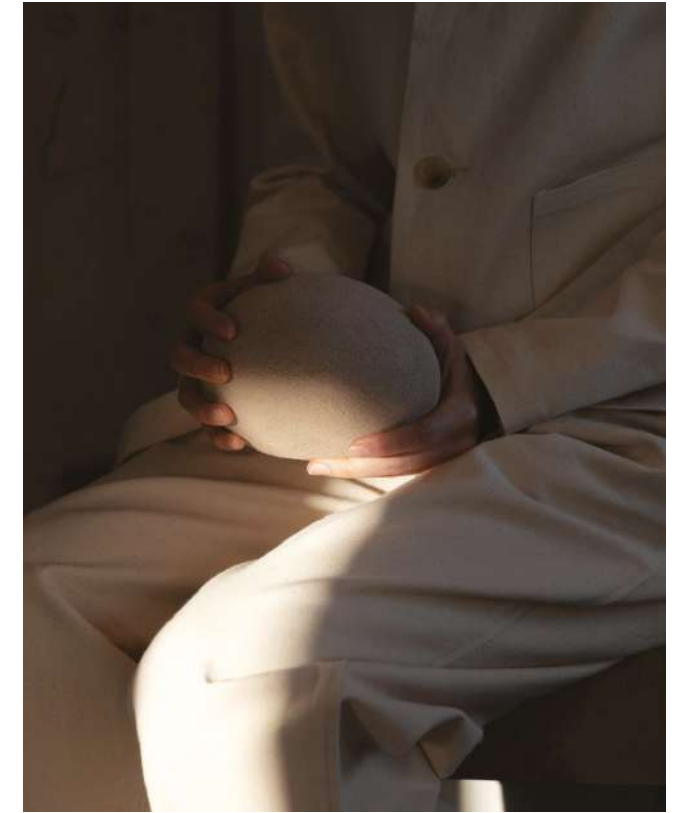
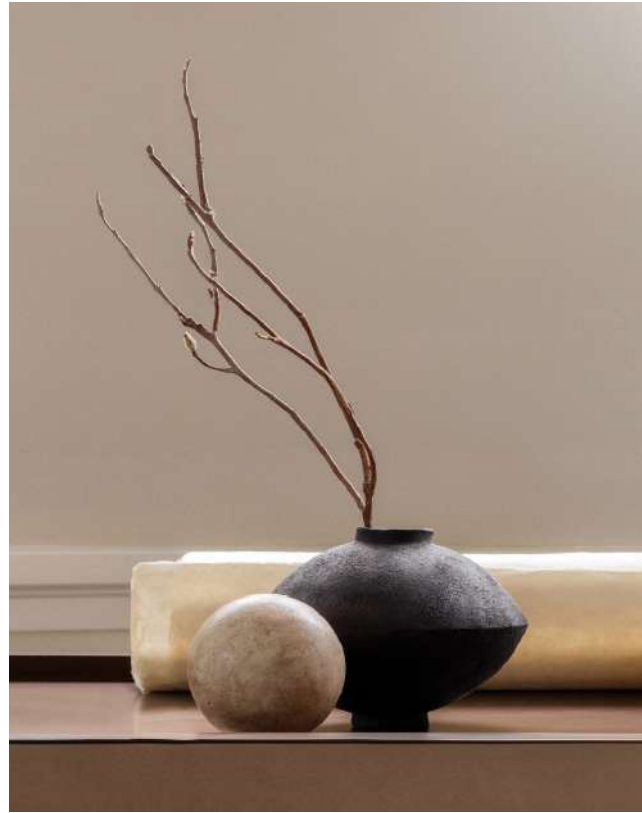


Nea Erythraia, 25is Martiou St.







25is Martiou St.

Nea Erythraia

The new complex is energy-efficient A+ and its spaces offer complete privacy and comfort. The residences feature exclusive gardens, pools and large openings, allowing natural light to enter the property, creating an environment of wellness, relaxation and harmony.

This unique property complex is in a quiet neighborhood offering residents a serene and peaceful environment. It also has direct access to Kifisias Avenue, making commuting and travelling to other parts of the city easy.

