

# SOUTH

Solonos 46, Kallithea







## Project Description

The project is located in the southern part of Athens close to Stavros Niarchos Foundation Centre & Flisvos Marina in a quiet and sparsely populated area.

The area of Kallithea is close to the beautiful coastline which is spread with five-star resorts, spas and marinas.

The building extends into eight levels offering sixteen (one&two) bedroom apartments and four (two) bedroom maisonettes.









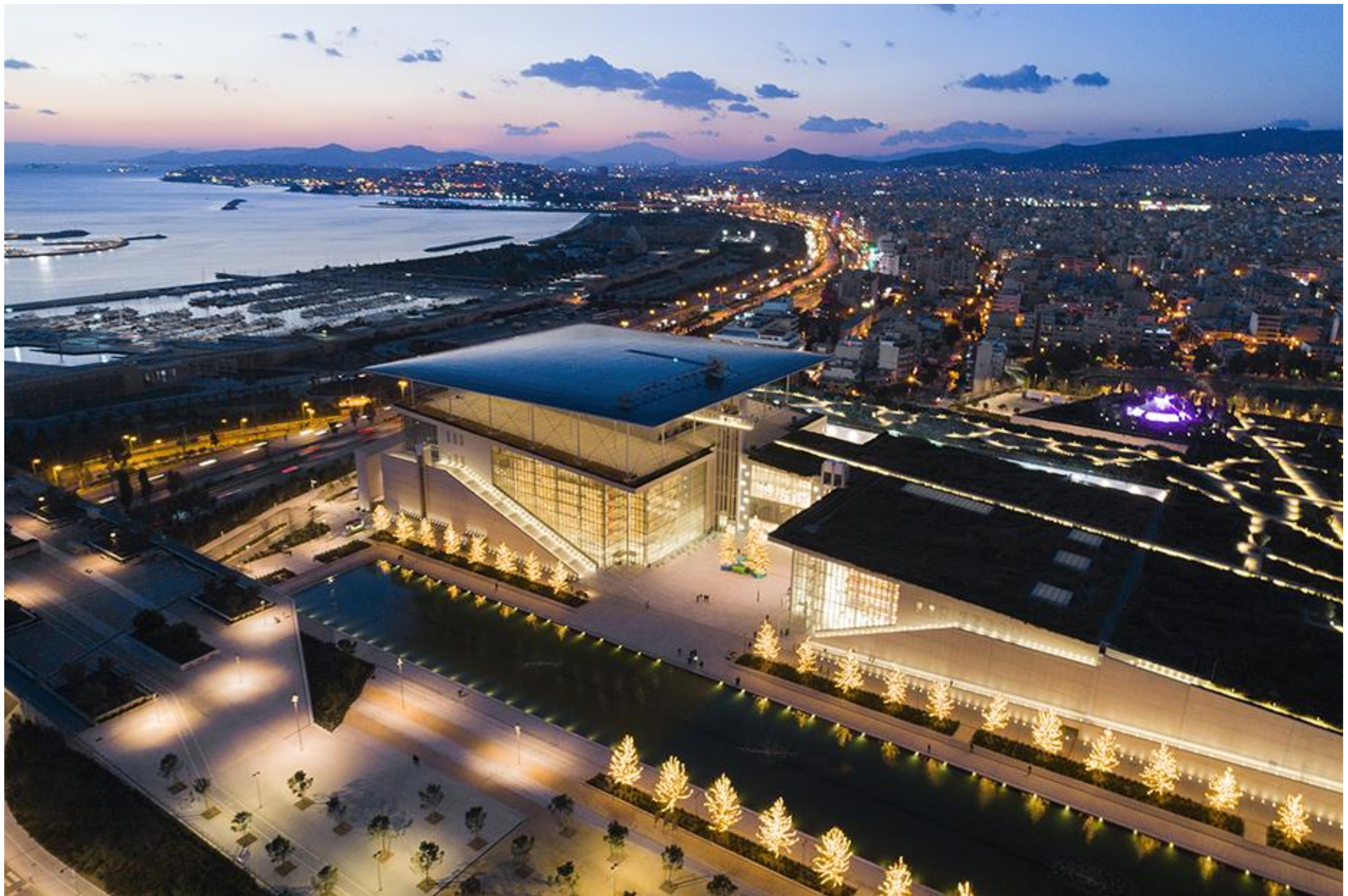
























Energy Efficiency

**A+**



Heating

**Heat Pumps**



Sanitary Ware

**Grohe**



Kitchens

**Italian**



Photovoltaics

**On the roof top**



Sockets for Charging

**Ideal for Electrical Cars**



Delivery

**3<sup>rd</sup> Quarter 2024**





Unit Number

Level

Internal Area

Balconies

Bedrooms

Bathrooms

Parking

Storage

1.1	1	57.70m <sup>2</sup>	21.50m <sup>2</sup>	2	1	✓	N/A
1.2	1	51.70m <sup>2</sup>	12.00m <sup>2</sup>	1	1	✓	N/A
M1	1 & 2	45.00+28.00=73.00m <sup>2</sup>	20.50m <sup>2</sup>	2	2	✓	N/A
2.1	2	57.70m <sup>2</sup>	21.50m <sup>2</sup>	2	1	✓	N/A
