

AFRODITIS PROJECT | ELLINIKO, ATHENS

Modern Residences Steps Away from the Future of the Mediterranean

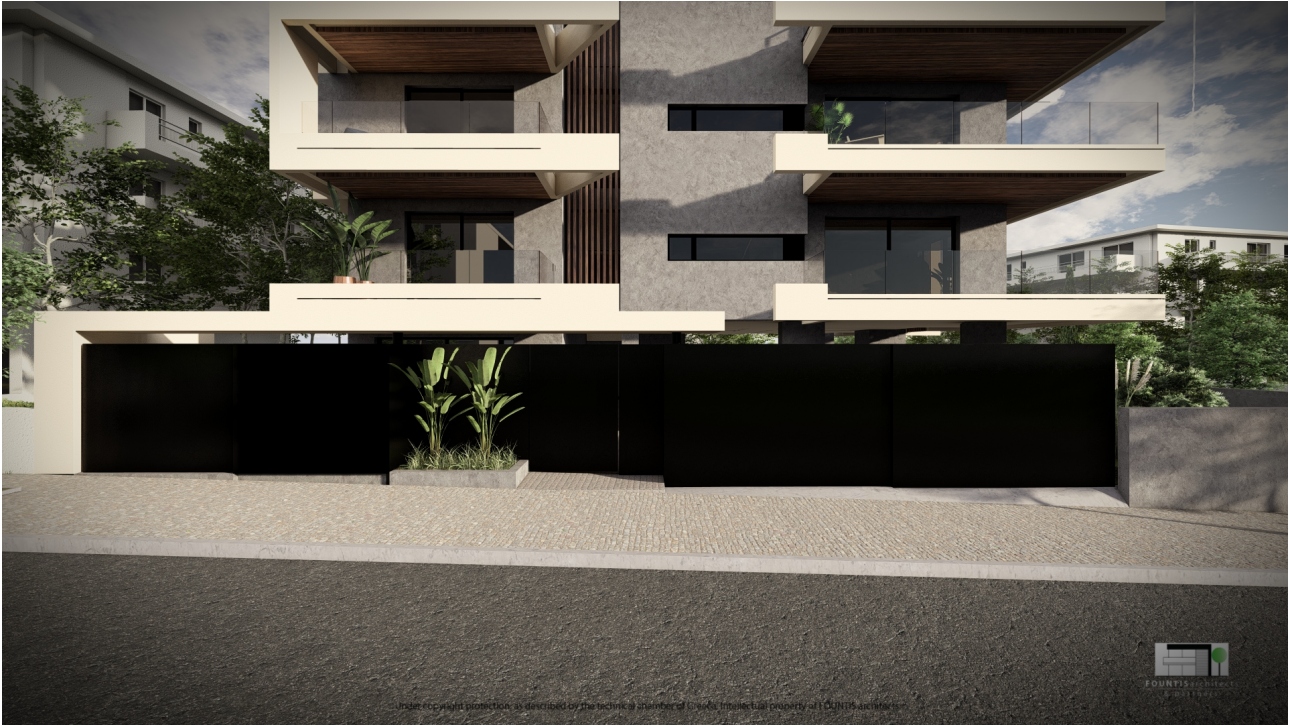
Welcome to the **Afroditis Project**, a boutique collection of thoughtfully crafted homes in **Elliniko**, Athens' most dynamic and promising neighborhood. Designed with a **minimalist aesthetic**, **sustainable technologies**, and **premium finishes**, this exclusive development offers an elevated lifestyle just minutes from the new Ellinikon Metropolitan Park — Europe's largest coastal urban regeneration project.



