

P63

LUXURY STUDIO APARTMENTS

BY



LITHOS



WELCOME HOME

Just a short walk from the Stavros Niarchos Foundation Cultural Center (SNFCC) and Faliron Marina, **P63** offers a prime address that blends cultural proximity with everyday convenience. Perfectly positioned between the Athenian Riviera and the vibrant city center, this location ensures both residents and guests enjoy easy access to transport, shopping, cultural hubs, and essential services. A residential building suitable for short-term rental use, with high annual yield, or long-term rental plans for local university students.

- **23 APARTMENTS**
- **GREEK GOLDEN VISA**
- **PRIME LOCATION**
- **HIGH ROI**



A UNIQUE INVESTMENT
OPPORTUNITY IN THE HEART OF
ATHENS RIVIERA.
ELIGIBLE FOR THE NEW LAW OF THE
GREEK GOLDEN VISA STARTING
FROM 250K.



THE DEVELOPMENT



NEW PREMIUM
DEVELOPMENT



RESIDENTIAL
PROJECT



23 RESIDENCES



36.5-53 M²
SIZES



1
BEDROOM

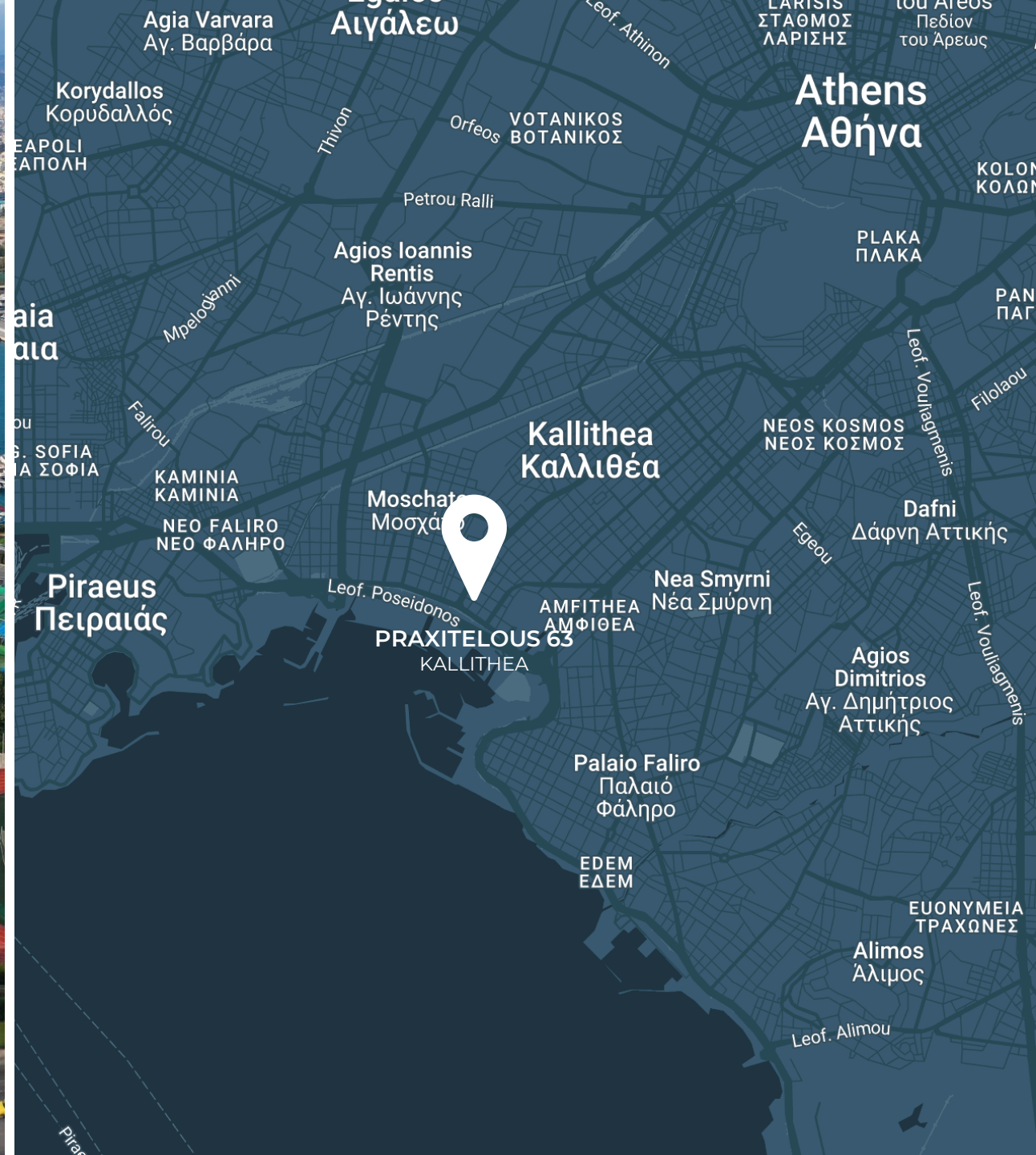
THE ARCHITECTURAL DETAILS



CONTEMPORARY
ARCHITECTURE



ORGANIC
LIVING





Kallithea

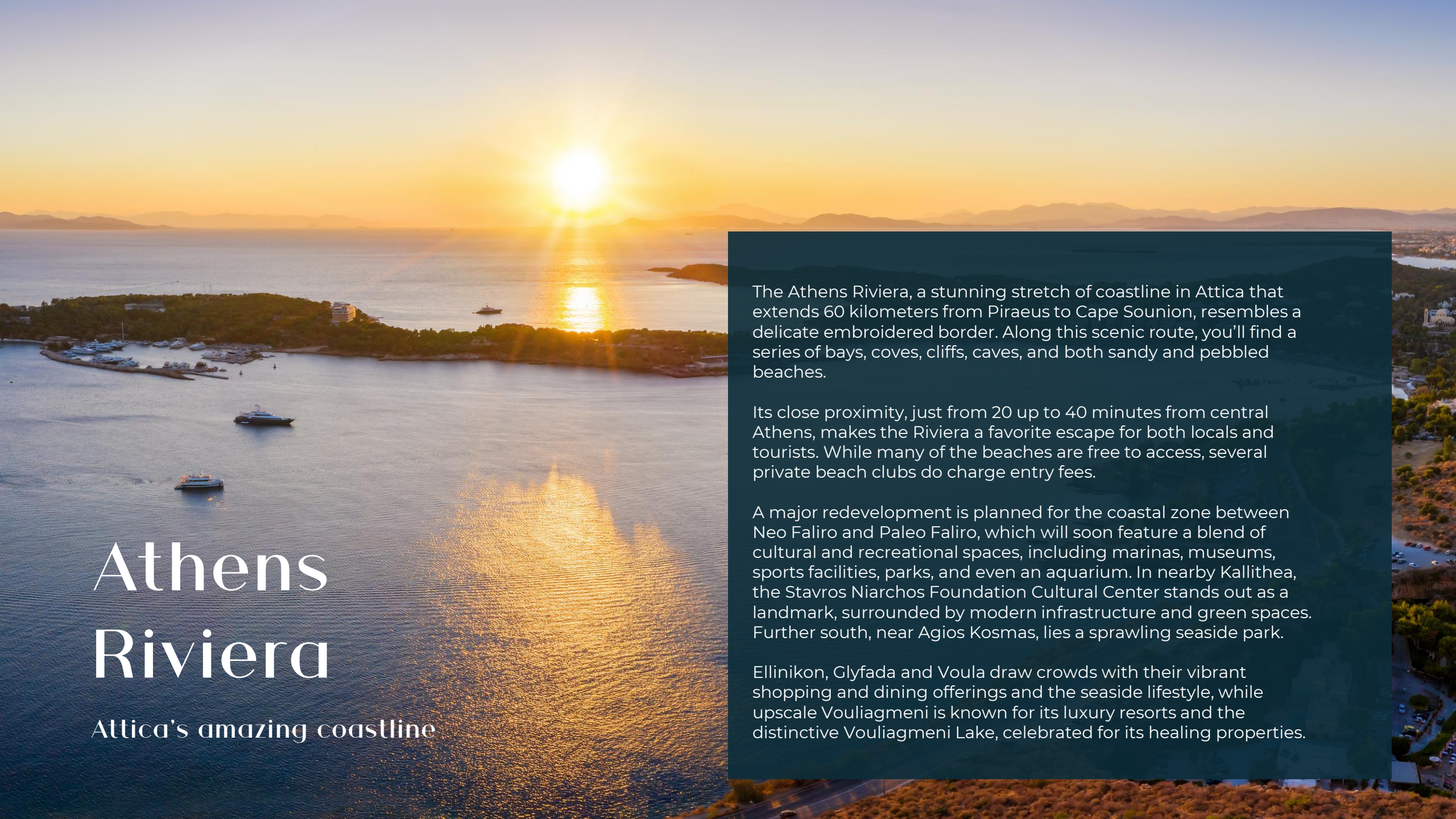
A Strategic Investment Spot in Athens

Kallithea is one of Athens' most strategically positioned districts, located between the city center, the Port of Piraeus, and the Athens Riviera. Just 10–15 minutes from Syntagma Square and a short drive to the sea, Kallithea offers unparalleled access to major transport routes, including metro lines, tram, and main roads connecting north and south Athens.