2.2	2	51.70m <sup>2</sup>	12.00m <sup>2</sup>	1	1	✓	N/A
3.1	3	57.70m <sup>2</sup>	21.50m <sup>2</sup>	2	1	✓	N/A
3.2	3	51.70m <sup>2</sup>	12.00m <sup>2</sup>	1	1	✓	N/A
M2	3 & 4	45.00+28.00=73.00m <sup>2</sup>	20.50m <sup>2</sup>	2	2	✓	N/A
4.1	4	57.70m <sup>2</sup>	21.50m <sup>2</sup>	2	1	✓	N/A
4.2	4	51.70m <sup>2</sup>	12.00m <sup>2</sup>	1	1	✓	N/A
5.1	5	57.70m <sup>2</sup>	21.50m <sup>2</sup>	2	1	✓	N/A

Sqm measurements may vary up to ± 3%





Unit Number

Level

Internal Area

Balconies

Bedrooms

Bathrooms

Parking

Storage

5.2	5	51.70m <sup>2</sup>	12.00m <sup>2</sup>	1	1	✓	N/A
M3	5 & 6	45.00+28.00=73.00m <sup>2</sup>	20.50m <sup>2</sup>	2	2	✓	N/A
6.1	6	57.70m <sup>2</sup>	21.50m <sup>2</sup>	2	1	✓	N/A
6.2	6	51.70m <sup>2</sup>	12.0m <sup>2</sup>	1	1	✓	N/A
7.1 Partial Sea View	7	57.70m <sup>2</sup>	21.50m <sup>2</sup>	2	1	✓	N/A
7.2 Partial Sea View	7	51.70m <sup>2</sup>	12.0m <sup>2</sup>	1	1	✓	N/A
M4 Lycabettus View	7 & 8	45.00+28.00=73.00m <sup>2</sup>	20.50m <sup>2</sup>	2	2	✓	N/A
8.1 Sea View	8	57.70m <sup>2</sup>	21.50m <sup>2</sup>	2	1	✓	N/A
8.2 Sea View	8	47.70m <sup>2</sup>	12.0m <sup>2</sup>	1	1	✓	N/A

