

NEW URBAN RESIDENCES

ARDITTOS

Residences

A warm-minimal residential concept on the Vyronas / Pangrati edge, designed for modern city living, compact comfort and contemporary everyday use.

5 RESIDENCES

2-BED LAYOUTS

FROM €298,000

VYRONAS / PANGRATI EDGE

 SEOS

PROJECT OVERVIEW

Ardittos Residences

A boutique residential collection of five modern two bedroom residences, combining warm contemporary design with a well positioned location on the Vyronas / Pangrati edge.

5

RESIDENCES

Boutique collection of only five private units

From €298,000

ENTRY PRICE

Golden Visa eligibility subject to legal confirmation

2 Bedroom

EVERY LAYOUT

All residences are two bedroom with contemporary finishes

**Vyronas /
Pangrati**

LOCATION

Established inner suburb on the edge of central Athens

48–66.5

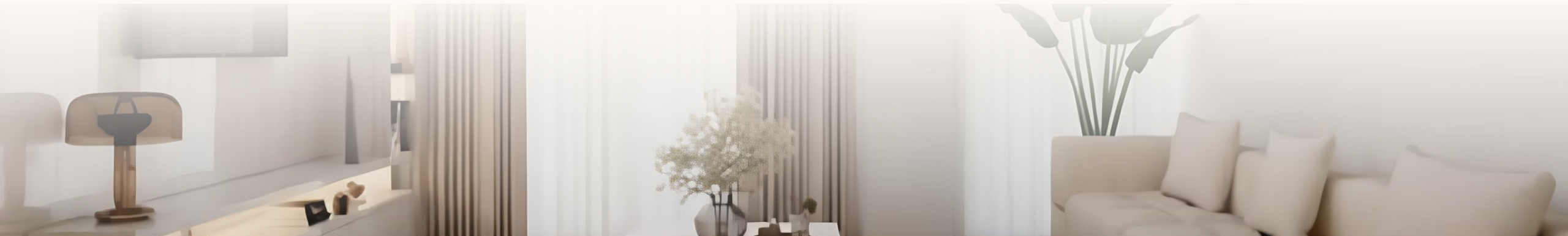
SQM RANGE

271.5 sqm combined across the floor

Q4 2026

ESTIMATED DELIVERY

Currently under construction



LOCATION

STRATEGIC RESIDENTIAL LOCATION

Positioned in the established Vryonas and Ymittos residential area, the project combines a calm urban setting with convenient access to central Athens.

Syntagma Square, the Acropolis and the historic centre are approximately 10 to 15 minutes away. The Athens Riviera, Piraeus Port and Athens International Airport are all within comfortable driving distance.



Established inner suburb, 3 km from the centre



Continuous connectivity to central Athens



Metro Line 2 within 2 km



Everyday amenities in the immediate vicinity

KEY DISTANCES

CONNECTED TO THE CITY

The metro, the historic centre, Athens' landmarks and the coast are all within easy reach of Ardittos Residences, approximately 3 km southeast of central Athens.

ALSO NEARBY

Local shops and amenities

1–3 min

National Garden

3 km

Kolonaki

4 km

Stavros Niarchos Cultural Center

8.5 km

Flisvos Marina and seafront

9 km

Port of Piraeus

13–14 km



Approximate driving times. Metro Line 2 gives direct access to Syntagma and the Acropolis.



THE RESIDENCES

Project Concept

Five private two bedroom residences arranged around a shared entrance.

The building

A boutique collection of five private two bedroom residences on a single floor, designed to deliver privacy, comfort and contemporary character in the established Vyronas and Ymittos area.

Unit types

All residences are two bedroom layouts ranging from 48 to 66.5 sqm, with clean contemporary finishes, soft neutral tones and a warm material palette that feels modern and easy to live in.

