

ILISÓ

SUITES - ATHENS

by **Pafilia**



A STYLISH HOME IN ATHENS, GREECE

- Iliso Suites is a VAT-free project, enabling a saving of 24% (until end of 2025)
- Prices from € 311.000
- 56, 2-Bedroom Apartments on the Athens Riviera
- 6km from city centre
- The Athens Riviera is currently undergoing a €10Bln upgrade which includes marinas, parks, hotels, casinos and much more...





Piraeus port
🚗 15 min



Piraeus International School
🚗 12 min



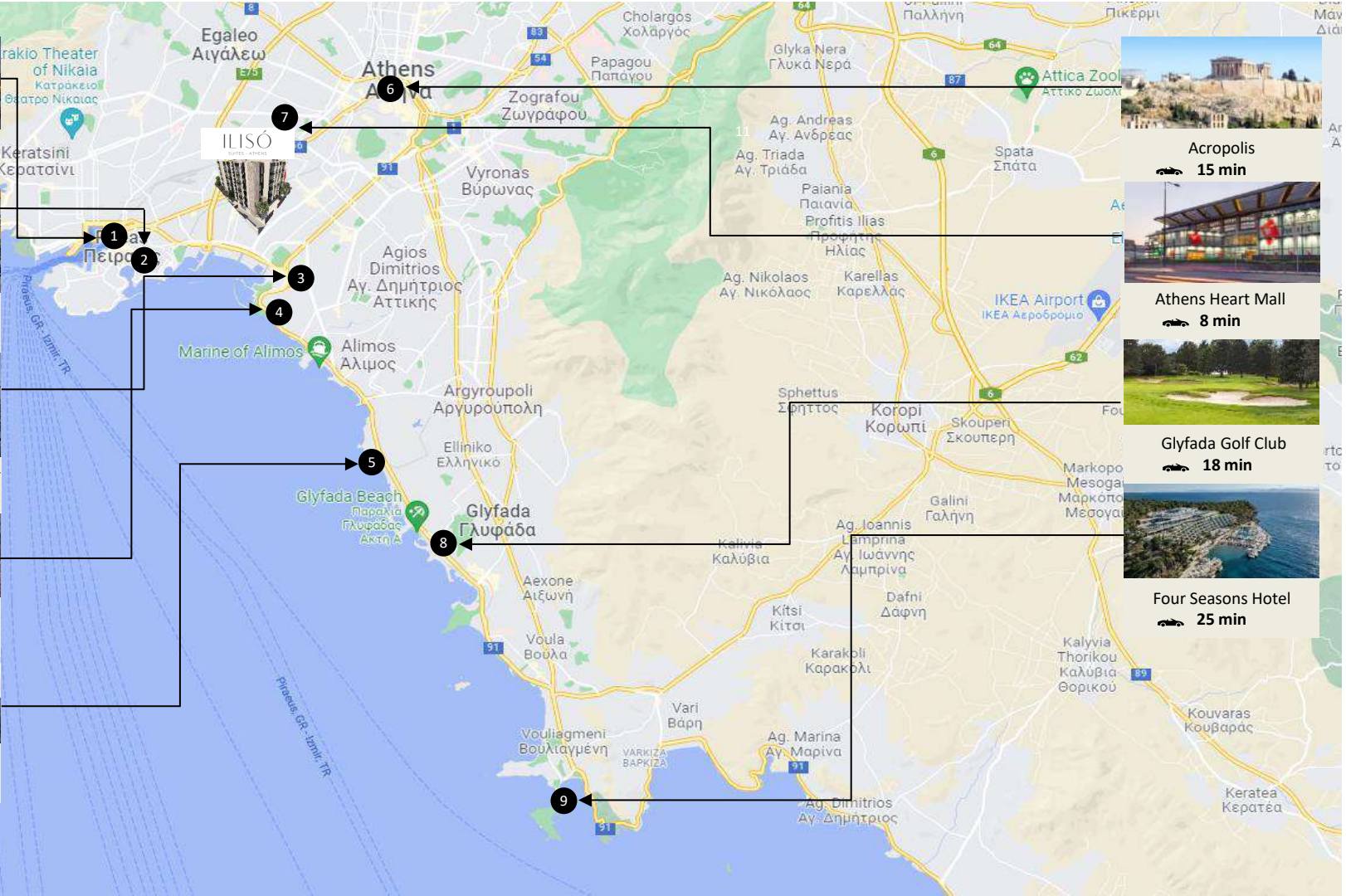
Stavros Niachos cultural center
🚗 9 min



Flisvos Marina
🚗 12 min



Hellinikon Project
🚗 15 min



Acropolis
🚗 15 min



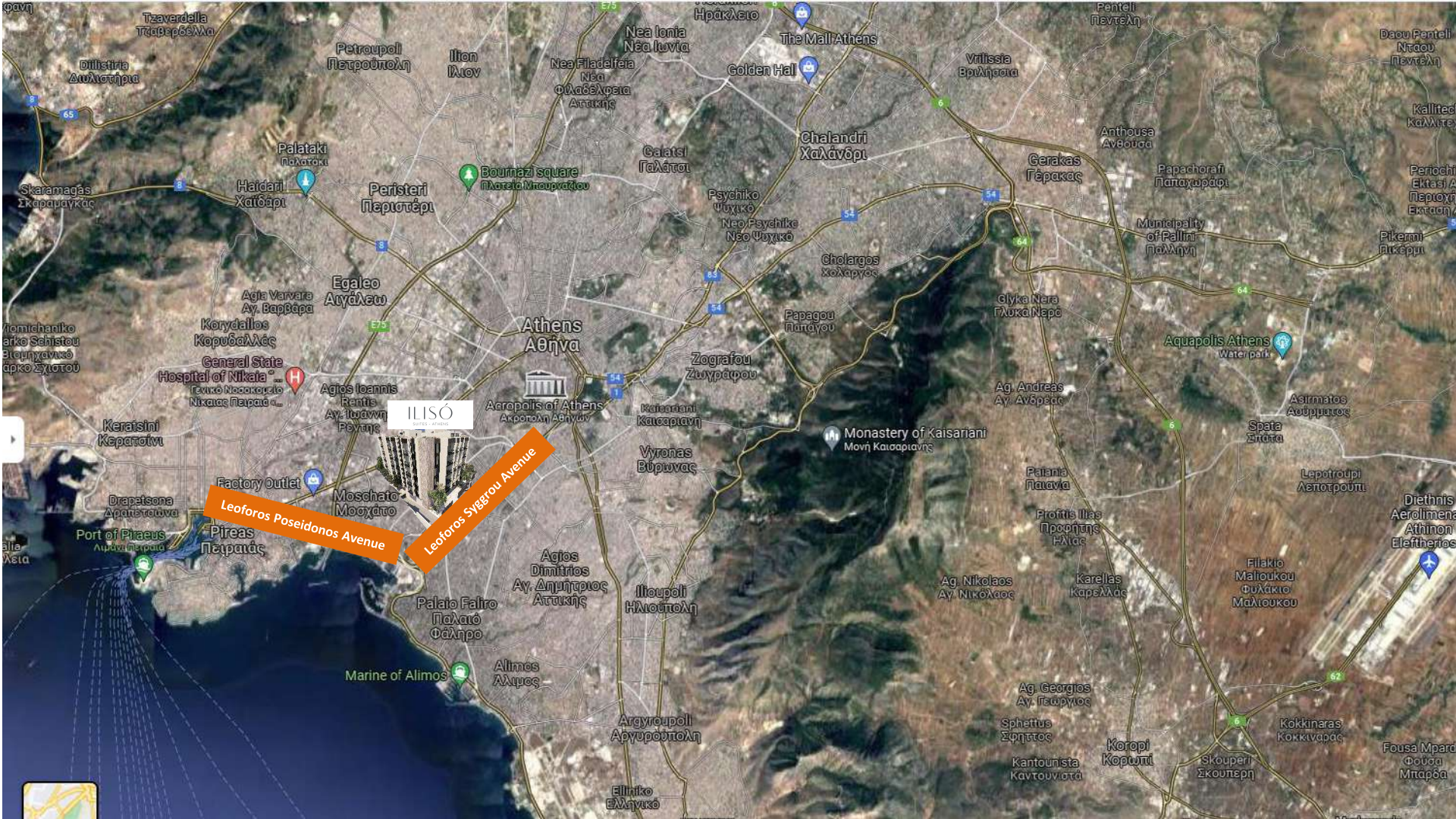
Athens Heart Mall
🚗 8 min



Glyfada Golf Club
🚗 18 min



Four Seasons Hotel
🚗 25 min



ILISÓ

Leoforos Poseidonos Avenue

Leoforos Syggrou Avenue

Athens
Αθήνα

Acropolis of Athens
Ακρόπολη Αθηνών

General State
Hospital of Nikita
Γενικό Νοσοκομείο
Νίκιτας Πειραιώς

Piraeus
Πειραιώς

Marine of Alimos
Αλιμπος

Palatio Faliro
Παλιό Φάληρο

Agios Dimitrios
Ay. Δημήτριος
Αττικής

Ilion Hlioupoli
Ιλιον Ηλιούπολη

Argyroupoli
Αργυρούπολη

Elliniko
Ελληνικό

Maisariani
Καυσαριανή

Vyronas
Βύρωνα

Zografou
Ζωγράφου

Paragou
Παράγου

Galatsi
Γαλάτσι

Nea Ionia
Νέα Ιωνία

The Mall Athens
The Mall Athens

Golden Hall
Golden Hall

Chalandri
Χαλάνδρι

Cholargos
Χολαργός

Psychiko
Ψυχικό

Neo Psychiko
Νέο Ψυχικό

Monastery of Kaisariani
Μονή Καισαριανής

Patania
Πατανία

Profitis Ilias
Προφήτης Ηλίας

Ag. Nikolaos
Ay. Νικόλαος

Ag. Georgios
Ay. Γεωργιος

