

HESTIA PEARL

A NEW RESIDENTIAL DEVELOPMENT IN ELLINIKO,
FEATURING 13 MODERN 2 & 3 BEDROOM APARTMENTS
ACROSS 5 FLOORS



 CALM RESIDENTIAL ENVIRONMENT
 STRONG TRANSPORT CONNECTIONS

 CLOSE TO THE ATHENIAN RIVIERA
 PART OF A STEADILY DEVELOPING AREA



HESTIA PEARL

LIMITED COLLECTION OF 13 MODERN 2 & 3
BEDROOM RESIDENCES, ARRANGED ACROSS 5
FLOORS IN ELLINIKO. IDEALLY LOCATED NEAR
THE FUTURE ELLINIKON METROPOLITAN PARK,
ATHENS' MOST AMBITIOUS URBAN
REGENERATION PROJECT.

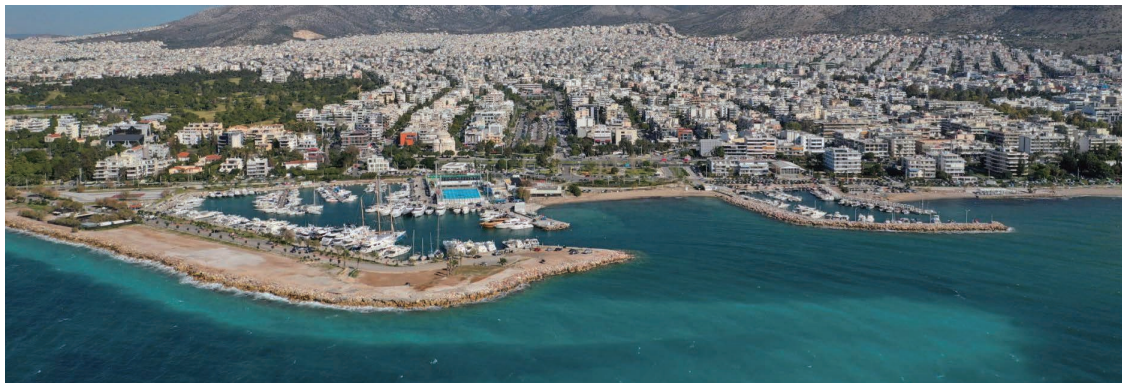
Dream Beyond Limits



LOCATION OVERVIEW

IN THE SOUTH OF THE CITY, WHERE LIVING FEELS CALMER,
BALANCED, AND SHAPED AROUND QUALITY OF LIFE.

Located in Elliniko, the project is part of a neighborhood shaped by calm residential streets and a well-established daily rhythm. The area has remained consistent over time, making it suitable for long-term residential use and steady demand.



- Established residential environment
- Balanced lifestyle pace
- Accessible local amenities
- Long-term residential value



MAP WITH LOCATIONS

Education:

- 1. University of Nicosia | 550m
- 2. Primary School of Elliniko | 500m

Transportation:

- 3. Leof. Vouliagmenis Street | 150m
- 4. Elliniko Metro Station | 450m

Healthcare:

- 5. Mediterraneo Hospital | 1.1km
- 6. Pharmacy | 250m

Daily Essentials:

- 7. Supermarket | 250m
- 8. Glyfada Shopping Street | 4.4km

Seaside:

- 9. Glyfada Beach | 3.4km
- 10. Asteria Beach | 4.6km
- 11. Agios Kosmas Marina | 6.6km

Entertainment:

- 12. Ellinikon Metropolitan Park | 550m
- 13. Athens Metro Mall | 6.6km
- 14. Golf Club | 4.2km
- 15. Padel Club | 260m
- 16. Cinema | 2.6km



EASY ACCESS ACROSS THE CITY

LOCATED 150M FROM VOULIAGMENIS AVENUE, ONE OF ATHENS' MAIN ROUTES LINKING NORTH, SOUTH, AND THE COAST.

