

All the must-know tips for rugs, in an exclusive interview with Despina Moiraraki.

- Who is inviting the burglars into your home?
- Who is creating the housing shortage, and why?
- The pitfalls of renovation
- RESEARCH: How foreign buyers position themselves in Greece in 2025
- Safety or return?
The real estate dilemma of 2025
- Solvency certificate:
Does it protect or stigmatize?
- The entire process for the immediate release of a lease
- Uncertified elevators will NOT block property sales.

Editorial

In this issue, we don't open doors with master keys, but we do analyze how you might unwittingly be inviting burglars into your home.

We write about the pitfalls of renovation, the artificial housing shortage, who creates it and why (certainly not Airbnb), what foreign investors are looking for in Greece in 2025, which countries they come from, and many other useful topics for both owners and buyers.

We feature an article by our lawyer, Maria Liarti, with highly practical legal insights, as well as tax advice from Suzanna Kalfa of Atlas Consulting for Greeks living abroad.

We also address some of the exaggerations circulating even in reputable publications, such as the claim that "without a certified elevator, property sales will not be possible after November 30, 2025", something that simply isn't true.

If anything urgently needs certification, more than elevators, it is common sense.

And since this magazine was created to replace our newsletter, it also showcases a selection of properties—both our own and those of partner agencies.

We remain committed to healthy collaboration with serious professionals from every sector, even competitors, because we want our readers to trust us.



Evita Eleftheroudaki

R.E AGENT - R.E APPRAISER



PUBLISHER
 EPSILON BUSINESS MIKE
 EPSILON TEAM REAL ESTATE

ADDRESS
 21I. Apostolopoulou – 15231 – Kato Halandri

CONTACT
 T: +30 210 7212284
 M: +30 6948 101284
 E-MAIL: living@epsilonliving.gr
 Website: www.epsilonliving.gr

EDITORIAL TEAM
 Editor-in-Chief: Evita Eleftheroudaki
 Editorial Coordination: Anastasia Vasilatou
 Contributors
 Esmeralda Papagiannopoulou
 Angelita Valai
 Lefteris Koutouvalis
 Katerina Matrali
 Ariadni Kritikou
 Panagiotis Farmakis
 Eleni Angelopoulou

EXTERNAL PARTNERS
 Nina Marmaridou
 Suzanna Patsoumi Kalfa

LEGAL SERVICES
 Paraskevas Liartis
 Maria Liarti

PHOTOGRAPHY
 Epsilon Team Archive
 G-Savviadis Photographer
 AI

DESIGN & LAYOUT
 EPSILON CREATIVE – FLIPHTML5 ENTERPRISE

ADVERTISING – SOCIAL MEDIA
 EPSILON VISION – Creative Communication & Media
 Rodolfos Vogdanos

FILOTHEI: Villa 772 sq.m. on a 1,200 sq.m. plot

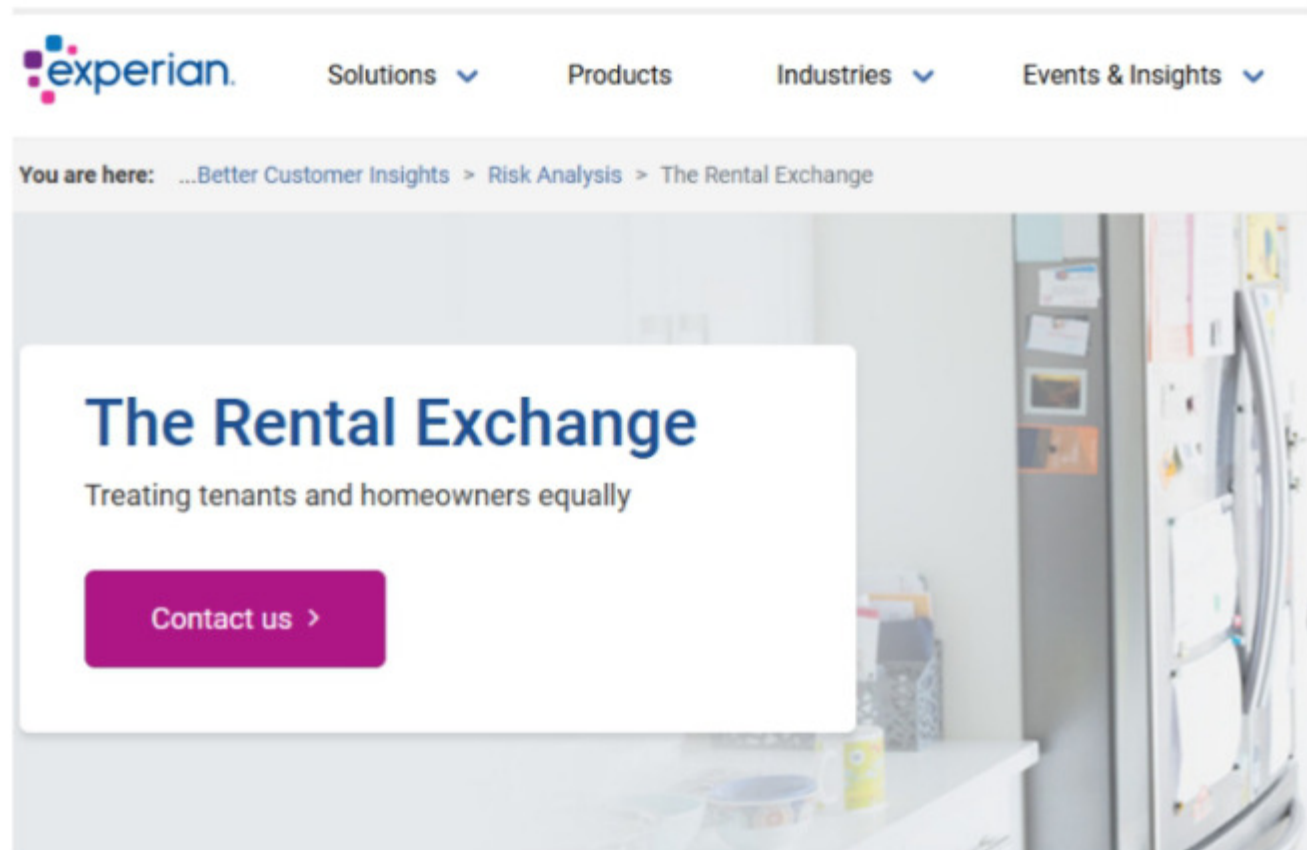




For Rent: Luxury residence of 772 sq.m. on a 1,200 sq.m. plot in Filothei. It features a large swimming pool, BBQ, four bedrooms, an independent master suite, a staff room with its own bathroom, and fireplaces in several areas. The second level can function entirely as a self-contained residence. A high-standard property in a lush green environment.
Rent: €14,000 / month.