Sqm measurements may vary up to ± 3%



# FIRST LEVEL

APT 1.1 | 1.2 | MAIS M1





# APT 1.1

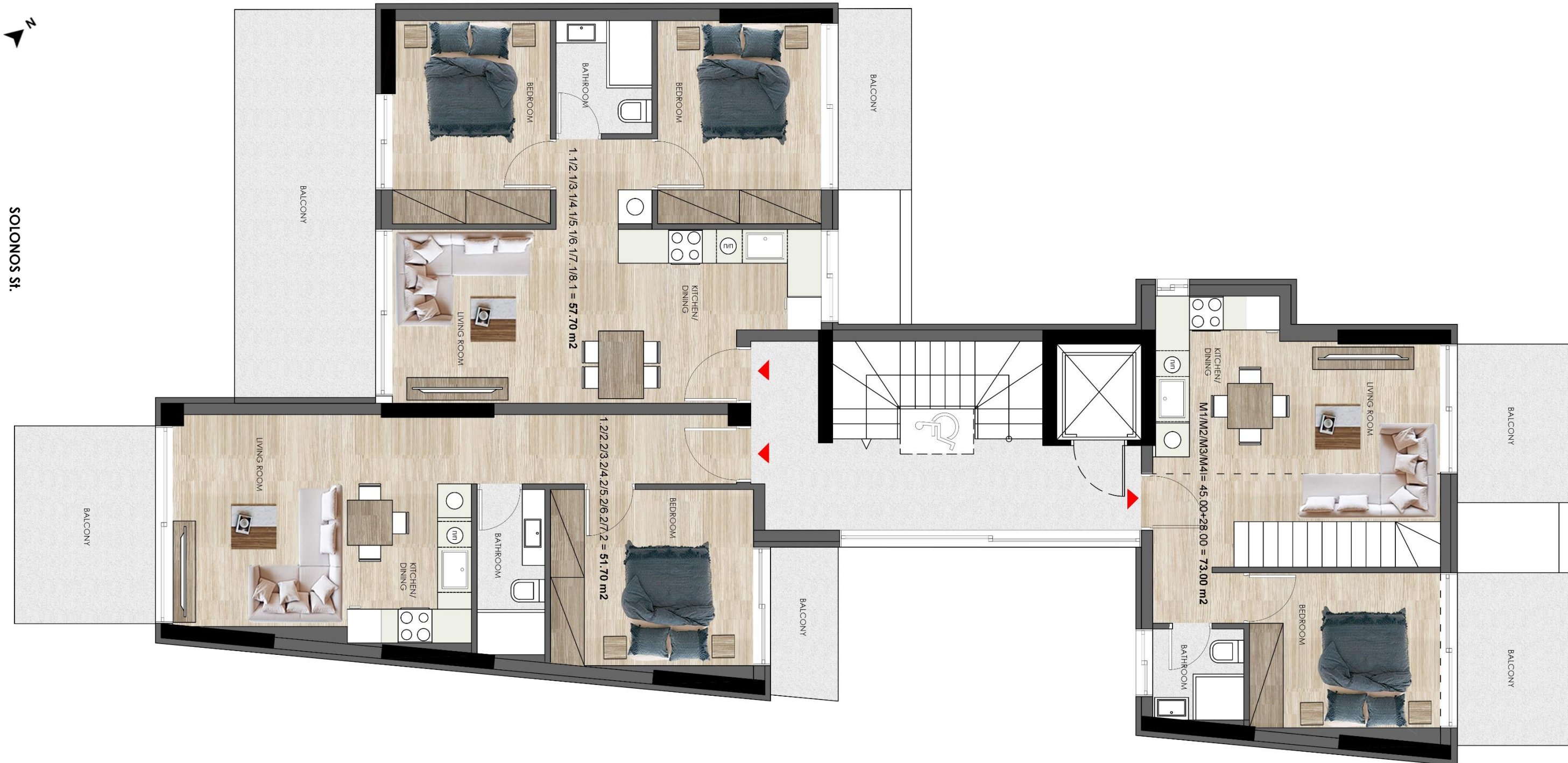
FIRST LEVEL





# APARTMENT 1.1

SOLONOS 46 , KALITHEA  
1,3,5,7 FLOOR PLANS



S.M  
57.70



S.M BALCONIES  
21.50



LEVEL  
1



PARKING  
YES



STORAGE ROOM  
NO



BEDROOMS  
2











# APT 1.2

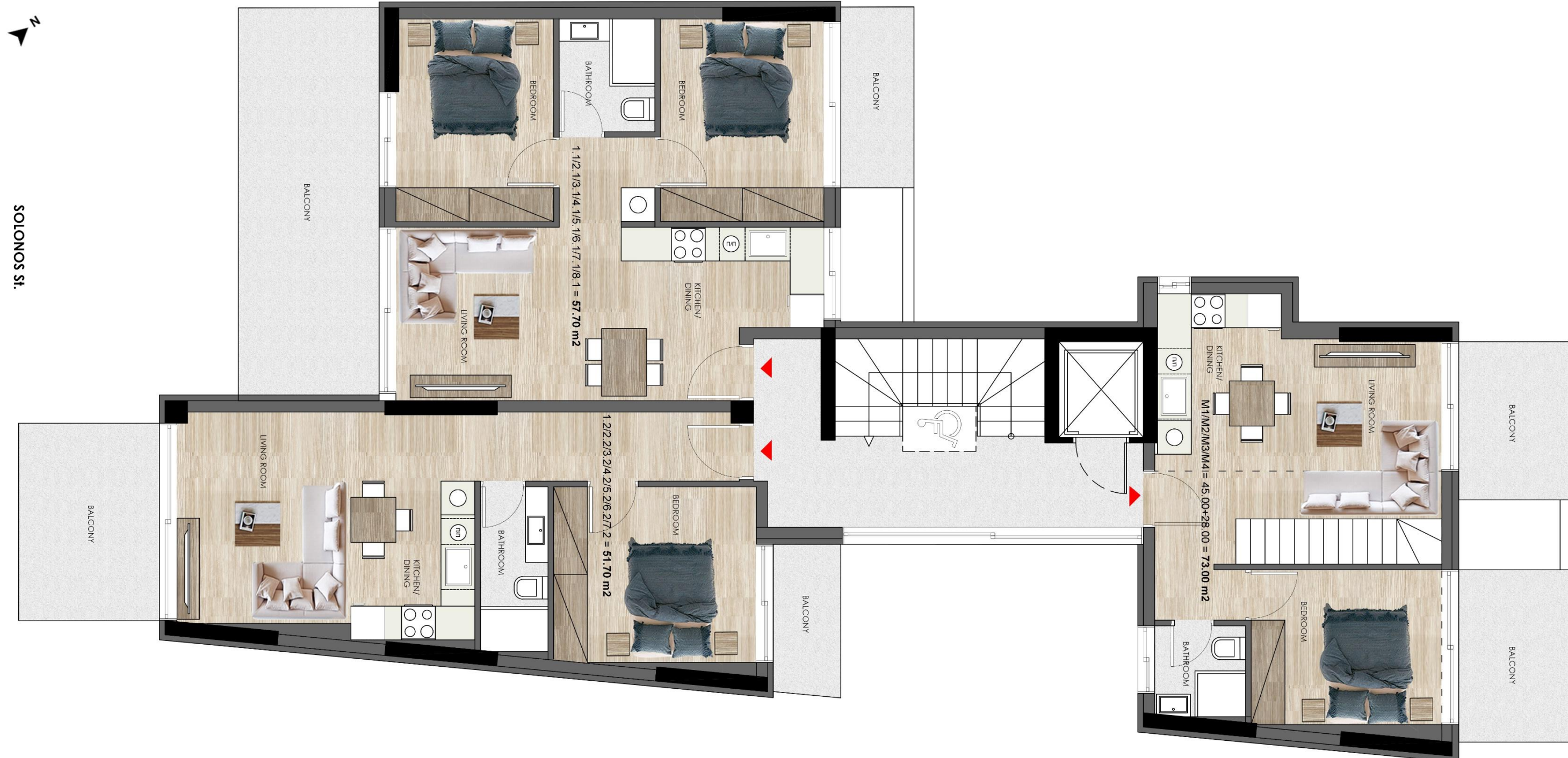
FIRST LEVEL





# APARTMENT 1.2

SOLONOS 46 , KALITHEA  
1,3,5,7 FLOOR PLANS



S.M  
51.70



S.M BALCONIES  
12.00



LEVEL  
1



PARKING  
YES



STORAGE ROOM  
NO



BEDROOMS  
1











# MAIS 1

FIRST & SECOND LEVEL





# MAIS M1

SOLONOS 46 , KALLITHEA  
1,3,5,7 FLOOR PLANS



SOLONOS 46 , KALLITHEA  
2,4,6 FLOOR PLANS



**S.M**  
45.00+28.00=73.00



**S.M BALCONIES**  
20.50



**LEVEL**  
1&2



**PARKING**  
YES