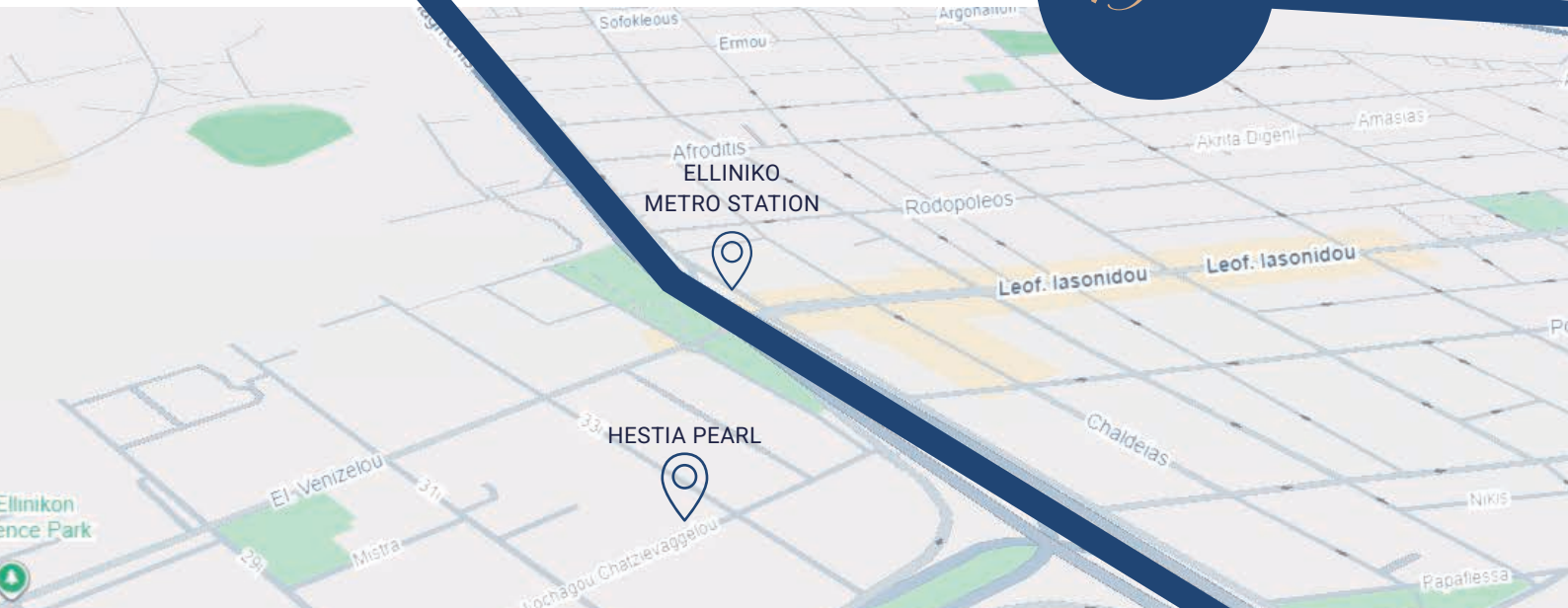
Hestia Pearl benefits from strong transport connectivity, with Leoforos Vouliagmenis located approximately 150 meters away, serving as a primary artery linking central Athens with the southern suburbs. Frequent bus routes along the avenue support efficient daily movement across the city. The nearby Elliniko Metro Station further enhances accessibility, providing a direct underground connection to central Athens. Together, these transport links ensure seamless mobility while reinforcing the area's suitability for long-term residential demand

Vouliagmenis Avenue

150m

Elliniko Metro Station

450m



THE COASTAL SIDE OF ATHENS

WITHIN EASY REACH OF THE ATHENIAN RIVIERA
AND COASTAL DESTINATIONS.

Living in Elliniko means the sea naturally becomes part of everyday life. The Athenian Riviera is close enough to enjoy on a daily basis, offering space, light, and an easy balance between city living and the waterfront. Popular spots such as Glyfada Beach and Asteria Beach provide organized seaside experiences, while Agios Kosmas Marina adds a relaxed coastal atmosphere for walks, leisure, and sailing. Other familiar beaches along the coast, including Voula Beach and Alimos Beach, provide additional options, each with its own pace and character. This close connection to the sea enhances everyday comfort and supports the long-term value of the area.