Sphettus
Σφηττός

Kantounista
Καντωνισιά

Vrilissia
Βριλήσσια

Gerakas
Γέρακας

Glyka Nera
Γλυκά Νερά

Ag. Andreas
Ay. Ανδρέας

Aquapolis Athens
Water park

Spata
Σπάτα

Lepotroupi
Λεποτρούπι

Diethnis
Αερολιμένα
Αθηνών
Ελευθερίου

Filakio
Μαλιτσίου
Φυλάκιο
Μαλιτσίου

Karellas
Καρέλλας

Ag. Georgios
Ay. Γεωργιος

Sphettus
Σφηττός

Kantounista
Καντωνισιά

Anthousa
Ανθούσα

Papachorafti
Παπαχαραφτί

Municipality of Pallini
Παλλήνη

Glyka Nera
Γλυκά Νερά

Ag. Andreas
Ay. Ανδρέας

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Sphettus
Σφηττός

Kantounista
Καντωνισιά

Kallithea
Καλλιθέα

Peristeri
Περιστέρι

Egaleo
Αιγάλεω

Korydallos
Κορυδαλλός

General State
Hospital of Nikita
Γενικό Νοσοκομείο
Νίκιτας Πειραιώς

Keratsini
Κερατσίνι

Drapetsona
Δραπετσώνα

Port of Piraeus
Λιμάνι Πειραιώς

Palatio Faliro
Παλιό Φάληρο

Alimos
Αλιμπος

Argyroupoli
Αργυρούπολη

Elliniko
Ελληνικό

Fousa Mparou
Φούσα Μπαρού



Flisvos Marina – 5km

Stavros Niarchos Cultural Center – 3km

Tram Station – 1.3km

New Marina – 3km

Eurobank – 1.1km

Train Station – 1km

Alpha Bank – 1km

Green Area –
Pedestrian road – 50m

Public school – 250m

Indoor Sports Hall – 350m

Pharmacy – 200m

ILISÓ
SUITES - ATHENS

MOSCHATO AREA

- One of the most vibrant suburbs of Athens
- Equal distance to the centre of Athens and the port of Piraeus
- Metro and tram stations
- New Marina to be completed at the end of 2025
- An area with the most pedestrian streets in Athens
- Easy access to all the main streets of Athens