WARM CONTEMPORARY · 271.5 SQM COMBINED

INTERIORS

Living & Dining

Open, bright and designed for comfortable everyday living. The living areas are planned to feel welcoming and practical, with soft natural light, efficient dining zones and a calm residential atmosphere.

Warm, neutral finishes create an easy to style interior suited to both owner occupiers and investors.

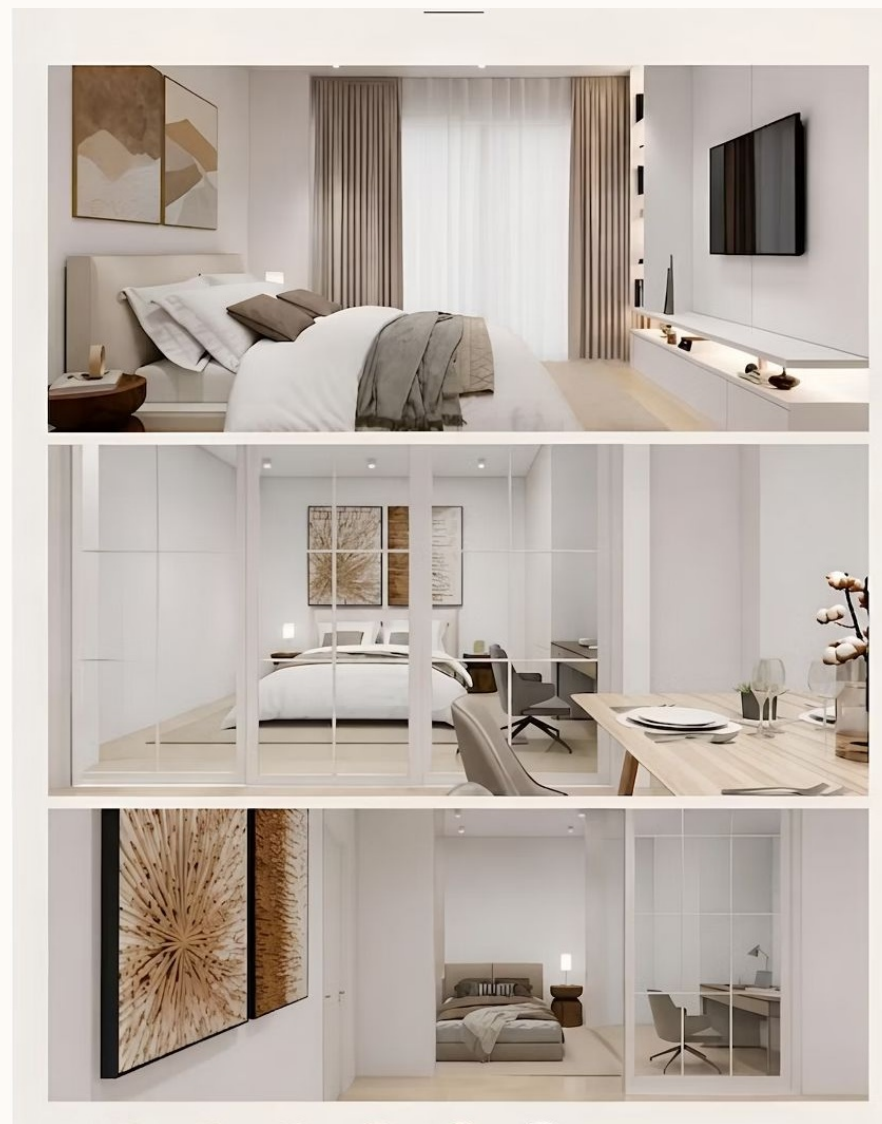


INTERIORS

Bedrooms

Restful bedrooms with warm ambient finishes, natural tones and a calm residential atmosphere.

Every residence is a two bedroom layout, with the second bedroom equally suited to a guest room, a study or a child's room.