**STORAGE ROOM**  
NO



**BEDROOMS**  
2





ESTA ES TU VIDA. VIVELA.  
HAZ LO QUE AMAS.  
SI ALGO NO TE GUSTA, CAMBIALO.  
SI NO TE GUSTA TU EMPLEO, RENUNCIALO.  
SI NO TIENES SUFICIENTE TIEMPO, DEJA DE VER TV.  
SI ESTAS BUSCANDO AL AMOR DE TU VIDA, DETENTE.  
ESTARÁ ESPERANDOTE CUANDO EMPIECES  
A HACER COSAS QUE AMAS.  
DEJA DE SOBRESOBREVALIZAR.  
LA VIDA ES SIMPLE. CADA BOCADITO  
SABE SU MANEJO, SUS BRAZOS, Y SU COORONACION A COPIAR.  
PERSONAS NUEVAS. HAY DIFERENCIAS PORQUE UN  
PERSONAJE A LA MODA PERSONA QUE VERA CHAL ES SU PASO  
Y COMPARTIR TU GUSTO. INSPIRADOR CON ELLE  
VIAJA SEGUIDO: PERDERTE.  
LA VIDA SE TRATA DE LAS PERSONAS QUE CONOCES. DIFERENTE  
Y LO QUE PUEDES CREAR CON ELLAS. O RAER.  
ASI QUE SAL Y EMPIEZA A CREAR.  
LA VIDA ES VIVE TU SUEÑO.  
Y COMPARTIRLO.  
CORTA. TU PASION.