ILISÓ
RESIDENCES

Metro Station 9 minutes on foot from ILISO Suites



ATHENS METRO MAP

- ILISO to Piraeus 6 minutes
- ILISO to Athens City centre 17 minutes
- ILISO to Faliro 3 minutes
- ILISO to Monastiraki 10 minutes
- ILISO to Athens Airport 53 minutes
- ILISO to Alimos 32 minutes
- ILISO to The Athens Concert Hall 20 minutes



FRONT FACADE





ILISO SUITES

Main Entrance

BACK FACADE





ILISO SUITES

Staircase Facade



SAMPLE LIVING ROOM



SAMPLE LIVING ROOM



SAMPLE KITCHEN



SAMPLE KITCHEN



SAMPLE MASTER BEDROOM





SAMPLE BEDROOM

SAMPLE BEDROOM ROOF LOFT

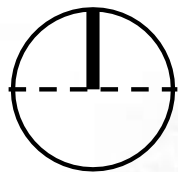




SAMPLE ENSUITE BATHROOM



SAMPLE BATHROOM



Land area | 2193.48 sqm.





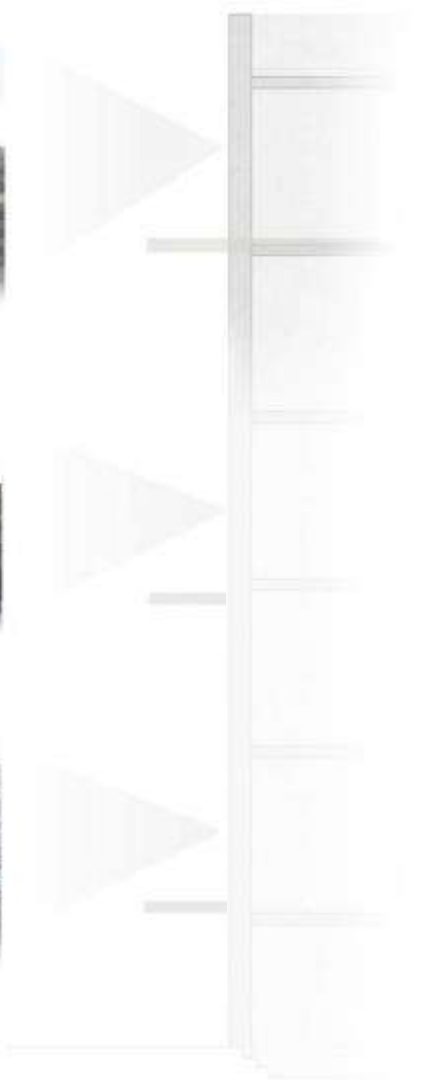
LEVEL 5 - VIEWS



LEVEL 3 - VIEWS



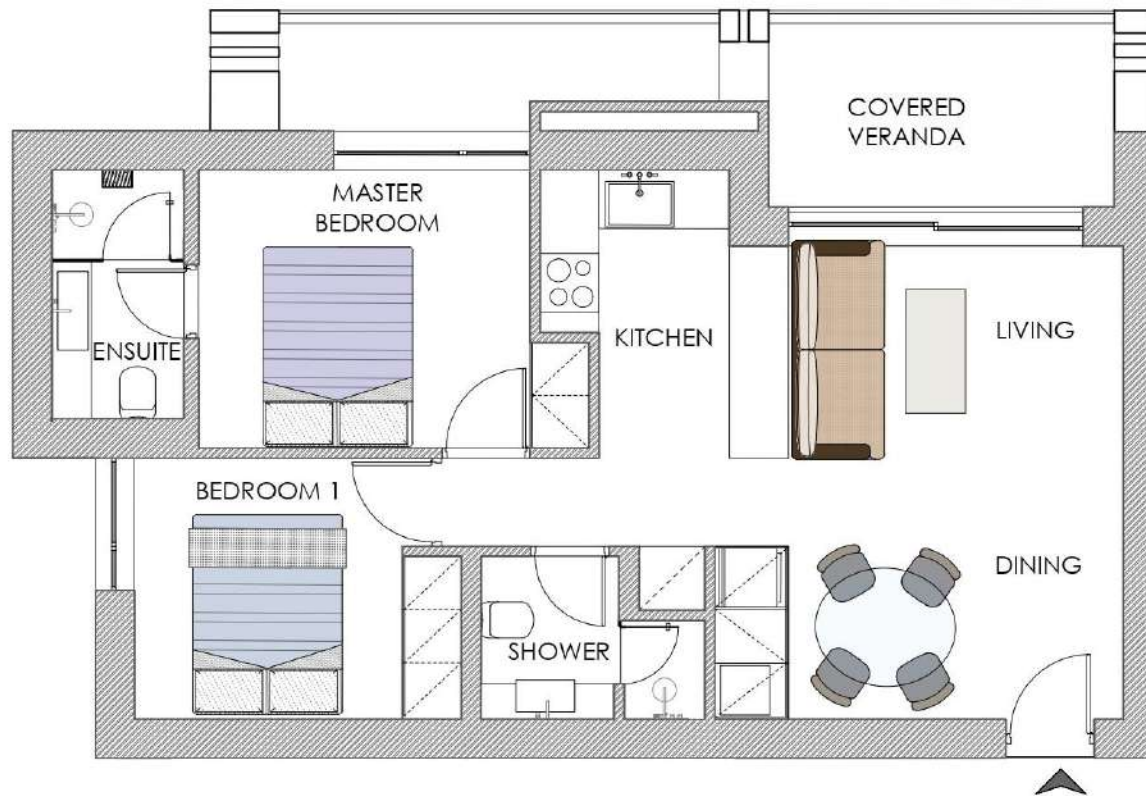
LEVEL 1 - VIEWS



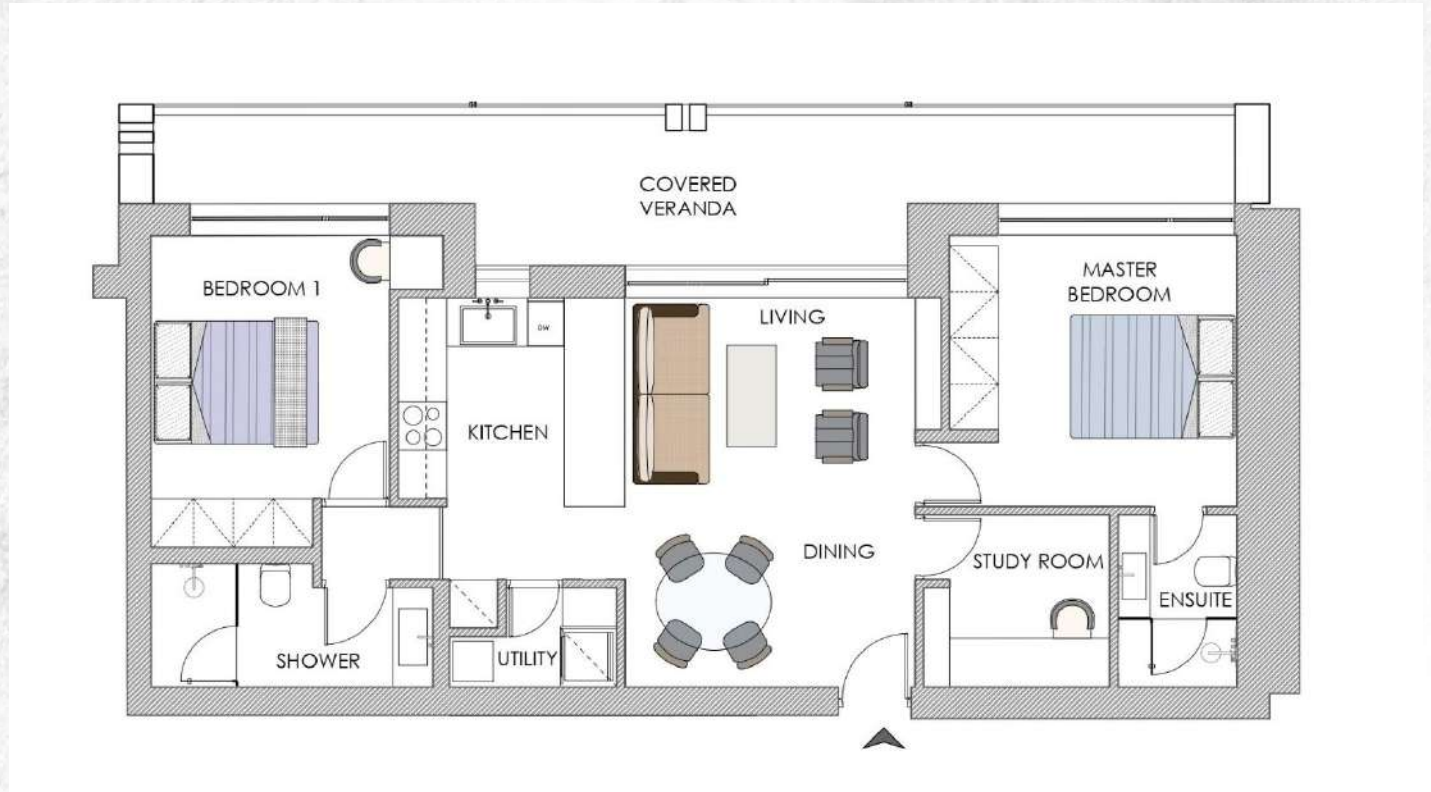
APARTMENT TYPES

	Units
Type A - 2 bed apartment 65-70 sqm. verandas 8-20 sqm.	22
Type B - 2 bed apartment 82-85 sqm. verandas 12-22 sqm.	11
Type C - 2 bed apartment 84 sqm. verandas 23 sqm.	4
Type D - 2 bed apartment 61-73 sqm. verandas 14-17 sqm.	14
Type E - 2 bed duplex 64-74 sqm. verandas 8-11 sqm.	5
Total units	56