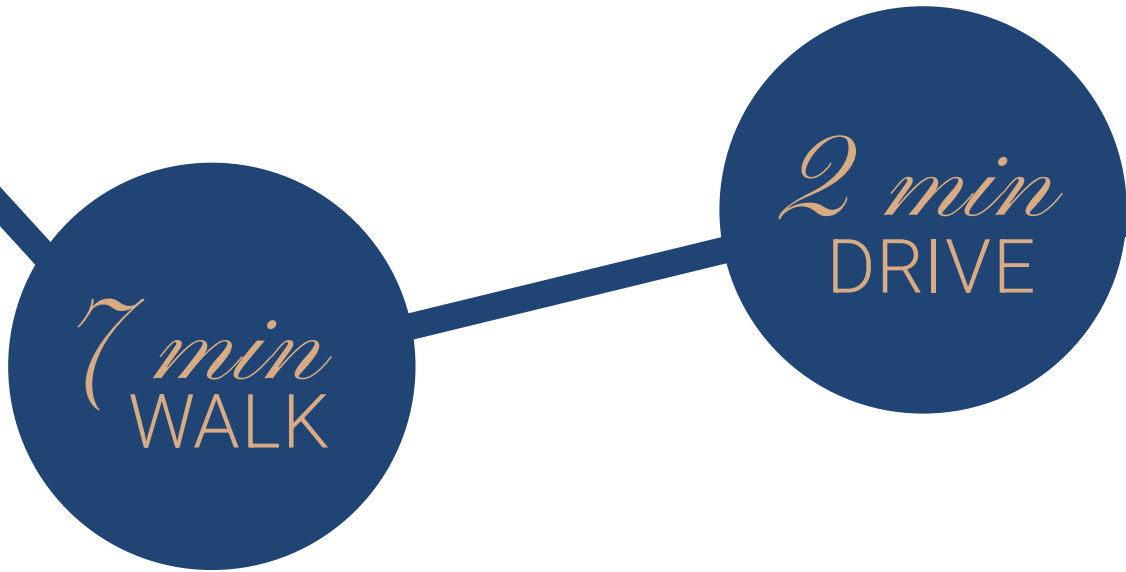


LIVING WITHIN A CHANGING LANDSCAPE

ONLY 550M FROM ONE OF EUROPE'S LARGEST URBAN PARKS

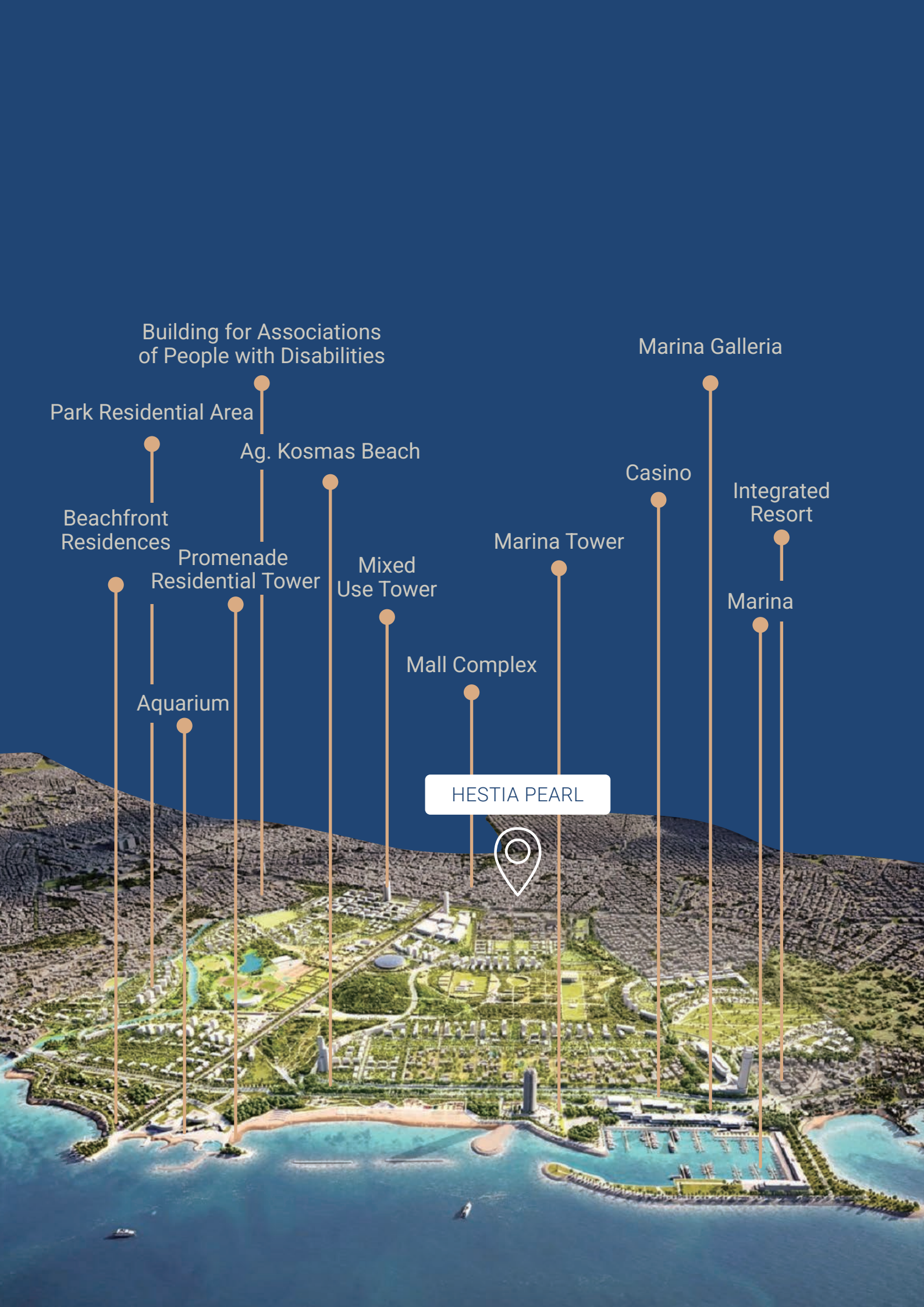
Ellinikon Metropolitan Park is planned as a daily-use green space for the Elliniko area. As one of the largest urban parks in Europe, it introduces a substantial amount of open landscape, walking paths, and outdoor areas designed to integrate into the surrounding neighborhood rather than function as an occasional destination.

Located approximately 550 meters from Hestia Pearl, the park is easily accessible on foot or by a short drive. Its proximity supports regular outdoor activity and improves everyday living conditions. Beyond daily use, the park is a long-term urban investment that enhances the area's residential profile and supports sustained demand over time.