The area is home to the impressive Stavros Niarchos Foundation Cultural Center, a major cultural and recreational landmark that has significantly boosted the area's profile. Nearby, you'll find marinas, green parks, and the revitalized Faliro Bay waterfront, making the district attractive for both living and leisure.

Kallithea also hosts a mix of urban vibrancy and neighbourhood charm, with universities, shopping areas, cafés, and a growing hospitality scene. Its proximity to major developments and planned upgrades to the coastal zone further enhance its real estate potential.

With high rental demand, excellent infrastructure, and ongoing urban regeneration, Kallithea is quickly emerging as a key location for investing in modern apartments, whether for residence, short-term leasing, or long-term value growth.



Athens Riviera

Attica's amazing coastline

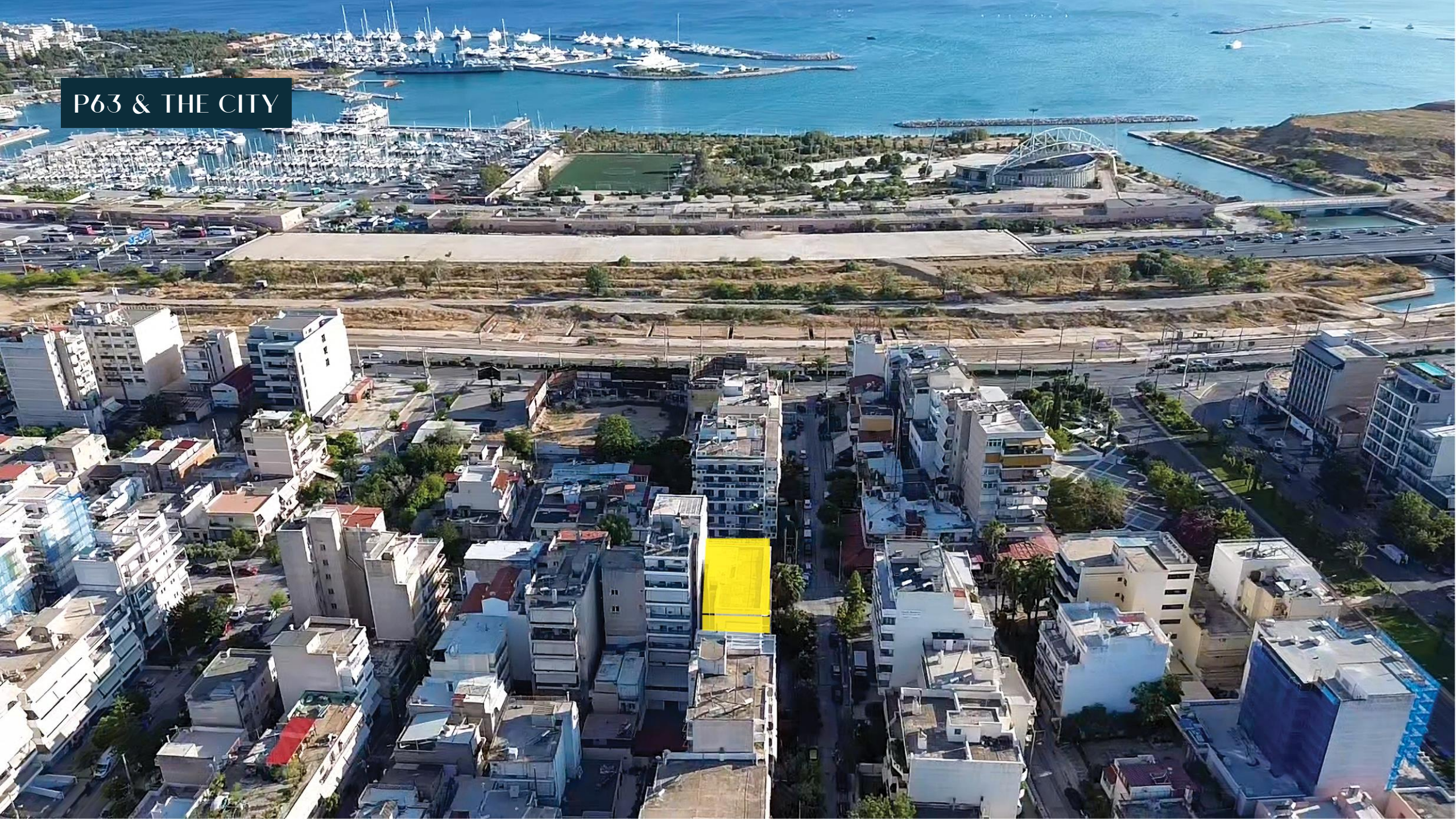
The Athens Riviera, a stunning stretch of coastline in Attica that extends 60 kilometers from Piraeus to Cape Sounion, resembles a delicate embroidered border. Along this scenic route, you'll find a series of bays, coves, cliffs, caves, and both sandy and pebbled beaches.

