

# VENUS ATHENS RIVIERA

Afroditis 24 - Elliniko





## Project Description

Situated along the prestigious Athenian Riviera, Elliniko is one of Athens' most desirable coastal neighborhoods—an ideal blend of cosmopolitan living and seaside tranquility. Just 4 km from the historic city center, it offers residents the perfect balance between vibrant urban life and the relaxing charm of the Mediterranean.

Elliniko is renowned for its stunning promenade, sandy beaches, and the luxurious Flisvos Marina—home to world-class yachts, fine dining, and boutique shopping. The area is rich in culture, parks, and lively squares that come alive with cafes and local events. Excellent public transport links, international school, and modern amenities make it a top choice.

The building extends into 3 levels, offering fifty-eight apartments.



Energy Efficiency

**B+**



Heating

**Pending**



Sanitary Ware

**Grohe**



Kitchens

**European**



Delivery

**3<sup>rd</sup> Quarter 2028**











Unit Number	Level	Type	Internal Area	Balconies/ Exclusive Use	Total	Bedrooms	Bathrooms	Parking	Storage	Price €
GF1	0	Apartment	42m2 + 20,5m2 playroom	10,5m2	73m2	STUDIO	1	N/A	YES	357.000,00 €
GF2	0	Apartment	39,7m2 + 19m2 playroom	10,5m2	69,2m2	STUDIO	1	N/A	YES	337.000,00 €
GF3	0	Apartment	39,7m2 + 19m2 playroom	11m2	69,7m2	STUDIO	1	N/A	YES	337.000,00 €
GF4	0	Apartment	39,9m2 + 19m2 playroom	11m2	69,9m2	STUDIO	1	N/A	YES	<b>SOLD</b>
1.1	1	Apartment	36,6m2	11,5m2	48,1m2	1	1	N/A	YES	315.000,00 €
1.2	1	Apartment	36,7m2	12,5m2	49,2m2	1	1	N/A	YES	317.000,00 €
1.3	1	Apartment	34,8m2	8,5m2	43,3m2	1	1	N/A	YES	<b>SOLD</b>
1.4	1	Apartment	35,2m2	6,5m2	41,7m2	1	1	N/A	YES	302.000,00 € <b>RESERVED K</b>
1.5	1	Apartment	35,1m2	7m2	42,1m2	1	1	N/A	YES	<b>SOLD</b>
1.6	1	Apartment	50,3m2	32m2	82,3m2	2	1	N/A	YES	420.000,00 €
1.7	1	Apartment	33,6m2	13m2	46,6m2	STUDIO	1	N/A	YES	<b>SOLD</b>

Sqm measurements may vary up to ± 3%  
+3 months grace period

**Unit Number****Level****Type****Internal Area****Balconies/  
Exclusive Use****Total****Bedrooms****Bathrooms****Parking****Storage****Price €**