7 min
WALK

2 min
DRIVE



Building for Associations
of People with Disabilities

Marina Galleria

Park Residential Area

Ag. Kosmas Beach

Casino

Integrated
Resort

Beachfront
Residences

Promenade
Residential Tower

Mixed
Use Tower

Marina Tower

Marina

Mall Complex

Aquarium

HESTIA PEARL



APARTMENTS DESIGNED FOR MODERN LIVING

 Project Type: New Residential Development

 Floors: 5

 Total Units: 13

 Unit Sizes: 83.37-169.18 m²

 Energy Class: A+

 Price: From €530,000



GF



1F



2F



3F

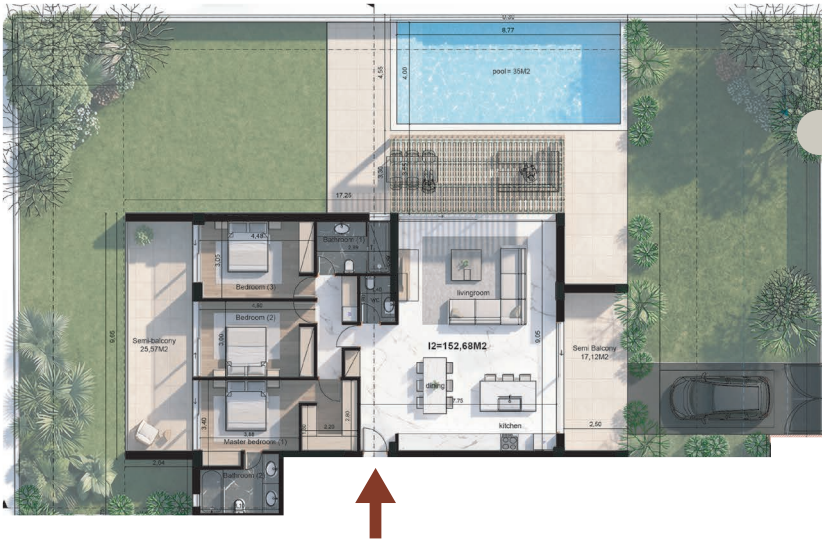


ATTIC

Unit number	Floors	Internal area	Bedrooms	Bathrooms	WC	Swimming pool	Parking	Storage	Balcony SQM	Green Area SQM	Total SQM
I1	0	156.93	3	2	1	35	P1 - PG1	S1: 4.25m ²	82.17	317.40	596.25
I2	0	152.68	3	2	1	35	P2 - PG2	S2: 3.75m ²	98.89	264.80	555.12
A1	1	85.35	2	2	-	-	P5	S3: 3m ²	24.50	-	112.85
A2	1	95.61	2	2	-	-	P6	S4: 3m ²	22.77	-	121.38
A3	1	98.02	2	2	-	-	P7	S5: 3m ²	25.57	-	126.59
A4	1	83.37	2	2	-	-	P8	S6: 3.12m ²	16.37	-	102.56
B1	2	85.27	2	2	-	-	P11	S7: 3.25m ²	24.5	-	113.02
B2	2	89.18	2	2	-	-	P12	S8: 5.36m ²	31.18	-	125.72
B3	2	88.86	2	2	-	-	P15	S9: 4.5m ²	32.01	-	125.37
B4	2	87.07	2	2	-	-	P16	S10: 4.5m ²	17.12	-	108.69
C1a+b	3+4	169.18	3	2	1	-	P3-4	S11: 3.45m ²	89.54	-	262.17
C2a+b	3+4	143.23	3	2	1	-	P9-10	S12: 3.37m ²	92.04	-	238.64
C3	3	159.36	3	2	1	-	P13-14	S13: 4.8m ²	81.59	-	245.75

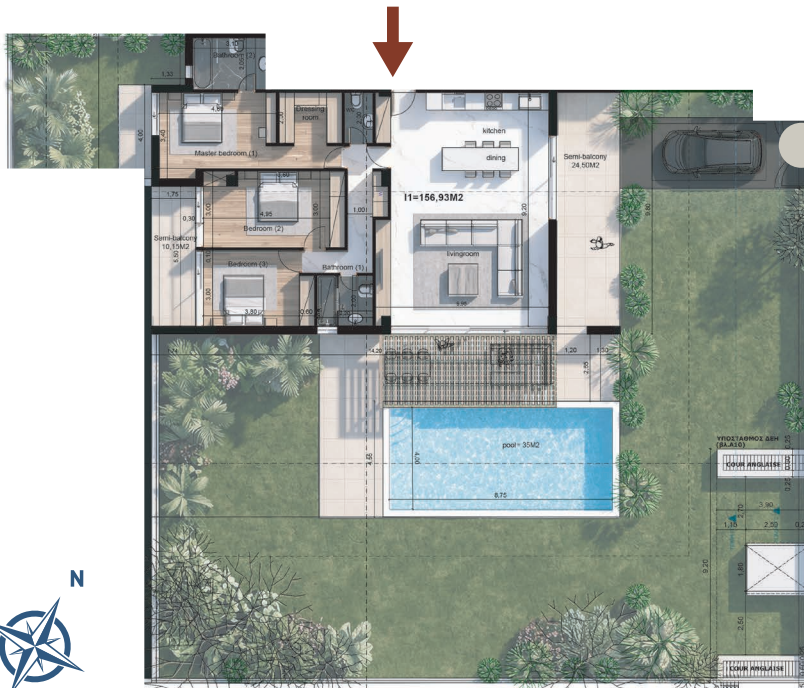
APARTMENT LAYOUTS

GROUND FLOOR



I2 | 152.68m²

Living room-kitchen: 73.5m²
 Master Bedroom (1): 21m²
 Bedroom (2): 16m²
 Bedroom (3): 17m²
 Bathroom (1): 7.6m²
 Bathroom (2): 8.33m²
 WC: 2.75m²
 Hallway: 6.5m²
 Garden: 264.80m²
 Balcony: 98.89m²
 Pool: 35m²