PROPERTY CODE: EE-
AΔ1800670
EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE: www.epsilonteam.gr
MAGAZINE: www.epsilonliving.gr
BLOG: www.propertistas.com
Instagram: @epsilon team.1

Tenant solvency certificate: a tool for prevention or a new risk?



The introduction of a Tenant Debtor Registry aspires to change the rules of real estate.

Through the Private Debt Monitoring Registry, landlords will be able to request a tenant solvency certificate from prospective tenants in order to reduce the risk of unpaid rents. The prospect sounds appealing for a market often plagued by uncertainty, but it also raises serious questions: who will set the criteria, how will personal data be protected, and who might end up unfairly “stigmatized”?

Internationally, the examples differ.

In the United Kingdom, Experian’s Rental Exchange program does not operate as a “blacklist,” but as a tool to empower tenants. Rent payments are recorded in their credit profile, giving them positive reliability points and making access to financing easier.

In Greece, by contrast, the proposed model primarily aims to exclude those with debts, risking that even households who pay their rent on time may be penalized.

Serious real estate agents in Greece already use the services of Teiresias to check overdue debts through subscription.

Yet the fact that someone owes money to the tax authorities does not necessarily mean they will default on rent payments.

This is precisely where the critical issue lies: will the new registry succeed in providing real security to the market, or will it end up creating new injustices?



Agelita Valai
real estate agent
equity partner



Funds create an artificial housing shortage for speculative purposes.

The sight of thousands of closed apartments is not the work of small property owners but mainly the result of the strategy of banks and foreign funds, which amassed vast property portfolios through foreclosures and non-performing loans.



These properties remain inactive not due to lack of demand, but because it benefits the major players to keep the market "tight," thereby pushing prices upward and multiplying their profits.

According to ELSTAT data, more than two million residences nationwide are closed, with most concentrated in Attica, Central Macedonia, and the Peloponnese. The State, various Foundations, and Endowments also hold a vast amount of unused property, though no one truly knows how much of it is actually viable for use.

Adding to this are the hundreds of thousands of inheritance disclaimers over the past decade, making it clear that the housing crisis will not be solved if we continue targeting the small property owner who keeps an old apartment closed.

The only step the state has taken so far in the right direction is the imposition of double ENFIA (property tax) on the assets of banks and debt management companies.

While it remains to be seen whether this will bear fruit, it is the first substantive attempt to pressure the big players into releasing the thousands of properties they are holding back.

The real estate market acknowledges that the true problem lies precisely there: in the large portfolios that remain "frozen" for speculative reasons. That is where the damage is being done, and that is where attention must be focused.



Esmeralda Papagiannopoulou
Real estate agent
Real estate appraiser
co-founder



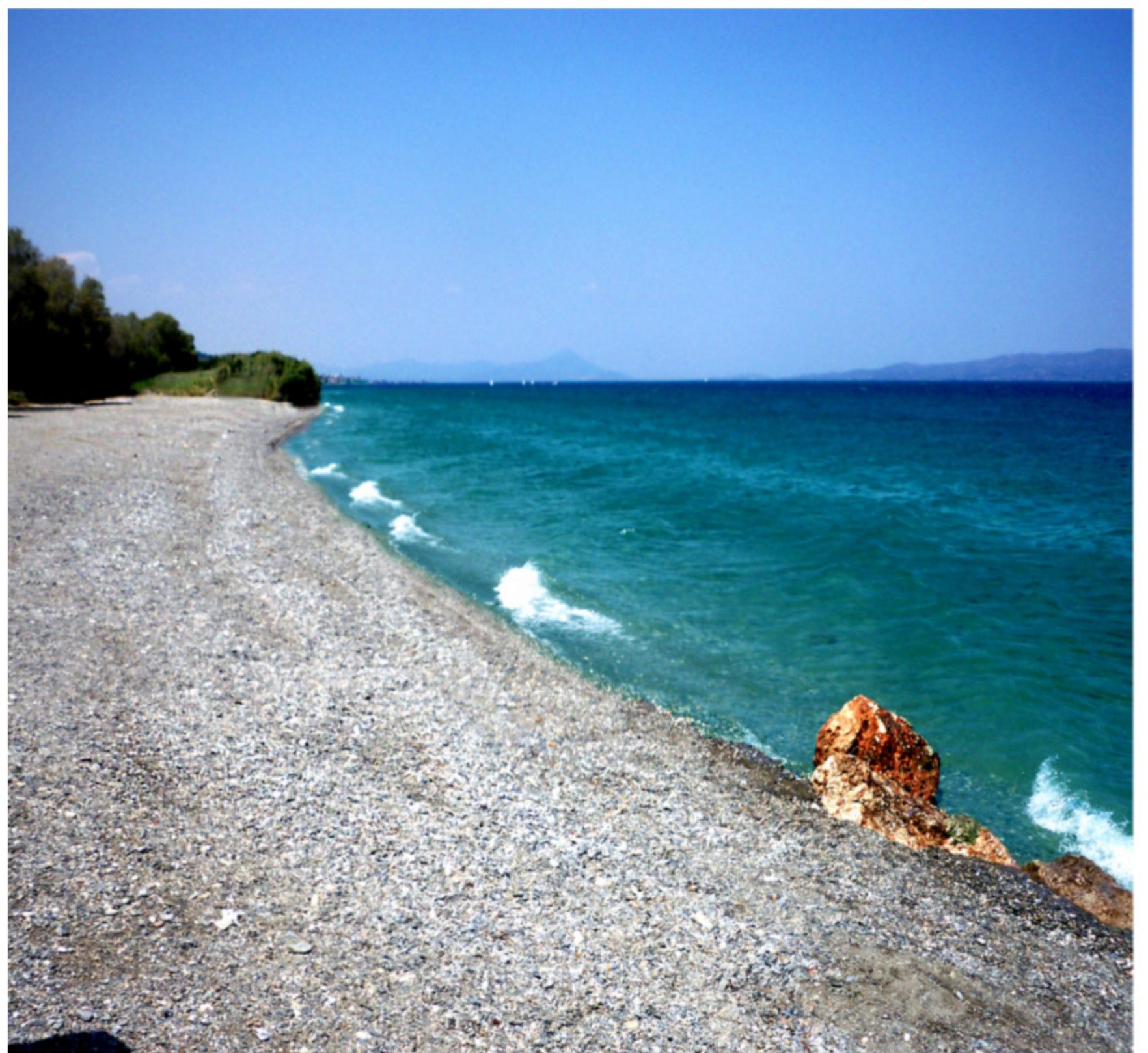
KALAMOS: Seaside Hotel



For Sale: Tourist complex of 51 apartments and two-room studios, housed in a 4,191 sq.m. building within a 31-acre seaside plot in Kalamos.

