



# PARKVIEW

## Nea Erythrea

Modern villas featuring light-filled open-plan layouts, aluminum windows and doors, spacious bedrooms, and contemporary kitchens. Each villa includes a private garden, large balconies or terraces, and private covered parking. Located in a prime residential area with everyday amenities and schools close by.

New Development

**BOFKERS**  
Real Estate Investment



Located in Nea Erythrea It's adjacent to popular Kifissia center, private schools, shopping area, and well known restaurants

# AROUND YOU

Located in Nea Erythrea



7' min by car

## Kifissia Town Center

Popular shops & restaurants –  
pedestrian shopping, dining spots,  
community area



2' min walk

**Nea Erythrea Park (Ivi Park)** –  
local park with playgrounds and  
sports areas.



8' min by car

**Goulandris Natural History  
Museum (Kifissia)** – A well known  
museum in nearby Kifissia with  
exhibits on zoology, botany,  
geology, and fossils.



9' min by car

**Neighbourhood schools &  
everyday amenities** (local  
supermarkets, pharmacies)  
within short drive / walk in  
Nea Erythrea and Kifissia.

# 3 VILLAS

3 SEMI-DETACHED RESIDENCES RANGING  
FROM 183–225 SQ.M

## VILLA 1

3 master bedrooms, 3.5 bathrooms, Private Garden, Balcony, Terrace

## VILLA 2

1 master bedroom + 2 regular bedrooms, 2.5 bathrooms, Private Garden, Balcony, Terrace

## VILLA 3

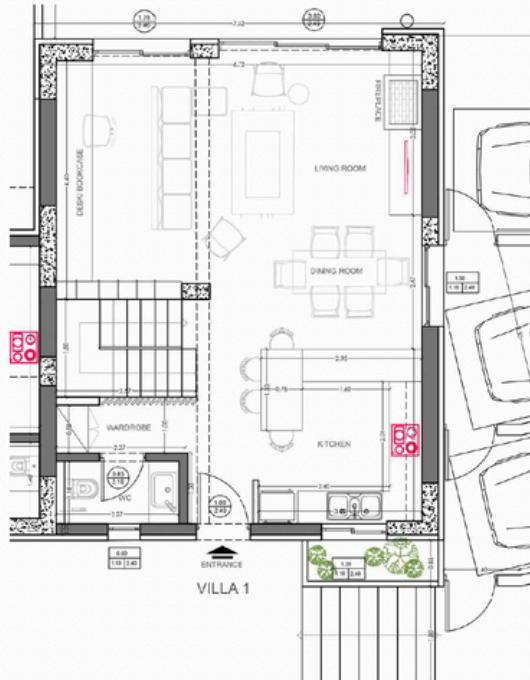
2 master bedrooms + 2 regular bedrooms, 3.5 bathrooms, Private Garden, Balcony, Terrace