I1 | 156.93m²

Living room-kitchen: 70.65m²
 Master Bedroom (1): 25.9m²
 Bedroom (2): 18.58m²
 Bedroom (3): 15.6m²
 Bathroom (1): 5.6m²
 Bathroom (2): 8.25m²
 WC: 2.85m²
 Hallway: 9.5m²
 Garden: 317.40m²
 Balcony: 82.17m²
 Pool: 35m²

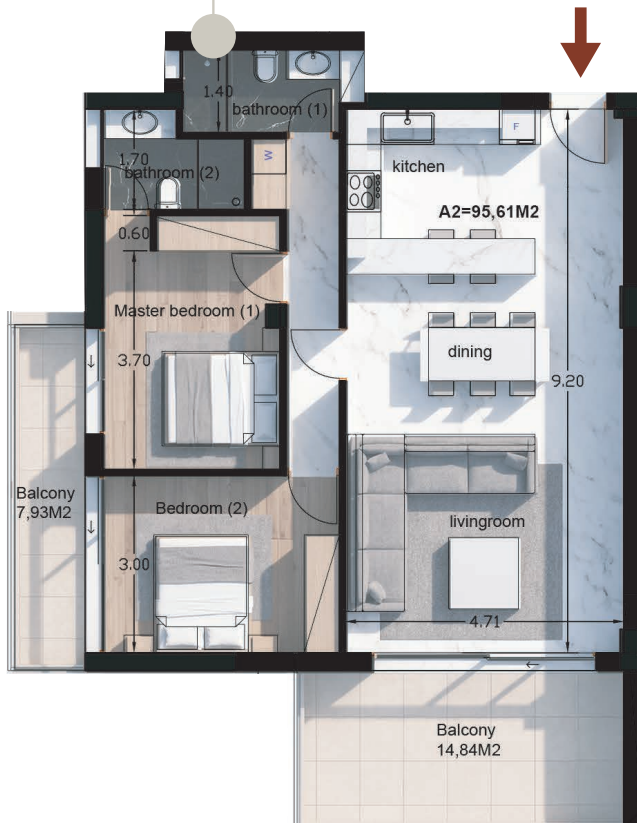


APARTMENT LAYOUTS

1ST FLOOR

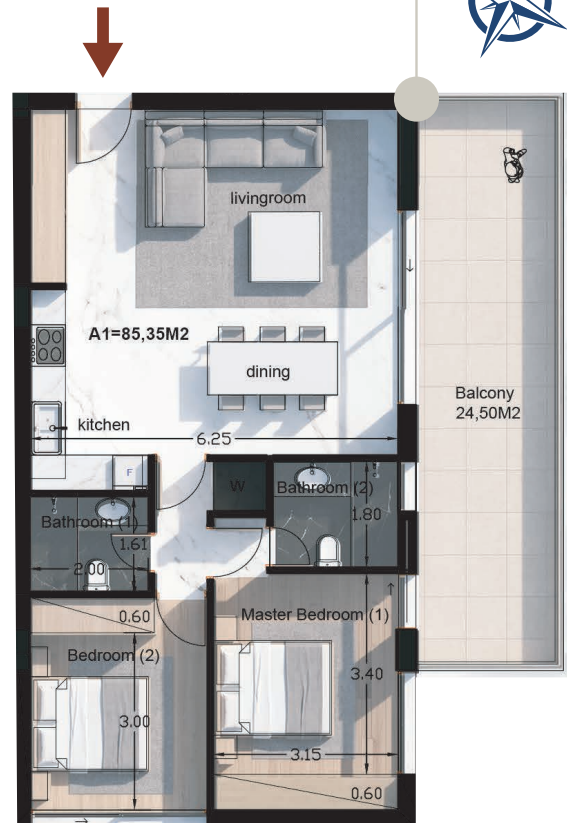
A2 | 95.61m²

Living room-kitchen: 49m²
Master Bedroom (1): 15.15m²
Bedroom (2): 14.65m²
Bathroom (1): 5.37m²
Bathroom (2): 4.81m²
Hallway: 6.63m²



A1 | 85.35m²

Living room-kitchen: 43.4m²
Master Bedroom (1): 16.2m²
Bedroom (2): 13.35m²
Bathroom (1): 3.9m²
Bathroom (2): 4.85m²
Hallway: 3.65m²



