

# THE SOUTHSIDE

By

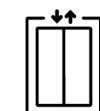
O PROPERTIES  
DEVELOPMENT



20  
Apartments



South  
Athens



5  
Levels



2025  
Reconstruction



Golden Visa  
Eligible



Fully Furnished



## THE SOUTHSIDE

The South Side Luxury Residence is Nestled in one of Athens' most desirable neighborhoods, Ilioupoli is a vibrant and well-connected area where contemporary design meets comfort and elegance. Just 10 minutes from Athens Historic City Center and 10 minutes away from Glyfada the Gem of the Athenian Riviera, this prime location offers seamless access to the city via excellent public transport links and major roadways, ensuring effortless connectivity to business hubs, cultural attractions, and the stunning Athenian Riviera.

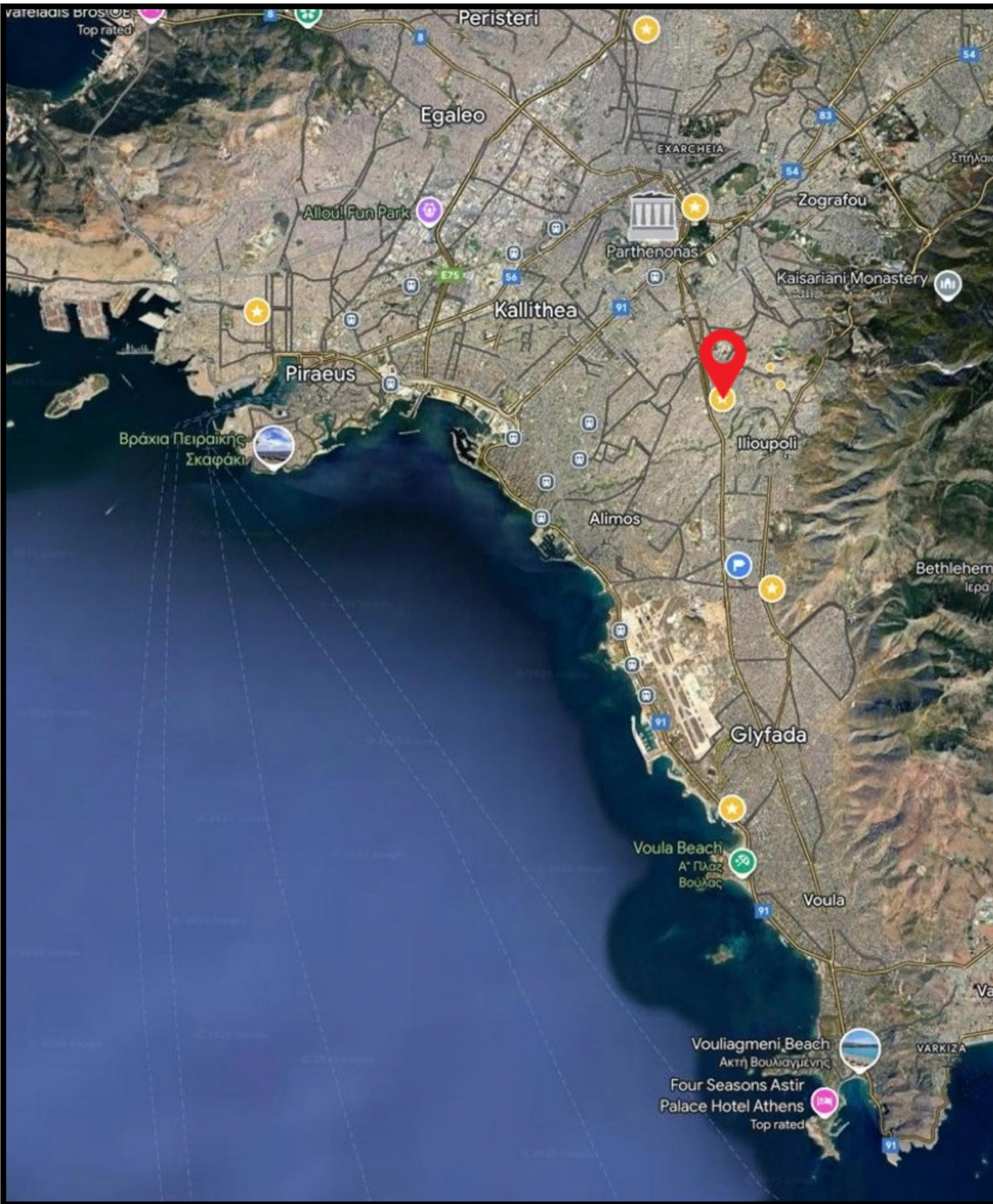
The South Side is Designed with sophistication in mind, the building features expansive glass windows that flood each residence with natural light, enhancing the modern, sleek architecture. This exclusive development consists of 20 luxury Residences across its five levels.

