

PHILADELPHIA
SANTA SOPHIA MODERN APARTMENTS
NEW LUXURY RESIDENCIAL SMART APARTMENTS / STYLISH APARTMENTS



Floor/ no.	Bedrooms	Bathrooms	Garden	Balconies	Sqm	Price	Notes
Ground + Loft (1a)	2	1	No	-	80	-	SOLD
Ground (1b)	2	1	30 sqm	-	57	€290,000	Available
First (2a)	2	1	-	20 sqm	55	€290,000	Available
Second	-	-	-	-	-	-	SOLD
Third	-	-	-	-	-	-	SOLD

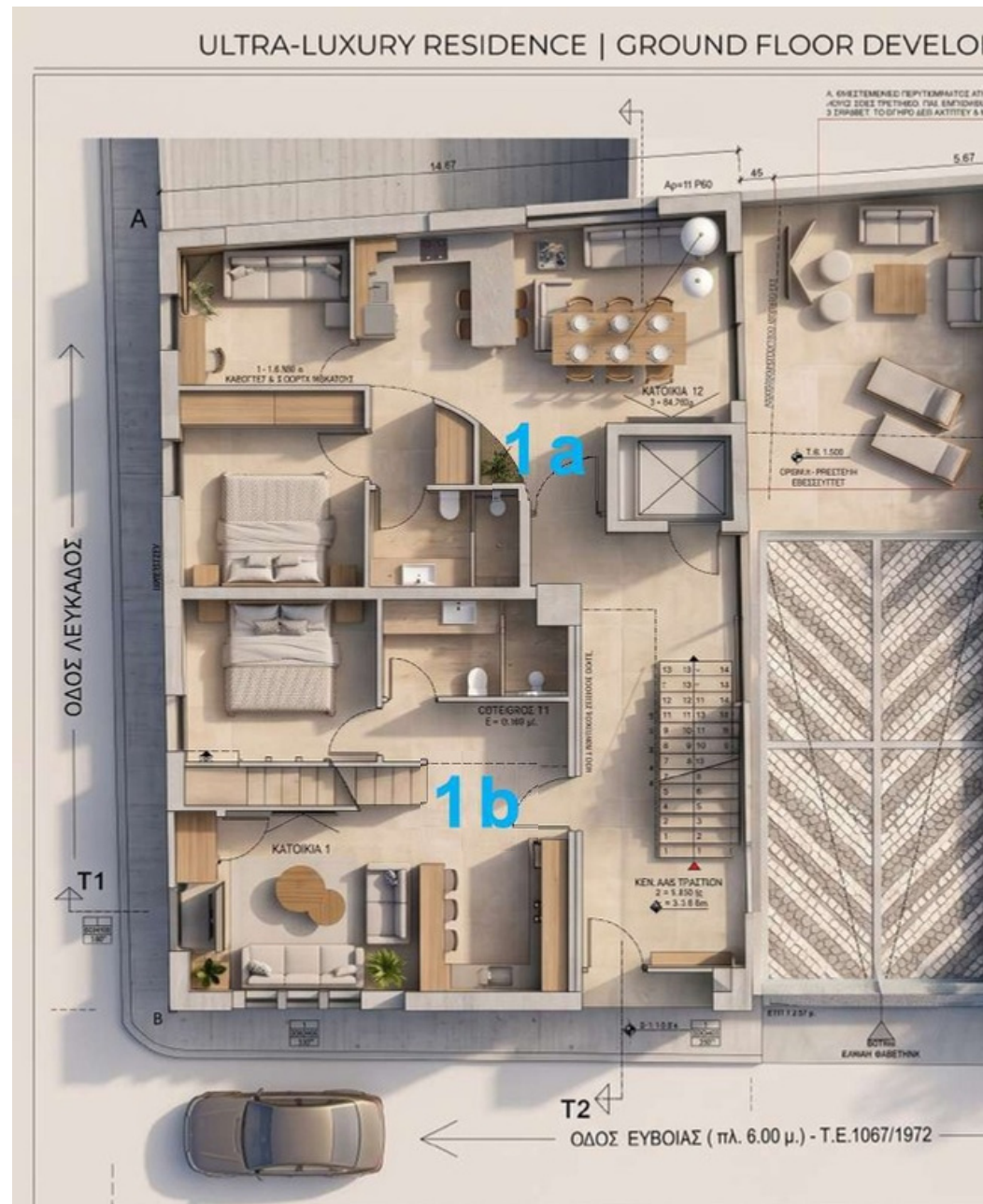
PROPOSAL

GROUND FLOOR

Priorities in Design from A to Z to form the 3 Apartments solution:

- A. Outdoors possibility
- B. Living room open plan
- C. Functional circulation / entrance
- D. Privacy – Functionality – orientation
- E. Space flexibility
- F. Ventilation – lighting
- G. Living room / Bedroom zoning

APT 0.1.....57, 19 SQM
APT 0.2.....80, 60 SQM (43,40 GR FLOOR + 37,20 LOFT)



PROPOSAL

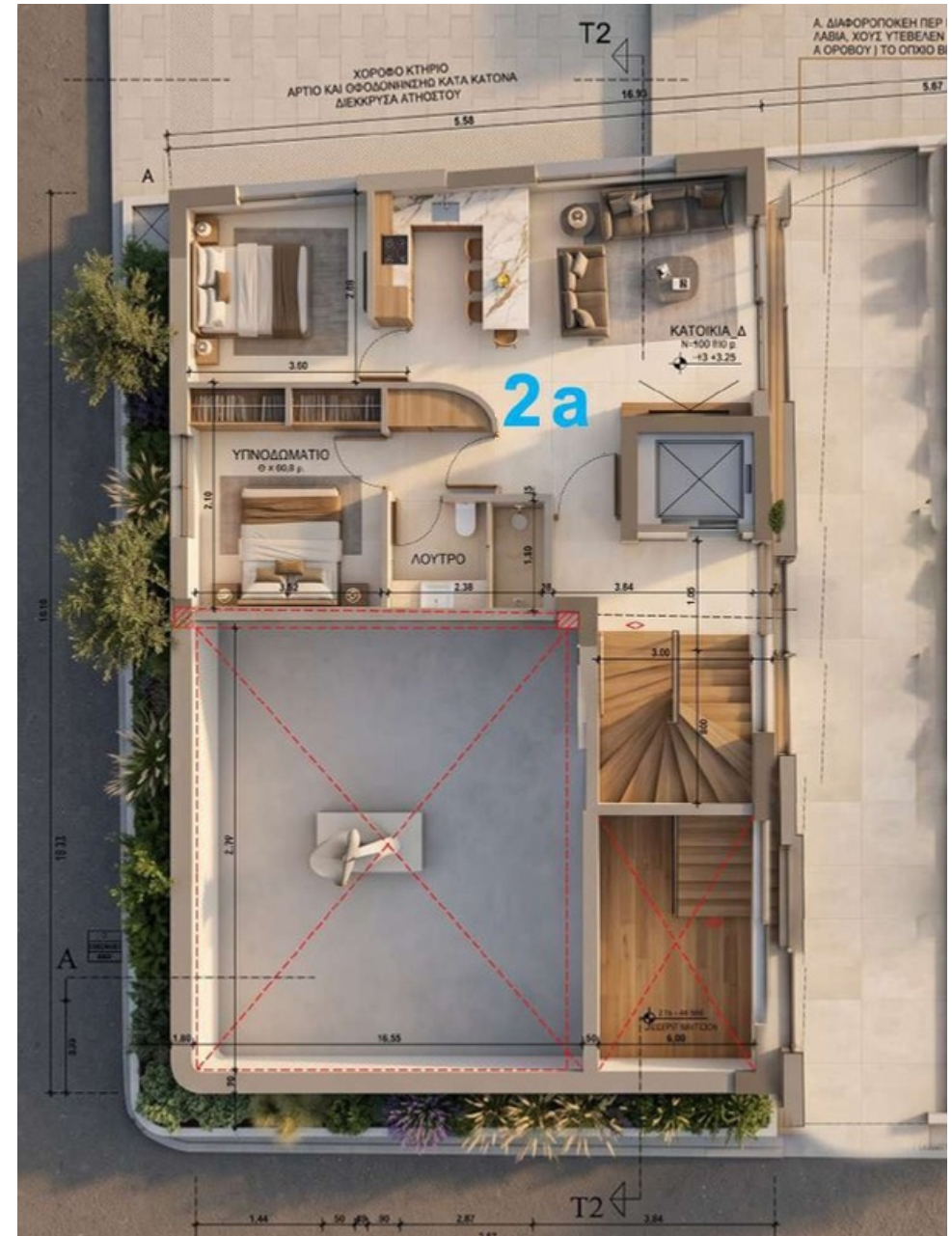
1ST FLOOR

Priorities in Design from A to Z to form the 3 Apartments solution:

- A. Outdoors possibility
- B. Living room open plan
- C. Functional circulation / entrance
- D. Privacy – Functionality – orientation
- E. Space flexibility
- F. Ventilation – lighting
- G. Living room / Bedroom zoning