The complex has been operating successfully for years and offers expansion potential for an additional 80–85 rooms or apartments.

Asking price: €10,500,000.



PROPERTY CODE: EΦ211171
EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE: www.epsilonteam.gr
MAGAZINE: www.epsilonliving.gr
BLOG: www.propertistas.com
Instagram: @epsilon team.1

KASTRI: House with Pool



For Sale: Detached house of 520 sq.m. main spaces and 107 sq.m. auxiliary areas, on a 650 sq.m. plot in Kastro. Spread over 4 levels connected by an internal staircase and elevator, it features a swimming pool, courtyard, spacious reception areas, two fireplaces, large kitchens, 6 master bedrooms with en suite bathrooms, a staff room, storage areas, and 2 parking spaces.

Price: €1,200,000.



PROPERTY CODE: AB902020
EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE: www.epsilonteam.gr
MAGAZINE: www.epsilonliving.gr
BLOG: www.propertistas.com
Instagram: @epsilon team.1

Renovation without pitfalls: What you need to ask, what you need to agree on in advance



Interview with
Dimitra Vasiliou
Dipl. M-M, MBA, MSc Int. Design
Founder & CEO | Epilisis

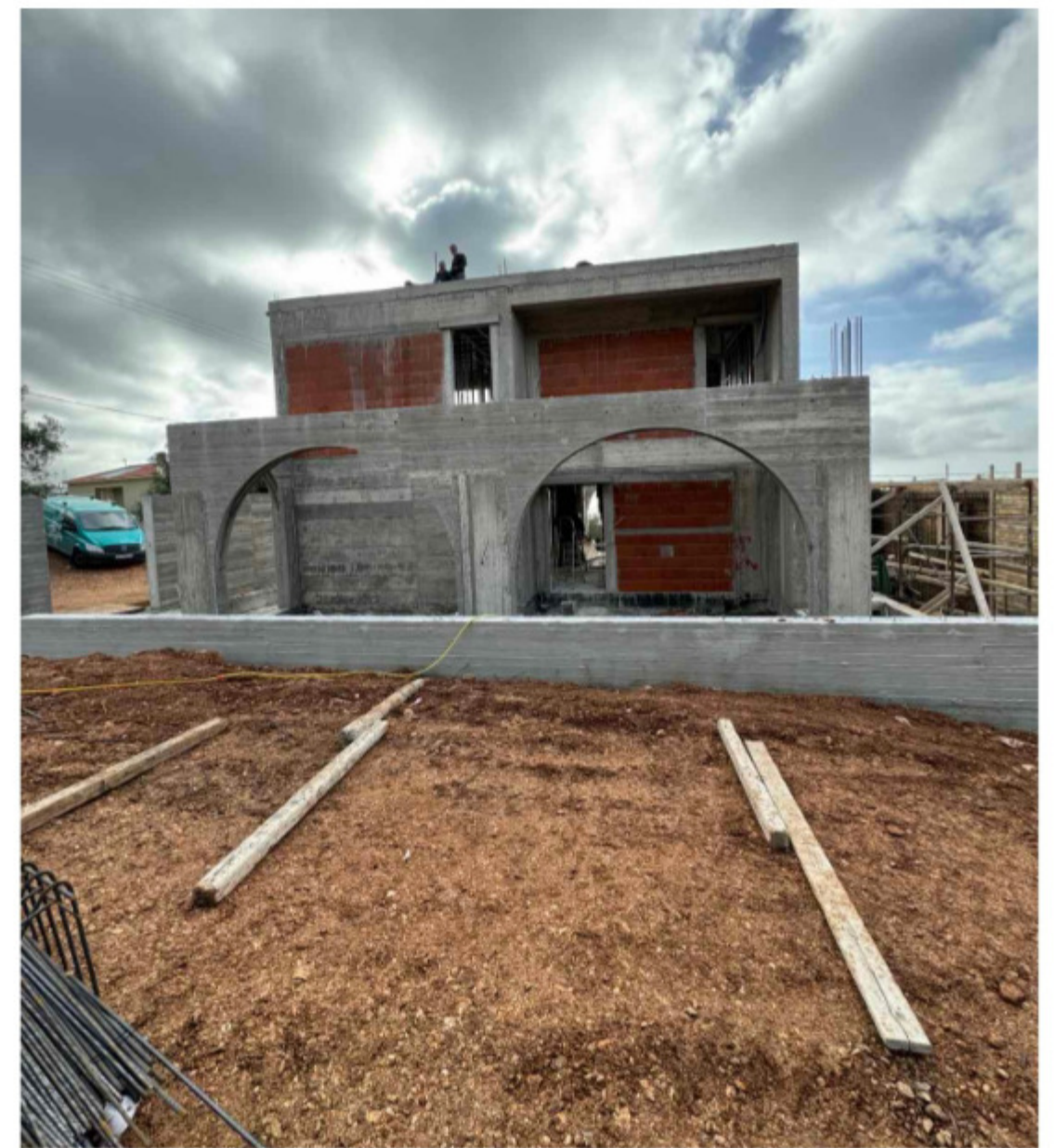
We met Dimitra Vassiliou as the supervising engineer on a major project for one of our clients, which she delivered a day ahead of schedule.

Her consistency and the early completion of the project convinced us to include her among our trusted collaborators.

In the following interview, she shares practical advice for those building or renovating, revealing what truly makes the difference in a project.

What are the three most common false expectations you encounter from owners who start building or renovating, which ultimately cost them time or money?

First, the belief that “small works don’t require a permit” – in practice, almost every intervention requires either an EEDMK (Approval of Small-Scale Construction Works) or a Building Permit. Second, the idea that “the budget will be figured out along the way” – without a complete study, overruns are guaranteed. And third, the notion that energy upgrades are a luxury – when in reality they continually reduce operating costs and increase the property’s value.