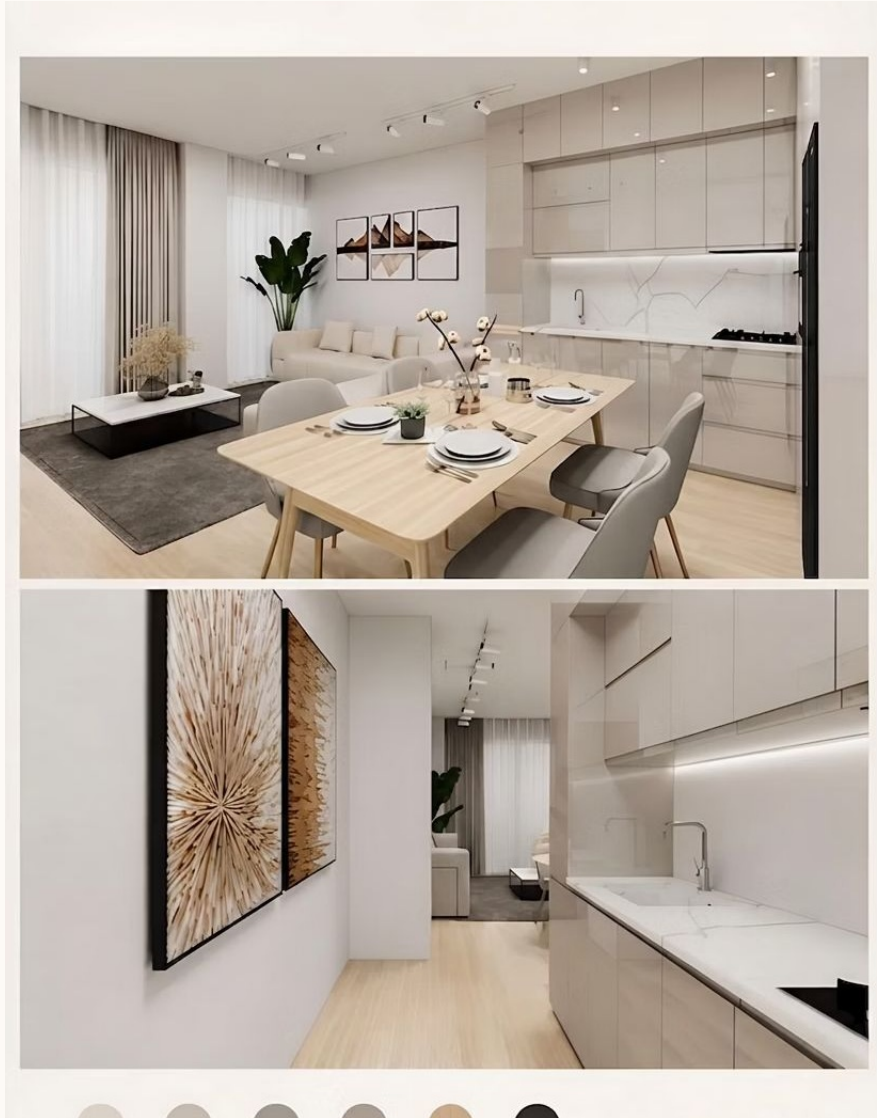


INTERIORS

Kitchens

Warm minimal kitchen design with contemporary living in mind.
Natural materials and timeless finishes create a refined yet practical
cooking and dining environment.

Open plan layouts connect the kitchen seamlessly to the living and
dining areas, designed for comfort and created to inspire.



