



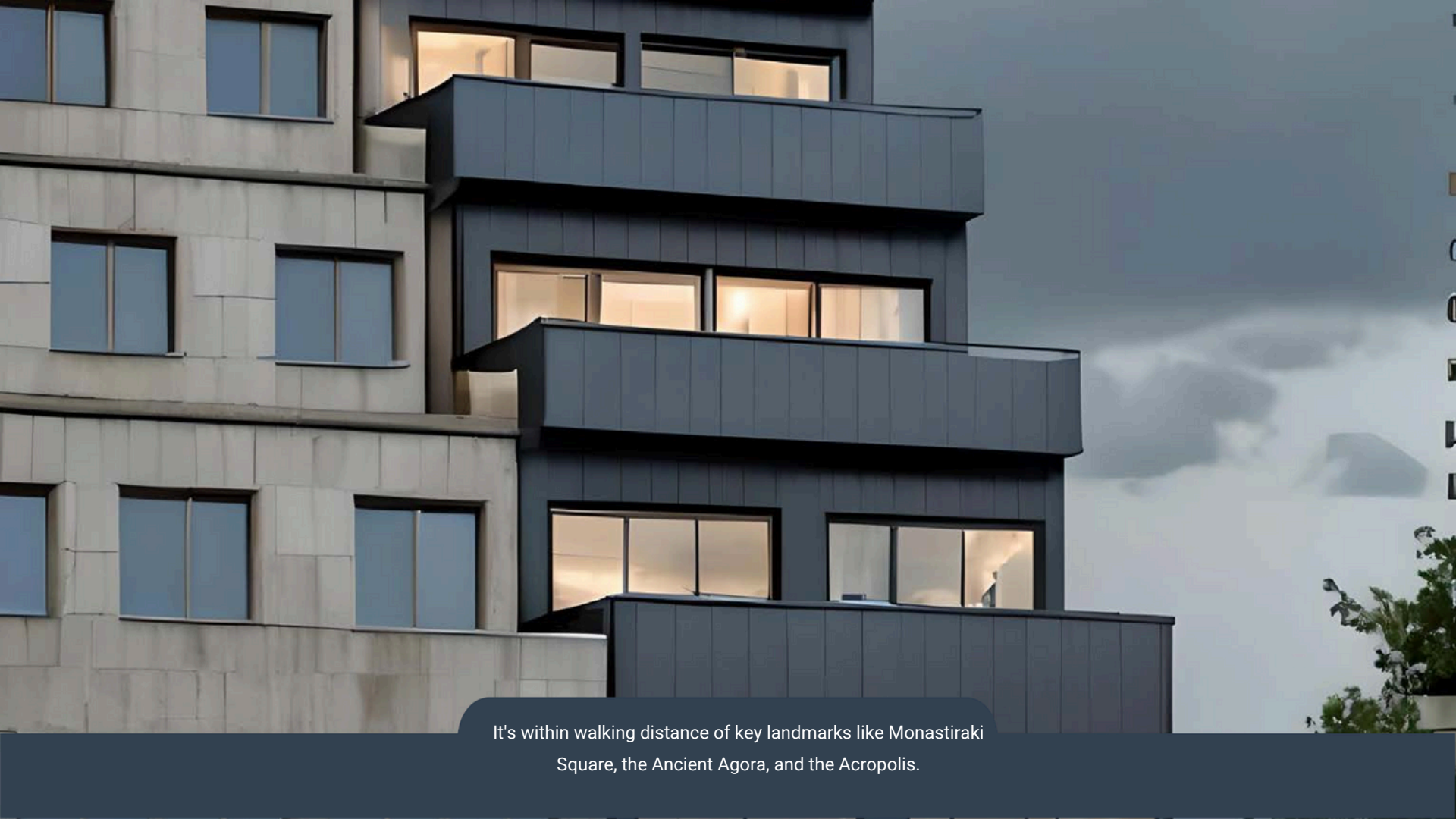
SKYPOD Athens

Skypod is a residential building located in the historic Psyrri neighborhood, right in the heart of Athens. Surrounded by neoclassical charm, narrow alleys, street art, and vibrant local culture, this location blends old-world character with the pulse of contemporary urban life.

New Development



BOFKERS 
Real Estate Investment



It's within walking distance of key landmarks like Monastiraki Square, the Ancient Agora, and the Acropolis.

Around You

Places near Eschiloust.



300m

Monastiraki Square

A bustling square known for its flea market, shops, cafés, and direct metro access.

Acropolis

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



300m

Varvakios Central Market

Athens' main public market, known for fresh produce, meat, spices, and local delicacies.

National Observatory of Athens

A quiet hilltop site offering stunning city views, especially at sunset.



500m

Metro Station

Thiseio Station (Lines M1)
3 min walk.