If you had to give one practical “golden rule” on how to start a renovation without getting lost in unnecessary expenses, what would it be?

Study – budget – permit – project. There must first be a complete study with quantity take-offs and drawings before any work begins. This prevents changes, unnecessary costs, and delays.

What should an owner know about a building permit or small-scale renovation works so they don’t face unpleasant surprises?

That the small-scale works permit is submitted electronically by an engineer and is issued almost immediately. There are specific exceptions, but they are limited. It is also advisable to update the Building’s Electronic Identity so that the property’s file remains complete.

What are the most common construction mistakes you have encountered in houses in Greece when called to renovate them?

Poor waterproofing, insufficient insulation and ventilation, poorly designed electrical systems with too few outlets, inadequate lighting, failures in the slopes of wet areas and balconies, window frames without shading, and lack of storage space.

What are the first three things an owner should clarify with their engineer before entering the study and cost estimation phase of a new property?

Their functional needs, the balance of budget–time–quality, and the regulatory framework (permits, restrictions, risks).

Which materials do you believe are worth investing more money in during a renovation, and which can turn out to be “traps”?

It's worth investing in building envelope insulation, high-performance window frames, proper waterproofing, mechanical and electrical installations, and reliable plumbing. “Traps” include cheap components that break quickly, makeshift materials in bathrooms and kitchens, and overly “trendy” solutions that do not stand the test of time.



What should someone pay attention to regarding energy upgrades, so it doesn't remain just theory but results in real savings?

They should start with the building envelope (insulation, window frames, shading), continue with efficient systems (heat pump, LED lighting, automation), and, where cost-effective, move on to renewable energy sources.

The study must be based on actual consumption, not just standard requirements.

Is there a “small detail” that clients often underestimate but which ultimately makes a big difference in the outcome?

Yes, lighting and electrical design. If done properly from the start, it provides comfort, functionality, and aesthetics without “patchwork” solutions and extra costs.

Dimitra Vassiliou is a Mechanical Engineer, a graduate of the University of Athens and the National Technical University of Athens, with experience in large-scale projects, having worked with companies such as TERN. Today she continues her professional activity through her company, EPILISIS, while also pursuing postgraduate studies in Interior Design at a university in Italy.

ALIMOS: 134 sq.m. apartment, 2nd floor, built in 2000



For Sale: Apartment of 134 sq.m. in Alimos, 2nd floor, in a building constructed in 2000. It consists of a reception area with fireplace, dining room, kitchen, 3 bedrooms, bathroom and WC with shower, autonomous oil heating, solar water heater, air conditioning, and electrical appliances. The property also includes an 8 sq.m. storage room and 2 underground parking spaces. Currently rented until 30/6/2026. Price: €490,000.



PROPERTY CODE: EE-ΔB1848196
EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE: www.epsilonteam.gr
MAGAZINE: www.epsilonliving.gr
BLOG: www.propertistas.com
Instagram: @epsilonteam.1



KOLONAKI: penthouse floor apartment 204 sq.m.



For Sale: Floor apartment – top 5th-floor penthouse, 204 sq.m., in a well-maintained 1952 building in Kolonaki. Renovated in 2015, it features spacious reception areas with fireplace and veranda, 3 bedrooms (1 master with en suite bathroom), 2 bathrooms, guest WC, storage room, and central oil heating. Located next to Kolonaki Square with immediate access to public transport and shopping.
Price: €1,950,000.

PROPERTY CODE: EE-ΣA166391
EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE: www.epsilonteam.gr
MAGAZINE: www.epsilonliving.gr
BLOG: www.propertistas.com
Instagram: @epsilonteam.1

INVESTMENTS IN GREECE IN 2025

From luxury residences and tourism projects to offices and logistics: the new landscape of foreign investment in the Greek real estate market



The Greek real estate market in 2025 is at the center of global attention, with foreign investments shaping new trends despite the first signs of a slowdown following a record year in 2024.

Which categories of properties are international investors favoring, what are the actual figures, and what does the new landscape of investment interest look like?

OFFICIAL DATA AND TRENDS

According to official figures from the Bank of Greece, net foreign direct investment in real estate reached €356.8 million in Q1 2025, marking a 31.4% decrease compared to the same quarter last year. This downturn follows the record €2.75 billion in total foreign investment in 2024—up 30% from 2023.

The slowdown is mainly linked to uncertainty surrounding the new Building Code, rising construction costs, and labor shortages.

GOLDEN VISA – NEW FRAMEWORK AND TRENDS

As of September 1, 2024, new rules apply to the Golden Visa, introducing three zones:
Zone A (Athens, Attica, Thessaloniki, Mykonos, Santorini): minimum investment €800,000 in a property of at least 120 sq.m.

Zone B (rest of Greece): minimum investment €400,000

Zone C (restoration of listed buildings): investment from €250,000 with no size limit

Despite the higher thresholds, the program continues at a strong pace due to international demand and Greece's enduring attractiveness.

NATIONALITIES AND PREFERENCES

Leading the way are Americans, Dutch, Germans, British, Swiss, Israelis, and Egyptians, while in the islands investors from China, the Middle East, and Belgium are active. Their preferences vary: Americans and Dutch focus on luxury residences and tourism/hospitality projects, while Chinese investors favor large-scale tourism ventures and commercial properties.

What foreign investors choose

LUXURY RESIDENCES

Foreign investor demand is concentrated in prime locations, with the most prominent example being the Ellinikon project (Riviera Tower, Little Athens, Cove Villas) and the Athenian Riviera. Prices for newly built luxury homes range from €7,500 to €14,000 per sq.m., with high absorption rates and a large share of foreign buyers.

Traditional areas (Kolonaki, Psychiko, Glyfada) maintain steady momentum, with prices starting from €8,000 per sq.m. and above.

In Thessaloniki, the luxury real estate market is developing faster, with annual price increases of around 10% and strong interest from foreign investors.

HOSPITALITY SECTOR

The hospitality sector attracted more than €5 billion in investments in 2024, with major brand entries such as Four Seasons Mykonos, JW Marriott Crete Resort & Spa, and Conrad Athens. The number of five-star hotels has risen by 37% since 2019, with 835 luxury hotels now operating in the country.

COMMERCIAL & PROFESSIONAL PROPERTIES

The office market grew by 12%, with transactions totaling €165 million in the first half of 2025. At the same time, international investors are turning to alternative categories such as student housing, logistics, data centers, and serviced apartments, recognizing the strength of Greece's tourism industry and new trends in the workplace.