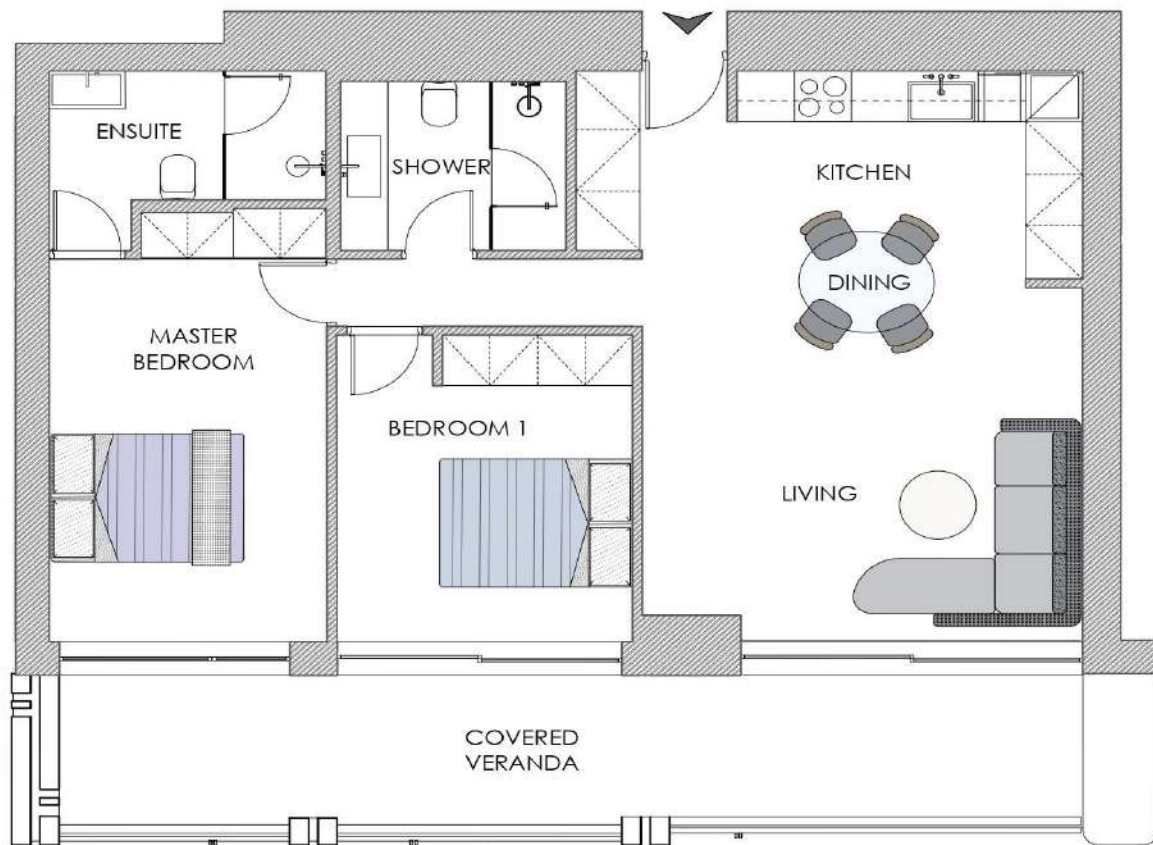
TYPE A



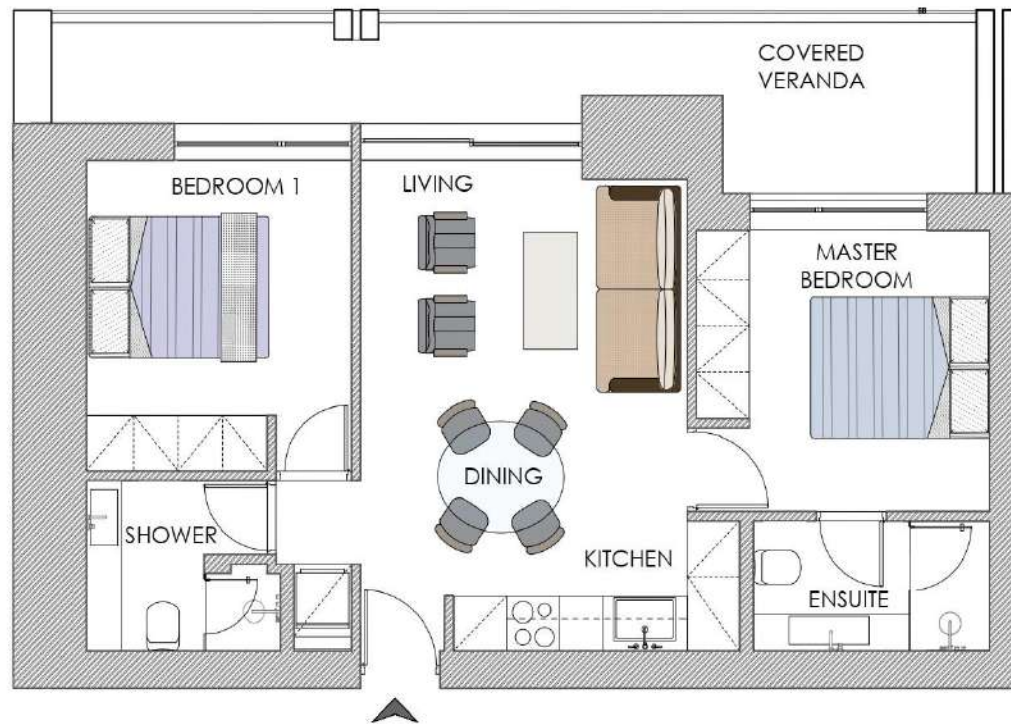
TYPE B



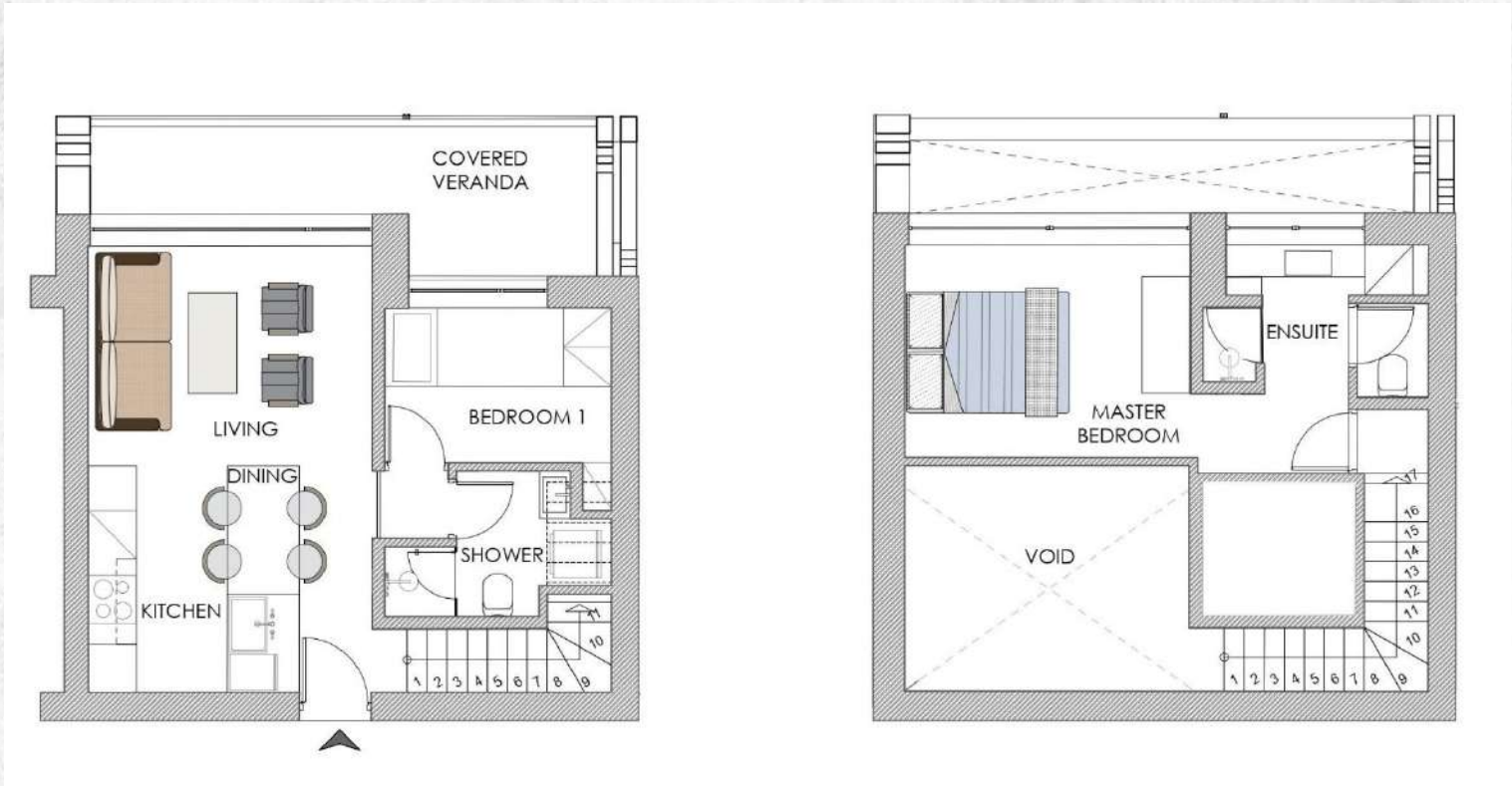
TYPE C



TYPE D



TYPE E





SITE PLAN | GF

private gardens

ground floor apartments w/ gardens

27 parking spaces