# SECOND LEVEL

MAIS M1 | 2.1 | 2.2





# APT 2.1

SECOND LEVEL





# APARTMENT 2.1

SOLONOS 46, KALITHEA  
2,4,6 FLOOR PLANS



S.M  
57.70



S.M BALCONIES  
21.50



LEVEL  
2



PARKING  
YES



STORAGE ROOM  
NO



BEDROOMS  
2











# APT 2.2

SECOND LEVEL





# APARTMENT 2.2

SOLONOS 46, KALITHEA  
2/4,6 FLOOR PLANS



S.M  
51.70



S.M BALCONIES  
12.00



LEVEL  
2



PARKING  
YES



STORAGE ROOM  
NO



BEDROOMS  
1



# THIRD LEVEL

APT 3.1 | 3.2 | MAIS M2





# APT 3.1

THIRD LEVEL





# APARTMENT 3.1

SOLONOS 46, KALITHEA  
1,3,5,7 FLOOR PLANS



S.M  
57.70



S.M BALCONIES  
21.50



LEVEL  
3



PARKING  
YES



STORAGE ROOM  
NO



BEDROOMS  
2











# APT 3.2

THIRD LEVEL





# APARTMENT 3.2



SOLONOS 46 , KALITHEA  
1,3,5,7 FLOOR PLANS



S.M  
51.70



S.M BALCONIES  
12.00



LEVEL  
3



PARKING  
YES



STORAGE ROOM  
NO



BEDROOMS  
1











# MAIS M2

THIRD & FOURTH LEVEL





# MAIS M2

SOLONOS 46 , KALLITHEA  
1,3,5,7 FLOOR PLANS



SOLONOS 46 , KALLITHEA  
2,4,6 FLOOR PLANS



**S.M**  
45.00+28.00=73.00



**S.M BALCONIES**  
20.50



**LEVEL**  
3&4



**PARKING**  
YES



**STORAGE ROOM**  
NO



**BEDROOMS**  
2





ESTA ES TU **VIDA** V  
HAZ LO QUE AMAS.  
SI ALGO NO TE GUSTA, CAMBIALO.  
SI NO TE GUSTA TU EMPLEO, RENUNCIALO.  
SI NO TIENES SUFICIENTE TIEMPO, DEJA DE VER TV.  
SI ESTÁS BUSCANDO AL AMOR DE TU VIDA, DETENTE.  
ESTARÁ ESPERÁNDOTE CUANDO EMPIECES  
A HACER COSAS QUE AMAS.  
DEJA DE SOBREENALIZAR.  
LA VIDA ES SIMPLE. CADA BOCADITO  
PERSONAS NUEVAS. NUESTRAS EXPERIENCIAS NOS UNEN  
Y COMPARTE TU SUEÑO INSPIRADOR CON ELLE.  
VIAJA SEGUIDO. PERDERTE.  
LA VIDA SE TRATA DE LAS PERSONAS QUE CONOCES O HARÁS  
Y LO QUE PUEDES CREAR CON ELLAS.  
ASÍ QUE SAL Y EMPIEZA A CREAR. AXIOM  
LA VIDA ES VIVIR TU SUEÑO. FÉLICES  
Y COMPARTE LO QUE  
CORTA. TU PASIÓN.









