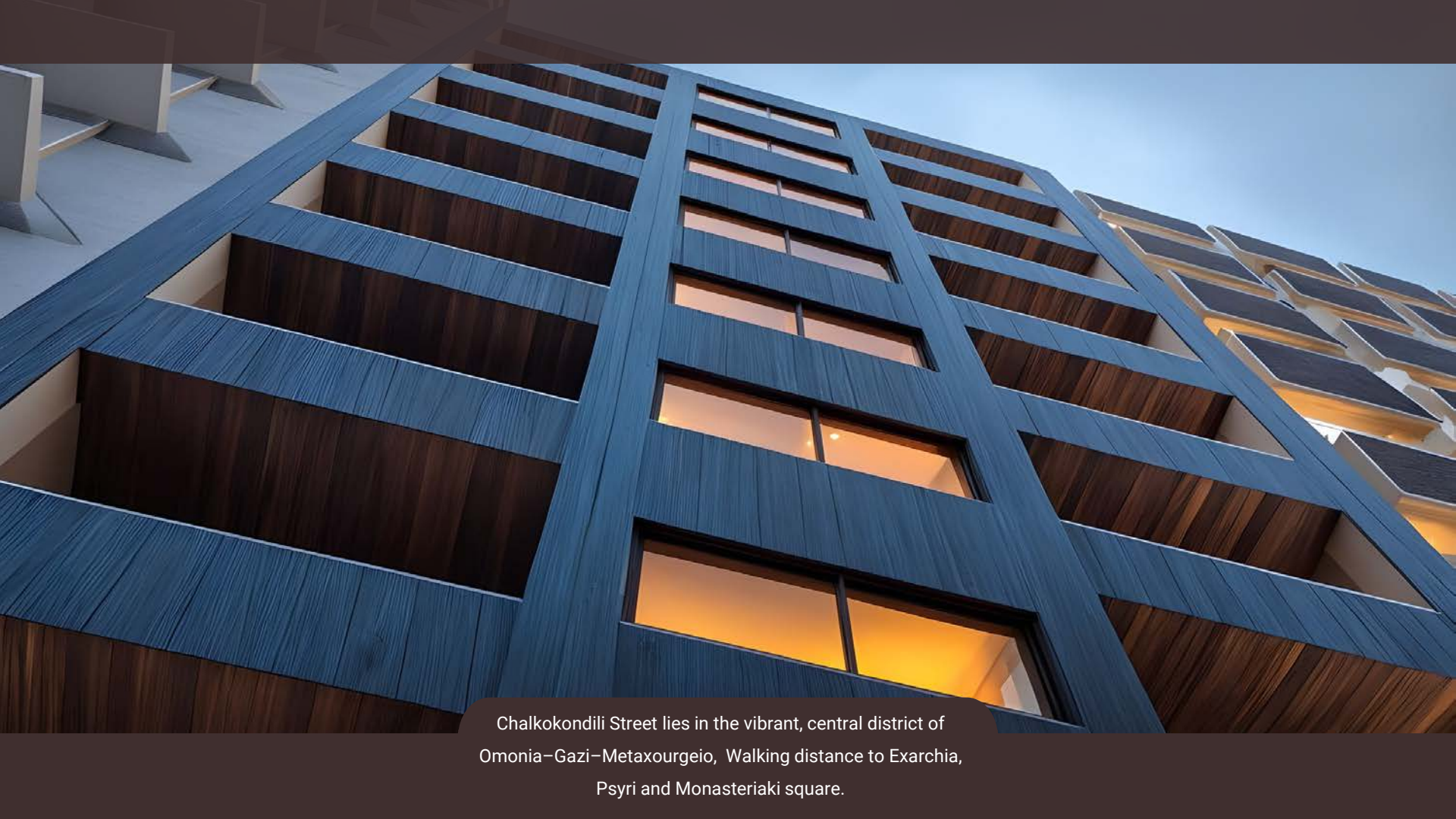




nōma ATHENS

Chalkokondili Street lies in the vibrant, central district of Omonia–Gazi–Metaxourgeio, a melting pot of cultures and nightlife. It's densely urban, with a dynamic mix of residential buildings, shops, cafés, and cultural venues.

New Development



Chalkokondili Street lies in the vibrant, central district of
Omonia-Gazi-Metaxourgeio, Walking distance to Exarchia,
Psyri and Monasteriaki square.

Around You

Places near Chalkokondili st.



