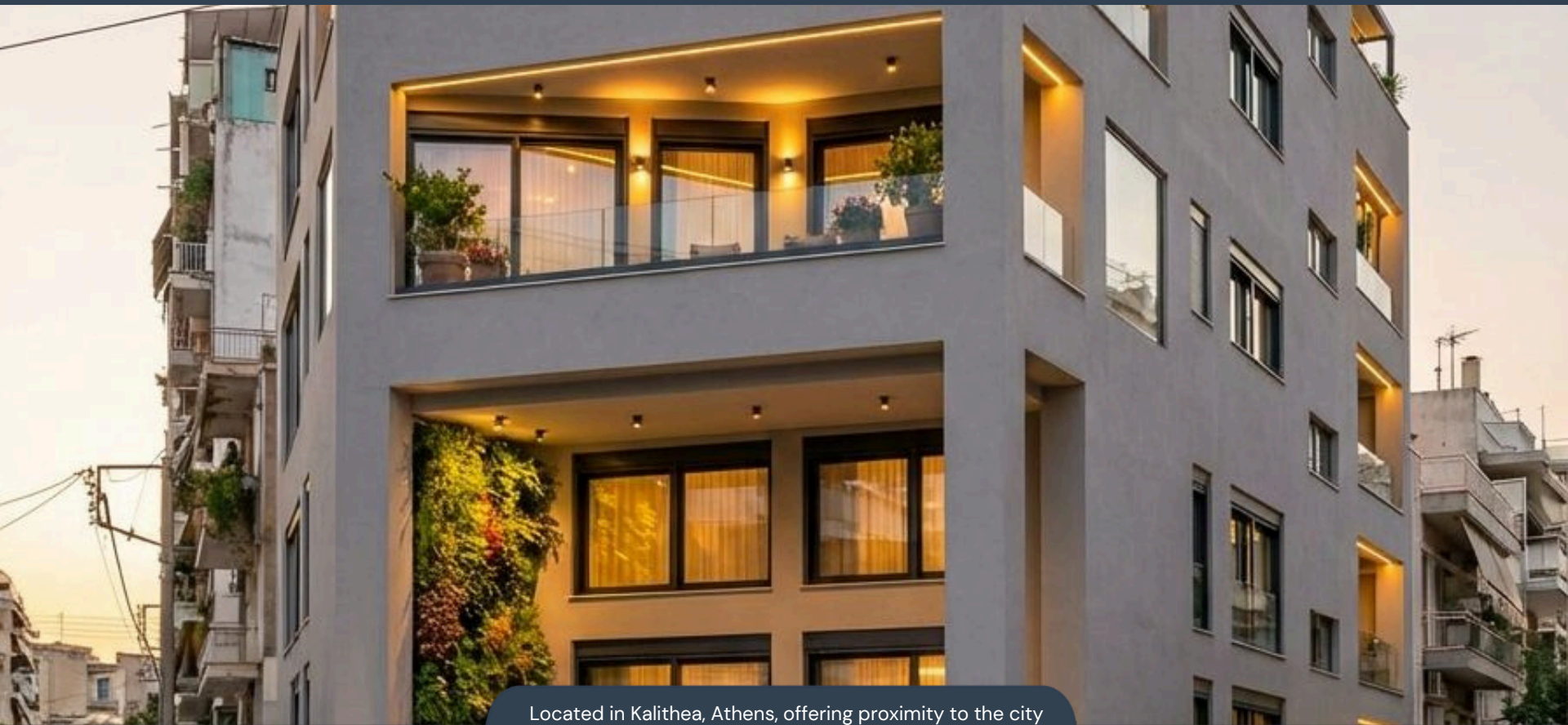




# SONA RESIDENCES

A modern residential development located in the heart of Kalithea, Athens, offering contemporary apartments across ground floor plus two levels. With nine well-designed residences, selected balconies, and on-site parking, the project combines clean architectural lines with a prime location close to metro connections, major landmarks, and everyday urban amenities.



Located in Kalithea, Athens, offering proximity to the city center, excellent transport links, and a vibrant mix of neighborhood cafés and restaurants.

# Building Overview

- Ground Floor + 2 Levels
- 9 apartments in total
- Mix of studio, 1-bedroom & 2-bedroom layouts
- Selected apartments with private balconies
- On-site parking available



# AROUND YOU

Located in Kalithea, Athens



**10 min walk**  
**Stavros Niarchos**  
**Foundation Cultural**  
**Center**

A landmark cultural destination featuring the National Library, Opera House, and expansive green spaces.