1.8

1

Apartment

34,6m<sup>2</sup>18,5m<sup>2</sup>53,1m<sup>2</sup>

STUDIO

1

N/A

YES

297.000,00 €  
**RESERVED Sav**

1.9

1

Apartment

35,2m<sup>2</sup>4,5m<sup>2</sup>39,7m<sup>2</sup>

1

1

N/A

YES

299.000,00 €  
**RESERVED Sav**

1.10

1

Apartment

38,1m<sup>2</sup>6m<sup>2</sup>44,1m<sup>2</sup>

1

1

N/A

YES

325.000,00 €  
**RESERVED md**1.11  
**POOL VIEW**

1

Apartment

37,6m<sup>2</sup>9m<sup>2</sup>46,6m<sup>2</sup>

1

1

N/A

YES

**SOLD**1.12  
**POOL VIEW**

1

Apartment

36,5m<sup>2</sup>9,5m<sup>2</sup>46m<sup>2</sup>

1

1

N/A

YES

**SOLD**1.13  
**POOL VIEW**

1

Apartment

34,2m<sup>2</sup>42m<sup>2</sup>76,2m<sup>2</sup>

1

1

N/A

YES

**SOLD**

1.14

1

Apartment

35,3m<sup>2</sup>9,5m<sup>2</sup>44,8m<sup>2</sup>

1

1

N/A

YES

305.000,00 €  
**RESERVED K**

1.15

1

Apartment

34,1m<sup>2</sup>6,5m<sup>2</sup>40,6m<sup>2</sup>

1

1

N/A

YES

295.000,00 €  
**RESERVED Sav**

1.16

1

Apartment

34,3m<sup>2</sup>3,6m<sup>2</sup>37,9m<sup>2</sup>

1

1

N/A

YES

294.000,00 €  
**RESERVED K**

1.17

1

Apartment

36,3m<sup>2</sup>3,7m<sup>2</sup>40m<sup>2</sup>

1

1

N/A

YES

310.000,00 €  
**RESERVED K**

1.18

1

Apartment

31,6m<sup>2</sup>3,8m<sup>2</sup>35,4m<sup>2</sup>

STUDIO

1

N/A

YES

270.000,00 €  
**SOLD**

Sqm measurements may vary up to ± 3%

+3 months grace period

**Unit Number****Level****Type****Internal Area****Balconies/  
Exclusive Use****Total****Bedrooms****Bathrooms****Parking****Storage****Price €**

2.1	2	Apartment	37m2	4m2	41m2	1	1	N/A	YES	RESERVED
2.2	2	Apartment	37,1m2	4m2	41,1m2	1	1	N/A	YES	RESERVED
2.3	2	Apartment	36,1m2	5m2	41,1m2	1	1	N/A	YES	RESERVED
2.4	2	Apartment	35,2m2	6,5m2	41,7m2	1	1	N/A	YES	RESERVED
2.5	2	Apartment	35,1m2	7m2	42,1m2	1	1	N/A	YES	RESERVED
2.6	2	Apartment	50,3m2	6,5m2	56,8m2	2	1	N/A	YES	RESERVED
2.7	2	Apartment	33,6m2	3,8m2	37,4m2	STUDIO	1	N/A	YES	RESERVED
2.8	2	Apartment	34,6m2	3,8m2	38,4m2	STUDIO	1	N/A	YES	RESERVED
2.9	2	Apartment	35,2m2	4,5m2	39,7m2	1	1	N/A	YES	RESERVED
2.10	2	Apartment	35,9m2	6m2	41,9m2	1	1	N/A	YES	RESERVED
2.11 POOL VIEW	2	Apartment	31,6m2	6,5m2	38,1m2	1	1	N/A	YES	RESERVED
2.12 POOL VIEW	2	Apartment	31,7m2	6,5m2	38,2m2	1	1	N/A	YES	RESERVED

Sqm measurements may vary up to ± 3%  
+3 months grace period



Unit Number	Level	Type	Internal Area	Balconies/ Exclusive Use	Total	Bedrooms	Bathrooms	Parking	Storage	Price €
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2.13 POOL VIEW	2	Apartment	31,4m2	6,5m2	37,9m2	1	1	N/A	YES	RESERVED
2.14	2	Apartment	33m2	6,5m2	39,5m2	1	1	N/A	YES	RESERVED
2.15	2	Apartment	33,5m2	3,8m2	37,3m2	1	1	N/A	YES	RESERVED
2.16	2	Apartment	34,3m2	3,6m2	37,9m2	1	1	N/A	YES	RESERVED
2.17	2	Apartment	36,3m2	3,7m2	40m2	1	1	N/A	YES	RESERVED
2.18	2	Apartment	31,6m2	3,8m2	35,4m2	STUDIO	1	N/A	YES	RESERVED
3.1	3	Apartment	37,7m2	2,8m2	40,5m2	1	1	N/A	YES	333.000,00 € RESERVED
3.2	3	Apartment	37,9m2	4m2	41,9m2	1	1	N/A	YES	SOLD
3.3	3	Apartment	36,1m2	5m2	41,1m2	1	1	N/A	YES	318.000,00 € RESERVED K
3.4	3	Apartment	35,2m2	6,5m2	41,7m2	1	1	N/A	YES	310.000,00 € RESERVED K
3.5	3	Apartment	35,1m2	7m2	42,1m2	1	1	N/A	YES	310.000,00 € SOLD
3.6	3	Apartment	50,3m2	6,5m2	56,8m2	2	1	N/A	YES	430.000,00 € RESERVED