300m

Omonia Square

Central hub with major metro connections and rapid access across Athens

Acropolis

The iconic ancient citadel featuring historic structures like the Parthenon and Erechtheion, symbolizing classical Greek architecture and history.



800m

National Archaeological Museum

Greece's largest museum with a vast ancient artifact collection.



Technopolis (Gazi)

Converted gasworks turned creative cultural venue with concerts and exhibitions



1km



300m

Metro Station

Omonia Station (Lines 1 & 2)
3 min walk.

Ultra-Central Location: In the heart of Athens – walk or metro to major sights, jobs, and nightlife.

Cultural & Social Hotspot: Close to museums, galleries, venues like Technopolis, and a vibrant dining scene.

Transport Hub: Excellent metro/bus connectivity – ideal for commuting or exploring.

Urban Lifestyle: Lively streets with shops, bakeries, bars; perfect for young professionals and creatives.

Growth Potential: The area is revitalizing, with new businesses, art, and modern residential offerings.

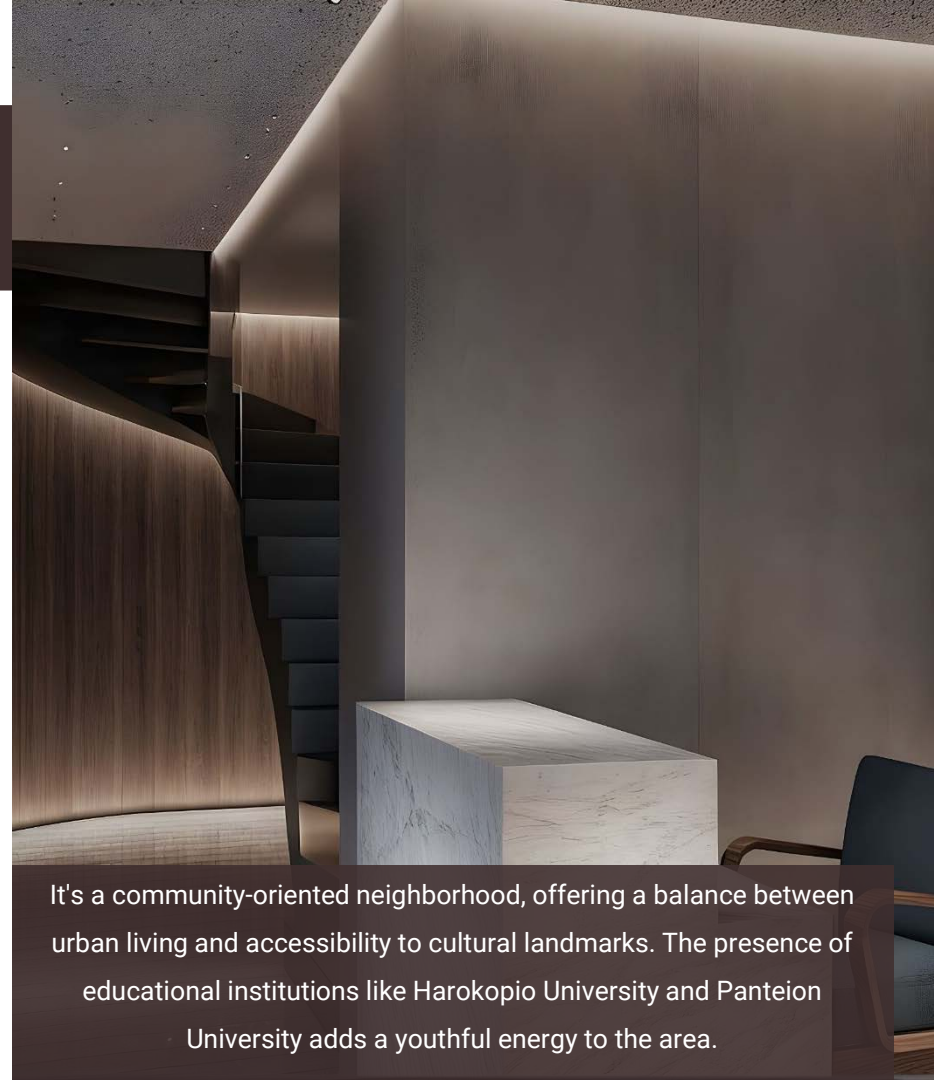
Advantages of Living in Chalkokondili



8 Floors

45 Apartments

- 45 apartments on 8 floors ranging from 20 to 35 sqm
- All apartments have an open plan living room, dining room and kitchen, one bedroom and bathroom
- Balconies and terraces