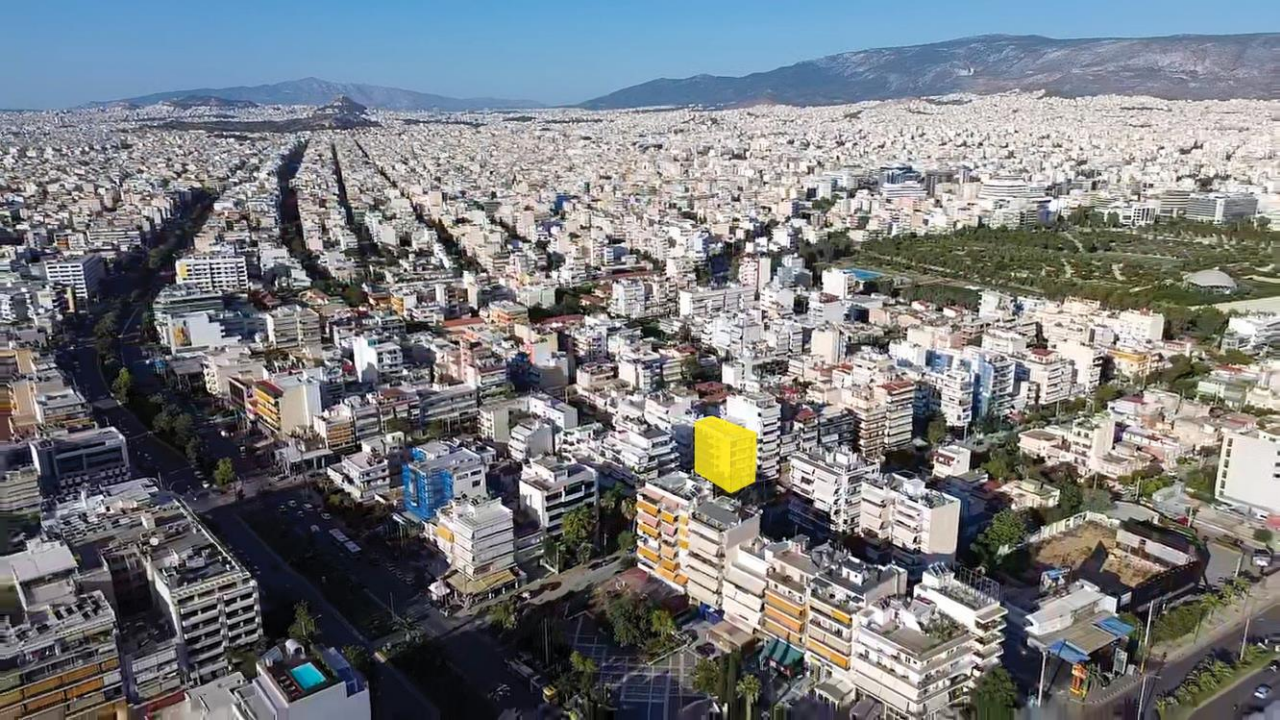
Its close proximity, just from 20 up to 40 minutes from central Athens, makes the Riviera a favorite escape for both locals and tourists. While many of the beaches are free to access, several private beach clubs do charge entry fees.

A major redevelopment is planned for the coastal zone between Neo Faliro and Paleo Faliro, which will soon feature a blend of cultural and recreational spaces, including marinas, museums, sports facilities, parks, and even an aquarium. In nearby Kallithea, the Stavros Niarchos Foundation Cultural Center stands out as a landmark, surrounded by modern infrastructure and green spaces. Further south, near Agios Kosmas, lies a sprawling seaside park.

Ellinikon, Glyfada and Voula draw crowds with their vibrant shopping and dining offerings and the seaside lifestyle, while upscale Vouliagmeni is known for its luxury resorts and the distinctive Vouliagmeni Lake, celebrated for its healing properties.

P63 & THE CITY









PRAXITELOUS 63
KALLITHEA

INVEST IN GREECE

Combining lifestyle appeal with strong investment fundamentals, Greece is quickly becoming a top choice for property buyers and investors worldwide.