HOLIDAY HOMES – NEW DEVELOPMENTS

New developments by major companies and funds, primarily in the Cyclades, Crete, Halkidiki, and the Ionian islands, record 70% foreign interest in each area. A notable example is Dutch investors developing projects in Corfu and Halkidiki, with villa budgets ranging from €250,000 to €2,000,000.

CHALLENGES & PROSPECTS

The most significant challenges in the market are rising construction costs, labor shortages, delays in property transfers, regulatory uncertainty, and international competition. However, political stability, investments in major infrastructure (Ellinikon, marinas, tourism projects), high-quality tourism development, and competitive prices continue to keep Greece high on the radar of international investors.

The article is based exclusively on official sources, without the use of unofficial or unverified information.

SOURCES: www.economistas.gr, www.zafido.gr, avaxdevelopment.gr, www.insider.gr, www.amcham.gr, rewize.com, www.helens.gr, vistaestate.gr, elxis.com, cwproprius.com, www.globalpropertyguide.com, www.cozyestate.gr, www.capital.gr, www.kepe.gr, goldenhome.gr, www.ey.com, immigrantinvest.com, www.zafido.gr, www.fortunegreece.com, www.bankofgreece.gr, www.powergame.gr, www.euro2day.gr, investropa.com, money-tourism.gr, www.naftemporiki.gr, buildexpogreece.com, news.gtp.gr, www.newmoney.gr, www.oneman.gr, sothebysrealty.gr, www.businessdaily.gr, www.ot.gr, www.greekpropertyfinder.gr, www.dnews.gr, cityvalue.gr, www.statista.com, ktimatoemporiki.gr, chaserealestatecorfu.com, varnavas.gr, veles-club.com, ntltrust.com, astrea-properties.com, getgoldenvisa.com, www.latitudeworld.com, dkg-development.com, renaesworld.com.au, greece-at-mipim.com, minfin.gov.gr, travelworkspr.com, newsletters.enterprisegreece.gov.gr, innovationnation.gr, practiceguides.chambers.com, www.enterprisegreece.gov.gr, greekcitytimes.com

Evita Eleftheroudaki

real estate agent | real estate appraiser
co-founder

AVAILABLE in Neo Psychiko

Raised ground-floor apartment of 153 sq.m. for sale or rent



Exclusively offered by Epsilon Team: Raised ground-floor apartment of 153 sq.m. in Neo Psychiko, just 8 minutes from Ethniki Amynta metro station. Renovated in 2025, it includes an entrance hall, spacious living room, 4 bedrooms (or 3 plus office), 2 bathrooms, large kitchen, storage room, security door, aluminum frames with double glazing, and central oil heating.

Suitable for residential or professional use.

Sale Price: €470,000

Rental Price: €1,700

PROPERTY CODE:

AB1726076

EPSILON TEAM

real estate agents / appraisers

TEL: +302107212284

MOBILE: +30 6944 626 626

The pros and cons of investment depending on the area you choose

The housing market in Athens in 2025 shows two faces: the “expensive” prime center and the more affordable secondary neighborhoods.

For an investor seeking to make the most of their capital, the right choice of area can mean the difference between a conservative, secure investment and a riskier but more profitable placement.

Prime neighborhoods:

security with lower yields In Kolonaki, Plaka, Koukaki, and Anaktora, asking rents range from €15 to €22 per sq.m. per month.

However, purchase prices have surged, from €4,500 up to €9,000 per sq.m.

The result is gross yields in the range of 2.9% to a maximum of 3.5%.

These markets offer strong profiles, stable demand, and significant capital appreciation, but limited rental income.

Secondary neighborhoods:

higher returns, more risk In Patissia, Metaxourgeio, Kypseli, and Omonia, the picture is different. Rents of €8–12 per sq.m. meet much lower purchase prices, €1,200–2,000 per sq.m.

Here, gross yields rise to 5%–6%. The difference is notable, but comes with greater risk: tenant quality, uncertainty in property values, and neighborhood safety issues.

The big picture

Today, the average gross yield for residential properties in Athens stands at around 4%.

But the average alone does not tell the whole story. Investors who choose prime areas secure prestige, security, and capital appreciation.

Those who look to secondary neighborhoods may achieve higher yields, provided they are willing to manage the additional risk.

The choice, therefore, is not just about numbers. It is strategic: do you want guaranteed capital appreciation, or higher returns? The answer lies in the neighborhood where you invest.



Agelita Valai
real estate agent
equity partner



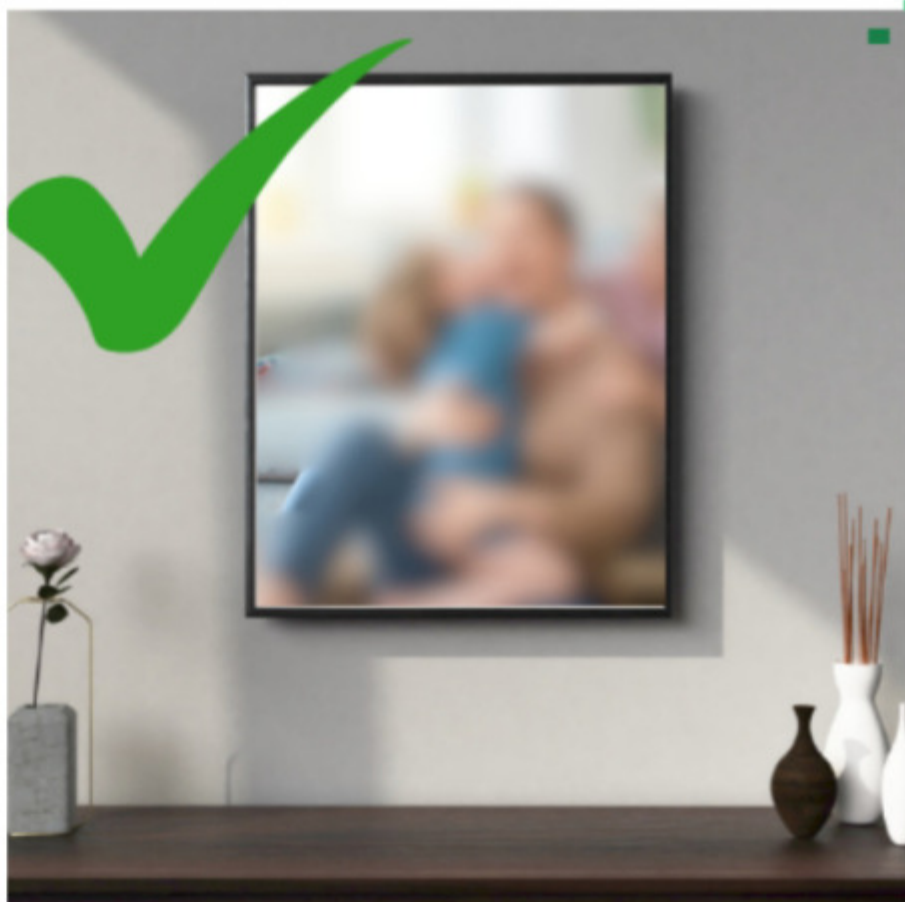
The fine line between visibility and overexposure

Do not invite burglars into your home through your listing.