# FOURTH LEVEL

APT 4.1 | 4.2 | MAIS M2





# APT 4.1

FOURTH LEVEL





# APARTMENT 4.1

SOLONOS 46 , KALLITHEA  
2.4.6 FLOOR PLANS



S.M  
57.70



S.M BALCONIES  
21.50



LEVEL  
4



PARKING  
YES



STORAGE ROOM  
NO



BEDROOMS  
2











# APT 4.2

FOURTH LEVEL





# APARTMENT 4.2

SOLONOS 46 , KALLITHEA  
2,4,6 FLOOR PLANS



S.M  
51.70



S.M BALCONIES  
12.00



LEVEL  
4



PARKING  
YES



STORAGE ROOM  
NO



BEDROOMS  
1











# FIFTH LEVEL

APT 5.1 | APT 5.2 | MAIS M3





# APT 5.1

FIFTH LEVEL





# APARTMENT 5.1

SOLONOS 46 , KALLITHEA  
1.3.5.7 FLOOR PLANS



S.M  
57.70



S.M BALCONIES  
21.50



LEVEL  
2



PARKING  
YES



STORAGE ROOM  
NO



BEDROOMS  
2











# APT 5.2

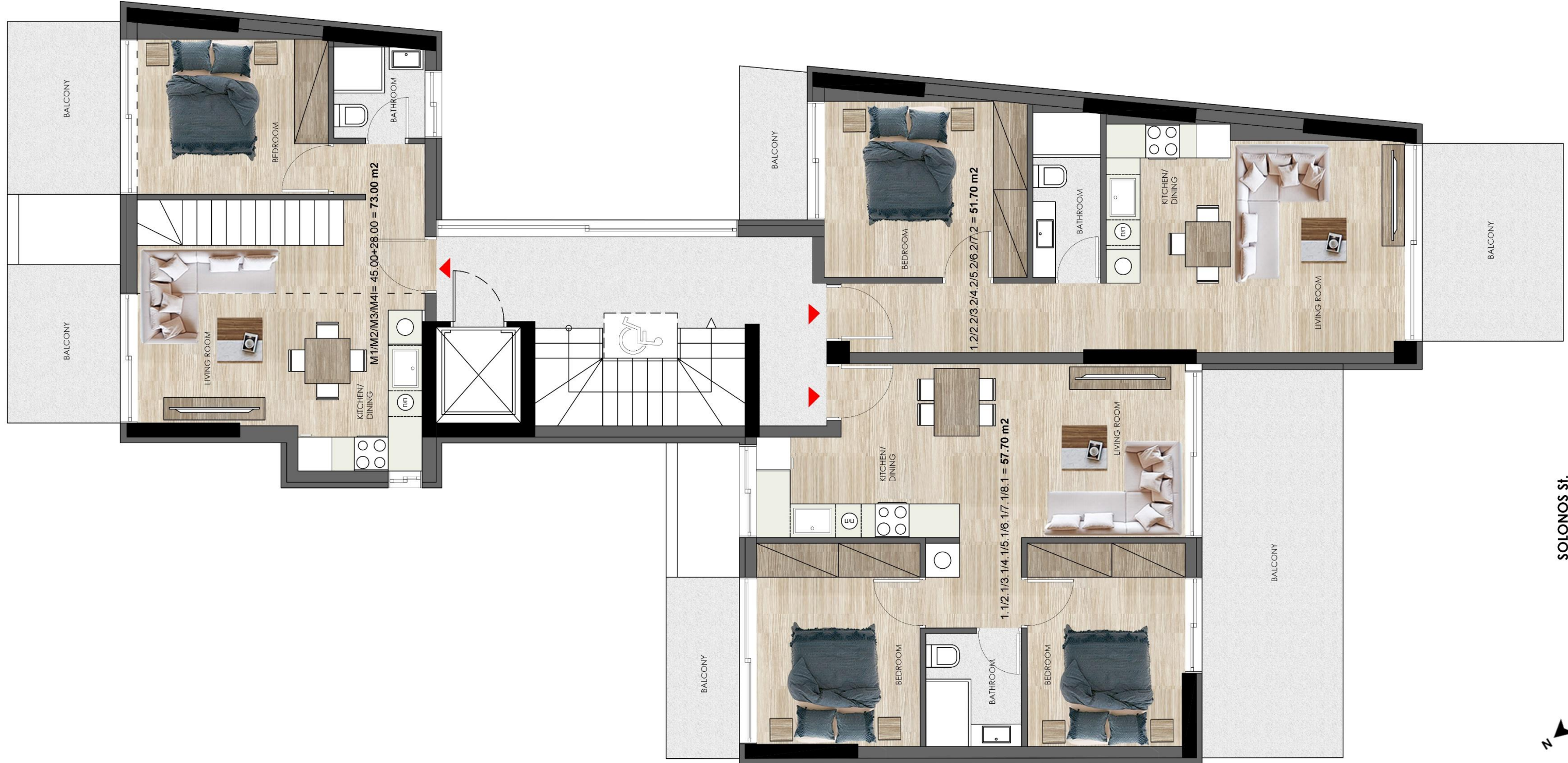
FIFTH LEVEL





# APARTMENT 5.2

SOLONOS 46 , KALLITHEA  
1.3.5.7 FLOOR PLANS



SOLONOS St.