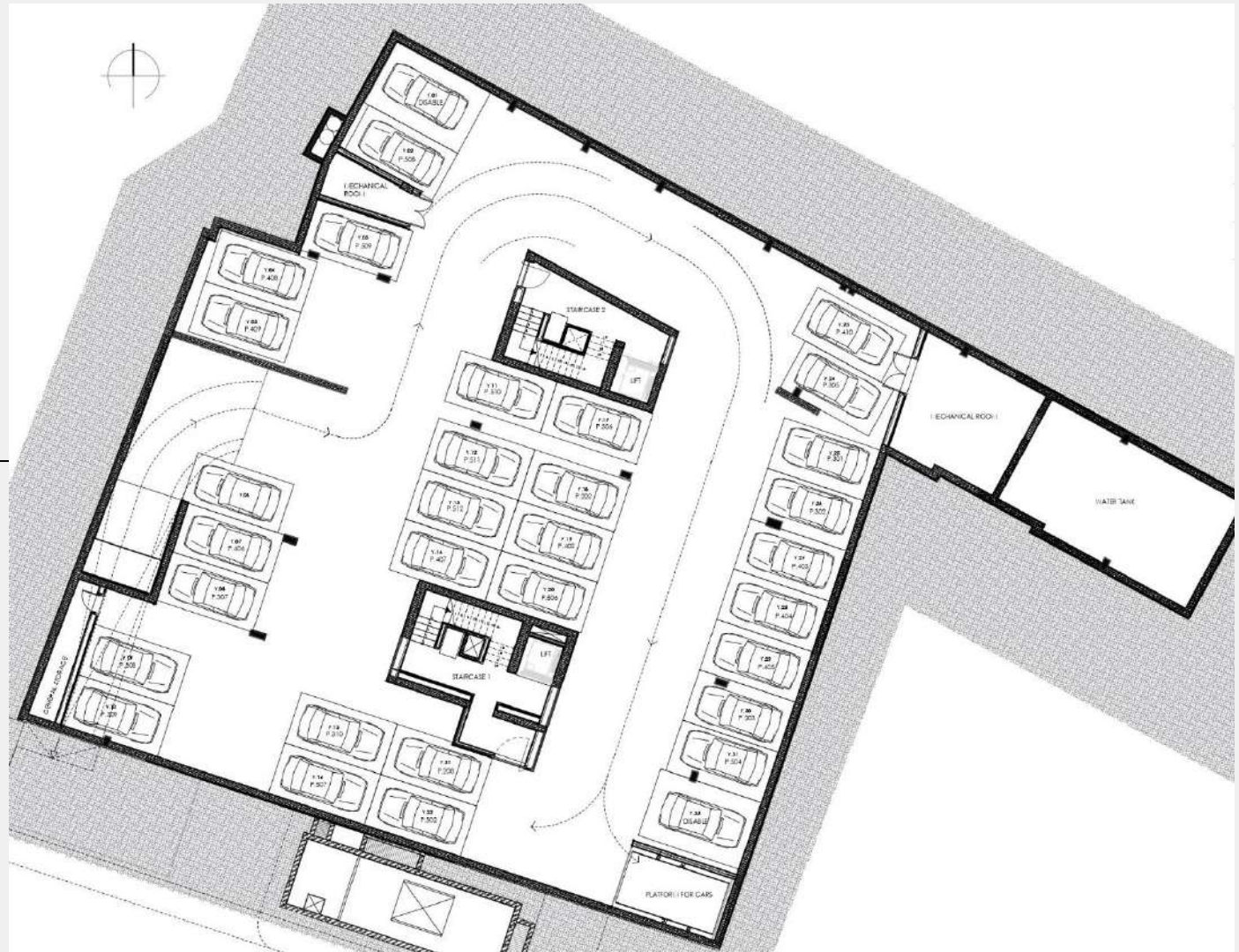


main entrance

BASEMENT

basement
32 parking spaces

car ramp entrance



FIRST FLOOR





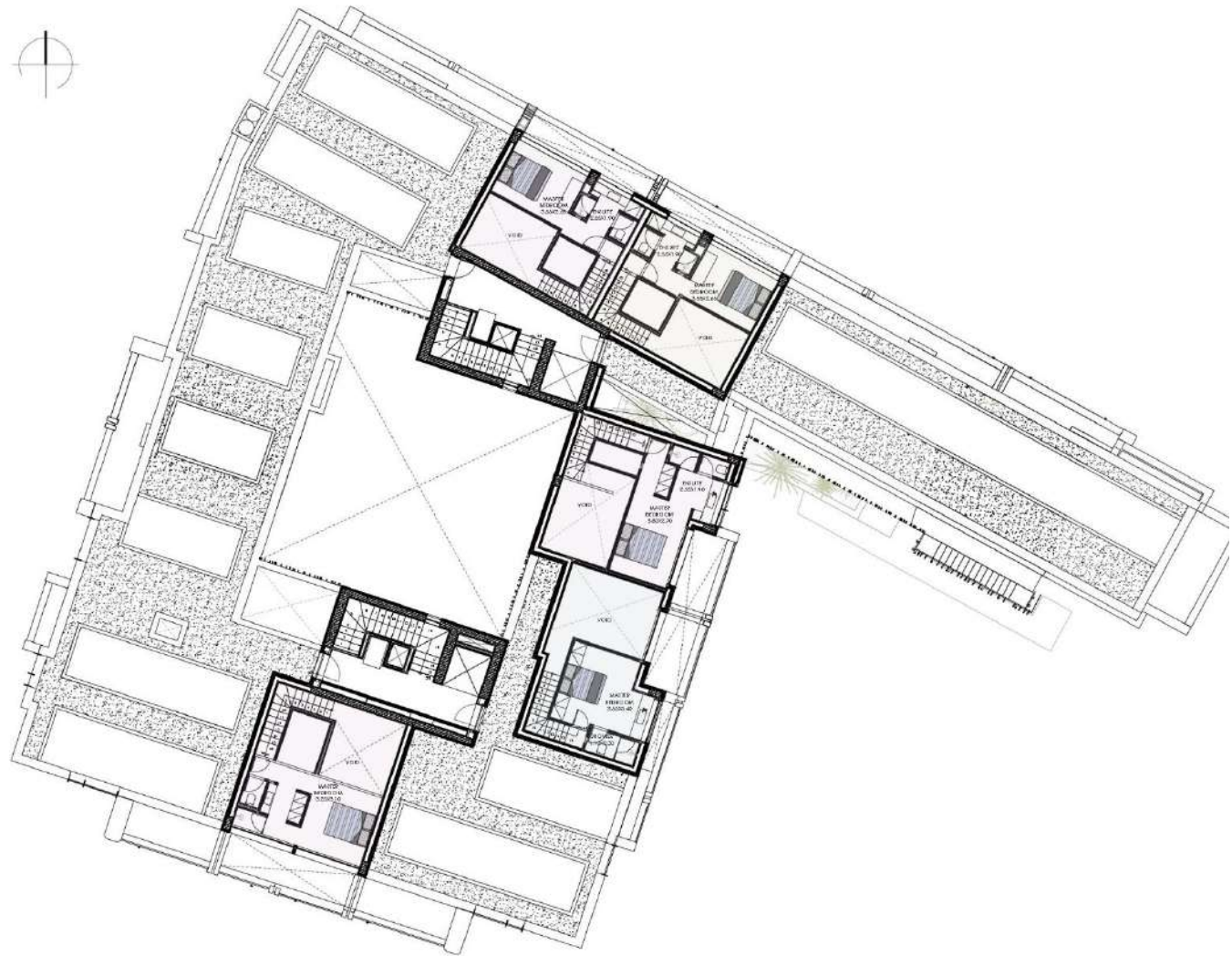
FORTH FLOOR



FIFTH FLOOR



ROOF FLOOR



OUR COMPANY

Delivering outstanding quality, concept and design.

Pafilia

