



# Neos 23

## Athens

Situated in the heart of Neos Kosmos, a well-connected and evolving neighborhood just south of the Athens city center. Blending modern buildings with older Athenian charm, it offers a mix of residential calm and urban convenience, making it an increasingly popular place to live and invest.

**New Development**



The area features a lively mix of cafés, restaurants, shops, and luxury hotels like the Grand Hyatt and Intercontinental

# Around You

Places near Neos Kosmos



## National Museum of Contemporary Art (EMST)

Housed in the former FIX brewery, this museum showcases major works of modern art from Greece and around the world.

1,0km

## Acropolis Museum

One of the most important museums in Greece, located just a short walk away, housing the treasures of the Acropolis in a stunning modern setting.



## Onassis Stegi Cultural Centre

A landmark venue for contemporary art, performance, and public discourse, hosting exhibitions, theater, and concerts year-round.

500m

## Neos Kosmos Square & Local Shops

A friendly neighborhood center with cafes, bakeries, small markets, and everyday services that give the area its local charm.

200m



## Syngrou-Fix Metro Station

A key transit hub connecting Neos Kosmos directly to central Athens, the Acropolis, and the coast via metro and tram.

300m

600m

Excellent Transportation: Just minutes from Neos Kosmos and Syngrou–Fix metro stations, with tram and bus access as well—ideal for commuting or exploring the city.

Close to the Center: Only 10 minutes to Syntagma, Acropolis, and Koukaki by public transport or even on foot.

Balanced Lifestyle: Quiet side streets with family homes and parks, paired with vibrant avenues filled with cafés, theaters, and services.

Cultural Proximity: Near cultural hubs like the National Museum of Contemporary Art, the Onassis Stegi, and Acropolis.

Growing Value: The area is under steady redevelopment, offering excellent investment potential.

## Advantages of Living in Neos Kosmos



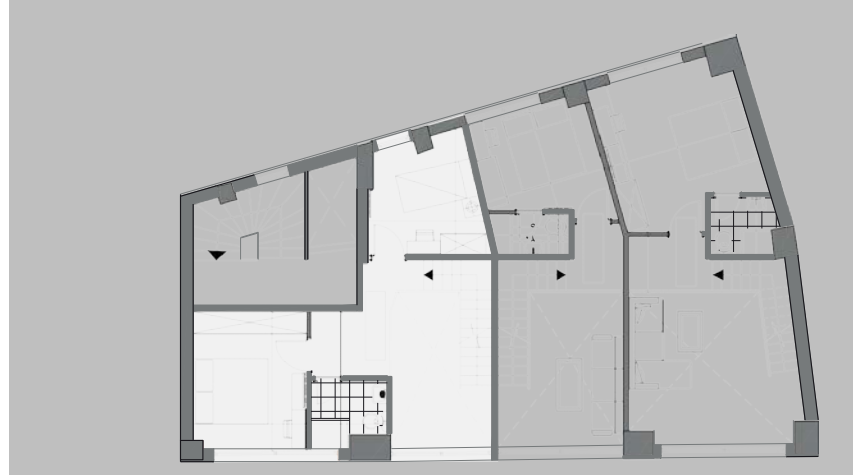
# 3 Floors 20 Units

- 20 units on 3 floors  
ranging from 10 to 18 sqm
- All rooms have a double-bed, kitchenet,  
wardrobe and bathroom
- Balconies and terraces