Sqm measurements may vary up to ± 3%  
+3 months grace period



Unit Number	Level	Type	Internal Area	Balconies/ Exclusive Use	Total	Bedrooms	Bathrooms	Parking	Storage	Price €
3.7	3	Apartment	33,6m <sup>2</sup>	3,8m <sup>2</sup>	37,4m <sup>2</sup>	STUDIO	1	N/A	YES	295.000,00 € RESERVED Sh
3.8	3	Apartment	34,6m <sup>2</sup>	3,8m <sup>2</sup>	38,4m <sup>2</sup>	STUDIO	1	N/A	YES	305.000,00 € RESERVED Sav
3.9	3	Apartment	35,2m <sup>2</sup>	4,5m <sup>2</sup>	39,7m <sup>2</sup>	1	1	N/A	YES	310.000,00 € RESERVED Sav
3.10	3	Apartment	35,9m <sup>2</sup>	6m <sup>2</sup>	41,9m <sup>2</sup>	1	1	N/A	YES	316.000,00 € RESERVED Sav
3.11 POOL VIEW	3	Apartment	31,6m <sup>2</sup>	6,5m <sup>2</sup>	38,1m <sup>2</sup>	1	1	N/A	YES	SOLD
3.12 POOL VIEW	3	Apartment	31,7m <sup>2</sup>	6,5m <sup>2</sup>	38,2m <sup>2</sup>	1	1	N/A	YES	SOLD
3.13 POOL VIEW	3	Apartment	31,4m <sup>2</sup>	6,5m <sup>2</sup>	37,9m <sup>2</sup>	1	1	N/A	YES	SOLD
3.14	3	Apartment	33m <sup>2</sup>	6,5m <sup>2</sup>	39,5m <sup>2</sup>	1	1	N/A	YES	290.000,00 € RESERVED K
3.15	3	Apartment	33,5m <sup>2</sup>	3,8m <sup>2</sup>	37,3m <sup>2</sup>	1	1	N/A	YES	295.000,00 € SOLD
3.16	3	Apartment	34,3m <sup>2</sup>	3,6m <sup>2</sup>	37,9m <sup>2</sup>	1	1	N/A	YES	299.000,00 € RESERVED K
3.17	3	Apartment	36,3m <sup>2</sup>	3,7m <sup>2</sup>	40m <sup>2</sup>	1	1	N/A	YES	319.000,00 € RESERVED K
3.18	3	Apartment	31,6m <sup>2</sup>	3,8m <sup>2</sup>	35,4m <sup>2</sup>	STUDIO	1	N/A	YES	SOLD