At Epsilon Living, we often talk about the value of good photography and how much it helps in selling a property. However, there is an equally critical aspect that is often overlooked, especially when the home being advertised is occupied:

security.

Let's take a closer look at why it is so important to be careful with online photos.



The Digital Shop Window and the Risks of Overexposure

When you decide to sell your property, creating an attractive listing with professional photographs is the first step. However, the same "shop window" that draws prospective buyers can also potentially attract unwanted visitors if proper care is not taken.

In a world where information spreads instantly, a property's photos can reveal far more than we intend.

An opportunistic wrongdoer can use details from online images to identify the property, study its location, and even form a clear picture of its interior and your valuables.

What Lies Behind the Image? The Risks We Overlook

Expensive items and works of art: A photograph that showcases the aesthetic of your living room can also reveal the presence of valuable paintings, sculptures, collectible items or high-end electronic devices. These objects can become targets.

Personal information: Photos that include framed family pictures, diplomas on the walls, or even open books showing names can provide clues about your identity, your habits or your social circle.

Outdoor areas and access: Exterior photos, if not properly edited, can reveal your vehicle license plates, the exact location of the house (through distinctive landmarks in the background) and even potential blind spots in the fencing or entrance.

Layout of the home: A would-be thief can study the house layout, identify entry and exit points and locate bedrooms or areas with valuables before even approaching the property. From the photos alone.

The Epsilon Team's Approach: Security First

At Epsilon Team we fully understand these risks and have implemented strict protocols to protect our owners:

- **Removal of personal identifiers:** Every photo intended for publication is carefully reviewed. Using advanced photo-editing techniques (Photoshop), we remove or obscure any element that could reveal the owners' identity, the value of their personal belongings, or the property's exact location. We often replace images of valuable artwork with alternative pieces using AI.
- **Vehicle protection:** If the property is occupied and vehicles are visible in exterior shots, we make sure to conceal license plates to preserve anonymity.
- **Strategic photography:** Our partners are trained to consider security when shooting, avoiding angles that might disclose unnecessary information. If anything is missed during the shoot, it will be covered during editing before publication.
- **Owner briefings:** We always inform owners about the risks and our practices, encouraging them to remove personal items or valuables before the photoshoot whenever possible.

Advice for You: What You Can Do

Even if you work with an agency like Epsilon Team that always intervenes in images, keep the following in mind:

Remove personal items: Before the photoshoot, remove family photos, important documents, mementos, high-value artworks and anything personal or valuable. If that is not possible, ask for those items to be obscured.

Hide names and addresses: Make sure names are not visible on magazines, mail, or entrance signs.

Check exterior shots: Before posting, review exterior photographs. Are there recognizable vehicles with visible plates? Do any features betray the exact address?

Work with professionals: Choose real estate agencies that prioritize security and use professional tools and editors who know how to protect your property.

Don't publish your own photo material: Even if you prefer to list your property yourself, avoid uploading photographic material. Provide a solid description with the correct details and nothing more.

Anyone genuinely interested in the property will contact you; you do not need to publish the address or your full name.

Do not make it easy for the criminals who, unfortunately, live among us.



Esmeralda Papagiannopoulou
Real estate agent - Real estate appraiser
co-founder



Warmth, Culture, Investment: The philosophy of handmade rugs by Despoina Miraraki

October in Greece is the month when we “lay down the rugs,” a tradition connected with the feast of Saint Demetrius.

A handmade rug is far more than decoration: it warms, protects, and elevates any space. Despina Moiraraki shares the secrets to choosing the right rug and enjoying it for years to come.



“Owning a handmade rug in your home is a philosophy of life, a culture, a decoration, and above all, an investment.”

Is there a difference in the type of rug one should choose for a living room with marble flooring versus wooden flooring?

D.M.: The key factor is not so much the type of floor, but whether there is underfloor heating. In such cases, we prefer thinner rugs. The myth that rugs should not be placed over underfloor heating is false. A rug must always harmonize with the interior design: a modern space calls for a modern rug, while a classic space demands a classic piece.

For families with children, which material is the most practical?

D.M.: Wool rugs, as well as wool-and-silk rugs, are the best choice because they are easier to clean. Pure silk rugs are more delicate and should ideally be avoided.

And for households with pets?

D.M.: Rugs are generally sensitive to stains from pets, but wool rugs are more durable and easier to maintain.

What are the main differences between wool, silk, and synthetic rugs?

D.M.: Handmade rugs, whether wool or silk, provide warmth, durability, and can be properly maintained. Synthetic rugs, on the other hand, should not be used in homes. They can affect health, especially the respiratory system, and those suffering from allergies.

Does high pile actually provide more warmth?

D.M.: The warmth it gives is mostly psychological. It does not make a significant thermal difference.

Should one prefer high pile or low pile?

D.M.: High-quality handmade rugs usually have low pile — they are “short-cut.” Personally, I prefer and recommend them, as dust penetrates less easily and they are more practical.

Is a rug pad always necessary?

D.M.: Only for thin rugs, such as silk rugs, to prevent slipping. It doesn't add anything extra in terms of thermal insulation.

What should someone look out for when buying a rug for the dining room?

D.M.: The most common mistake is the size. The rug must be large enough so that when a chair is pulled out, it still remains fully on the rug. This ensures both practicality and aesthetic balance.

Which rugs absorb sound best?

D.M.: All rugs do, as long as they are tightly knotted. The denser the weave, the better.

Are there suitable options for kitchens or bathrooms?

D.M.: Moisture is the enemy of rugs. Handmade rugs should be avoided in these spaces.

How should a rug be properly maintained in winter?

