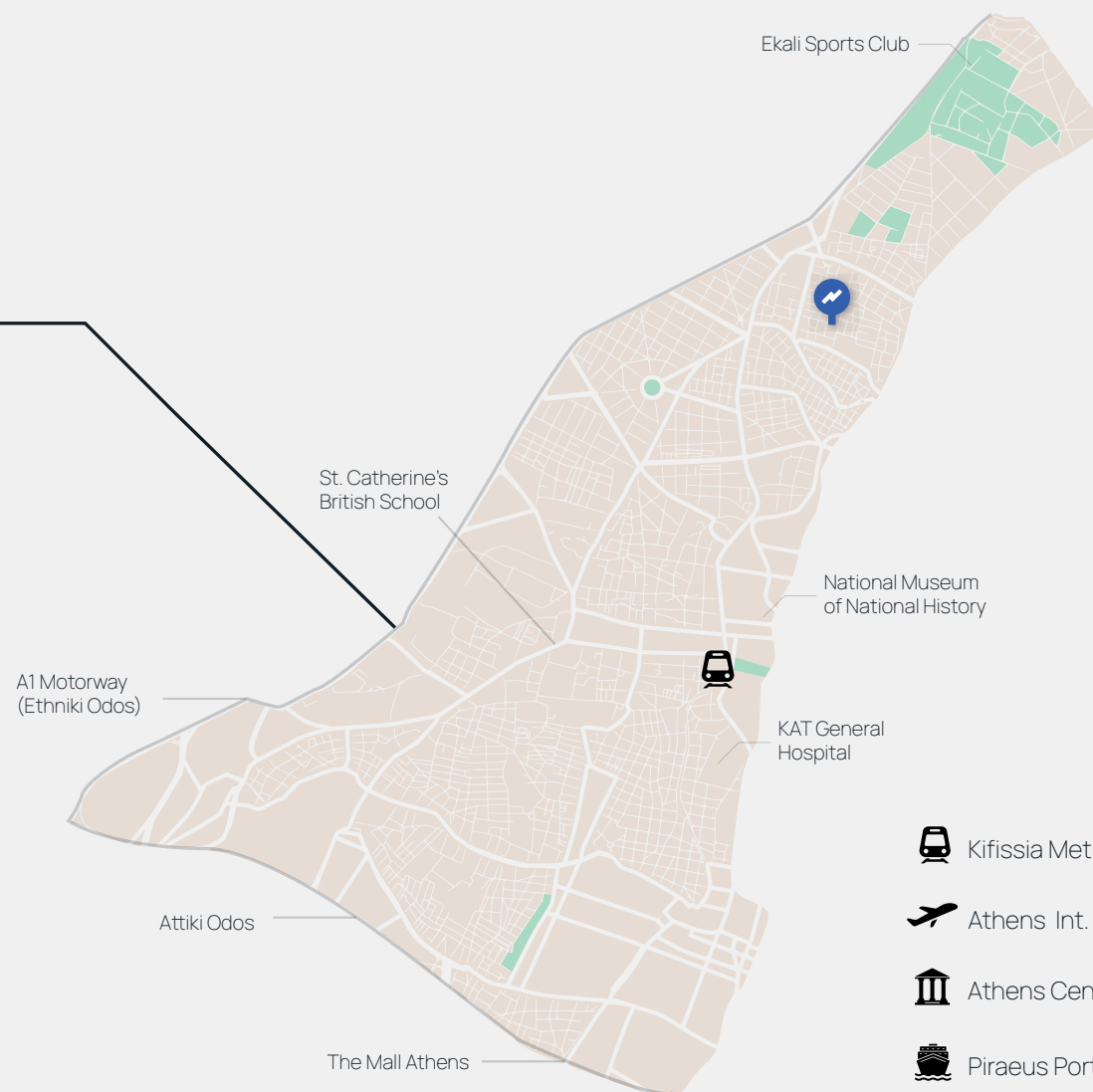
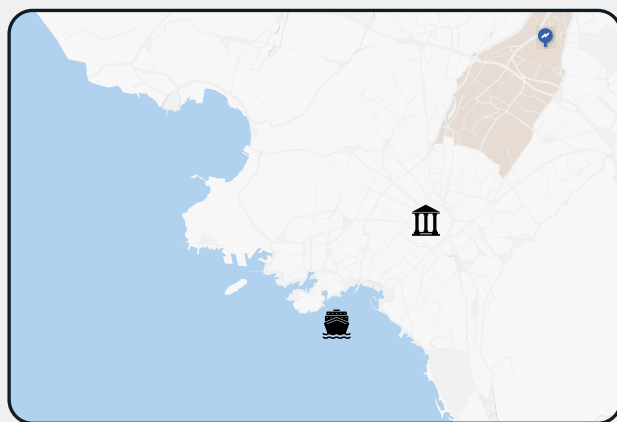


The North Village



Golden Visa Eligible | Pre-sale Available Now!



