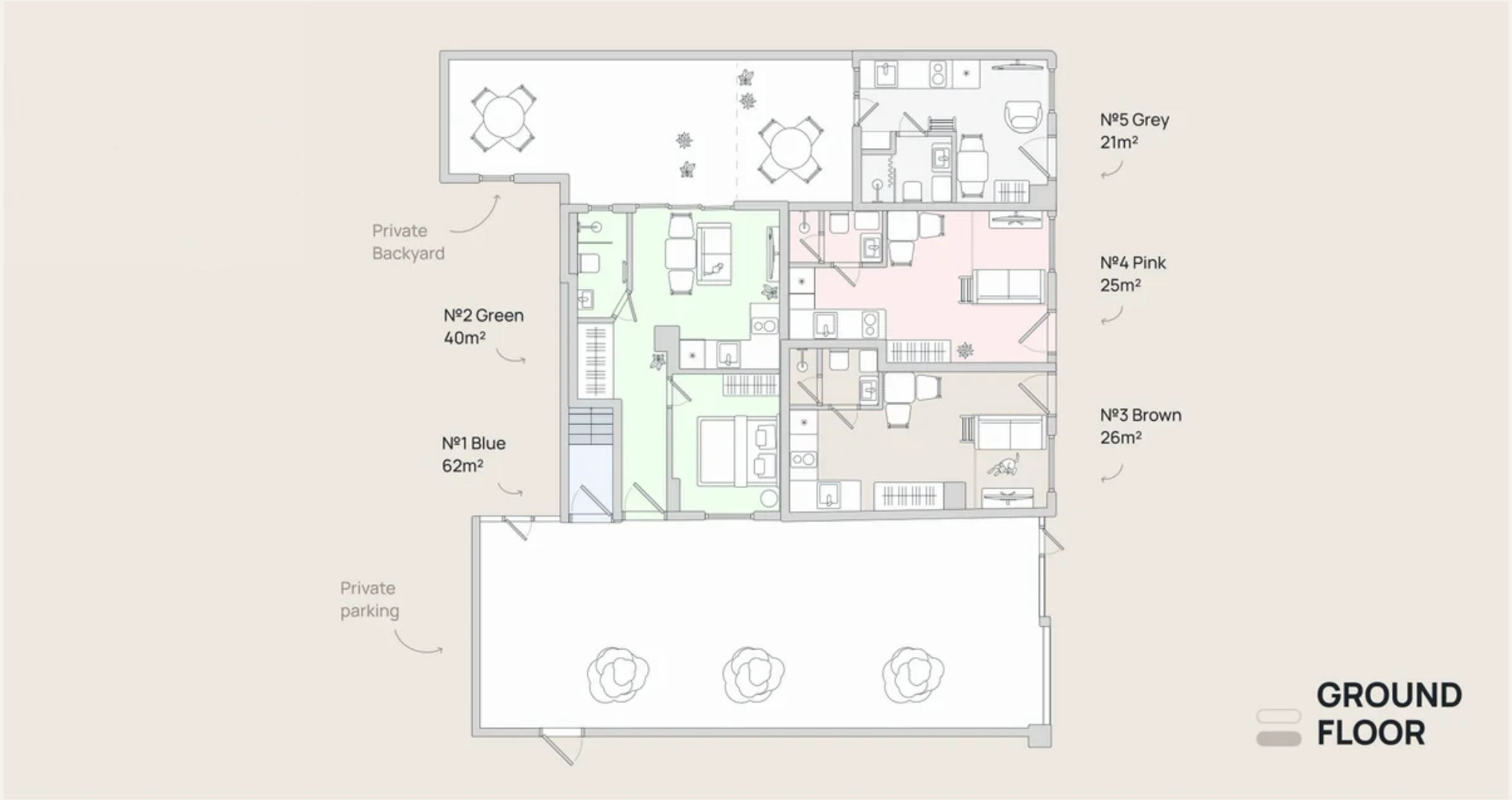
RESIDENCES	AVAILABLE	SOLD	AREA
5	1	4	20.7–61.88 m²

07 —— FLOOR PLANS

Architecture & Floor Plans

Ground Floor Master Plan

The ground floor includes parking spaces, a landscaped backyard and the residential entrance areas.