D.M.: Vacuum with low power, always in the direction of the pile, once or twice a week. It's also important to rotate the rug occasionally so that it wears evenly. If stored, it should be rolled and kept horizontally, never vertically.

How important is knot density?

D.M.: Density is a key indicator of quality. A densely knotted rug contains more material, requires more work, and naturally lasts longer.

What would you call the “ideal winter rug”?

D.M.: In reality, there are no longer rugs just for winter. A handmade rug is part of the décor all year round. Whether wool, wool-and-silk, or silk, the effect is the same: it warms both the home and the soul.

Is there innovation in rugs today?

D.M.: Not in handmade rugs. They are crafted in the traditional way, by hand. Technology has no place in them.

The knowledge and experience of Despina Moiraraki confirm that a handmade rug is not just decoration, but a way of life. In our next interview this spring, we will focus on rug care in summer, on proper storage, and on the options available for those who don't want to live without their rug even in the warm months.

Evita Eleftheroudaki
Real Estate Agent | Real Estate Appraiser
co-founder

KOLONAKI:

Luxury penthouse with pool and breathtaking view









For sale: luxurious maisonette penthouse in Kolonaki, 148 sq.m., with private pool and spectacular 270° views of the Acropolis and the Athenian Riviera. It is arranged over two levels. On the 6th floor there are two bedrooms with access to a terrace, a bathroom and a WC. On the 7th floor there is an open-plan reception area with fireplace, a dining area, a kitchen with fitted appliances, and a master bedroom with en suite bathroom. The large terrace hosts the pool with deck and an outdoor seating area. Offered fully furnished. The property also includes two independent studios of 25 sq.m. each on the first floor, storage rooms and two parking spaces. A rare property that combines luxury and privacy in the heart of Athens. Price: €2,350,000.

PROPERTY CODE: EE-AΔ1848266

EPSILON TEAM

real estate agents / appraisers

TEL: +302107212284

MOBILE: +30 6944 626 626

WEBSITE: www.epsilonteam.gr

MAGAZINE: www.epsilonliving.gr

BLOG: www.propertistas.com

Instagram: @epsilon team.1

Elevator certification does not affect property sales.

In recent weeks, publications have been circulating that cause alarm, especially among owners of older apartments, claiming that from December 1, 2025, without elevator certification it will be impossible to transfer ownership or insure a property.

However, after reviewing Joint Ministerial Decision 59210/2025 (Government Gazette B' 4123/29.07.2025), we found that no such provision exists.

The decision exclusively regulates the operation of the Elevator Registry, as defined in article 11A of Law 3982/2011.

That does not mean noncompliance goes unpunished. The decision provides for significant fines for those who fail to declare their elevators, as well as inspections to ensure compliance with the specifications.

The obligation concerns roughly 500,000 elevators nationwide. All elevators, including inactive ones, must be declared on the platform elevator.mindev.gov.gr using Taxisnet, in order to receive a unique code required for any inspection, insurance, or subsequent procedure.

The issue that sparks the most controversy is the cost. For newer elevators the process costs a few hundred euros, while for older installations remedial work may require thousands of euros.

POMIDA stresses that owners should cover the certification costs, since they benefit from the property's added value. Nevertheless, many building managers shift the expense to common charges, requesting contributions from tenants as well, which has provoked strong disputes.

The situation is further complicated by differing interpretations of the regulations and the fact that several professional management firms refuse to undertake the inventory, leaving owners to collect the necessary information themselves.

The ministry is clear: certification cannot be bypassed. It is not an issue that affects transfers, but primarily a matter of safety and quality of life, to which all apartment buildings must adhere.



Αριάδνη Κρητικού
Commercial Real Estate agent
Head of Professional Properties



KOLONAKI: A small palace on the square



For Rent: Elegant 93 sq.m. apartment in Kolonaki, fully renovated, with 1 bedroom, 1 bathroom and independent natural gas heating.
Features a fireplace, elevator, electrical appliances and wooden window frames.



The property is located on the 2nd floor of a corner neoclassical building from 1920, comprehensively renovated in 2022, just a few metres from Kolonaki Square.
Asking rent: €2,500.

PROPERTY CODE: EA166412
EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE: www.epsilonteam.gr
MAGAZINE: www.epsilonliving.gr
BLOG: www.propertyistas.com
Instagram: @epsilon team.1

Stately detached house with residual buildable area, suitable as a second residence, in Palaio Psychiko.





For sale in an exceptional location of Palaio Psychiko, adjacent to embassies and ambassadorial residences: a listed stone detached house of 350 sq.m. on a corner plot of 1,125 sq.m., featuring a unique garden and a borehole that covers the garden's water needs. Built in 1936 and renovated in 2007, it is arranged over two levels with auxiliary spaces in the semi-basement and an enclosed garage. Its placement on the plot allows the construction of an additional 450 sq.m. while preserving the character of the area. Immediately available for sale.

Price: €3,600,000.