INTERIORS

Bathrooms

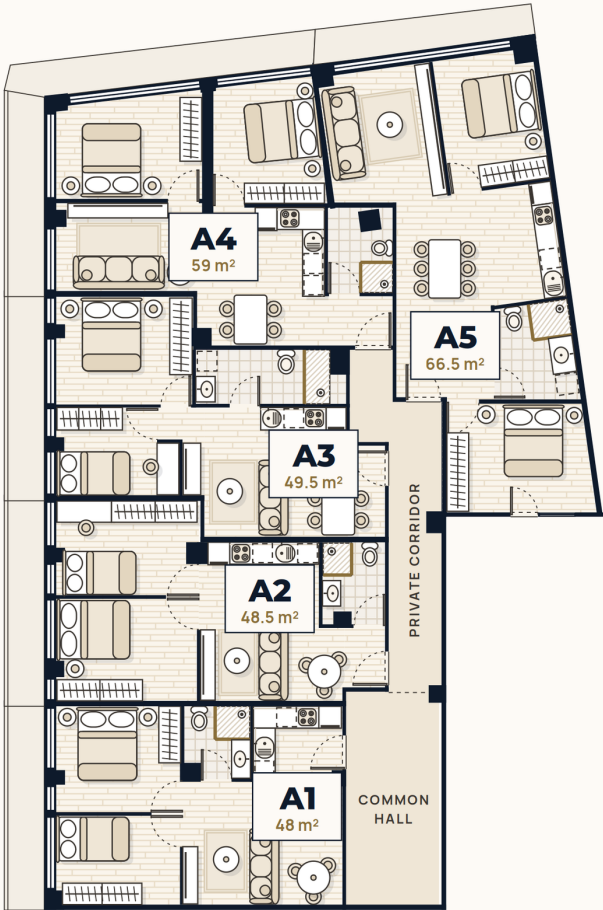
Refined bathrooms with walk in showers, contemporary vanities and matte black fixtures.

Clean lines, warm neutral tones and timeless finishes, designed for everyday comfort with a calm, minimal aesthetic.



ATHENS

ARDITTOS RESIDENCES



First floor, five two bedroom apartments

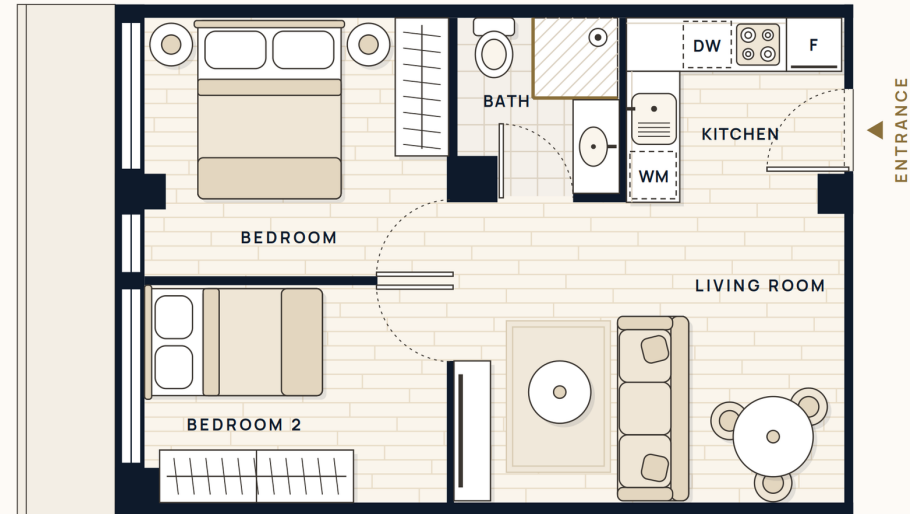
APARTMENT A1	APARTMENT A2	APARTMENT A3	APARTMENT A4	APARTMENT A5
48 m²	48.5 m²	49.5 m²	59 m²	66.5 m²

Furniture layout is indicative. Dimensions and areas are approximate.