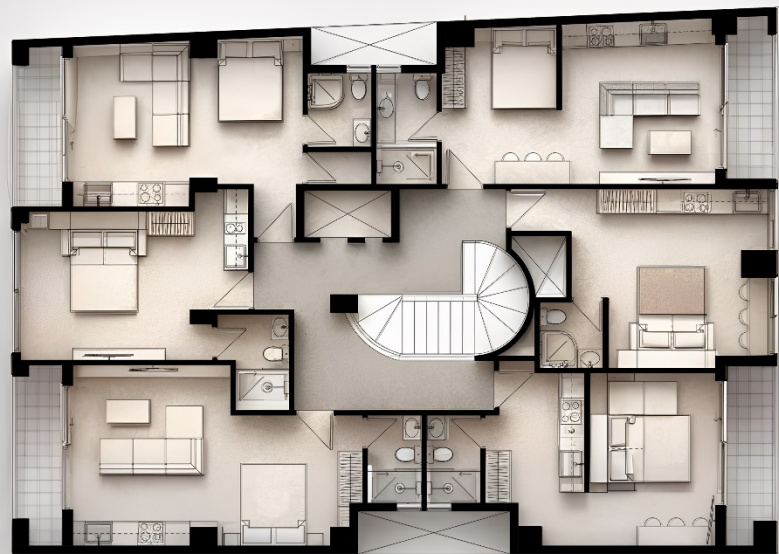


It's a community-oriented neighborhood, offering a balance between urban living and accessibility to cultural landmarks. The presence of educational institutions like Harokopio University and Panteion University adds a youthful energy to the area.

