



Nea Filothei RESIDENCES

Located in Nea Filothei, the dynamic district, this property benefits from a strategic central position in Athens.

Nea Filothea is a small, mostly residential neighborhood in the northern part of the Athens metropolitan area. It sits close to areas like Marousi and Filothei, and it's known for being quieter and more suburban compared to central Athens.

New Development



Located in Nea Filothei ,a central neighborhood of Athens
in the Attica region of Greece.

Building Overview

- Ground Floor + 7 Levels
- 12 apartments in total
- Mix of one-bedroom & 2-bedroom layouts
- Selected apartments with private balconies
- On-site parking available

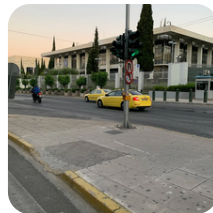


AROUND YOU

Located in Nea Filothei, Athens



8 min walk Megaron Athens Concert Hall
The Megaron Athens Concert Hall is one of Greece's most important cultural institutions, hosting concerts, opera performances, exhibitions, and international cultural events.



800m from Baltazar Restaurant
one of Athens' most renowned dining and social hotspots. This vibrant venue enhances the lifestyle offering of the location, providing an upscale environment for business lunches, client meetings, or evening relaxation.



5 min walk to Ambelokipi Metro Station, providing direct access to central Athens, including Syntagma Square and Acropolis of Athens.



1km away from American Embassy
it offers an ideal setting for businesses, professionals, and investors seeking a prestigious and secure address.



At your doorstep Local Cafés & Neighborhood Amenities
Everyday services, bakeries, cafés, and restaurants along the lively streets of Ambelokipi, reflecting the area's vibrant urban and residential character.

WHY INVEST IN NEA FILOTHEI

STRATEGIC LOCATION

The area also offers good connectivity, with nearby metro stations and major roads providing easy access to central Athens and surrounding districts.



STRONG RENTAL DEMAND

With its central setting, convenience, and strong rental demand, Ampelokipoi is a highly attractive location for both comfortable city living and long-term investment.



ECONOMIC & MARKET ADVANTAGES

Nea Filothei offers economic and market advantages due to its central location in Athens, strong rental demand, and excellent transport connections.

These factors support stable property values and attractive investment potential.



GLOBAL APPEAL

Nea Filothei has growing appeal due to its quiet residential character, strategic location near central Athens, and easy access to major roads and metro stations, making it attractive to professionals and families seeking a well-connected yet calm neighborhood.



LAYOUT

1st floor



LAYOUT

floor 2 to 5



From the 2nd to the 5th floor we have the same layout

Each floor have 2 aprtments of 1 bedroom and a big balcony

4th and 5th floor have Parking and Storage

LAYOUT

6th floor



Unit : A6
77 SQM
+ 25SQM balcony

2 big balcony of 25sqm in total

2 bedrooms , 2 bathroom
open-space living room and kitchen

Parking and Storage (3sqm)

LAYOUT

7th floor



Unit : A7
67 SQM
+ 35 SQM balcony and garden

2 big balcony of 35sqm and a garden

2 bedrooms , 1 bathroom
open-space living room and kitchen

Parking and Storage (3sqm)

Orientation & Positioning

Nea Filothei Residences is strategically located in the desirable neighborhood of Nea Filothei in northern Athens, positioned between the vibrant city center and the key business districts of Marousi and Kifisia. With convenient access to major roads, nearby metro and suburban rail connections, and direct connectivity to central hubs such as Syntagma and Monastiraki, the location supports both comfortable daily living and strong long-term investment value.



Architectural Style

The building features a contemporary architectural design defined by clean lines and a minimalist aesthetic. The façade blends modern materials and neutral tones, while large windows and balcony doors enhance natural light and create bright, open interiors.

Selected apartments benefit from private balconies, adding a subtle sense of outdoor living. Balanced proportions and refined detailing give the building a modern, understated presence that fits seamlessly into Nea Filothei's urban landscape.



ACCESSIBLE. URBAN. CONNECTED.

Ampelokipi is a well-established residential district of Athens, known for its strong connectivity and everyday convenience. With metro stations on Athens Metro Line 3, major road links, and public transport nearby, residents enjoy easy access to the city center and surrounding areas. The neighborhood is close to important hospitals, business areas, and commercial streets, offering a practical urban lifestyle. This makes Ampelokipi an attractive choice for both residents and investors seeking stability, accessibility, and long-term demand.

RATE CARD

SUMMARY

12 APARTMENTS 7 FLOORS

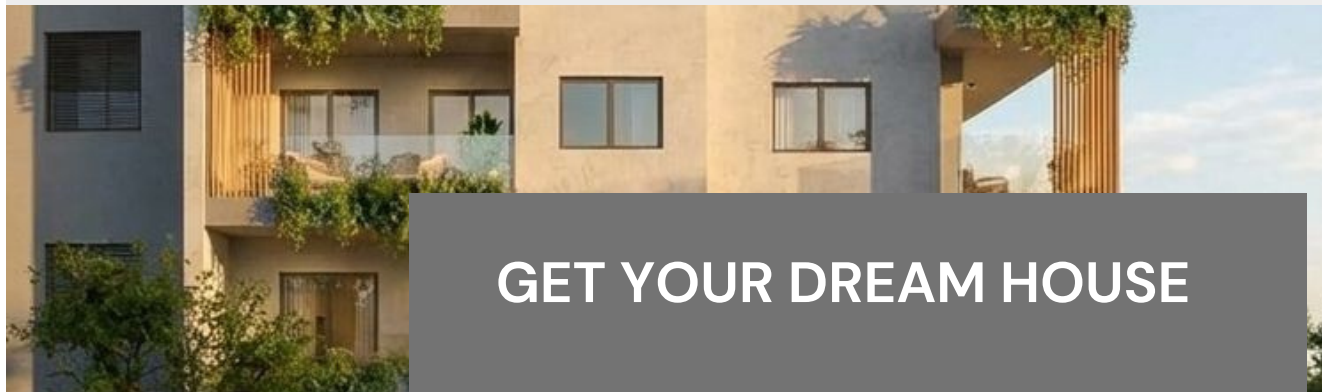
MODERN ARCHITECTURE

LOCATION: NEA FILOTHEI

ATHENS



Apartment	Floor	S.q.m	Balcony	total SQM	Storage (sqm)	Parking/price(euro)	Price (euro)	Booking
A1	1st	40	16	56	No	20,000	235,000	
B1	1st	40	10	50	No	20,000	220,000	
A2	2nd	40	16	56	2 (S1)	20,000	240,000	
B2	2nd	37	9	46	No	20,000	215,000	
A3	3rd	40	16	56	2 (S7)	20,000	245,000	
B3	3rd	37	9	46	2 (S8)	20,000	220,000	
A4	4th	40	16	56	2 (S2)	P7	260,000	
B4	4th	37	9	46	2 (S3)	P8	235,000	
A5	5th	40	16	56	3 (S5)	P11	265,000	
B5	5th	37	9	46	3 (S4)	P10	240,000	
A6	6th	77	25	102	3 (S6)	P12	505,000	
A7	7th	67	35	102	3 (S9) + Garden	P9	470,000	



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