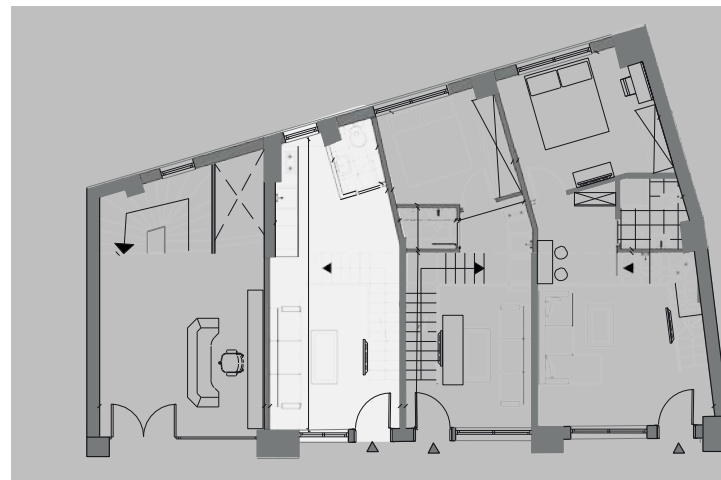


# Atheia Apartment Duplex

- Open plan living room on ground floor
- 2 bedrooms on the upper floor
- 2 Bathrooms
- Large windows



Upper Floor



Ground Floor

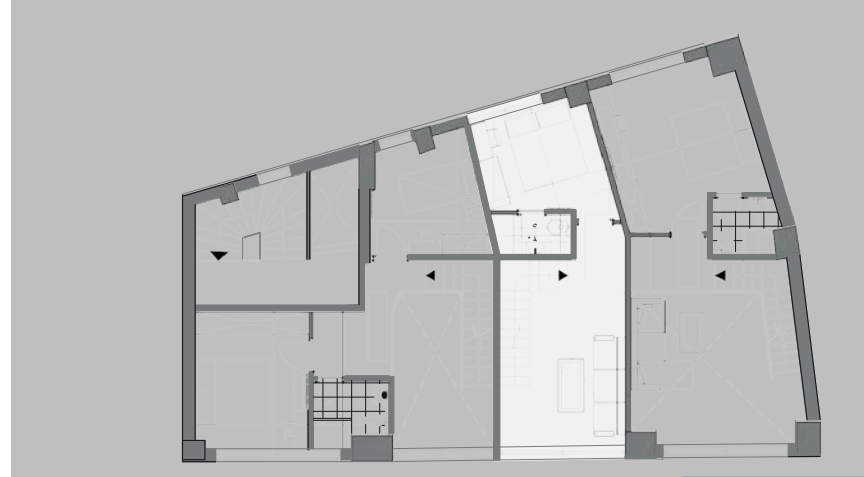


# Atheia Interior

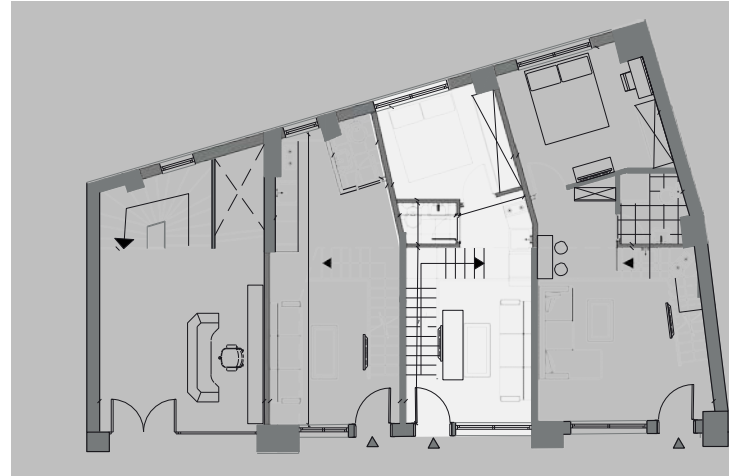


# Apate Apartment Duplex

- Open plan living room on ground floor
- 2 bedrooms on the upper floor
- 2 Bathrooms
- Large windows