Sqm measurements may vary up to ± 3%

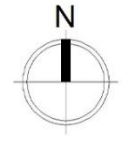
+3 months grace period

# GROUND FLOOR

4 apartments



AFRODITHS STREET



AFRODITHS 24,  
ELLHNIKO  
LEVEL 0



RIZOUNTOS STREET

# 1<sup>st</sup> LEVEL

18 apartments



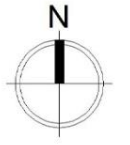


# 2<sup>nd</sup> LEVEL

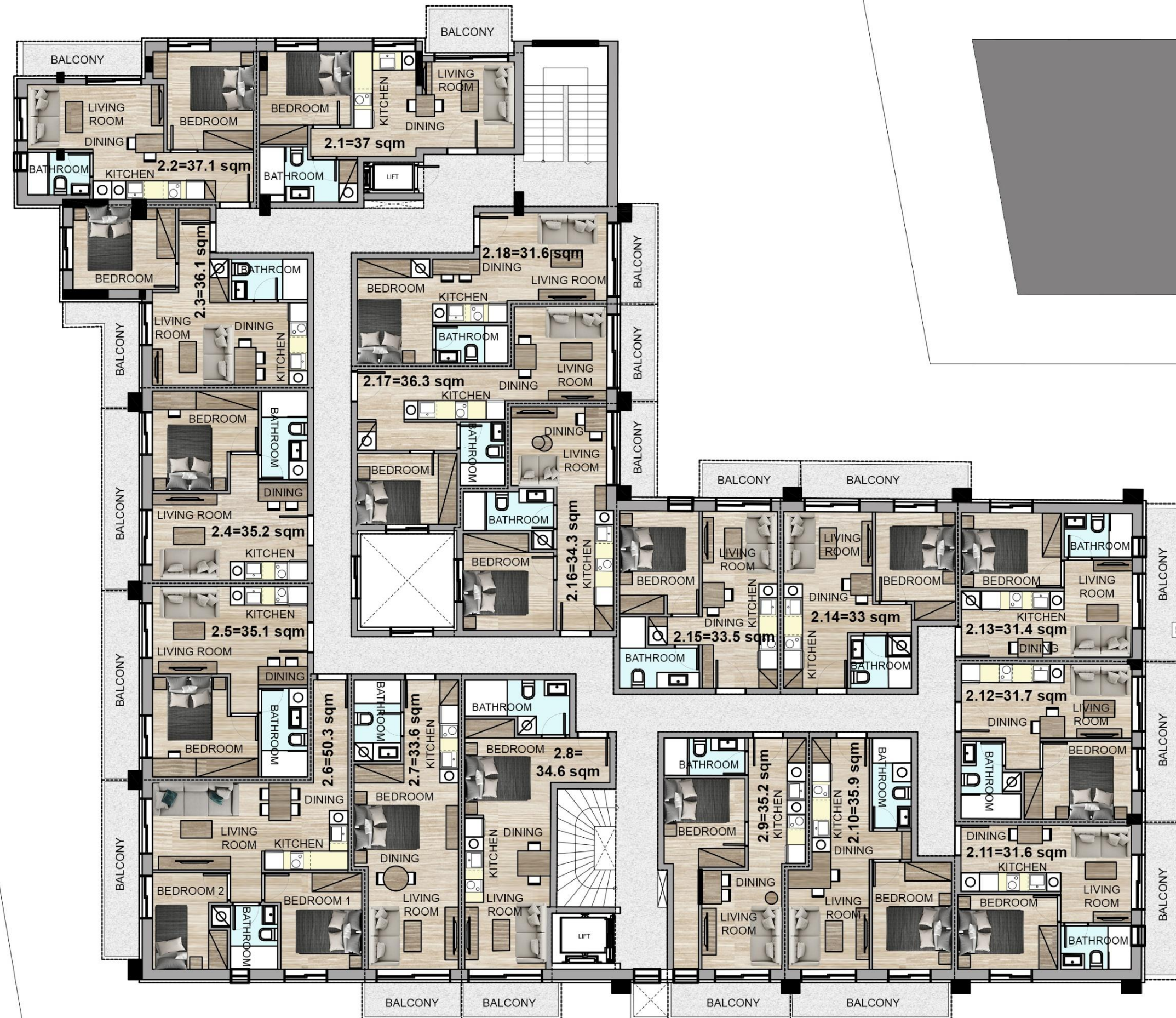
18 apartments



AFRODITHS STREET



AFRODITHS 24,  
ELLHNIKO  
LEVEL 2



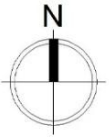
RIZOUNTOS STREET

# 3<sup>rd</sup> LEVEL

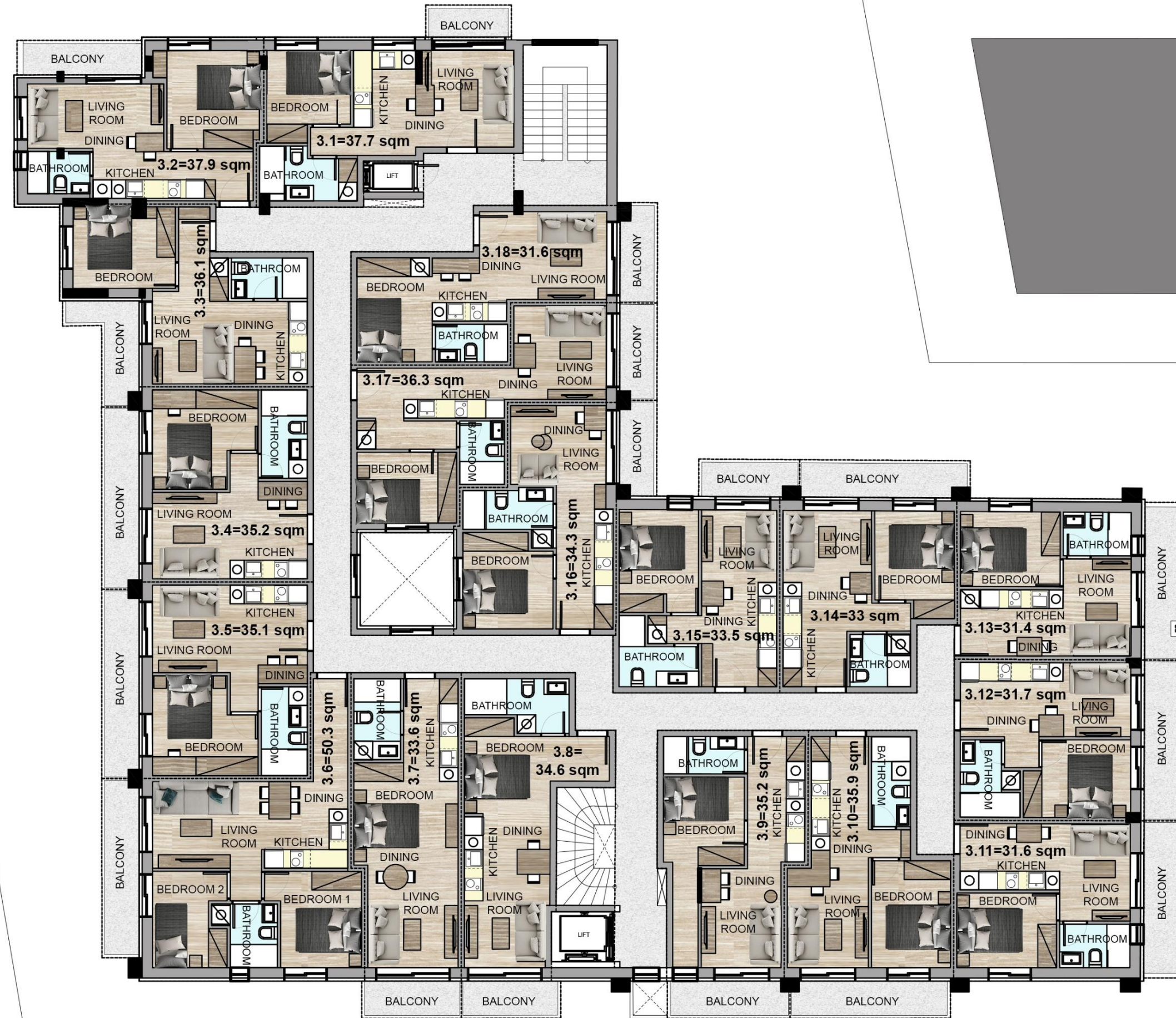
18 apartments



AFRODITHS STREET