Typical Floor Plan

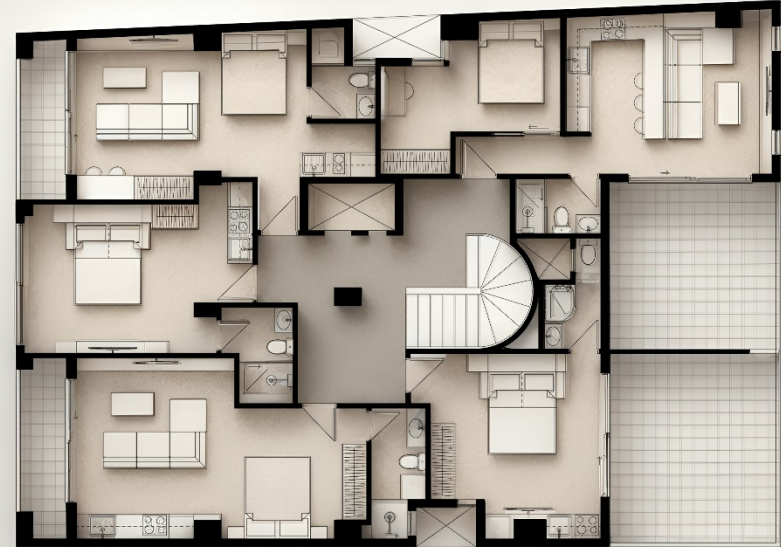
1st to 6th floor

- Open plan living room and kitchen
- Bedroom
- Bathroom
- Studio apartments



7th Floor Plan

- Open plan living room and kitchen
- Bedroom
- Bathroom
- Studio apartments



8th Floor Plan



Open plan living room and kitchen



Bedroom



Bathroom



Studio apartments

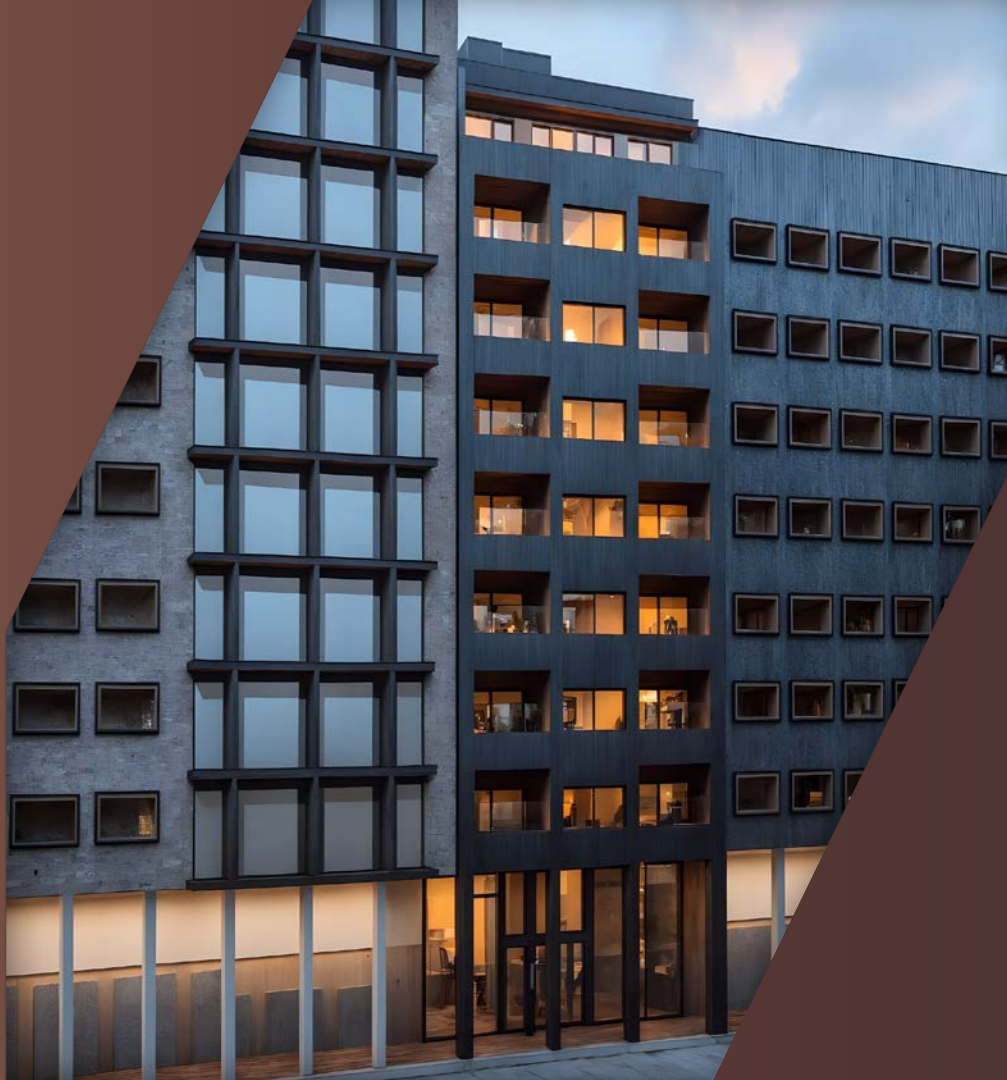


Interior



Orientation & Positioning

Chalkokondili street offers the best of central Athens, with direct access to metro lines, major landmarks, and a vibrant urban lifestyle. The building's positioning enhances visibility and natural light, while its favorable orientation allows for bright interiors and open views—making it ideal for both residential comfort and long-term value in a dynamic, well-connected location



Architectural Style

Contemporary urban architectural style defined by clean geometry, dark tones, and minimal ornamentation. Its façade is structured with repetitive grid patterns, deep-set balconies, and floor-to-ceiling glass, creating a balanced rhythm and visual depth.

The warm interior lighting contrasts elegantly with the sleek, dark cladding, emphasizing a modern, high-end residential aesthetic that blends sophistication with metropolitan functionality.



Central. Energetic. Cultural.

Living at Chalkokondili street offers unbeatable urban connectivity, cultural richness, and a dynamic street-life edge – ideal for anyone who thrives in the energetic pulse of central Athens.

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, nōma 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

36 APARTMENTS ON FLOORS 1ST TO 6TH

5 APARTMENTS ON 7TH FLOOR

4 APARTMENTS ON 8TH FLOOR

TOTAL 45 APARTMENTS ON 8 FLOORS

PAYMENT FACILITIES

MODERN ARCHITECTURE



Apartment	Floor	Sq.m.	Price €	Booking
A1/B1/C1/D1/E1/F1	1st	27	250,000	
A2/B2/C2/D2/E2/F2	2nd	24	250,000	
A3/B3/C3/D3/E3/F3	3rd	30	250,000	
A4/B4/C4/D4/E4/F4	4th	26	250,000	
A5/B5/C5/D5/E5/F5	5th	23	250,000	
A6/B6/C6/D6/E6/F6	6th	30	250,000	
G1	7th	28	250,000	
G2	7th	24	250,000	
G3	7th	30	250,000	
G4	7th	21	250,000	
G5	7th	37	250,000	
H1	8th	32	250,000	
H2	8th	32	250,000	
H3	8th	21	250,000	
H4	8th	37	250,000	

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