APARTMENT LAYOUTS

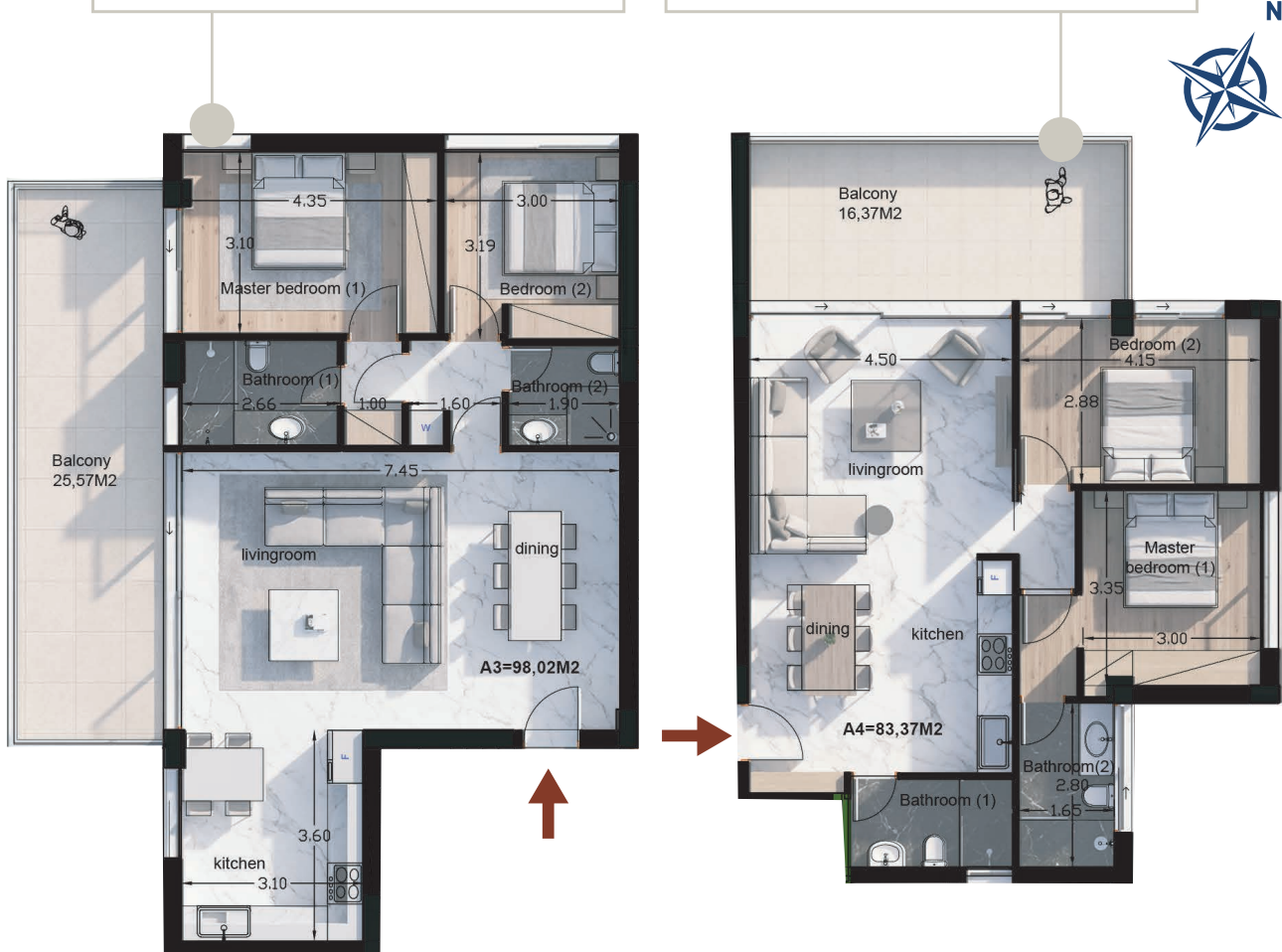
1ST FLOOR

A3 | 98.02m²

Living room-kitchen: 54.45m²
Master Bedroom (1): 18.95m²
Bedroom (2): 11.94m²
Bathroom (1): 6.25m²
Bathroom (2): 4.25m²
Hallway: 2.18m²

A4 | 83.37m²

Living room-kitchen: 41m²
Master Bedroom (1): 14.3m²
Bedroom (2): 14m²
Bathroom (1): 6.1m²
Bathroom (2): 6.17m²
Hallway: 1.8m²