PROJECT OVERVIEW

- **Location:** 74 Rizoutos & Afroditis Street, Elliniko, Athens
- **Residences:** 8 total across 5 floors
 - 3x **57 sqm** (1-bedroom)
 - 3x **81 sqm** (2-bedroom)
 - 1x **85 sqm** Penthouse Maisonette (2-bedroom)
 - 1x **120 sqm** Penthouse Maisonette (3-bedroom)
- **Construction Period:** Q4 2025 – Q4 2027
- **Permit Grant Date:** Expected Q4 2025
- **Estimated Completion:** Q4 2027

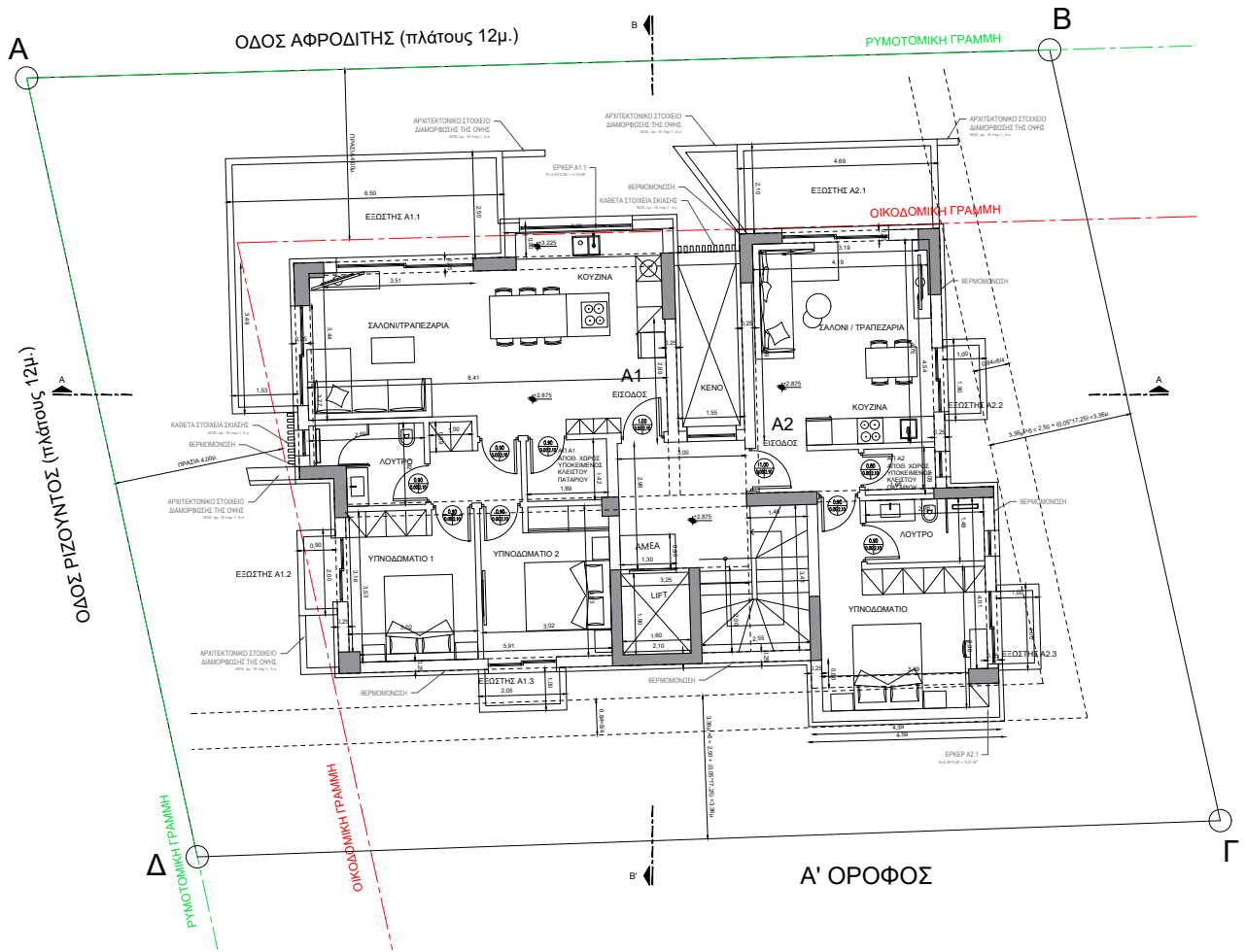




Exterior Render



Exterior Render



Typical Floorplan (A,B,C Floors)



LOCATION: ELLINIKO – ATHENS' RISING STAR

Situated at the intersection of **Rizoutos & Afroditis Street**, the Afroditis Project places you in the heart of a neighborhood undergoing a landmark transformation.