- **Golden Visa Program: Residency Through Real Estate**

Greece continues to offer one of the most accessible Golden Visa programs in Europe, granting 5-year renewable residence permits to non-EU investors starting from just €250,000 in real estate.

- **Unmatched Lifestyle: Sun, Sea & Culture**

With over 300 days of sunshine, stunning beaches, a rich Mediterranean lifestyle, and deep cultural roots, Greece remains a dream destination for second-home buyers and remote workers.

- **High Returns from Tourism-Fueled Rentals**

Short-term rental demand in tourist hotspots such as Athens, Crete, and the Cyclades ensures strong income potential.

- **Attractive Property Prices with Room to Grow**

Compared to other Mediterranean markets, Greek real estate remains more affordable—especially in emerging areas, offering strong prospects for long-term appreciation.

- **Infrastructure & Urban Renewal Boosting Value**

Major projects like the Ellinikon redevelopment, new marinas, highways, and improved island connectivity are opening up new high-potential areas across the country.

- **Stable Market with Positive Growth Trajectory**

Following years of downturn, Greece's property market has been recovering steadily since 2018, now seen as resilient, post-COVID-safe, and full of upside.

- **Tax Incentives for International Buyers**

Greece offers favorable tax regimes for foreign retirees, remote workers, and digital nomads—making relocation or long-term stays even more attractive financially.

- **Expanding Expat & Digital Nomad Communities**

A growing number of global citizens are choosing Greece for its lifestyle, affordability, and welcoming environment—with remote work making this move easier than ever.

- **Living Among History with Modern Comforts**

From neoclassical towns to island villages near ancient ruins, Greece uniquely blends heritage charm with high-spec, contemporary living options.

- **Diverse Property Types for Every Lifestyle**

Whether you prefer urban penthouses, coastal villas, or traditional stone homes in the mountains, Greece offers a wide range of properties to match all tastes and budgets.

- **Low Cost of Ownership**

With relatively low property taxes, no inheritance tax for immediate family, and modest utility and maintenance costs, owning property in Greece remains cost-effective.

- **Protected Landscapes = Limited Supply & High Value**

Strict planning laws on many islands and coastal zones prevent overdevelopment, preserving natural beauty and enhancing long-term property values.

- **Strong Global Demand Ensures Market Liquidity**

Buyers from the U.S., Europe, the Middle East, and beyond are driving international demand, supporting a healthy resale market and long-term investment stability.

- **Flexible Use: Personal Home & Income Source**

Greek real estate supports a hybrid model, holiday home, rental property, and remote working hub, all in one investment.

- **A Promising Future for Greek Real Estate**

With lifestyle migration on the rise and infrastructure rapidly evolving, Greece is poised for continued growth, offering not just homes, but long-term value and a better way of life.

THE GREEK GOLDEN VISA

The new Greek Golden Visa investors can still obtain a five-year residence permit by investing €250,000 in converted commercial properties into residential use. This applies to P63.

Discover the Benefits of Your Next Investment with the Greek Golden Visa!

- 1. Schengen Access**
Enjoy visa-free travel across 29 Schengen countries for up to 90 days within any 180-day period.
- 2. Long-Term Residency**
Receive a 5-year renewable residence permit by maintaining your real estate investment in Greece.
- 3. Family Coverage**
Include your spouse, children under 21 (up to 24 in some cases), and both sets of parents.
- 4. No Stay Requirement**
There is no obligation to live in Greece to retain your residency or its advantages.
- 5. Rental Income Option**
Benefit from passive income by renting out your investment property to tenants.
- 6. Citizenship Opportunity**
Apply for Greek citizenship after 7 years, subject to residency and integration criteria.
- 7. Low Entry Cost**
Invest from as little as €250,000, among the most affordable Golden Visa programs in Europe.
- 8. Attractive Tax Framework**
Qualify for a flat annual tax of €100,000 on global income under the non-dom tax regime.
- 9. Market Growth Potential**
Capitalize on rising property values in Greece's evolving real estate market.
- 10. EU Business Advantage**
Use Greece as a strategic hub for expanding business operations within the European Union.

A modern living room interior featuring a white sofa with several patterned and solid-colored pillows. A wooden coffee table holds a potted plant. In the foreground, a wooden dining table is set with a bowl of green apples. The room has large windows with white curtains and a balcony railing visible outside. The text "INTERIOR DESIGN" is centered over the image.

INTERIOR DESIGN

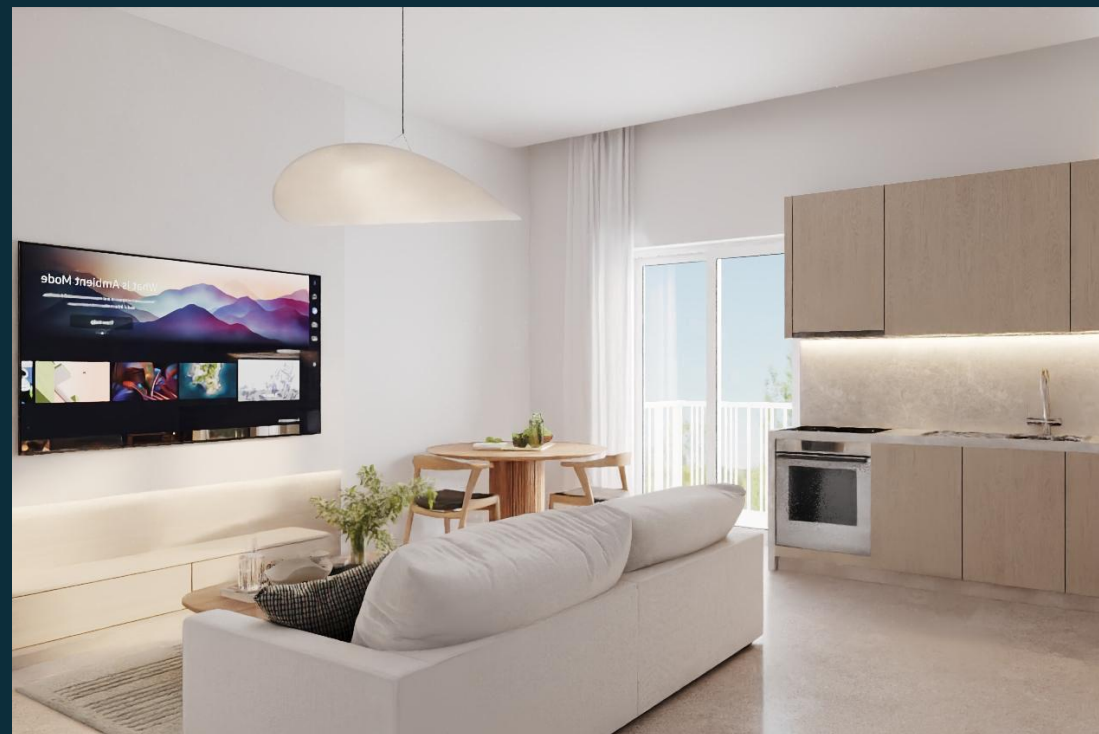
The apartments are sold unfurnished. All visualizations, including interior renders and furniture layouts, are for illustrative purposes only and serve as design suggestions.