Nea Erythraia

Part of the wider Kifissia area, Nea Erythraia is known for its tree-lined streets, local cafés and relaxed pace of life. Shops, parks and international schools are all within easy reach, offering a everyday convenience in one of Athens' most desirable locations.

-  Kifissia Metro Station — 10 min
-  Athens Int. Airport — 30 min
-  Athens Center — 40 min
-  Piraeus Port — 40 min



Nea Erythraia, Kifissia

“ Premium
Living in Athens ”

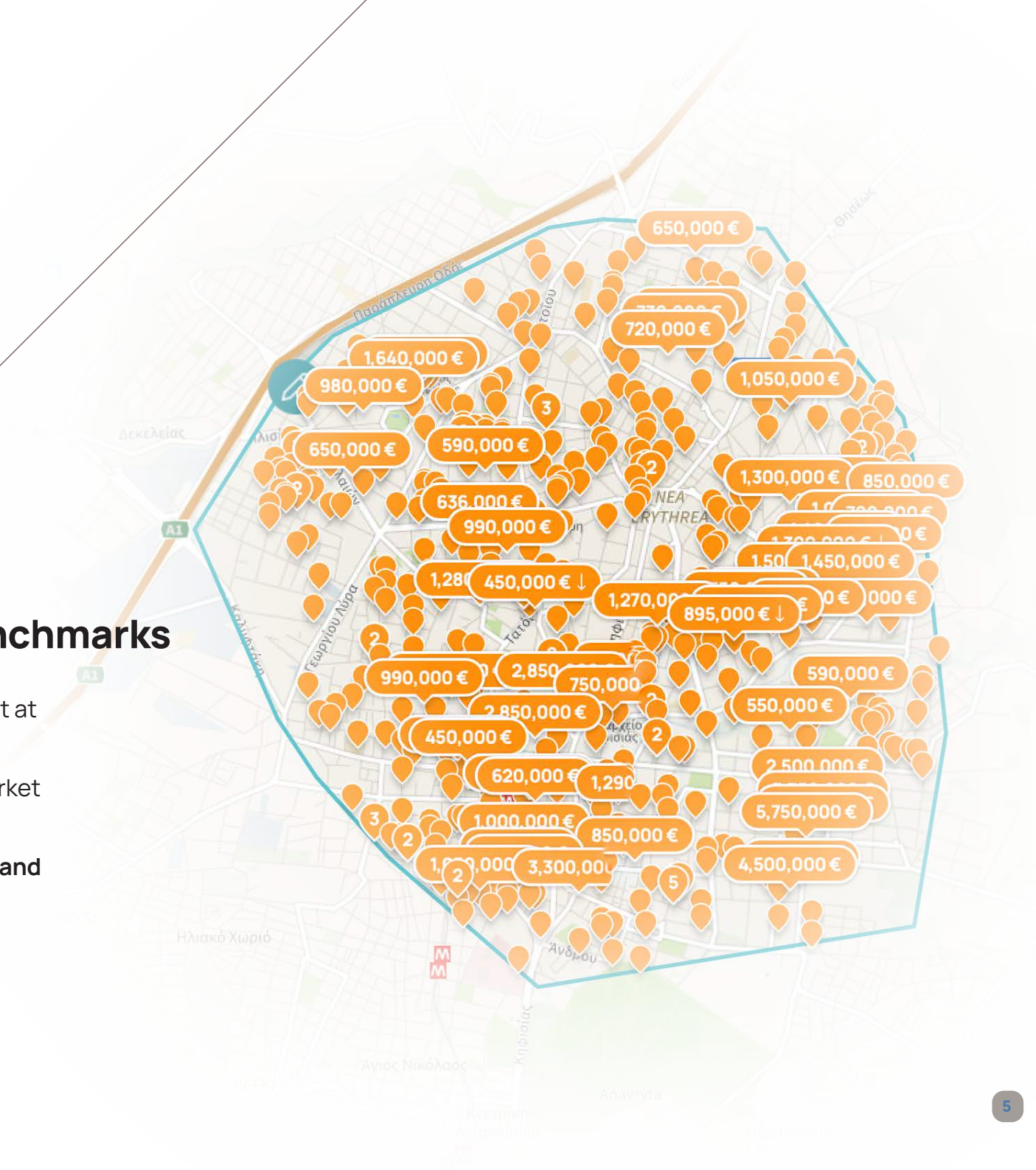
Premium Location

- Located in **Athens' most prestigious northern suburb**
- Elite Community characterized by **architectural elegance**
- Beautiful high class neighbourhood attracting politicians and celebrities
- **Green & peaceful** low density environment
- Close proximity to **prestigious international schools and nurseries**