APT 1.1.....55,05 SQM

APT 0.2 LOFT.....37,20 SQM



PHILADELPHIA - SANTA SOPHIA MODERN APARTMENTS

MOODBOARDS

MATERIALS, SURFACES,
INTERIOR. LOOK AND FEEL

FELLING
LIGHT AND SHADOW



MATERIALS

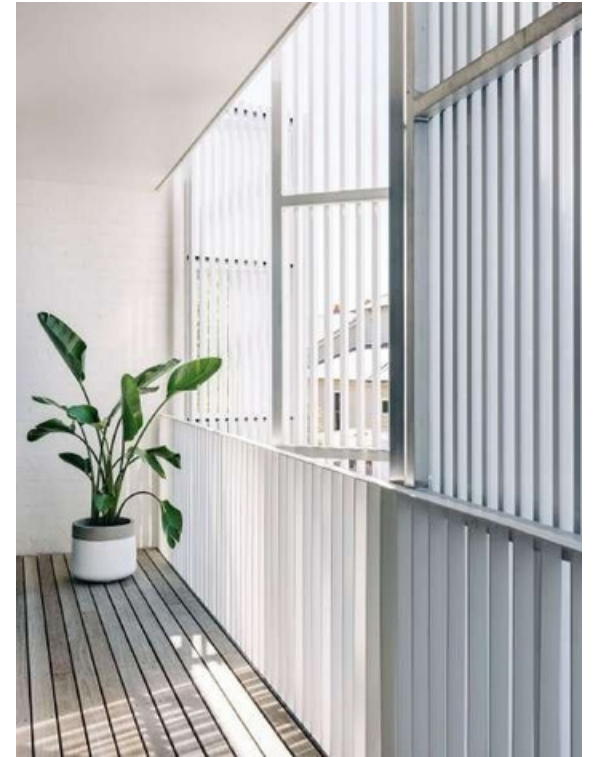
WHITE METAL FINS



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FELLING-SPACES

1ST FLOOR FRONT BALCONIES



FEELING PLANTS



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MATERIALS
SURFACES



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MATERIALS

DETAILS



terracotta



cream

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MATERIALS

METAL DETAILS



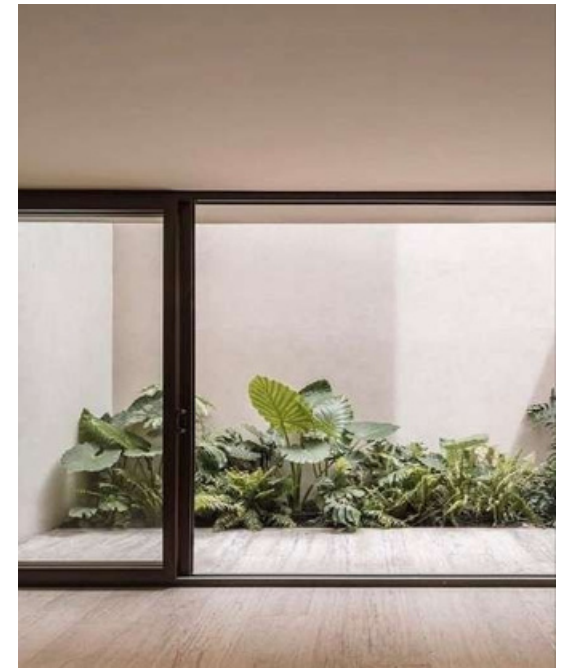
SPACES

**GROUND FLOOR
ENTRANCES**



SPACES

GROUND FLOOR
GARDEN



S P A C E S

**INTERIOR
INSPIRATION**



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SPACES

INTERIOR
INSPIRATION



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PROPOSAL

3 D R E N D E R S

RENDER PROPOSAL



Third Floor 2 1-bedroom
apartments **SOLD**

Second Floor 2 1-bedroom
apartments **SOLD**

First Floor 1 1-bedroom
apartment **Available**

-Ground Floor + Loft Apartment **SOLD**

-Ground Floor 1-bedroom apartment
with Garden **Available**

RENDER PROPOSAL

EVOIAS FACADE



A minimal facade Design, to «fold» the existing building disadvantages and reveal new trendy items and shapes, which although based on low budget construction may offer a great outstanding result.

Priorities in Design

- Clean lines & shapes
- Balanced Proportions
- Geometric clarity
- Dynamic composition
- Vertical / horizontal Articulation
- Layering
- Transparency vs Opacity balance

RENDER PROPOSAL

LEFKADOS FACADE



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RENDER PROPOSAL

INTERIORS



Interiors follow the main Design we execute in Golden Visa apartment solutions, offering delicate smooth details and surfaces, simple lines, clear perspectives, and built in / developed open space be spoke furniture.

Coloring and materiality follow the rule of extending, uniting, stretching out to limits from wal to eall, side to side etc

BUILDING FEATURES



Contemporary architecture
and design



Energy efficient
construction



One-bedroom layouts
Two-bedroom layouts



Fully fitted kitchen
bathrooms



Private balconies and
garden



Secure entry



Walking distance to metro