A modern living and dining area. In the foreground, a wooden dining table with four chairs is set with a bowl of green fruit. A large potted plant stands to the left. In the background, a white sofa faces a large wall-mounted TV displaying a 'What is Ambient Mode' screen. Two large abstract paintings hang on the wall behind the sofa. A long, low wooden media console is positioned below the TV. The room features a minimalist design with neutral tones and clean lines.

THE INTERIOR PHILOSOPHY

Timeless design is defined by clean, subtle lines, versatility, and the ability to transcend trends. It emphasizes function at its core, using a restrained selection of materials, neutral colors, and simple shapes. The result is a refined elegance that avoids excess.









The image shows a bright, modern living and dining area. On the left, a kitchen island with a light-colored countertop and a built-in oven is visible. The living room features a white sofa with several patterned and solid-colored cushions, a dark throw blanket, and a wooden coffee table. A large window with white curtains allows natural light to fill the space. A large, white, dome-shaped pendant light hangs over the seating area. In the foreground, a wooden dining table is set with a bowl of green apples. A television is mounted on the wall to the right, displaying a colorful landscape. The overall design is clean and contemporary, with a focus on natural materials and light.

Living Rooms

Living rooms are designed to balance comfort with contemporary style. Open layouts, quality materials, and abundant natural light create inviting spaces ideal for relaxation and social gatherings. Incorporating ergonomic, space-efficient kitchens into the open plan enhances both usability and visual harmony.

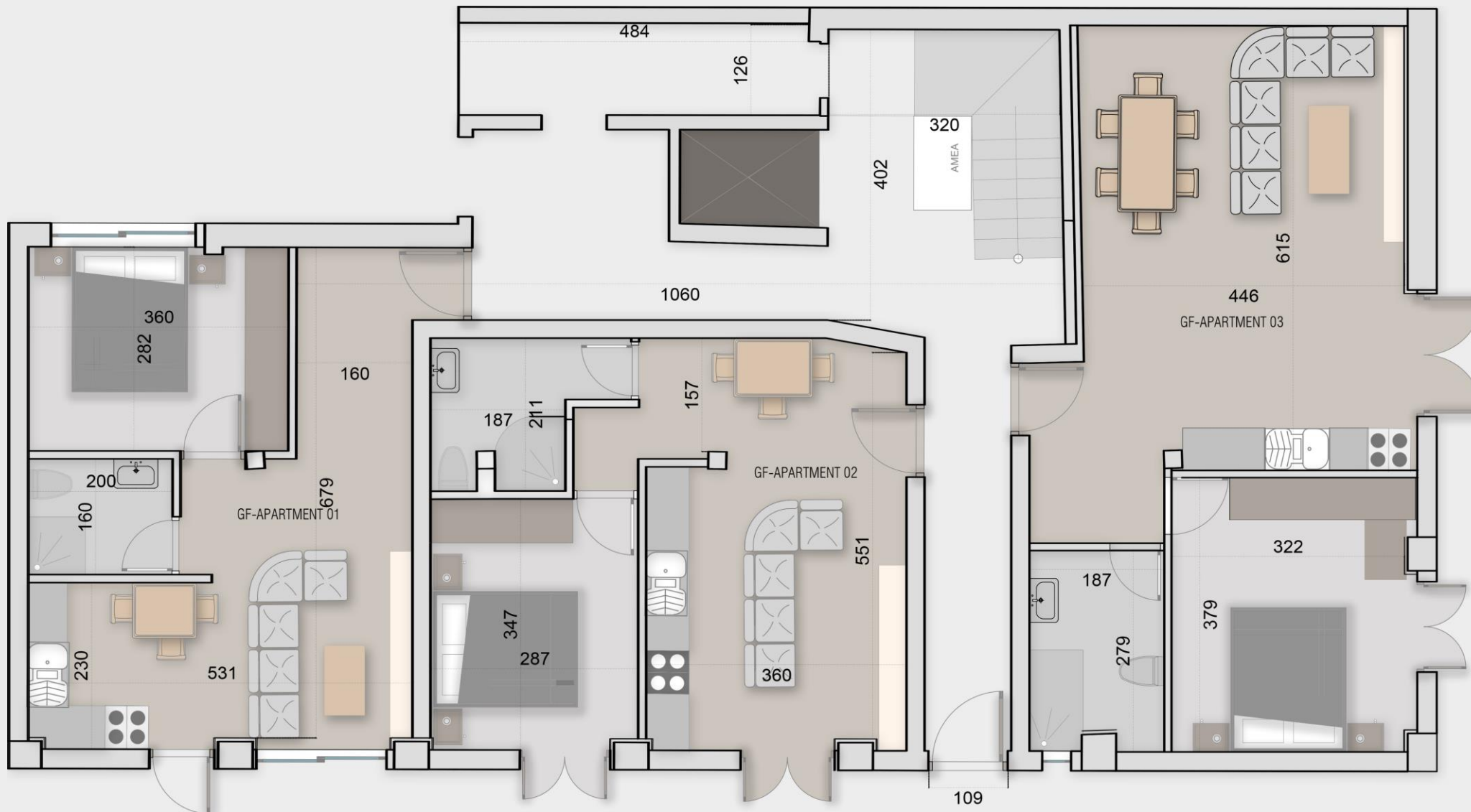


Bedrooms

Bedrooms offer a peaceful retreat, designed to promote rest and relaxation. Modern furnishings and high-quality finishes contribute to a cozy and tranquil atmosphere, making the space ideal for unwinding and recharging away from daily stress.