Largest private
Developer in Cyprus

250+

Developments
delivered

47

Years
experience

70

International
awards



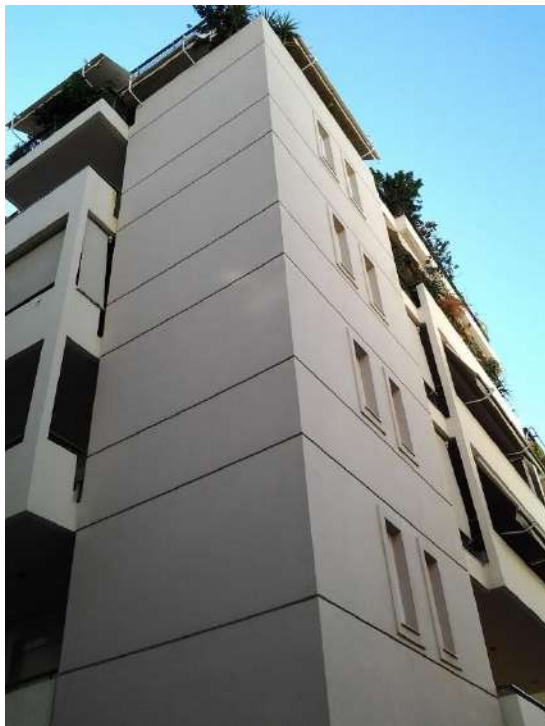
VALUE ADDING SERVICES

- Property management
- Rentals
- Resales
- Cleaning
- Maintenance & repairs
- Landscaping & gardening