Market Dynamics & Benchmarks

- **Market valuations** for new builds start at €6,400 per m².
- **High Entry Threshold:** Secondary Market
Minimum entry point of €500,000+
- Region characterized by **luxury villas and expansive estate apartments**



The Concept

Our vision is to create a housing complex which Athens does not have. The environment, the unique landscape, the interesting infrastructure. All of it is our material for making a powerful integrated project. We want to make a housing complex which Athens does not have. The climate, the plot, the existing trees, the large structures. All of it is our material for making a powerful integrated project.



A cooling experience

The wind from the mountain refreshes the air... an amazing escape opportunity from overheated concrete blocks.



The “Double Address”

The site spans between a calm street and a public park. Double orientation and good views make an exclusive position.



The Ethics of Reuse

By reusing existing structures, we save resources and energy. We do not replace the history of the site—we work with it, we engage with it, and we grow our project from it.



Ethnikis Antistaseos 33,
Nea Erythraia, Kifissia.

A Modern Residential Community

- 37 apartments
- 25-60 m²
- Fully renovated & fully furnished
- Designed for Comfortable living

“A rare synthesis of heritage and modern luxury”



A rare opportunity in Athens

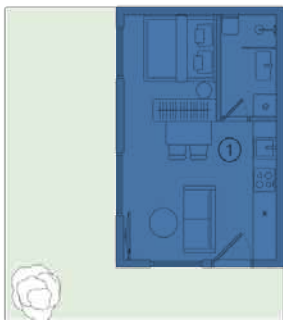
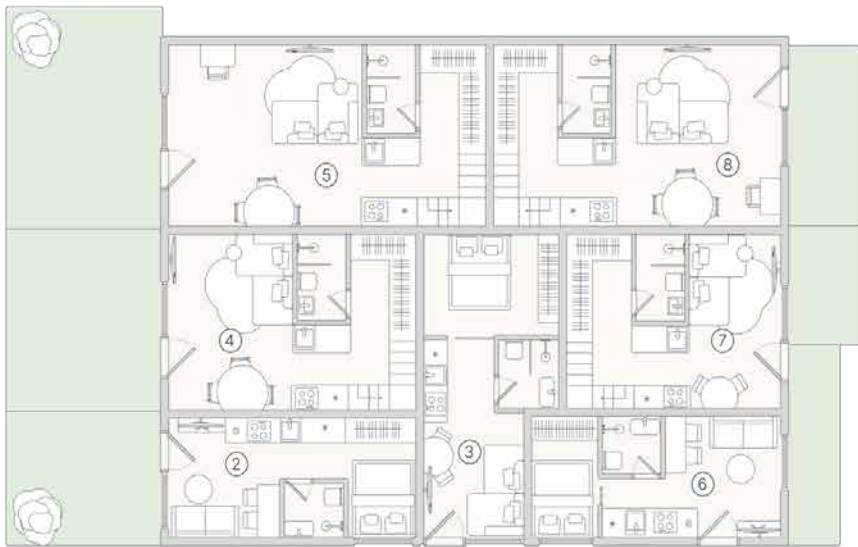
“A unique market proposition”

- Exquisite Outdoor Living
- 1,380 m² of meticulously landscaped private grounds.
- A curated lifestyle suite featuring a swimming pool, open-air gym, and BBQ lounge.
- 17 secure parking spaces.