APARTMENT A1

TOTAL AREA

48 m²



F Fridge DW Dishwasher WM Washing machine

BEDROOM
3.4 × 2.9 m

BEDROOM 2
3.4 × 2.4 m

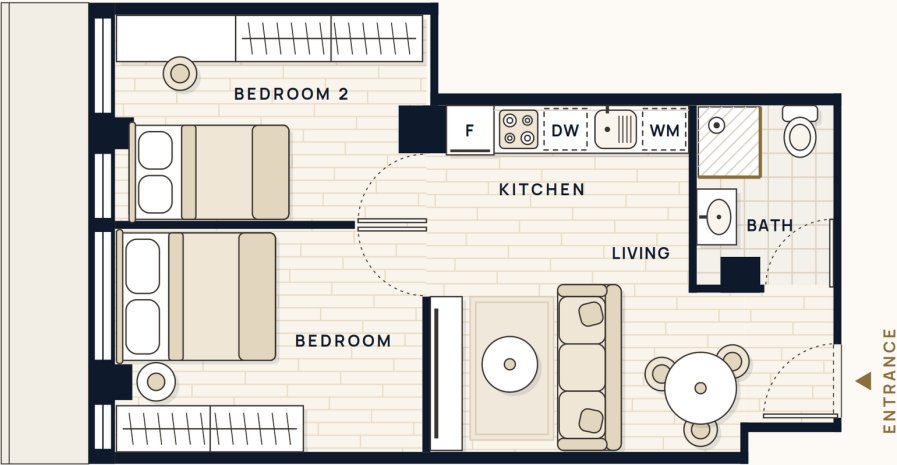
LIVING, KITCHEN
4.4 × 3.4 m

BATHROOM
1.8 × 2.0 m

ARDITTOS RESIDENCES, ATHENS

APARTMENT A2

TOTAL AREA
48.5 m²



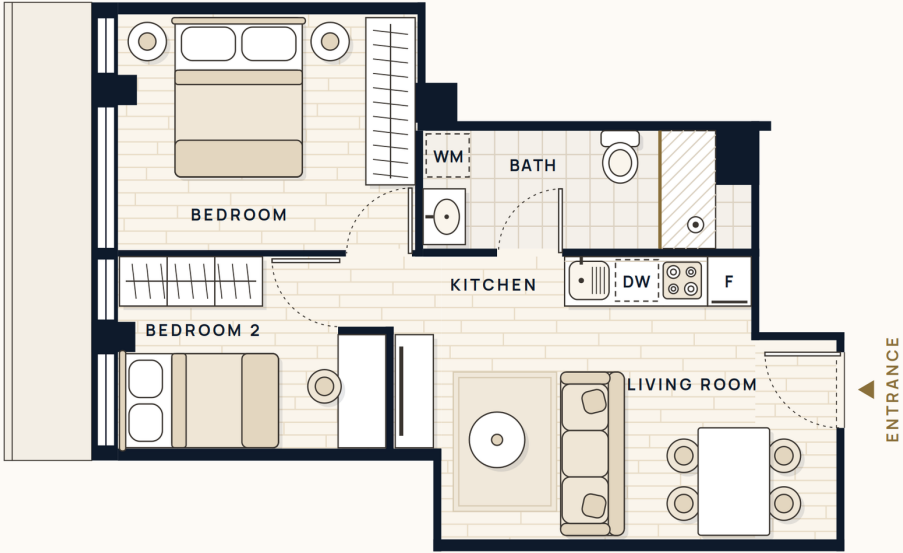
F Fridge DW Dishwasher WM Washing machine