Upper Floor



Ground Floor

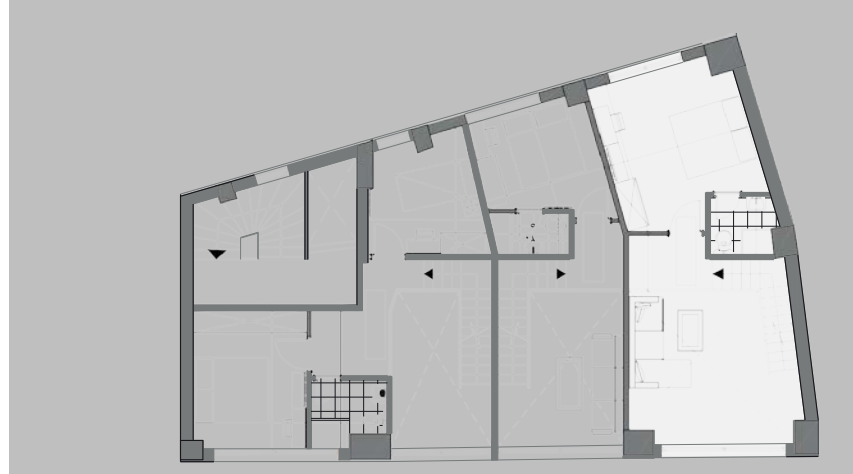


# Apate Interior

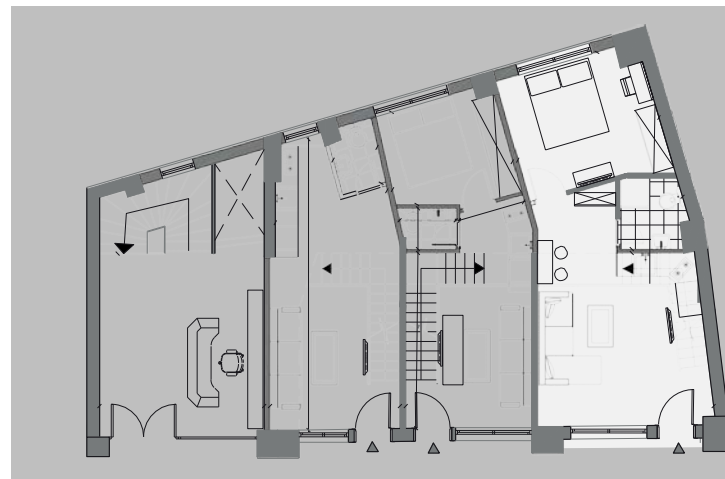


# Athena Apartment Duplex

- Open plan living room on ground floor
- 2 bedrooms on the upper floor
- 2 Bathrooms
- Large windows