FLOOR PLANS

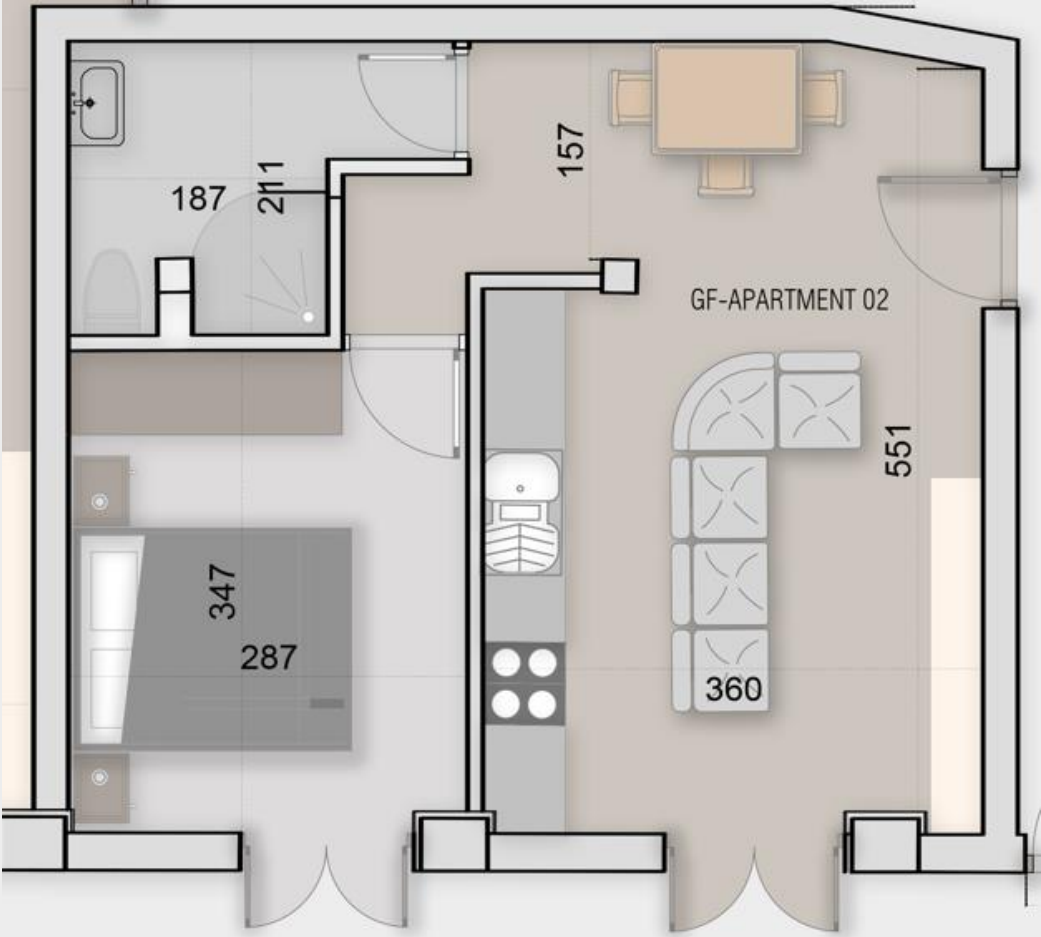


GROUND FLOOR

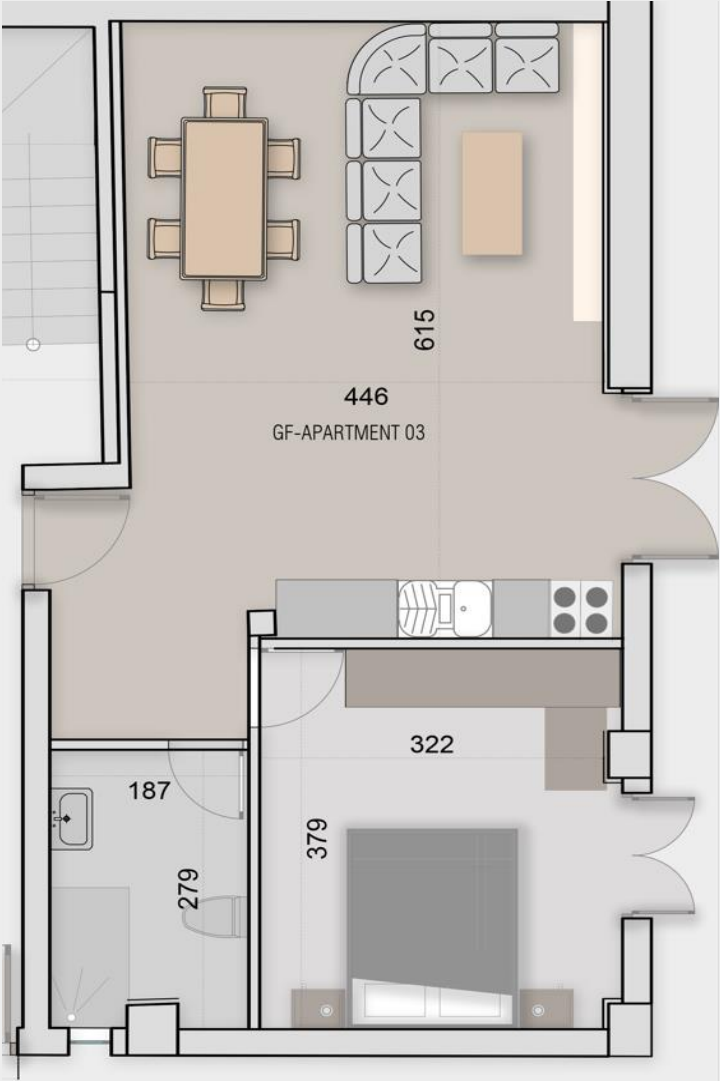
GF - APARTMENT 1



GF - APARTMENT 2



GF - APARTMENT 3





TYPICAL FLOORS (1st-5th)