**18 min walk**  
**Acropolis & Historic**  
**Center**

Athens' most iconic landmark, easily accessible for residents and visitors alike.



**5 min walk**  
**Kalithea Metro Station**  
Providing direct access to central Athens, including Monastiraki and Syntagma, ensuring easy daily commuting and connectivity.



**15 min walk**  
**Athens Riviera / Faliro**  
**Coast**  
Seafront promenades, cafés, and open views, offering a relaxed coastal lifestyle close to the city.



**At your doorstep**  
**Local Cafés &**  
**Neighborhood Dining**  
Everyday amenities, bakeries, and restaurants that define Kalithea's authentic residential character.



# WHY INVEST IN KALITHEA

## STRATEGIC LOCATION

Kalithea is ideally positioned between Athens' historic center and the Riviera, offering easy access to both cultural landmarks and coastal lifestyle destinations. Excellent metro connectivity ensures fast links to key areas such as Monastiraki, Syntagma, and the Acropolis.



## STRONG RENTAL DEMAND

As a well-established residential district, Kalithea attracts consistent rental demand from local professionals, international residents, and long-term tenants. Its central location and everyday livability support stable occupancy and reliable income potential.



## ECONOMIC & MARKET ADVANTAGES

Athens continues to offer a competitive entry point compared to other major European cities, supported by ongoing infrastructure development and urban regeneration. These factors contribute to long-term value growth and resilience within the property market.



## GLOBAL APPEAL

With its blend of history, lifestyle, and international accessibility, Athens remains highly attractive to global buyers. Continued growth in tourism and international investment strengthens the city's long-term outlook and capital appreciation potential.



# LAYOUT



# LAYOUT



# LAYOUT

Plan  
30sqm  
F1C / F2C



Duplex



# Floors



## Orientation & Positioning

Kalitheia Residences is strategically located in a central Athens neighborhood, positioned between the historic city center and the Athens Riviera. With metro access nearby and direct connectivity to key areas such as Monastiraki, Syntagma, and the Acropolis, the location supports both convenient daily living and long-term investment value.



## Architectural Style

The building features a contemporary architectural design defined by clean lines and a minimalist aesthetic. The façade blends modern materials and neutral tones, while large windows and balcony doors enhance natural light and create bright, open interiors.

Selected apartments benefit from private balconies, adding a subtle sense of outdoor living. Balanced proportions and refined detailing give the building a modern, understated presence that fits seamlessly into Kalitheia's urban landscape.



# ACCESSIBLE. URBAN. CONNECTED.

Kalitheia is a well-established residential district of Athens, known for its strong connectivity and everyday livability. With metro stations, main road links, and public transport nearby, residents enjoy easy access to the city center and surrounding areas.

The neighborhood offers a balanced lifestyle, combining proximity to cultural landmarks, business hubs, and the coastline. This makes Kalitheia an attractive choice for both residents and investors seeking stability, accessibility, and long-term demand.

# New regulation concerning international investors

This residential building has changed its designation from commercial to residential, allowing investors to apply for a residence permit under the Greek Golden Visa program. Investors can qualify by acquiring a single property with a minimum value of €250,000. The properties will be leased to a management company, which will handle short- and medium-term rentals.

## Residence Permit & Rental Regulations (Updated Legislation)

Under the new law, properties used to obtain a residence permit cannot be rented:

- Short-term under the sharing economy (e.g. Airbnb).
- Or sublet independently by the owner.

However, Kalithea Residences is classified as EEAA (Serviced Apartments) – an organized tourist accommodation type.

In this case, the entire building, including private units and shared areas, is leased by the management company, which sublets them legally.

This setup complies with the law and does not affect the eligibility for obtaining a residence permit.



# RATE CARD

## SUMMARY

Apartment	Floor	S.q.m	Balcony	total SQM	Parking	Price (euro)	Booking
GF1	GF	37	6	43	No		<b>SOLD</b>
GF2	GF	38	9	47	No	255,000	
GF3	GF	43	9	52	Yes	295,000	
F1 A	1st	56	3	59	Yes		<b>SOLD</b>
F1 B	1st	33	5	38	Yes	265,000	
F1 C	1st	30	No	30	No	250,000	
F2 A	2nd	56	3	59	Yes		<b>SOLD</b>
F2 B	2nd	33	2	35	Yes	275,000	
F2 C	2nd	30	No	30	No	250,000	



GET YOUR DREAM HOUSE

# CONTACT US

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



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