S.M  
51.70



S.M BALCONIES  
12.00



LEVEL  
5



PARKING  
YES



STORAGE ROOM  
NO



BEDROOMS  
1











# MAIS M3

FIFTH & SIXTH LEVEL





# MAIS M3

SOLONOS 46 , KALLITHEA  
1,3,5,7 FLOOR PLANS



SOLONOS 46 , KALLITHEA  
2,4,6 FLOOR PLANS



**S.M**  
45.00  
+28.00=73.00



**S.M BALCONIES**  
20.50



**LEVEL**  
5 & 6



**PARKING**  
YES



**STORAGE ROOM**  
NO



**BEDROOMS**  
2











# SIXTH LEVEL

APT 6.1 | APT 6.2





# APT 6.1

SIXTH LEVEL





# APARTMENT 6.1

SOLONOS 46 , KALLITHEA  
2.4.6 FLOOR PLANS



S.M  
57.70



S.M BALCONIES  
21.50



LEVEL  
6



PARKING  
YES



STORAGE ROOM  
NO



BEDROOMS  
2











# APT 6.2

SIXTH LEVEL





# APARTMENT 6.2

SOLONOS 46 , KALLITHEA  
2.4.6 FLOOR PLANS



S.M  
51.70



S.M BALCONIES  
12.00



LEVEL  
6



PARKING  
YES



STORAGE ROOM  
NO



BEDROOMS  
1











# SEVENTH LEVEL

APT 7.1 | APT 7.2 | MAIS M4





# APT 7.1

PARTIAL SEA VIEW - SEVENTH LEVEL





# APARTMENT 7.1

## PARTIAL SEA VIEW

SOLONOS 46 , KALLITHEA  
1,3,5,7 FLOOR PLANS



S.M  
57.70



S.M BALCONIES  
21.50



LEVEL  
7



PARKING  
YES



STORAGE ROOM  
NO



BEDROOMS  
2











# APT 7.2

PARTIAL SEA VIEW - SEVENTH LEVEL

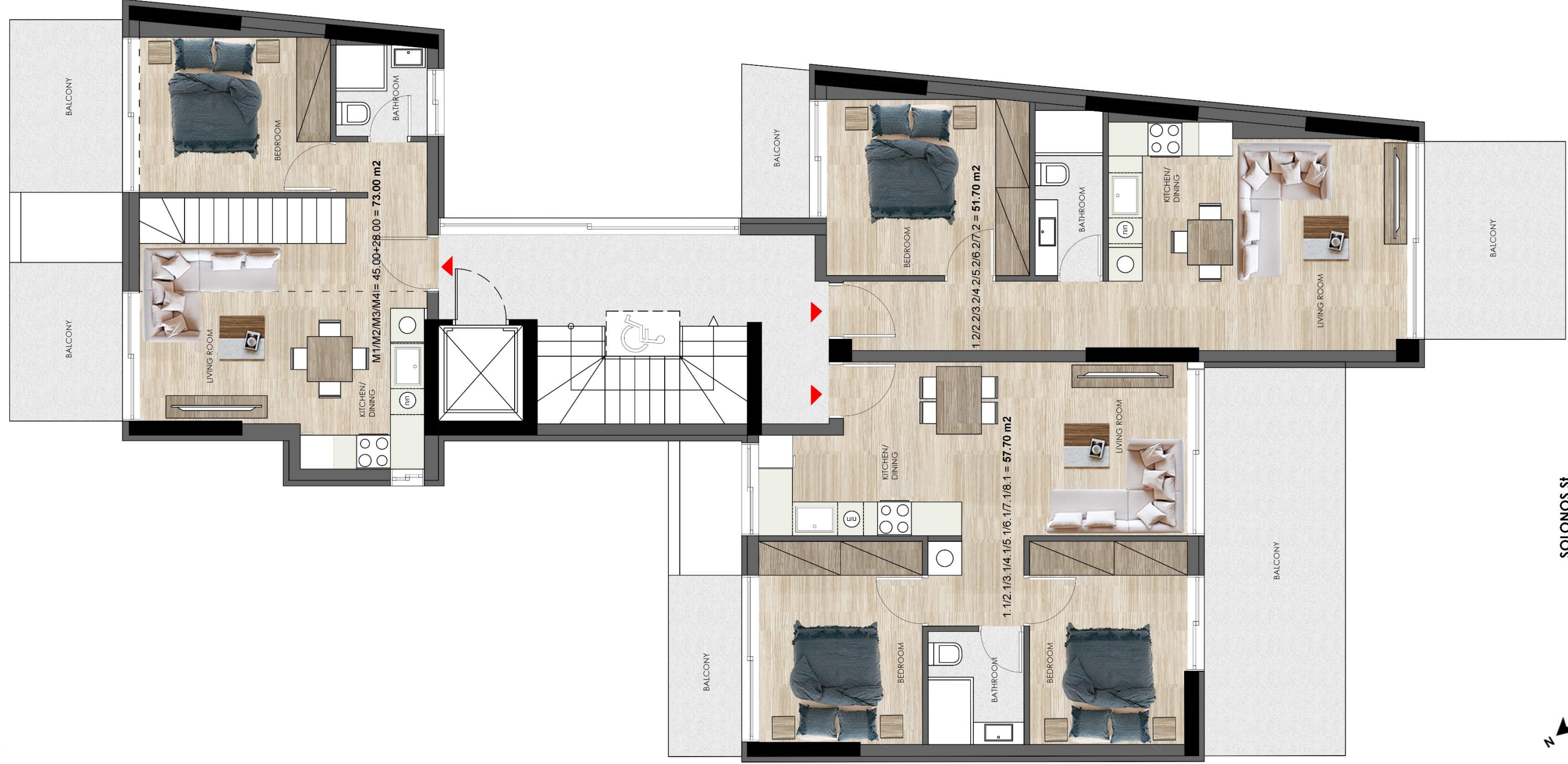




# APT 7.2

## PARTIAL SEA VIEW

SOLONOS 46, KALLITHEA  
1,3,5,7 FLOOR PLANS



S.M  
51.70



S.M BALCONIES  
12.00



LEVEL  
7



PARKING  
YES



STORAGE ROOM  
NO



BEDROOMS  
1











# MAIS M4

LYCABETTUS VIEW – SEVENTH & EIGHTH LEVEL





# MAIS M4

## LYCABETTUS VIEW

SOLONOS 46 , KALLITHEA  
1,3,5,7 FLOOR PLANS



SOLONOS 46 , KALLITHEA  
8th FLOOR PLAN



**S.M**  
45.00+28.00=73.00