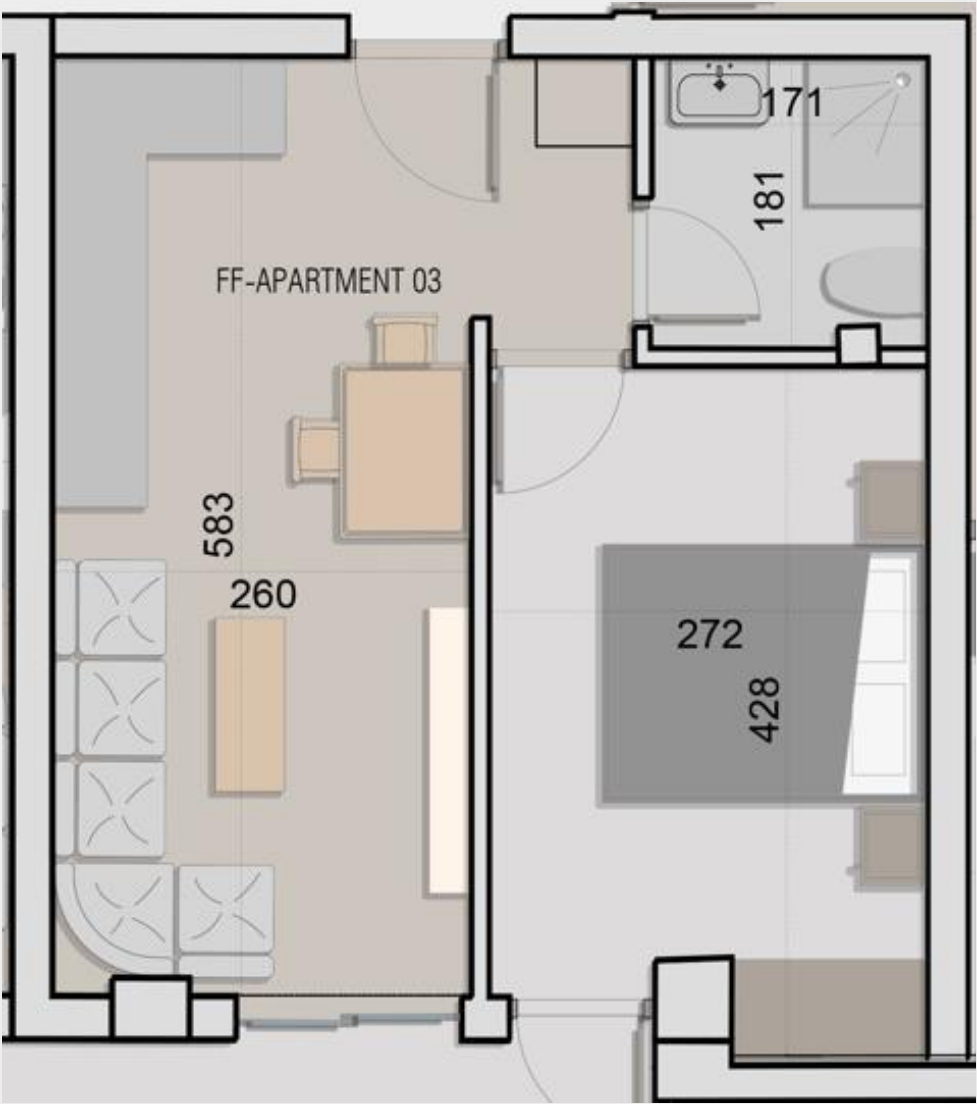
FLOOR A,B,C,D,E - APARTMENT 1



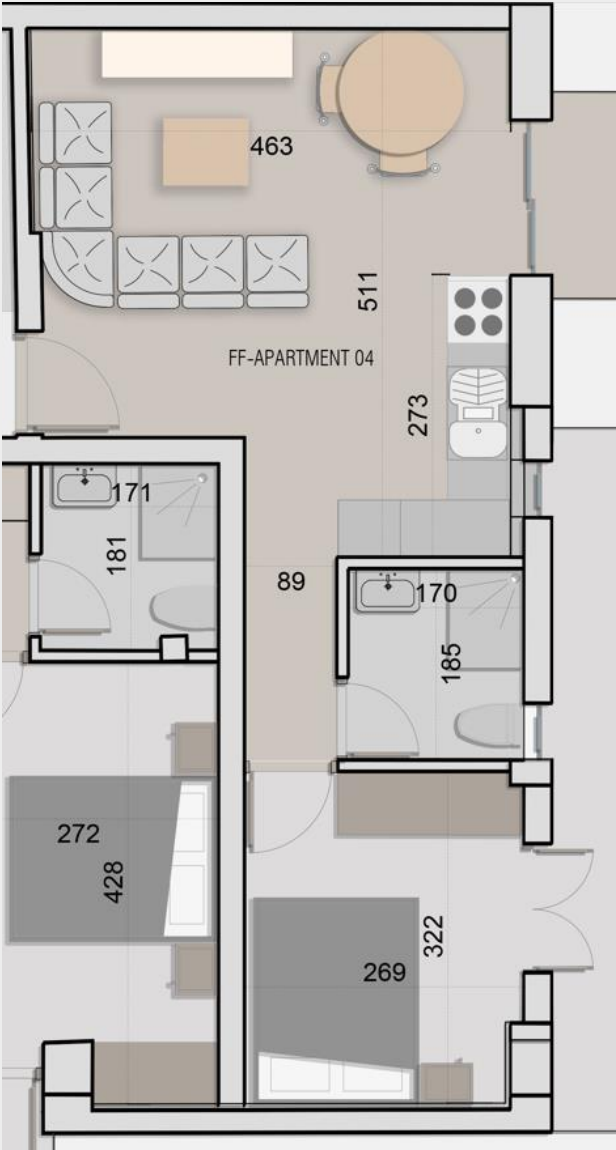
FLOOR A,B,C,D,E - APARTMENT 2



FLOOR A,B,C,D,E - APARTMENT 3



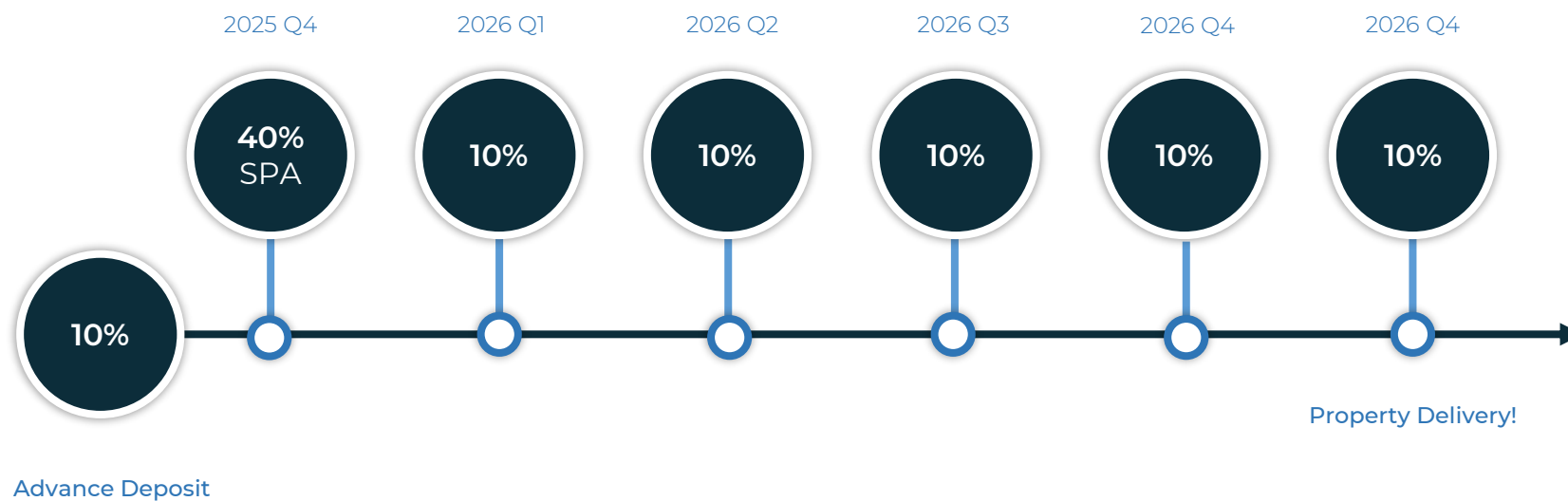
FLOOR A,B,C,D,E - APARTMENT 4



INVENTORY TABLE

CODE	FLOOR	LIVABLE AREA (SQM)	BEDROOMS	BATHROOMS	BALCONIES (SQM)	EXCL. USE GF / TERRACE	TOTAL AREA (SQM)
GF1	0	44	1	1	-	32	76
GF2	0	43.5	1	1	-	40	83.5
GF3	0	53	1	1	-	99.3	152.3
A1	1	46	1	1	5.67	-	51.67
A2	1	36.5	1	1	6.74	-	43.24
A3	1	36.5	1	1	5.22	-	41.72
A4	1	43	1	1	6.72	-	49.72
B1	2	46	1	1	5.67	-	51.67
B2	2	36.5	1	1	6.74	-	43.24
B3	2	36.5	1	1	5.22	-	41.72
B4	2	43	1	1	10.56	-	53.56
C1	3	46	1	1	5.67	-	51.67
C2	3	36.5	1	1	6.74	-	43.24
C3	3	36.5	1	1	5.22	-	41.72
C4	3	43	1	1	10.56	-	53.56
D1	4	46	1	1	5.67	23	74.67
D2	4	36.5	1	1	6.74	17.3	60.54
D3	4	36.5	1	1	5.22	16	57.72
D4	4	43	1	1	10.56	16	69.56
E1	5	46	1	1	5.67	16	67.67
E2	5	36.5	1	1	6.74	16	59.24
E3	5	36.5	1	1	5.22	15.6	57.32
E4	5	43	1	1	10.5	16	69.56

THE PAYMENT PLAN



DISCLAIMER

1. The information presented (no. of milestones, dates, percentages %) are indicative, for information purposes only. The final information will be included in the Sale & Purchase Agreement (SPA) of a property.
2. The percentages (%) shown are calculated on the property purchase price.
3. The amount to be paid upon signing the SPA depends on the time of its signing and equals to the cumulative percentages (%) to that date
4. If the buyer wishes to apply for a Golden Visa prior to the project's completion, the full agreed purchase price must be paid at the Sales and Purchase Agreement (SPA) signature.

YOUR HOMEOWNERSHIP JOURNEY MADE SIMPLE