and centre of Philadelphia



Ideal for residential use or
rental investment



RENDER PROPOSAL

INTERIORS



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RENDER PROPOSAL

INTERIORS



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LOCATION



OPAP ARENA

Located just 9 minutes on foot from OPAP Arena, this apartment offers direct access to one of Athens' most modern and iconic stadiums. OPAP Arena is the home of AEK Athens and a landmark venue known for its impressive architecture, state-of-the-art facilities, and vibrant atmosphere on match days and large events.

The property also benefits from excellent public transport connections, being within 5 minutes walking distance from Perissos metro station and 14 minutes from Pefkakia station. This prime accessibility makes daily commuting effortless while offering the convenience of living close to major city routes, entertainment, and amenities.



WALKING DISTANCE TO TWO METRO STATIONS



LOCATION

Nea Filadelfeia Grove



Just 10 minutes walking distance from Nea Filadelfeia Grove, this apartment enjoys proximity to one of the most beautiful and historic green spaces in Athens. The grove is a beloved urban oasis, offering extensive walking paths, playgrounds, sports areas, and peaceful spots for relaxation beneath its lush tree canopy. It is a vibrant hub for daily exercise, family outings, and outdoor leisure, enhancing the quality of life for residents year-round. Living so close to Nea Filadelfeia Grove provides the perfect balance between urban convenience and natural serenity—an ideal setting for those seeking both calm surroundings and easy access to city amenities.

The map displays the following points of interest and their walking distances:

- Mikrasiatiko Mezedopoleio Tavern**: 4 min on foot
- Lemonokipos tavern**: 6 min on foot
- Mimosa Neighborhood Bistrot**: 5 min by car / 12 min on foot
- Cine Alsos**: 5 min by car / 14 min on foot
- OPAP Arena (St. Sophia Stadium)**: 9 min on foot
- FitCube Gym**: 1 min on foot
- Municipal Sports Part**: 3 min on foot

The map also shows a large green area labeled 'PARK' and a red shield icon indicating a specific location.

PHILADELPHIA - SANTA SOPHIA MODERN APARTMENTS



Golden Greece Visa



Website



WhatsApp



Location

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