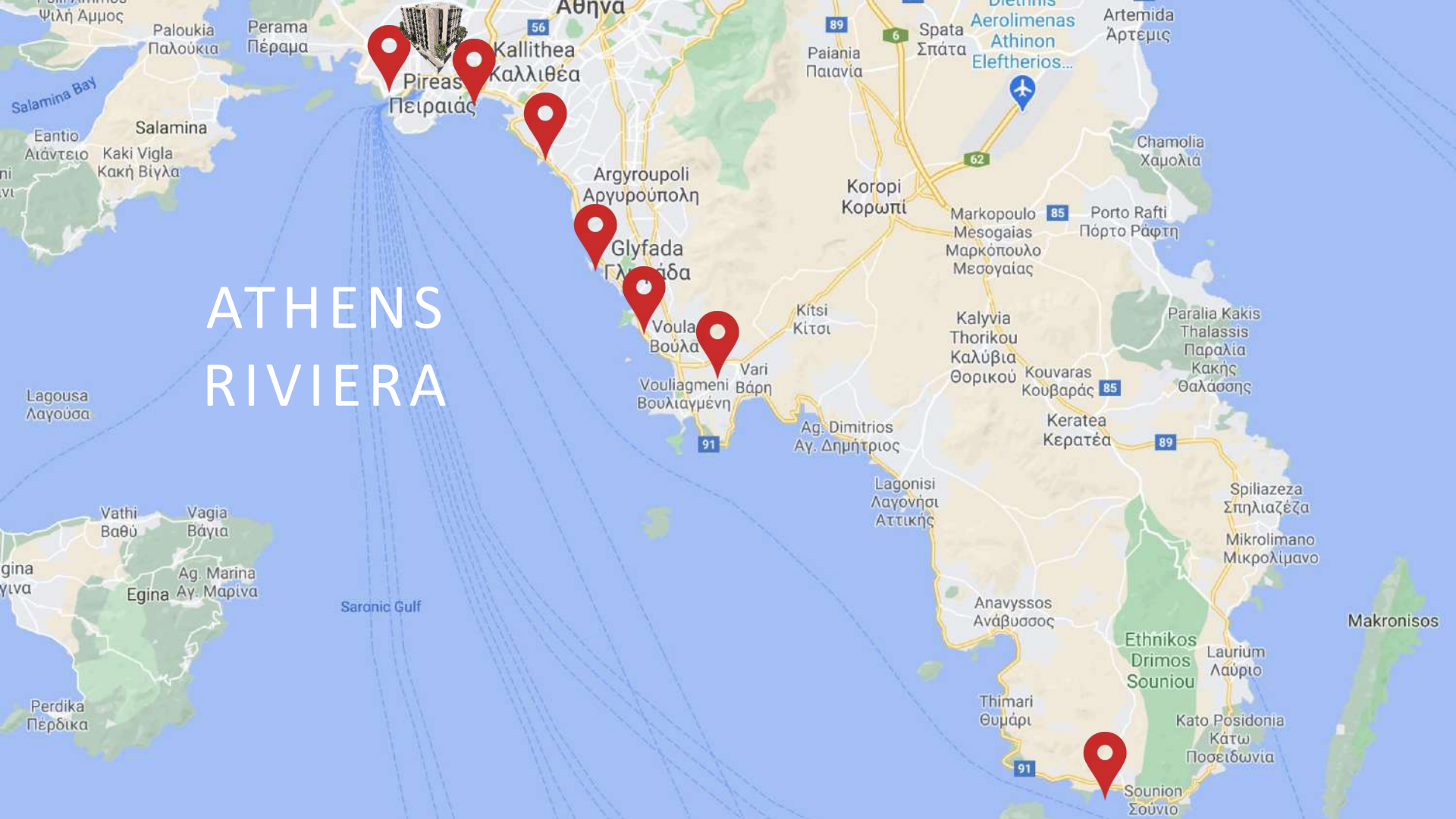
Completed project:
Almyrida



Completed project:
Kypseli



ATHENS RIVIERA



‘ATHENS RIVIERA’
is going through a major transformation that will
redefine the city’s relationship with the sea.

The reconstruction of the wider Athens coastal front, or “Athens Riviera”, is on track based on four pillars that will transform the area into a luxury seaside front. The reconstructed coastal front will host several international luxury hotel and resort chains, such as One & Only, Ritz-Carlton, Four Seasons, Waldorf Astoria, Fairmont Hotels & Resorts, Mandarin Oriental and Autograph Collection.

The four pillars of the reconstruction project are the areas of the Asteras of Vouliagmeni, the Stars of Glyfada, the Hellinikon project and the Faliro Bay. The project will benefit not only the residents of the seaside neighbourhoods but the Greek economy overall.



ASTERAS OF VOULIAGMENI



STARS OF GLYFADA



HELLINIKON PROJECT



FALIRO BAY



STAVROS NIACHOS FOUNDATION CULTURAL CENTER

- World class cultural, educational, and recreational urban complex
- Includes the National Library of Greece and the Greek National Opera
- A park of 210.000 sqm
- Completed on 2017
- Total cost of 630 million euros
- Distance from Iliso Suites 7 mins – 3km



GLYFADA

- One of the most elegant districts of Athens
- Chic coffee shops, elegant restaurants
- Shopping destination
- Distance from Iliso Suites 20 mins





VOULIAGMENI

- Four Seasons hotel of Athens
- Michelin star restaurants
- The most beautiful beaches in Attica region
- Also known as the Greek 'Monaco'
- Distance from Iliso Suites 25 mins



PIRAEUS

- The biggest port of Europe, one of the biggest of the world
- Daily connection with the Greek Islands
- Restaurants, coffee shops , shopping centre
- Distance from Iliso Suites 12 mins





HELLENIKON PROJECT: Can Place Athens in the 'Centre Of the World'

- With a total size of 6.2 million sqm is three times the size of Monaco, two times the size of New York's Central Park
- Europe's biggest urban regeneration project
- 5 star hotels, Casino , Metropolitan Park , Exhibition Center , Shopping Center, Aquarium
- Total Investment of €8 billion
- Distance from Iliso Suites 15 mins

THE METROPOLITAN PARK:

One of the Biggest Coastal Parks in the World

- 2,000.000 sqm park (bigger than London's Hyde Park)
- 33,000 trees
- 50 km cycling and walking route
- 1 km beach





FLISVOS MARINA

- 6,200 sqm of facilities
- Restaurants, coffee shops, open cinema
- 25,000 sqm park
- Distance from Iliso Suites 10 mins





NEW GREEN PARK AREA

- The biggest park in Athens, 500.000 m²
- New Marina , Restaurants
- Cinema, Eco friendly playgrounds
- Completion, end of 2027
- Distance from Iliso Suites 8 mins





Construction Progress



ILISÓ

SUITES - ATHENS

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