*Discover how easy it is to buy your dream home with our all-in-one service,
In just 4 simple steps from selection to after-sales support.*

Step 01

Find Your Ideal Apartment

Browse our listing and get personalized support from our sales team to help you select the perfect property.

Step 02

Golden Visa Procedure and, Legal & Administrative Support

We collaborate with trusted legal and notary experts who manage everything, from tax matters to official registrations, ensuring a smooth buying process.

Step 03

Customize Your Space

Collaborate with our interior design and furnishing professionals to tailor your new home's style and setup, even remotely.

Step 04

Ongoing Property Management

Whether you plan to live in your home or rent it out, our after-sales team will handle its care and management efficiently.



“
*Elevated Living. Timeless Design.
Unmatched Investment.*
”

WHO WE ARE

Lithos is a premier real estate developer specializing in designed residential properties of the highest quality. We create homes tailored for modern families and individuals seeking a lifestyle that blends comfort, aesthetics, and functionality.

With a diverse portfolio ranging from high-end residences to vibrant urban dwellings, Lithos is uniquely positioned to meet a variety of lifestyle needs in the South Athens Riviera. Greece's real estate market is thriving, offering a dynamic and secure environment for investment. Now is the ideal time to own a home in Greece.

Lithos is dedicated to revitalizing neighborhoods, creating long-term value for local communities, attracting international investment, and supporting clients in obtaining residency or citizenship through the Golden Visa program.



P63

INVENTORY PRICELIST