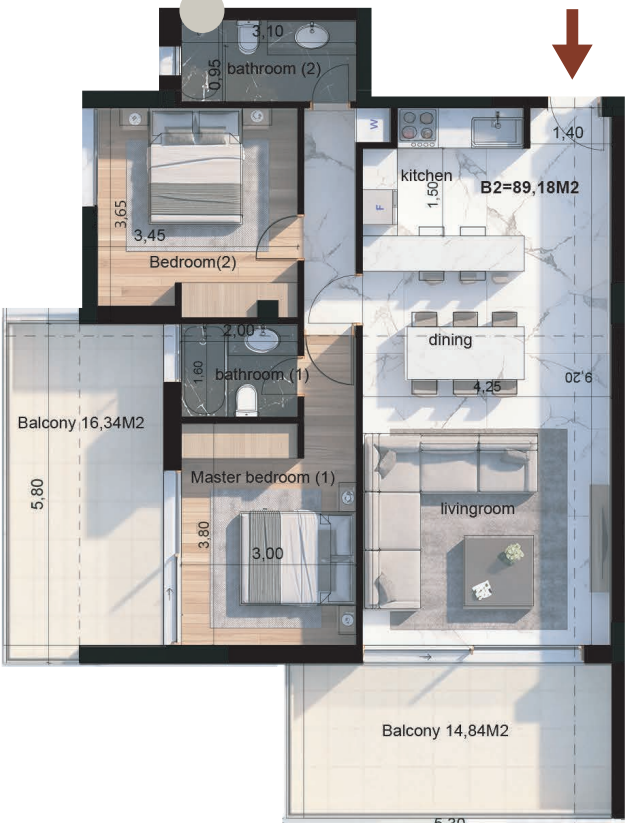


APARTMENT LAYOUTS

2ND FLOOR

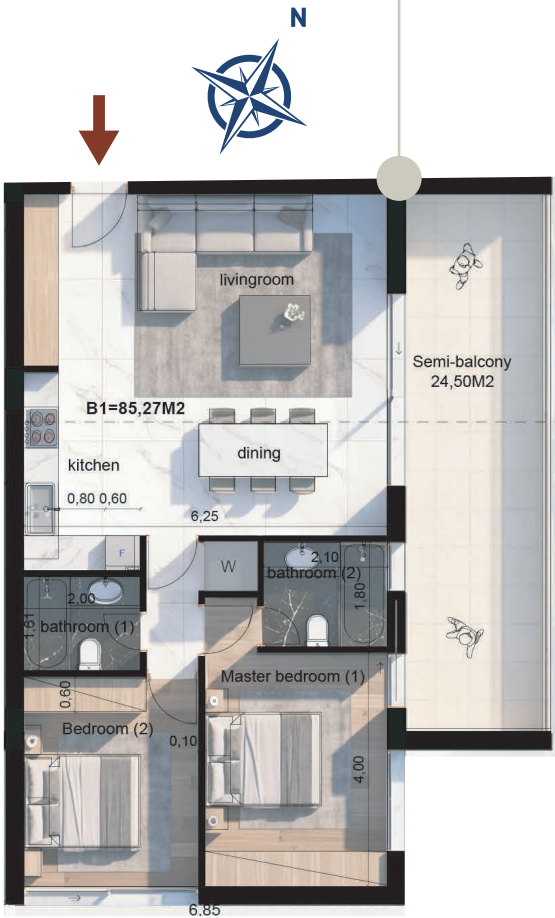
B2 | 89.18m²

Living room-kitchen: 44.55m²
Master Bedroom (1): 14.53m²
Bedroom (2): 14.9m²
Bathroom (1): 4m²
Bathroom (2): 6m²
Hallway: 5.2m²



B1 | 85.27m²

Living room-kitchen: 42.75m²
Master Bedroom (1): 16m²
Bedroom (2): 12.65m²
Bathroom (1): 3.75m²
Bathroom (2): 4.7m²
Hallway: 3.65m²

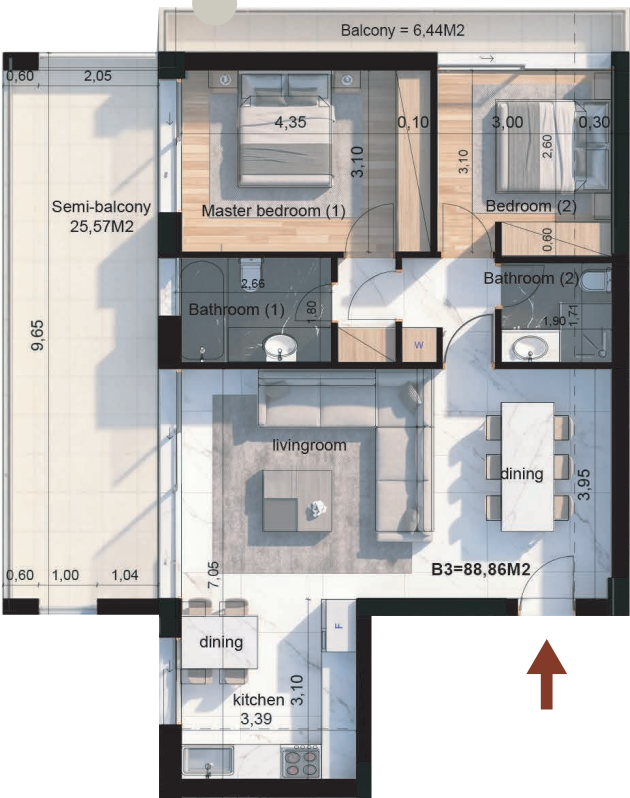


APARTMENT LAYOUTS

2ND FLOOR

B3 | 88.86m²

Living room-kitchen: 46.4m²
Master Bedroom (1): 18.5m²
Bedroom (2): 11.6m²
Bathroom (1): 6.1m²
Bathroom (2): 4.08m²
Hallway: 2.18m²