Apartment Dimension	• 165sqm – 205sqm
Bedrooms	• 3
Estimate Completion Date	• Summer '25



Project

Features

Highly energy-efficient sustainable aluminum systems

10cm thermal facade throughout the outer shell of the property

Smarthome

Indoor and outdoor hidden lighting

Private Pools

Photovoltaic systems with net metering services

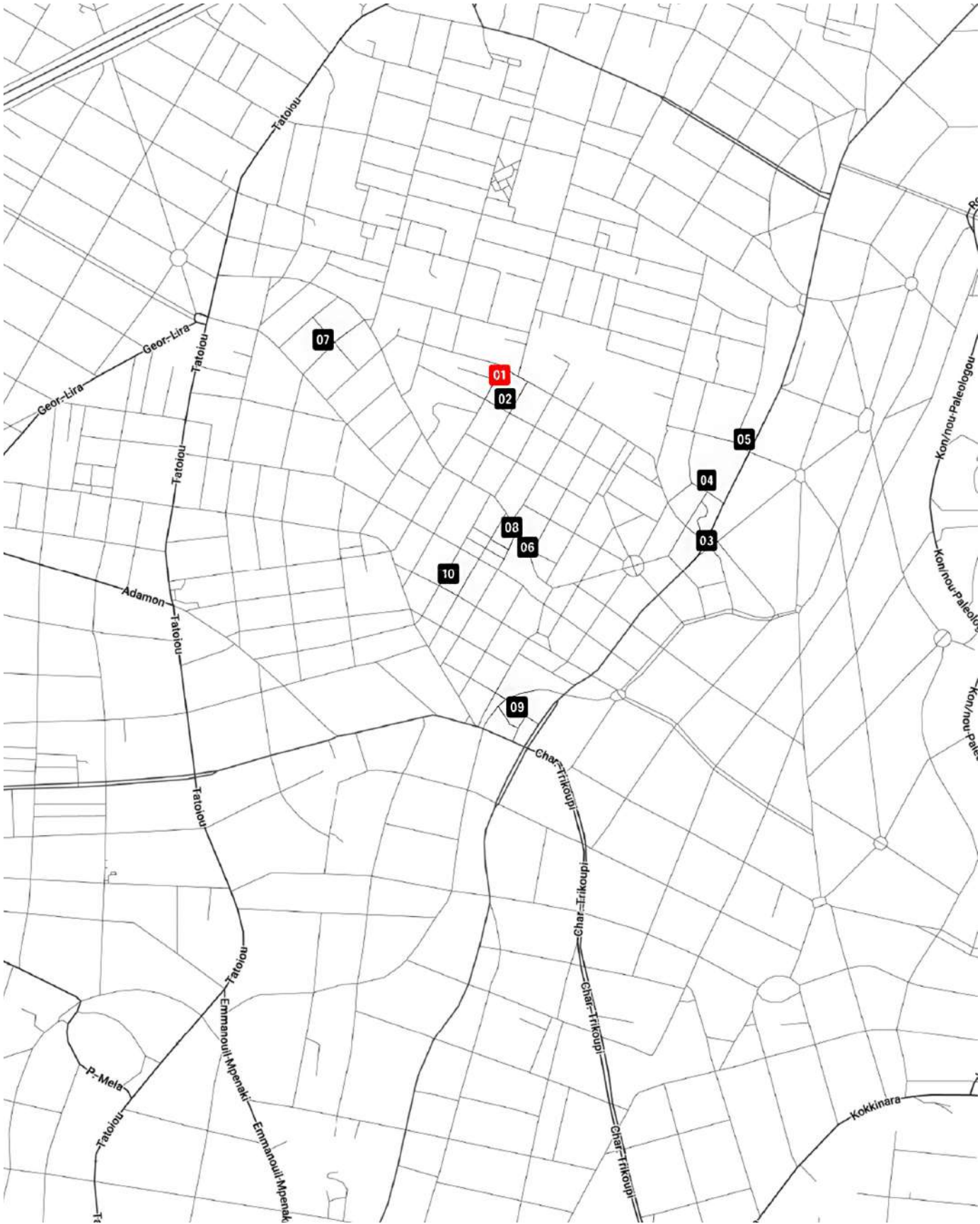
Contemporary property of minimal aesthetics

Pre-installation for an alarm system

Property with A+ energy rating

Location

A walk in Nea Erythraia will take you to a Cycladic Island scenery. On the main streets of Harilaou Trikoupi, Eleftheriou Venizelou, Strofilou and around the alleys you will find many beautiful bars, restaurants, cafes, clothing stores and supermarkets. In addition to the many entertainment options, the area also offers numerous opportunities to connect with nature. In Kastri you will find the “Andrea Papandreou” park, one of the most beautiful parks in Attica. In a very short distance are the Pentelic Mountain and the Tatoi Forest with many green paths full of trees for your daily ride.