BEDROOM	BEDROOM 2	LIVING, KITCHEN	BATHROOM
3.9 × 2.8 m	3.9 × 2.6 m	3.3 × 4.3 m	1.7 × 2.3 m

ARDITTOS RESIDENCES, ATHENS

APARTMENT A3

TOTAL AREA
49.5 m²



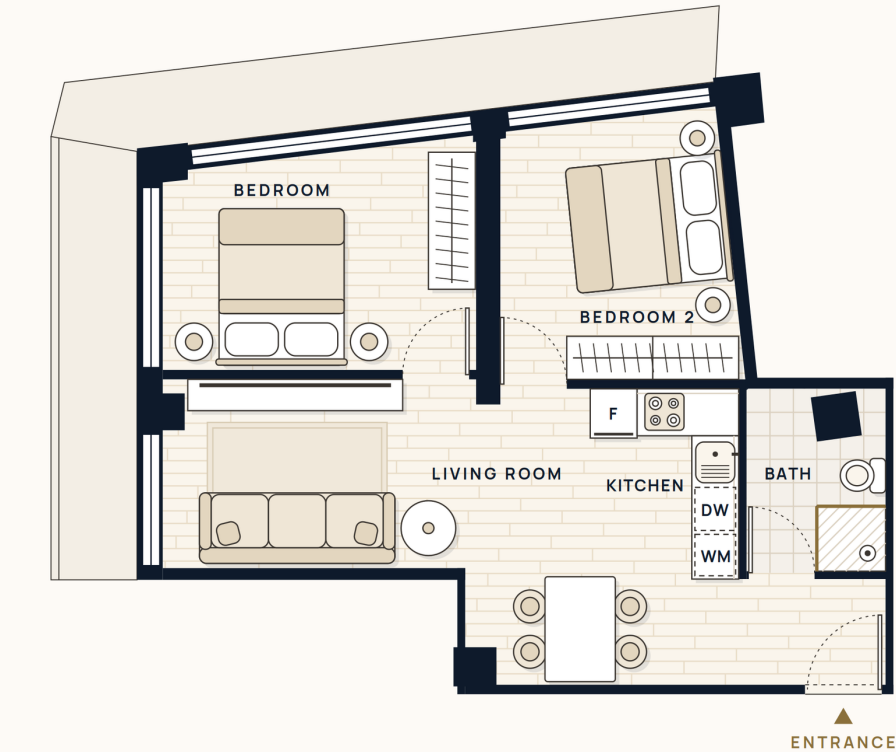
F Fridge DW Dishwasher WM Washing machine

BEDROOM	BEDROOM 2	LIVING, KITCHEN	BATHROOM
3.7 × 3.0 m	3.4 × 2.4 m	5.0 × 3.5 m	4.1 × 1.5 m

ARDITTOS RESIDENCES, ATHENS

APARTMENT A4

TOTAL AREA
59 m²



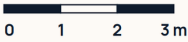
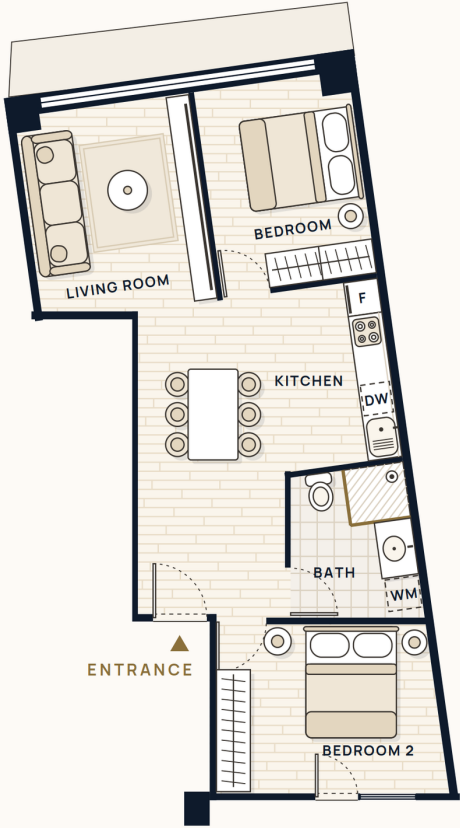
F Fridge DW Dishwasher WM Washing machine

BEDROOM	BEDROOM 2	LIVING, KITCHEN	BATHROOM
4.0 × 2.6 m	3.0 × 3.3 m	7.4 × 2.3 m	1.8 × 2.3 m

ARDITTOS RESIDENCES, ATHENS

APARTMENT A5

TOTAL AREA
66.5 m²



F Fridge DW Dishwasher WM Washing machine

LIVING ROOM	KITCHEN, DINING	BEDROOM	BEDROOM 2	BATHROOM
2.7 × 3.6 m	4.0 × 3.0 m	2.7 × 3.6 m	4.0 × 3.0 m	2.0 × 2.7 m

Furniture layout is indicative. Dimensions and areas are approximate.