**S.M BALCONIES**  
20.50



**LEVEL**  
7 & 8



**PARKING**  
YES



**STORAGE ROOM**  
NO



**BEDROOMS**  
2





ESTA ES TU VIDA. VIVELA.  
HAZ LO QUE AMAS.  
SI ALGO NO TE GUSTA, CAMBIALO.  
SI NO TE GUSTA TU EMPLEO, RENUNCIALO.  
SI NO TIENES SUFICIENTE TIEMPO, DEJA DE VER TELÉVISION.  
SI ESTÁS BUSCANDO AL AMOR DE TU VIDA, DETENTE.  
ESTARÁ ESPERÁNDOTE CUANDO EMPIECES  
A HACER COSAS QUE AMAS.  
DEJA DE SOBREENALIZAR.  
LA VIDA ES SIMPLE. CADA BOCADITO  
ABRE TU MENTE, TUS SENTIDOS, Y TU CORAZÓN A COGER  
PERSONAS NUEVAS, NUESTRAS DIFERENCIAS NOS UNEN  
PROMÉTESE A LA MEJOR PERSONA QUE, MÁS CUAL ES SU PASIÓN  
Y COMPARTE TU SUEÑO INSPIRADOR CON EL.  
VIAJA SEGUIDO. PERDÉRTETE.  
LA VIDA SE TRATA DE LAS PERSONAS QUE CONOCES, DE DARLES  
Y LO QUE PUEDES CREAR CON ELLAS. NO RASGAS, NO RAJAS,  
ASI QUE SAL Y EMPÉZALA A CREAR. ASÍ COMO VIVES,  
LA VIDA ES VIVE TU SUEÑO. COMPARTELO.  
CORTA. TU PASIÓN.







# EIGHTH LEVEL

APT 8.1 | APT 8.2





# APT 8.1

SEA VIEW – EIGHTH LEVEL





# APARTMENT 8.1

## SEA VIEW

SOLOS 46 , KALLITHEA  
8th FLOOR PLAN



S.M  
57.70



S.M BALCONIES  
21.50



LEVEL  
7



PARKING  
YES



STORAGE ROOM  
NO



BEDROOMS  
2











# APT 8.2

SEA VIEW – EIGHTH LEVEL





# APARTMENT 8.2

## SEA VIEW



SOLONOS 46 , KALLITHEA  
8th FLOOR PLAN



S.M  
47.70



S.M BALCONIES  
12.00



LEVEL  
7



PARKING  
YES



STORAGE ROOM  
NO



BEDROOMS  
1













## DISTANCES

1. Stavros Niarchos Park | 550m
2. Flisvos Marina | 1.4Km
3. Shops| 300m
4. Public Transport| 200m
5. School | 350m
6. Airport | 36 km
7. Hospital | 400m
8. Centre of Athens | 6 km





**THANK YOU**