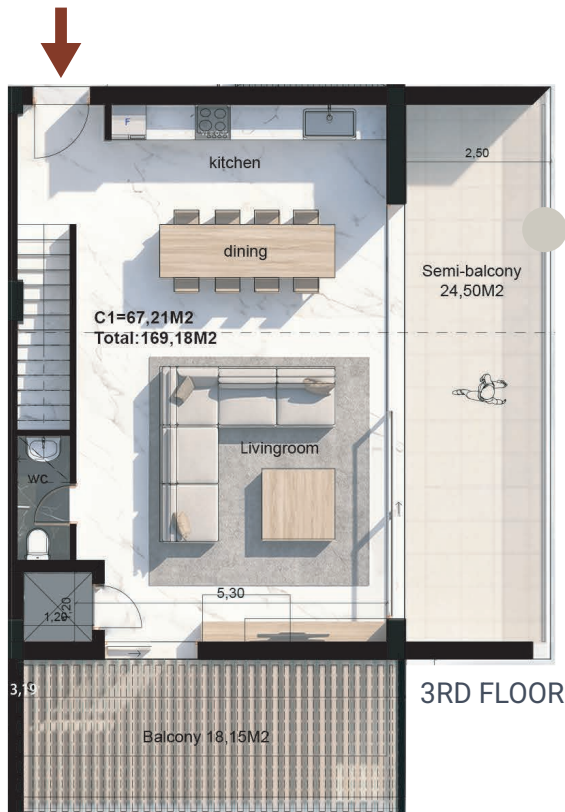


B4 | 87.07m²

Living room-kitchen: 48.1m²
Bedroom (1): 13.57m²
Bedroom (2): 13.9m²
Bathroom (1): 3.4m²
Bathroom (2): 4.6m²
Hallway: 3.5m²



APARTMENT LAYOUTS



C1 | 169.18m²

Living room-kitchen: 67.21m²
 Master Bedroom (1): 23.25m²
 Bedroom (2): 15.57m²
 Bedroom (3): 18.8m²
 Bathroom (1): 8.8m²
 Bathroom (2): 5.5m²
 Hallway: 30.05m²



Root Terrace = 26,95 M2

APARTMENT LAYOUTS

3RD FLOOR



C3 | 159.36m²

Living room-kitchen: 74.9m²
Master Bedroom (1): 20.1m²
Bedroom (2): 19.8m²
Bedroom (3): 11.9m²
Bathroom (1): 8.9m²
Bathroom (2): 6.6m²
WC: 3.85m²
Hallway: 13.31m²



THE VISUAL DIRECTION

DETAILS

Warm Natural Wood
in the Kitchen

Earth toned Cabinets
in the Kitchen

Bathroom Tiles
with a Dark Marble Look



Floor Tiles
With a Marble Look

Gold Touches

RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
THE FINAL APPEARANCE MAY VARY BASED ON ACTUAL CONSTRUCTION AND MATERIALS.

THE INTERIOR CONCEPT



RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
THE FINAL APPEARANCE MAY VARY BASED ON ACTUAL CONSTRUCTION AND MATERIALS.



THE INTERIOR CONCEPT



RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
THE FINAL APPEARANCE MAY VARY BASED ON ACTUAL CONSTRUCTION AND MATERIALS.

THE INTERIOR CONCEPT



RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
THE FINAL APPEARANCE MAY VARY BASED ON ACTUAL CONSTRUCTION AND MATERIALS.

THE INTERIOR CONCEPT



RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
THE FINAL APPEARANCE MAY VARY BASED ON ACTUAL CONSTRUCTION AND MATERIALS.

THE INTERIOR CONCEPT



RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
THE FINAL APPEARANCE MAY VARY BASED ON ACTUAL CONSTRUCTION AND MATERIALS.

THE INTERIOR CONCEPT



RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
THE FINAL APPEARANCE MAY VARY BASED ON ACTUAL CONSTRUCTION AND MATERIALS.

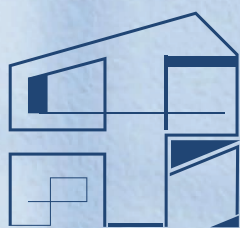
HESTIA PEARL IS SHAPED AROUND THE IDEA
OF LIVING WELL, EVERY DAY. ITS LOCATION,
RESIDENTIAL CHARACTER, AND PROXIMITY TO
KEY DESTINATIONS CREATE AN ENVIRONMENT
THAT SUPPORTS BOTH COMFORT
AND CONTINUITY

Dream Beyond Limits

RATHER THAN FOCUSING ON EXCESS, THE PROJ-
ECT PRIORITIZES CLARITY, PROPORTION, AND US-
ABILITY. THIS APPROACH ALLOWS HESTIA PEARL
TO FUNCTION AS A LONG-TERM RESIDENTIAL
CHOICE, SUITED TO MODERN LIFESTYLES AND
EVOLVING NEEDS, WHILE REMAINING FIRMLY
ROOTED IN ITS SURROUNDINGS

Shaped by a clear understanding of daily living, this development brings
together comfort, proportion, and a strong sense of place. Its approach
prioritizes lasting quality and a residential character intended to support
life over the long term.





HESTIA
PEARL
Dream Beyond Limits

乐境美学遇见

Dream Beyond Limits