AFRODITHS 24,  
ELLHNIKO  
LEVEL 3

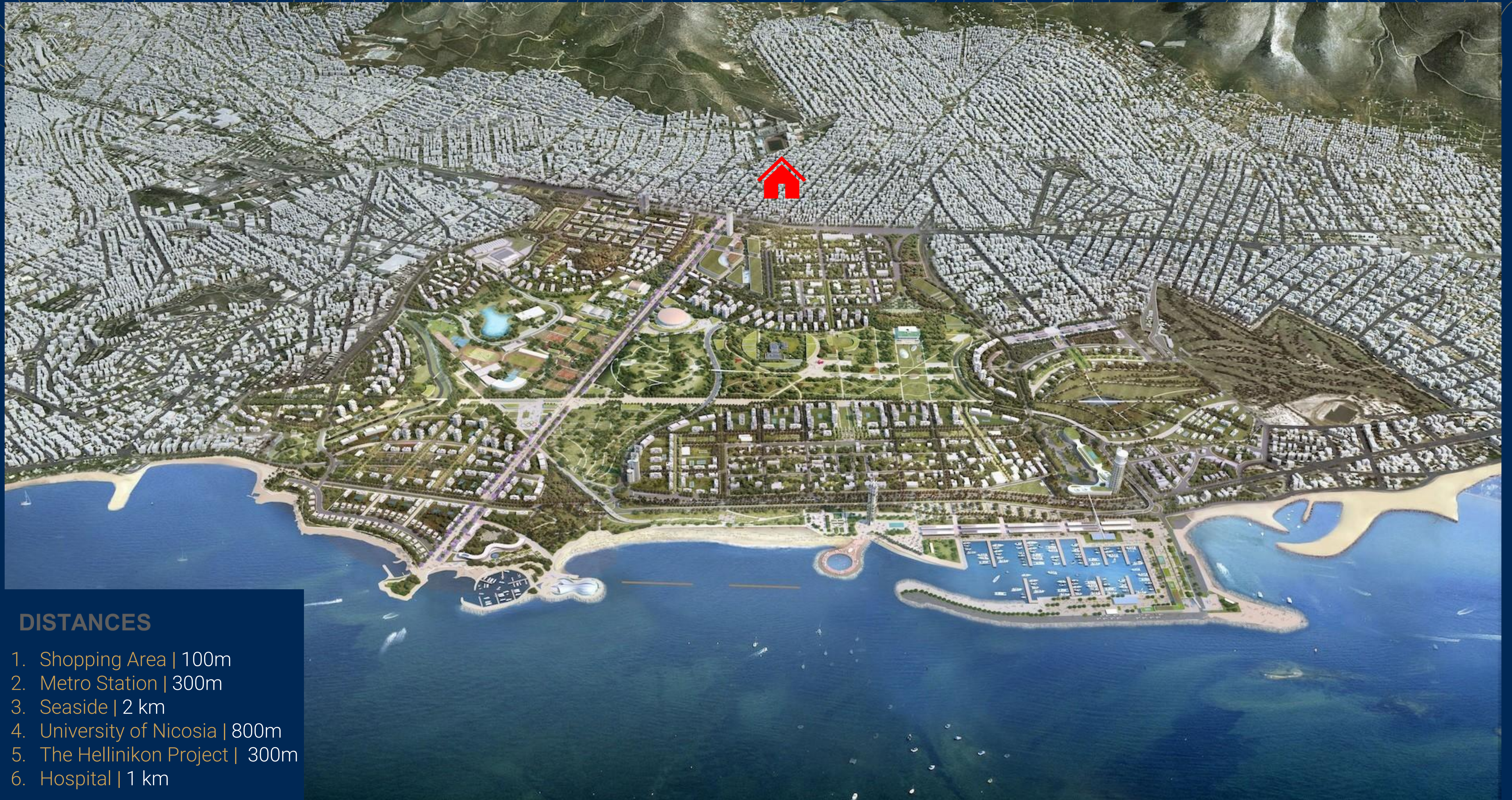


RIZOUNTOS STREET

# INTERIORS







## DISTANCES

1. Shopping Area | 100m
2. Metro Station | 300m
3. Seaside | 2 km
4. University of Nicosia | 800m
5. The Hellinikon Project | 300m
6. Hospital | 1 km

THANK YOU