Central and Walkable: Steps from major attractions, cafes, galleries, and metro stations (Monastiraki & Thissio).

Lively Cultural Scene: Surrounded by theaters, artisan shops, and lively tavernas that operate day and night.

Urban Authenticity: Psyrrí retains a bohemian and authentic Athenian character—ideal for creatives and city lovers.

Access to Nature & History: Just minutes from Filopappou Hill, the Acropolis, and the Ancient Agora.

Strong Investment Potential: High demand for boutique hotels, Airbnb, and stylish residences in the area.

Advantages of Living in Eschiloust.



8 Floors

14 Apartments

- 14 apartments on 8 floors ranging from 21 to 54 sqm
- All apartments have an open plan living room, kitchen, bedroom and bathroom
- Top 4 floors have large terraces
- Reception at entrance connected with separate lobby area with bar



2ndFloor Plan

- Open plan living room
- Fully equipped kitchen
- Bedroom
- Bathroom



5th Floor Plan

- Open plan living room
- Fully equipped kitchen
- Bedroom
- Bathroom

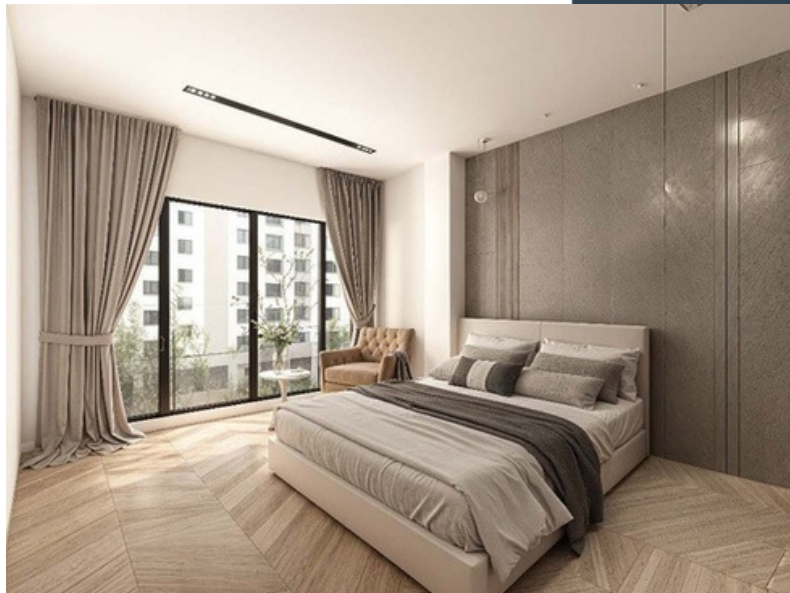


6th Floor Plan

- Open plan living room
- Fully equipped kitchen
- Bedroom
- Bathroom



Interior



Orientation & Positioning

a distinctive urban building nestled in the heart of historic Psyri, surrounded by the charm of Athens' oldest streets. This corner property is undergoing a full renovation, featuring a ground-floor reception and bar, along with modernized interiors and smart layouts across multiple levels.

Designed to reflect the area's creative energy, it's ideal for use as a boutique hotel, serviced apartments, or stylish urban residences. With large openings that maximize light and views, Eschilou 33 perfectly blends heritage with modern living in one of Athens' most dynamic neighborhoods.



Architectural Style

a contemporary architectural style with a bold, minimalist aesthetic. Its façade features a sleek, matte cladding and a strong geometric rhythm of large, grid-like windows that create a clean, modern look.

The stepped upper levels add visual dynamism and allow for private terraces, while the ground floor's full-height glass entrance emphasizes openness and transparency.

This design blends urban sophistication with functional elegance, standing out confidently among its more traditional neighbors.



Lively. Historic. Artistic.

Livingor investing in Eschilou33 means immersing yourself in Athens' most vibrant and culturally rich district. From ancient monuments to rooftop bars, everything is at your doorstep—ideal for urban dwellers, digital nomads, and lifestyle seekers alike.

The area combines convenience with character, offering both immediate appeal and long-term value.

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, Skypod 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

14 APARTMENTS

8 FLOORS

PAYMENT FACILITIES

MODERN ARCHITECTURE



GF	GF	50		SOLD
L1A	Mezzanine	50		SOLD
L2A	2nd	31		SOLD
L2B	2nd	54		SOLD
L3A	3rd	26		SOLD
L3B	3rd	29		SOLD
L3C	3rd	23		SOLD
L4A	4th	41		SOLD
L4B	4th	35		SOLD
L5A	5th	34+16 terrace		SOLD
L5B	5th	30		SOLD
L6A	6th	30		SOLD
L6B	6th	26	250,000	
L7	7th	36+19 terrace		SOLD

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