Whether you're seeking a refined urban home or a high-value investment, the South Side Luxury Residence presents a rare opportunity to experience the best of city and coastal living. Moreover, all the luxury apartments qualifies you for Greece's prestigious Golden Visa program, one of Europe's most attractive residency-by-investment opportunities—offering you both a premium lifestyle and long-term financial benefits.









## Project Location

The South Side Luxury Residence nestled in one of Athens most desirable neighborhoods, in Ilioupoli, a vibrant suburb in the southern part of Athens. It is strategically positioned between the Athens city center and the Athenian Riviera, making it an ideal location for both Investors and Residents.

The Project is in a hot spot being just 250 meters from Vouliagmenis Avenue and the metro station. The Athens Metro Mall, one of the biggest shopping hubs in Greece is just 250 m away.

Residents have seamless access to the entire city, including top cultural landmarks, business districts, and entertainment hubs. The neighborhood is home to a thriving local market, charming boutique shops, cozy cafes, and a variety of restaurants, blending modern lifestyle with traditional Greek charm.

01. Metro Station | 250m
02. Athens Metro Mall | 250m
03. Vouliagmenis Avenue | 250m
04. Hypermarket | 250m
05. Pharmacy | 300m
06. Bank | 500m
07. Flisvos Marina | 3.8km
08. Athens City Center | 4km
09. The Ellinikon Riviera | 7km
10. Piraeus Port | 13km
11. Airport | 35km



## Minimal Design

Minimalist design is about prioritizing the essential: natural light, environmental consciousness, timeless aesthetics, reliability and long term functionality.



## Timeless Aesthetics

Timeless aesthetics is about subtle lines, adaptability, and outlasting trends. Design stripped to its core function, realized using limited materials, neutral colors, simple forms, and avoiding extravagances to achieve a pure form of elegance.





# THE SOUTHSIDE

## THE APARTMENTS

FLOOR	UNIT-SQM	UNIT-SQM	UNIT-SQM	UNIT-SQM
GF	A-47 m2	B-54 m2	C-50 m2	D-51 m2
1st	A-47 m2	B-54 m2	C-50 m2	D-51 m2
2nd	A-47 m2	B-54 m2	C-50 m2	D-51 m2
3rd	A-47 m2	B-54 m2	C-50 m2	D-51 m2
4th	A-47 m2	B-54 m2	C-50 m2	D-51 m2



# TYPE A

Ground & Typical Floors (1st, 2nd ,3rd, 4th)



Net BUA: 47 sqm

THE SOUTHSIDE

F  
L  
O  
O  
R  
P  
L  
A  
N  
S





## TYPE B

Ground & Typical Floors (1st, 2nd ,3rd, 4th)



Net BUA: 54 sqm

THE SOUTHSIDE

F  
L  
O  
O  
R  
  
P  
L  
A  
N  
S





# TYPE C

Ground & Typical Floors (1st, 2nd ,3rd, 4th)



Net BUA: 50 sqm

THE SOUTHSIDE

F  
L  
O  
O  
R  
  
P  
L  
A  
N  
S





## TYPE D

Ground & Typical Floors (1st, 2nd ,3rd, 4th)



Net BUA: 51 sqm

THE SOUTHSIDE

F  
L  
O  
O  
R  
  
P  
L  
A  
N  
S





# Living Room

Our living room combines comfort and style in a bright, airy space. Featuring modern elements, high-quality materials, and an open design, it's perfect for relaxing and entertaining. Natural light and contemporary decor enhance the welcoming atmosphere, making it a great place to unwind or host friends and family.





# Bedroom

Experience peace and luxury in your bedroom! Designed for comfort and relaxation, our bedrooms feature high-quality materials and modern furnishings. e quiet, cozy space invites you to enjoy restful sleep and tranquility, creating a perfect retreat from the everyday hustle. It's your personal haven for relaxation and rejuvenation.





# Bathroom

Our bathrooms are designed with modern elegance and practicality in mind. Featuring high-quality fixtures and contemporary finishes, they offer a comfortable space for your daily routines. With thoughtful attention to detail, each bathroom provides a relaxing and efficient environment, combining style and functionality for your ultimate convenience and enjoyment.







## O PROPERTIES DEVELOPMENT



**Plataion 55, Athens 10 435  
Greece**



**[info@o-properties.com](mailto:info@o-properties.com)**



**[www.o-properties.com](http://www.o-properties.com)**



**+30 6948193757**