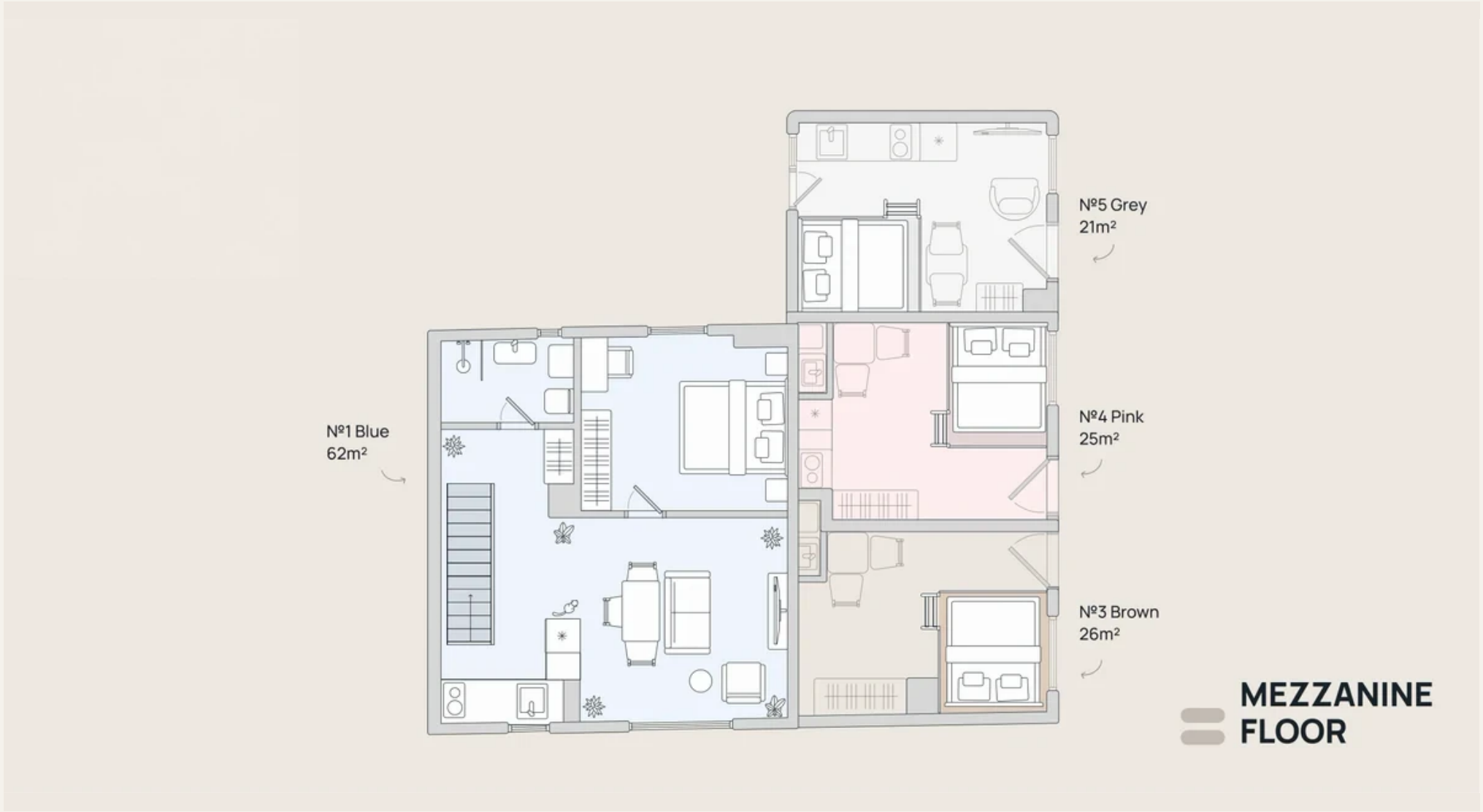


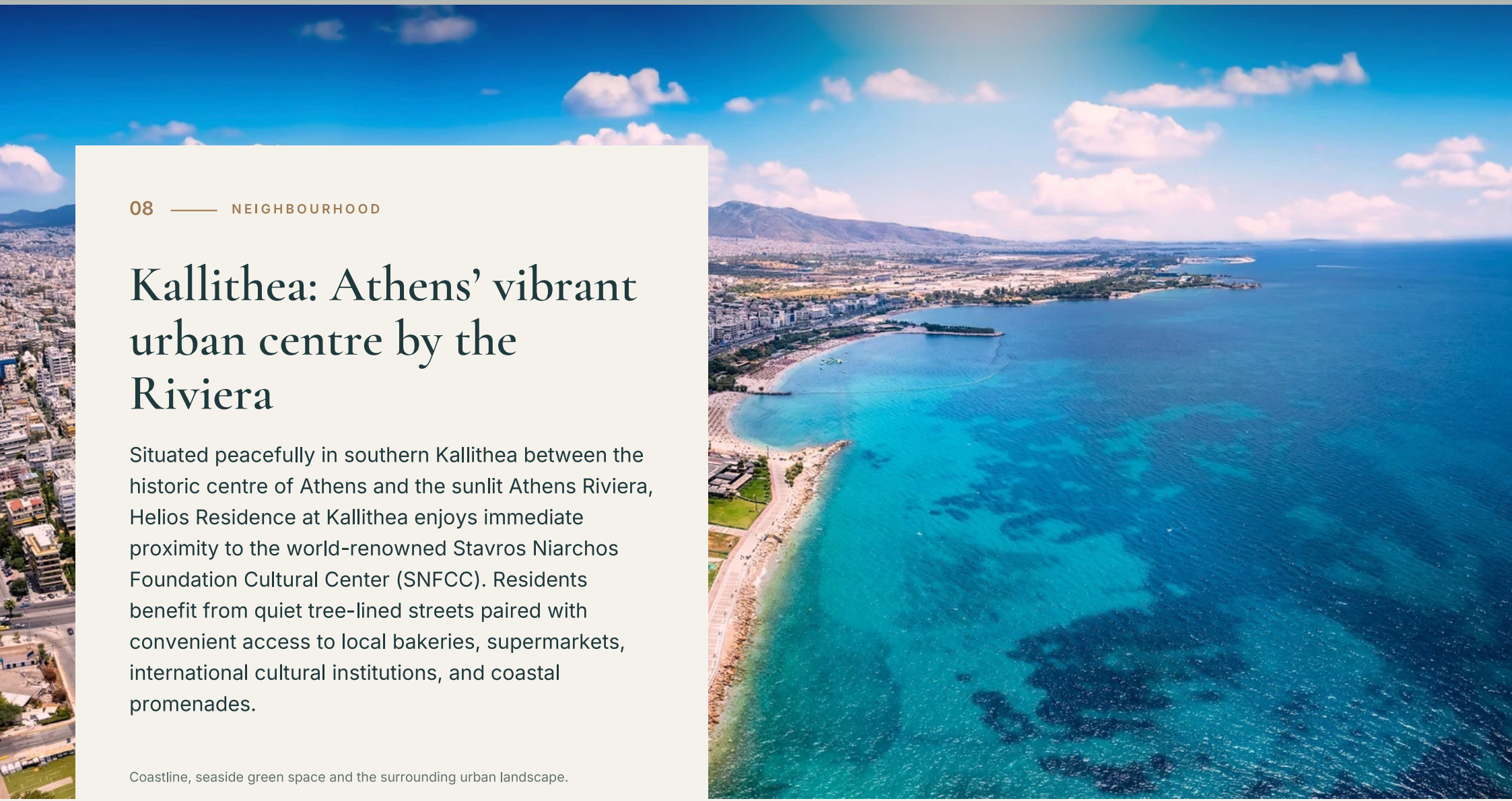
FLOOR PLANS, CONTINUED

Architecture & Floor Plans

Mezzanine Loft Levels

Showcases the upper sleeping and relaxation mezzanines for multi-level residential layouts including Units 1, 3, 4, and 5.





08 —— NEIGHBOURHOOD

Kallithea: Athens' vibrant urban centre by the Riviera

Situated peacefully in southern Kallithea between the historic centre of Athens and the sunlit Athens Riviera, Helios Residence at Kallithea enjoys immediate proximity to the world-renowned Stavros Niarchos Foundation Cultural Center (SNFCC). Residents benefit from quiet tree-lined streets paired with convenient access to local bakeries, supermarkets, international cultural institutions, and coastal promenades.

Coastline, seaside green space and the surrounding urban landscape.

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
1 of 5 units

RESIDENCE SIZES
20.70–61.88 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

Aurea
DESIGN & ESTATE



THE RESIDENCE

Helios Residence at Kallithea

LOCATION

Kallithea, Athens

PRICE

Price on Request

AVAILABILITY

1 of 5 units

RESIDENCE SIZES

20.70–61.88 m² area

11 — CONTACT

Continue the Conversation

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