- | | |
|---------------------------------|--------|
| 01. | — 0m |
| Your home (29 25is Martiou St.) | |
| 02. | — 52m |
| Pharmacy | |
| 03. | — 700m |
| Supermarket | |
| 04. | — 700m |
| Kindergarten | |
| 05. | — 600m |
| Museum | |
| 06. | — 450m |
| Gym | |
| 07. | — 400m |
| Pilates Gym | |
| 08. | — 800m |
| Bank | |
| 09. | — 500m |
| Pharmacy | |
| 10. | — 500m |
| Elementary School | |



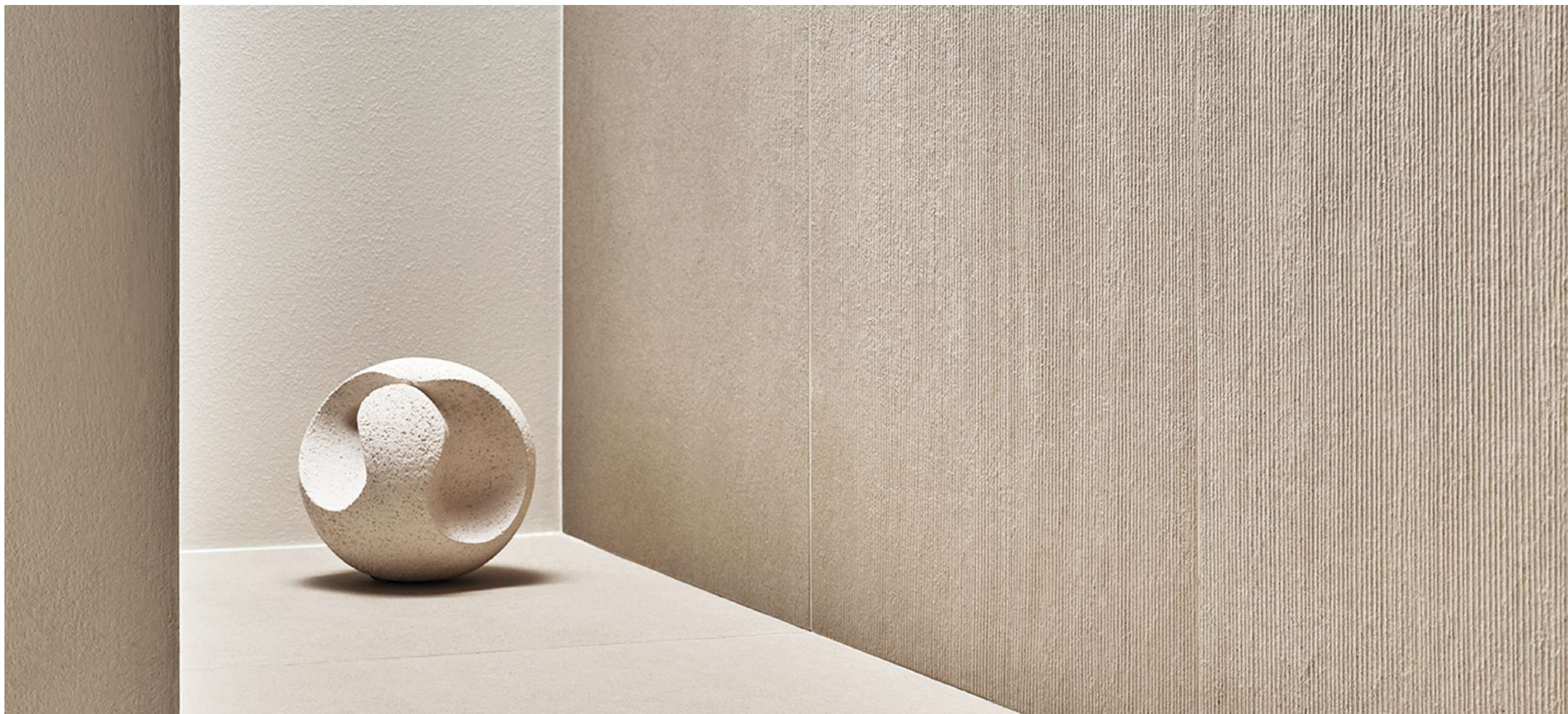
Landscapes

Located in the northeastern suburbs of Athens, Nea Erythraia is the perfect combination of living in natural beauty and enjoying urban convenience. Visitors and residents can explore picturesque parks, such as the Traffic Education Park and the nearby Andreas Papandreou Park, where trees provide shady spots for strolls or picnics. The proximity to the national highway makes the location very convenient for setting out on trips.