- **5-minute walk to Elliniko Metro Station** – Direct access to Athens city center in 15 minutes
- **10 minutes from The Ellinikon Project** – A 600-hectare, €8 billion smart city development featuring luxury retail, a casino resort, cultural centers, and vast green spaces
- **Close to schools, sports facilities, and all daily amenities**
- **Quick drive to Glyfada, the Athenian Riviera's high-end shopping and dining zone**

Why Elliniko?

The area is fast becoming **Athens' most strategic investment hub**, with real estate values projected to soar thanks to the influx of international capital, infrastructure development, and sustainable urban planning.



RESIDENCES DESIGNED FOR MODERN LIVING

Minimalist Design Meets Urban Comfort

Each unit is carefully designed to harmonize functionality with elegance. Large windows, open layouts, and **spacious balconies** bring light and life into every corner of your home.

◆ **57 sqm Units**

- 1 Bedroom
- 1 Bathroom
- 1 Storage Space / WC
- Open Kitchen & Living Room
- Private Balcony
- Private Parking Space + Basement Storage

◆ **81 sqm Units**

- 2 Bedrooms
- 1 Bathroom + Guest WC
- Open-plan Living, Dining, and Kitchen
- Private Balcony
- Private Parking Space + Basement Storage

◆ **85 sqm & 120 sqm Maisonettes (Penthouse Living)**

- 2–3 Bedrooms
- 2 Bathrooms
- Private Rooftop Terraces
- Spectacular Views and Ample Indoor-Outdoor Space
- Private Parking Space + Basement Storage



TECHNICAL & LIFESTYLE FEATURES

Every home is built with innovation, safety, and luxury in mind:

- **Anti-Seismic Structural Design**
- **Thermal Insulation + Aluminum Frames + Double Glazing**
- **A+ Energy Efficiency** – Solar panels & heat pumps included
- **Independent Heating & Cooling Systems in All Rooms**
- **Fire Alarm System**
- **Accessibility Features**
- **High-End, Water-Resistant Surfaces**
- **European-Style Interiors:** Kitchen cabinetry, sanitary ware, and tiles
- **Parking & Private Storage for Every Unit**



MARKET DEMAND & INVESTMENT POTENTIAL

◆ CURRENT TRENDS IN ELLINIKO & ATHENS COASTLINE

- **Ellinikon Mega Project:** Expected to generate over 80,000 jobs and reshape the southern suburbs of Athens, directly impacting real estate prices.
- **Growing Demand:** Buyers prioritize modern, sustainable homes in well-connected areas with lifestyle perks.
- **Proximity to Nature & Infrastructure:** Green spaces, walkability, and future high-end commercial areas drive both local and international interest.

◆ IDEAL FOR INVESTORS

- **Stable Long-Term Growth**
- **Excellent Rental Yields**
- **High Resale Value**



TRUSTED DEVELOPER – EQOS DEVELOPMENT

With a legacy of excellence in boutique residential projects, **EQOS Development** is renowned for:

- **Architectural innovation**
- Top-tier **construction quality**
- Transparent, **client-centered** service
- A **portfolio** of successful southern Athens developments



A SMART PURCHASE FOR A BOLD FUTURE

Whether you're seeking a luxurious lifestyle in a modern Mediterranean city or a strategic real estate asset, the **Afroditis Project** in Elliniko offers it all:

- ✓ Elegant, efficient living
- ✓ Proximity to Greece's most ambitious redevelopment
- ✓ Rapidly appreciating real estate
- ✓ Peace of mind from a trusted development team

Secure your future today — inquire about available units, schedule a follow-up call, and request further information.