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The background of the entire page is a photograph of a cityscape, likely Athens, Greece, viewed from an elevated position. In the foreground, there are dark, silhouetted branches of trees. The middle ground shows a dense urban area with various buildings, including some taller structures. In the background, a hill with a castle or fortress is visible under a clear sky. The overall tone is dark and moody, with a blueish-grey color palette.

INVESTMENT PERSPECTIVE

WHY INVEST IN ARDITTOS RESIDENCES

CENTRAL LOCATION

Easy access to central Athens, key landmarks and public transport. Syntagma Square, the Acropolis and the Panathenaic Stadium are approximately 10 to 15 minutes away.

BOUTIQUE EXCLUSIVITY

A limited collection of only five private units. Boutique developments of this character in an established inner suburb offer a rare combination of scarcity and accessibility.

HIGH DEMAND LAYOUTS

Five efficiently planned two bedroom residences, suited for permanent living, long term rental and investment in a neighbourhood with strong everyday amenities.

LONG TERM POTENTIAL

An established residential setting with everyday amenities and convenient access to the Athens Riviera, Piraeus Port and Athens International Airport.

GOLDEN VISA · GREECE

RESIDENCY THROUGH REAL ESTATE

Greece's Golden Visa programme grants a renewable residence permit to non-EU investors who acquire qualifying real estate, one of the most accessible residency-by-investment routes remaining in Europe.

The programme can cover the main applicant, their spouse, children under 21, and the parents of both spouses, under a single qualifying investment. Investment thresholds vary by region and property type, and change under Greek law from time to time — current thresholds and eligibility should always be confirmed with our team and a licensed Greek immigration lawyer before proceeding.



Full Family Included



No Minimum Stay Requirement



Renewable Every 5 Years



Path to Citizenship After 7 Years

WHY GREECE

A MARKET BUILT ON REAL DEMAND

Greece combines a Mediterranean lifestyle with the practical advantages of full European Union membership. Athens has become one of Europe's fastest-recovering property markets, driven by genuine tourism demand, a growing economy and renewed international investment.

In 2024 alone, Greece welcomed more than 38 million international visitors and generated over €23.6 billion in tourism receipts, one of the strongest tourism economies in Europe. That demand supports a real, active rental market, not a speculative one.

For international buyers, Greece offers something increasingly rare in Europe: a stable EU jurisdiction with accessible entry prices, genuine long-term appreciation potential, and one of the continent's most established residency-by-investment programmes.



EU & Schengen
Member State



38M+ International
Visitors Annually



Historic Capital,
Modern Market



WHY OSEOS

A NEW APPROACH TO GREEK REAL ESTATE

OSEOS carries every project from acquisition to ownership, one continuous line of accountability across Greece's investment-grade property market.

We read every title search in full before construction begins, and we choose locations based on where the Athens market is heading, not where it has already been. Every residence we deliver is built to stand the test of time.

We are not a listings platform. We are not a residency-first broker. We operate across the full real estate value chain, from acquisition and development to legal, tax and residency services, through to delivery and ownership.

120+

OPPORTUNITIES SCREENED
Across Greece in 18 months

<8%

MET OUR CRITERIA
We screen so clients don't have to

100%

FULL LIFECYCLE
Acquisition to exit, not just the sale

Invest with clarity. Invest with confidence. Invest with OSEOS.



PROJECT SUMMARY

ARDITTOS

Residences

A boutique residential collection of five modern two-bedroom residences, combining warm contemporary design with a well-positioned location on the Vyronas / Pangrati edge.

For further information, layouts and current availability, please contact us.

 **SEOS**