PRIVATE COVERED PARKING FOR EACH VILLA

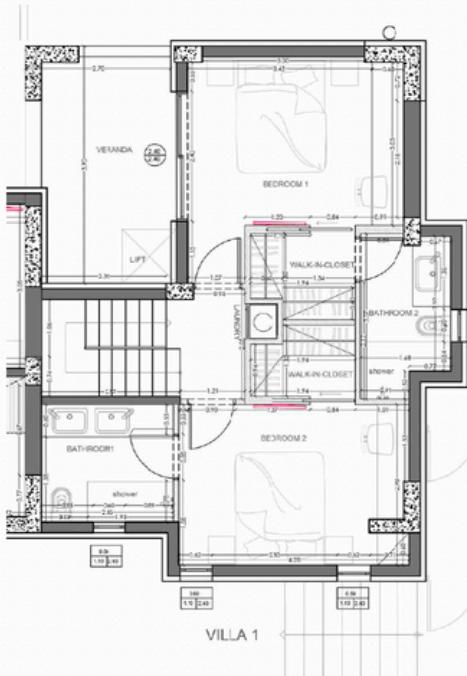




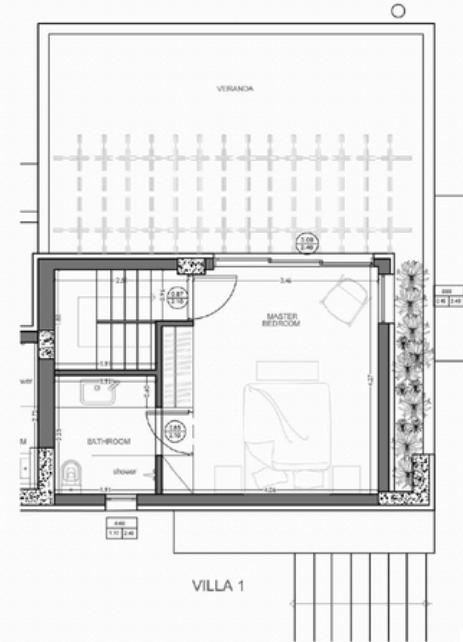
# AYOUT



Villa 1  
ground floor



Villa 1  
1st floor



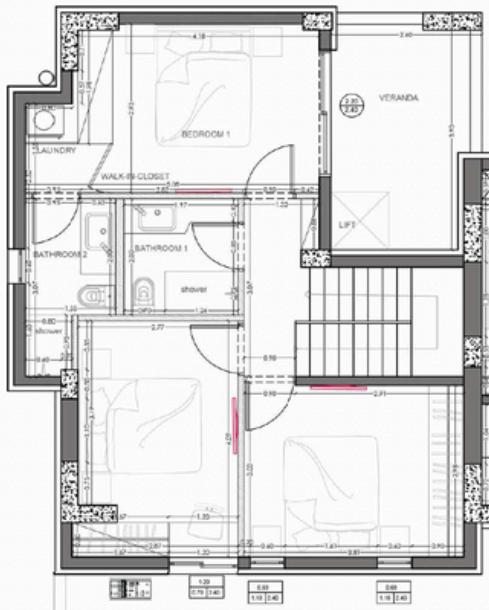
Villa 1  
2nd floor

## Layout

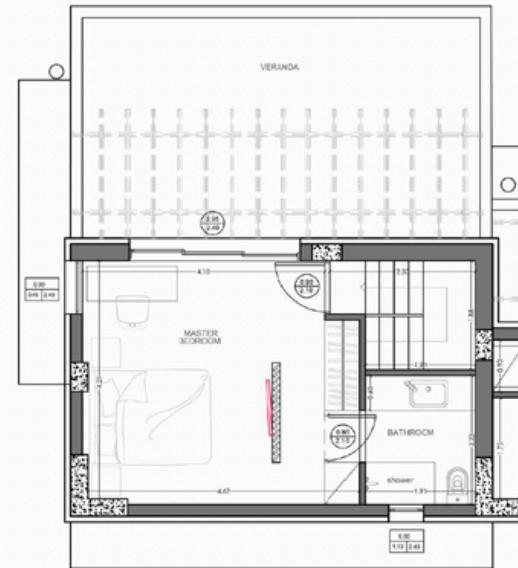


## Villa 3

ground floor



**Villa 3**  
1st floor

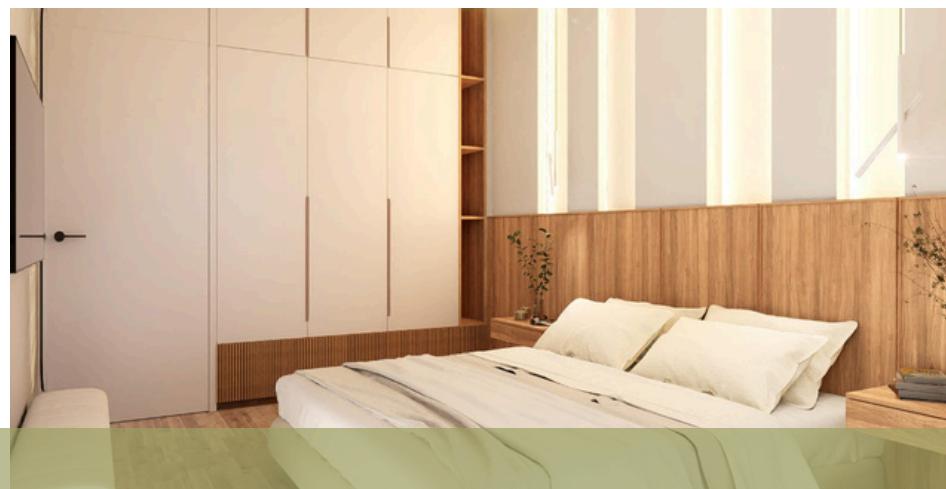


**Villa 3**  
2nd floor

# INTERIOR



# INTERIOR



# INTERIOR



## Orientation & Positioning

A collection of modern semi-detached villas in Nea Erythraia, a peaceful and established suburb just outside Athens. Surrounded by parks, schools, and local shops, the villas offer a calm residential setting with easy access to Kifissia and the city.

**Sustainable living:** The villas feature photovoltaic panels to help reduce electricity costs, full building insulation for year-round comfort and energy efficiency, and eco-friendly floor heating that provides consistent warmth throughout the home.



## Architectural Style

A contemporary urban design with clean lines and a minimalist aesthetic. The façade combines textured stone at street level with smooth white surfaces above, while large windows and balcony doors create openness and light-filled interiors.

Stepped upper levels provide private terraces with greenery, adding visual interest and a sense of outdoor living.

Thoughtful proportions and subtle detailing give the building a modern, elegant presence that complements the historic character of Keramikos.



# ACCESSIBLE. TRANQUIL. CONNECTED.

Nea Erythraia is a sought-after northern suburb of Athens, offering a peaceful residential setting with parks, local shops, and schools nearby.

The area is just a short drive from Kifissia and well-connected by public transport, making city access easy.

Ideal for families or investors, it combines a strong, steady rental market with a high-quality lifestyle.

# RATE CARD SUMMARY

3 Villas

Each include a private and  
covered parking

Each include a terrace & garden



Villa	Floors	Bedrooms	Bathrooms	Sq.m	Terrace (sq.m)	Balcony (sq.m)	Garden (sq.m)	Price (€)	Booking
Villa 1	3	3 Master	3.5	224 m <sup>2</sup>	30 m <sup>2</sup>	10 m <sup>2</sup>	40 m <sup>2</sup>	€850,000	
Villa 2	3	1 Master + 2 Regular	2.5	183 m <sup>2</sup>	30 m <sup>2</sup>	-	70 m <sup>2</sup>	€800,000	
Villa 3	3	2 Master + 2 Regular	3.5	225. m <sup>2</sup>	30 m <sup>2</sup>	10 m <sup>2</sup>	100 m <sup>2</sup>	€900,000	

A collage of images showing the exterior of the villas, a close-up of a villa's facade, and a view of a swimming pool and garden area.

GET YOUR DREAM HOUSE

# CONTACT US

Looking to Buy a new property or Sell an existing one? Bofkers Real Estate provides an easy solution.



GR Xenokratous 39, Athens 10676, Greece  
LEB Kaslik Bofkers Building  
DXB Business Bay Parklane Tower 711



GR +30 698 444 7447  
LEB +961 70 041 111  
DXB +971 58 538 7744



info@bofkers.com



[www.bofkers.com](http://www.bofkers.com)

## Follow Us



[bofkers](#)



[bofkers](#)