Entertainment

Nea Erythraia hosts various events, including art exhibitions, music festivals and theatrical performances, providing opportunities for residents to engage with the Greek and international art scene. Additionally, the place promotes an active lifestyle among residents of all ages. Sports enthusiasts can take part in recreational facilities, such as tennis courts, football fields, and fitness centers.



Public Services

Nea Erythraia stands out as an appealing choice for those seeking a place to live, with well-maintained facilities, including schools, healthcare centers, and libraries. Residents benefit from efficient public transportation networks such as bus stations and the nearby Kifisia ISAP Station, connecting the place with neighbouring areas and Athens city center. You can also find a plethora of shops, restaurants and cafes for residents and visitors.

Minimal

Design

Minimalist design is about prioritizing the essential: natural light, environmental consciousness, timeless aesthetics, reliability and long term functionality.



Timeless

Aesthetics

Timeless aesthetics is about subtle lines, adaptability, and outlasting trends. Design stripped to its core function, realized using limited materials, neutral colors, simple forms, and avoiding extravagances to achieve a pure form of elegance.



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Pool & Garden

Immerse yourself in luxury with our stunning pool! The refreshing pool area offers relaxation and fun year-round. Surrounded by beautiful landscapes and lounging spaces, the pool is perfect for sunbathing or social events. It's an ideal spot to unwind and enjoy both serene moments and lively gatherings.

Living Room

Our living room combines comfort and style in a bright, airy space. Featuring modern elements, high-quality materials, and an open design, it's perfect for relaxing and entertaining. Natural light and contemporary decor enhance the welcoming atmosphere, making it a great place to unwind or host friends and family.



Kitchen

Our living room combines comfort and style in a bright, airy space. Featuring modern elements, high-quality materials, and an open design, it's perfect for relaxing and entertaining. Natural light and contemporary decor enhance the welcoming atmosphere, making it a great place to unwind or host friends and family.





- 1, Ground Floor, 1st & 2nd

GF1	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	191sqm	-1, GF, 1 & 2	4	5	Pool/ Garden



- 1, Ground Floor, 1st & 2nd

GF3	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	195sqm	-1, GF, 1 & 2	4	5	Pool / Garden



- 1, Ground Floor, 1st & 2nd

GF4	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	220.5sqm	-1, GF, 1 & 2	4	5	Pool / Garden



- 1, Ground Floor, 1st & 2nd

GF6	Size	Floor	Bedrooms	Bathrooms	Extra
Apartment	235sqm	-1, GF, 1 & 2	4	5	Pool/ Garden



Apartment

Features

Energy Efficient Buildings

We offer apartments rated in energy class A+, equipped with autonomous heat pumps, solar panels, thermal facades, and solar water heaters, for energy savings of up to 70%!

Minimal Design

Minimal design is about prioritizing the essential. Less frame, endless view, natural light, environmental consciousness, natural colors and timeless aesthetics.

Thermal Facade

10 cm throughout the outer shell of the building.

Solar Powered Buildings

Our projects are equipped with solar panels producing electricity to be used on common areas, elevators, parking etc.

Latest Technology Lighting

Our buildings are equipped with the latest technology LED lighting, photocells, motion detectors and timers for maximum energy savings.

Large Openings

Our apartments are equipped with large openings to maximize the view and allow plenty of natural light to enter the property.

Underground Parking Facilities

Our buildings feature underground parking facilities in order to provide cover for the vehicles and protect them from damages.



Apartment	sqm	Price	B/R	Type	Description	EDD
GF3	195	820,000	3	Detached	3 Master, 4 bathrooms, 1 WC, garden (120), pool (9,8)	Aug-25
GF4	221	899,000	3	Detached	3 Master, 4 bathrooms, 1 WC, garden (126,38), pool (9,75)	Aug-25
GF5	223	905,000	3	Detached	3 Master, 4 bathrooms, 1 WC, garden (62,5), pool (10,9)	Aug-25