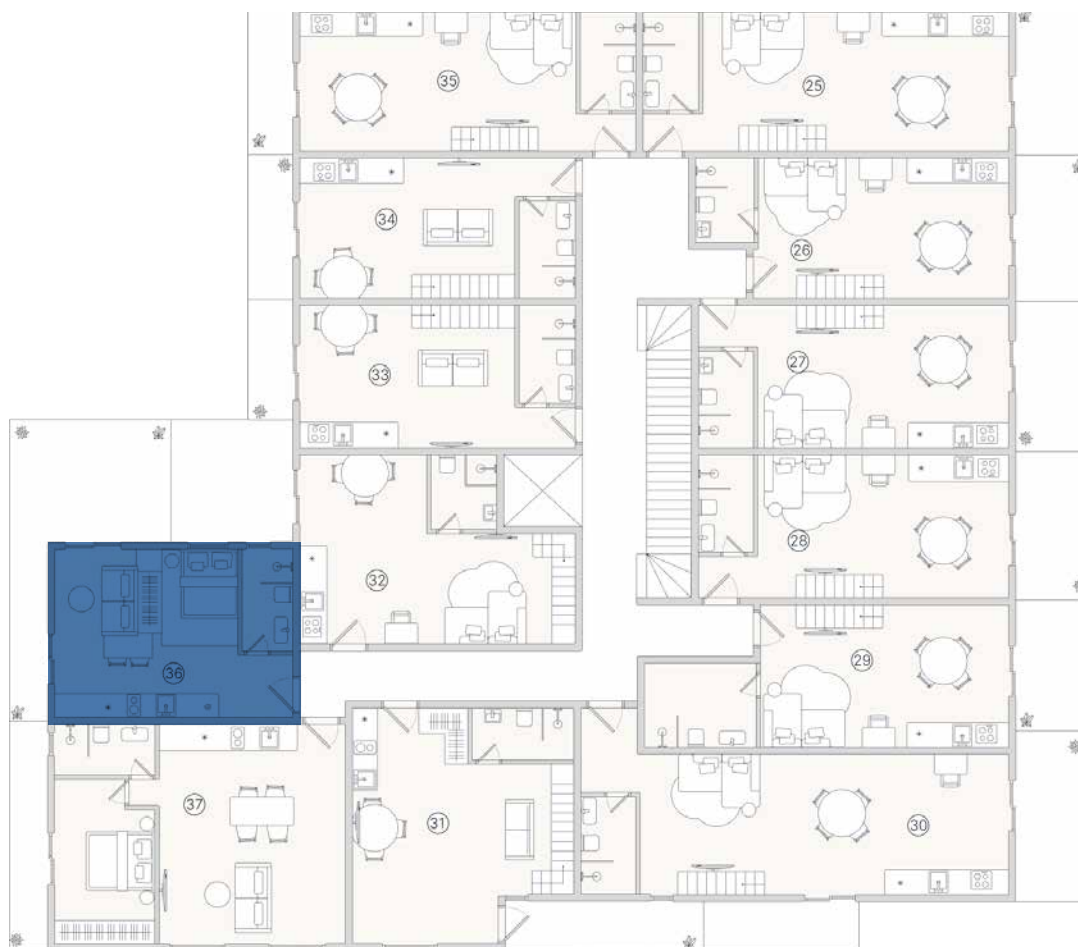


Layouts

Ground Floor



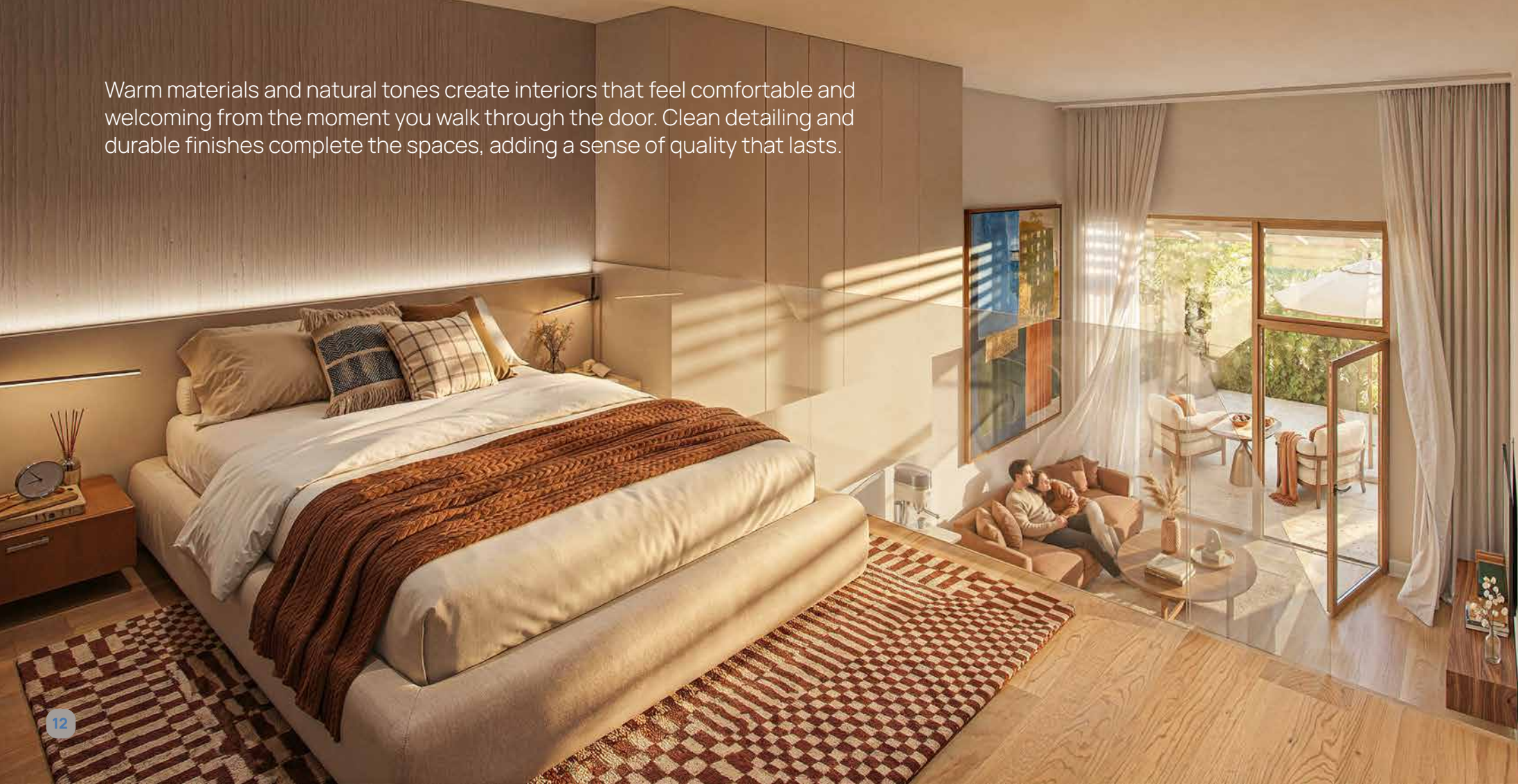
First floor



Currently unavailable

Interior Palette

Warm materials and natural tones create interiors that feel comfortable and welcoming from the moment you walk through the door. Clean detailing and durable finishes complete the spaces, adding a sense of quality that lasts.



Defined by Space and Light



Freedom feeling



“ Private garden for
every apartment ”

“ Relaxing green
spaces ”



Limited
Presale:



units
only

- Golden Visa eligible apartments
- Pre-sale until August or while stocks last.



Fully furnished

Furniture

Bed & mattress
Bedside shelves
Bathroom furniture
Vanity or desk
Armchair or pouf
Wardrobes
Sofa
Coffee table
Dining set
Curtains



Appliances

TV & TV unit
Air conditioner
Fridge
Oven
Hob
Extractor hood
Dishwasher
Washing machine



Other

Mirror with LED lighting
Sanitary fixtures
Water heaters
Shower cabin
Kitchen cupboards
Italian & Spanish tile



Architect's Note:

The Living Experience

We think that our inhabitants will form a modern community. A society of 37 “villagers” rather than anonymous city dwellers.



Magnitude in small flats: Where else in the modern world would you get a living room, with a ceiling 4 meters high?



Green Architecture: Modern design at its best where greenery replaces concrete. This is both attractive and functional, providing privacy and shade.



Outdoor Living: Enjoying sunbathing at the poolside, a barbecue with family, or a zoom meeting under the pergola—everything is geared towards a healthy lifestyle.



Articulated Privacy: 22 of the 37 apartments have a front door on the ground floor with their own small private garden.

SVESMI

SVESMI is an award-winning Rotterdam-based office for architecture and urbanism. The firm holds deep expertise in the responsible production of space, specifically focusing on the preservation, rebuilding, and reprogramming of existing structures.



Timeline & Deal Structure

Deal structure

- **10% deposit** to secure your unit
- **SPA execution** upon permit approval
- **Pre-sale pricing discount**
- **Flexible payment**; eligible for mortgage financing.

Handover

- **1st Quarter 2028**



Why Renty?

We offer a simpler approach to property ownership, backed by expertise in development, as well as property management and investment performance.



Full development lifecycle model



Investment-first approach



Carefully selected urban locations



Transformation of existing properties



Golden Visa guidance and support

The
North
Village