Upper Floor



Ground Floor

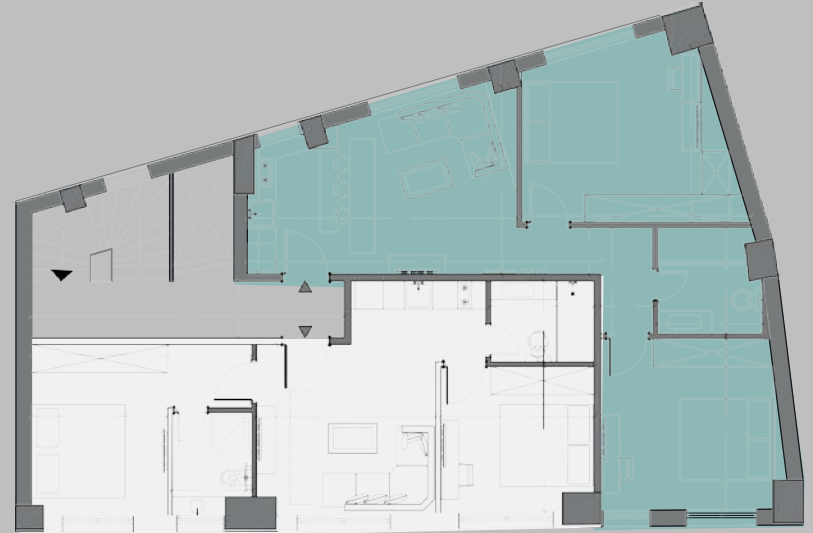
# Athena Interior



# Demeter & Electra Apartments

1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup> Floors

- Open plan living room
- 2 bedrooms
- Bathroom
- Large windows



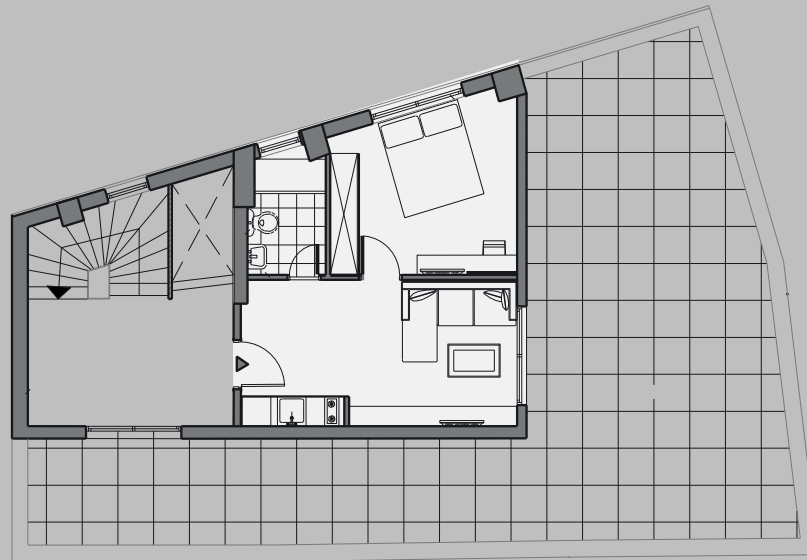
# Electra Interior



# Bia Apartment

## Top Floor

- Open plan living room
- 1 bedrooms
- Bathroom
- Large Terrace





# Bia Interior



# Orientation & Positioning

Positioned between Syngrou Avenue and Filopappou Hill, it benefits from easy access to major cultural sites while maintaining a residential feel. The location offers open views toward the Acropolis and unobstructed light on quieter side streets—ideal for both living and investment.

## Architectural Style

A modern minimalist architectural style, characterized by its clean lines, monolithic form, and understated material palette. The use of raw concrete and vertically aligned black metal slats adds texture and rhythm to the façade, while integrated planters soften the composition with greenery.

Symmetry, repetition, and subtle recesses create a calm, geometric presence—reflecting both functionality and contemporary elegance.





## Urban. Accessible. Emerging.

Living in Neos Kosmos means enjoying the convenience of central Athens without the noise of tourist hotspots.

It's a neighborhood with strong transit links, cultural access, and a growing appeal—ideal for residents who seek both comfort and connection in the city.



# 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, Neos 23 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

3 DUPLEX APARTMENTS

7 APARTMENTS

6 FLOORS

MINIMAL ARCHITECTURE



Name	Unit	Floor	Sq.m.	Price €	Booki ng
Atheia	DUPLEX	GF	82	300,000	
Apate	DUPLEX	GF	69	270,000	
Athena	DUPLEX	GF	55	270,000	
Demeter	1FA	1st	71	310,500	
Electra	1FB	1st	61	280,000	
Demeter	2FA	2nd	71	320,000	
Electra	2FB	2nd	61	280,000	
Demeter	3FA	3rd	71	330,500	
Electra	3FB	3rd	61	300,000	
Dia	ROOFTOP	4rth	41 + 56 terrace		<b>SOLD</b>

## 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  
**UAE** Business Bay Parklane Tower 771, Dubai  
**LEB** Kaslik Bofkers Building, Lebanon  
**CA** 1300 Rene Levesque, Apartment 1004,  
Montreal, Quebec, HGOB7  
**CI** Abidjan, Ivory Coast



**GR** +30 697 3026 777  
**UAE** +97 158 5387 744  
**LEB** +96 170 041 111  
**CA** +1 514 430 2511  
**CI** +96 133 58 898



[info@bofkers.com](mailto:info@bofkers.com)



[bofkers.com](https://bofkers.com)

## Follow us



[@bofkers](https://www.instagram.com/bofkers)



[@bofkers](https://www.facebook.com/bofkers)