Property code: EE-AΔ164901

EPSILON TEAM

real estate agents / appraisers

TEL: +302107212284

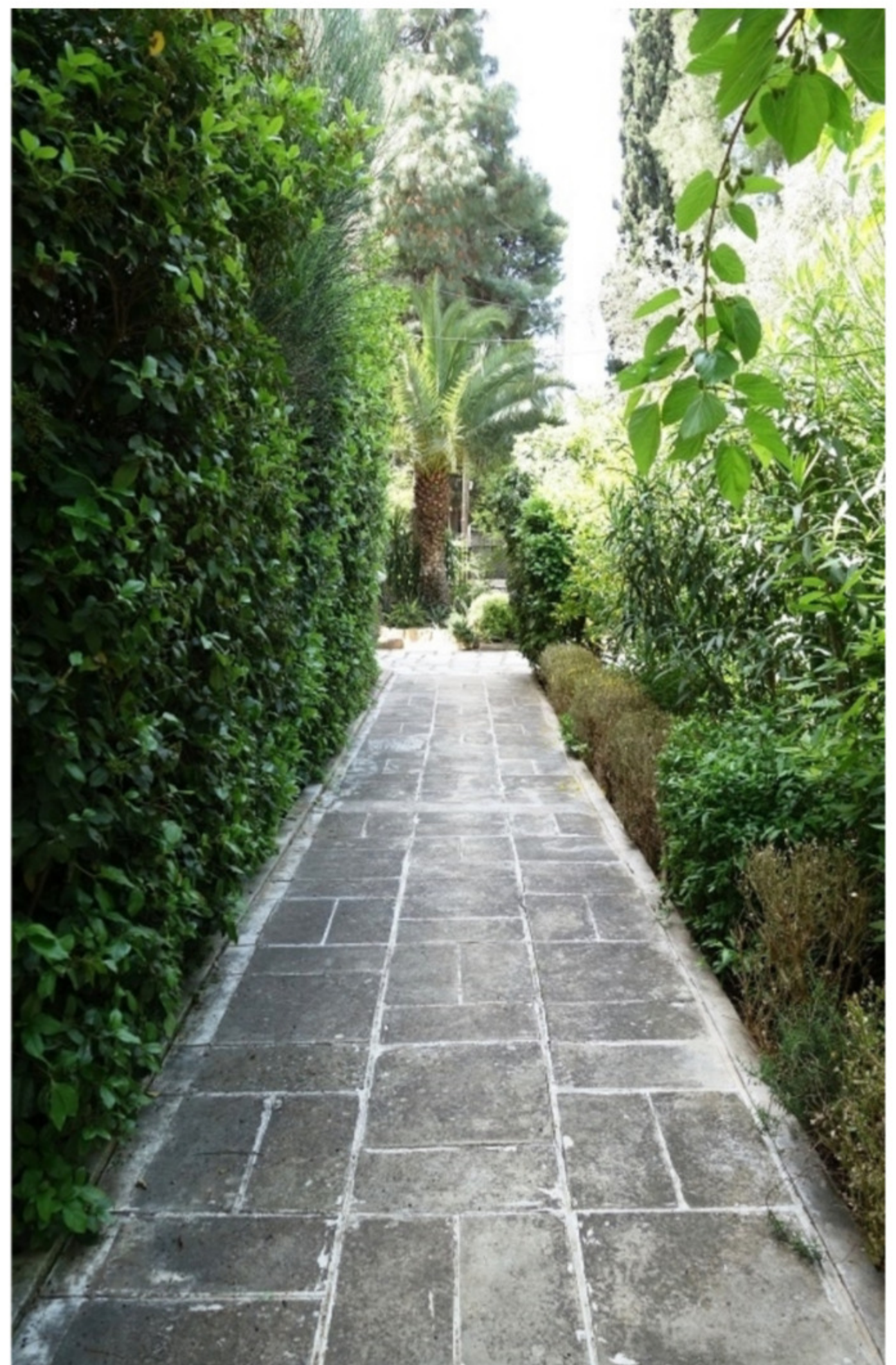
MOBILE: +30 6944 626 626

WEBSITE: www.epsilonteam.gr

MAGAZINE: www.epsilonliving.gr

BLOG: www.propertistas.com

Instagram: @epsilon team.1



New rules for the procedure of returning a leased property.

Significant changes to the procedure for returning leased property to their owners are introduced by the new amendment to Article 637 of the Code of Civil Procedure, effected by Article 72 of Law 5221/2025, which will enter into force on 01.01.2026.

The fastest and most effective method for restoring a property to the lessor is the issuance of an order for the restitution of possession of the leased property, that is, the issuance by a judge, following a related application by the lessor through his/her lawyer, of an enforceable instrument without an adversarial hearing.

To date, this procedure primarily concerned cases of delayed or non-payment of rent. However, as of 01.01.2026 this procedure will also apply in cases where the agreed lease term has expired.

Therefore, the lessor who does not wish the tenancy to continue after the expiry of the agreed or statutory term will no longer need to file a lawsuit and await a court judgment, a process which until now has proven to be quite time-consuming and typically exceeds one year.

Moreover, as of 01.01.2026 orders for the restitution of possession of leased property will not be issued by a judge but by a certified lawyer who is a member of the bar association of the district of the competent Court of First Instance.

More specifically, under the new procedure, when the commencement or the expiry of the lease is evidenced in writing, the lessor may, through his/her authorised lawyer, prepare and serve an extrajudicial notice on the tenant, informing the tenant that the lessor does not wish to extend the tenancy and requesting the restitution of possession of the leased property.

Where restitution of the leased property is sought before the expiry of the lease term, the extrajudicial notice must be served on the tenant at least three (3) months before the expiry of that term.

If the tenancy has become of indefinite duration after the expiry of the initial term, notification of the extrajudicial notice may take place at any time after the lease has expired. However, the application for the issuance of an order for restitution of possession may be filed only after the lapse of three months from the notification of that extrajudicial notice.

Thereafter, and after the expiry of the aforementioned time limit, the lessor, through his/her lawyer, may file with the competent Court of First Instance an application for the issuance of an order for restitution of possession of the leased property, which will henceforth be issued within a short period of time by a certified lawyer.

The enforcement proceedings, i.e. the restitution of possession of the leased property to the lessor, may commence after the lapse of two (2) months from the service of the issued order on the tenant.

Accordingly, properties for which the above procedure is initiated in due time and before the expiry of the lease will be returned to their owners in approximately three months from the lease expiry date, whereas properties for which the above procedure is initiated after the lease has expired will be returned to their owners in approximately six months from the service of the extrajudicial notice requesting restitution of the leased property.

For the issuance of an order for restitution of possession in cases of delay or non-payment of rent due to willful refusal by the tenant, the conditions that applied under the previous wording of Article 637 of the Code of Civil Procedure remain in force.

In particular, written evidence of the commencement or expiry of the lease is required, as well as the prior service by a court bailiff of a written warning at least fifteen (15) days before the filing of the application for the issuance of the order.

If the tenant pays the outstanding rents within the aforesaid fifteen (15) day period, the issuance of the order is precluded, unless there is repeated delay in the payment of rents due to willful refusal.

It should be noted that the written warning is required only on the first occasion of a delay, even if it concerns a single rent installment.

The introduction of the new restitution procedure, extending also to cases of lease expiry, is expected to have a positive effect on property sales.

The possibility of swifter eviction of the tenant, without excessively lengthy and costly judicial proceedings, strengthens owners' and investors' sense of legal certainty.

The reduction of the risk that a property will remain tied up long-term by a recalcitrant tenant who refuses to vacate and exhausts every available period of stay makes leased properties more attractive for sale, since a prospective buyer knows that restitution of the leased property can be achieved within a short period of time after the lease expires.

Consequently, this new regulation is expected to contribute significantly to an increase in the stock of properties available for sale and to the faster completion of sale contracts.



Maria Liarti
Attorney-at-law

Associate  **EPSILON TEAM**
PREMIUM REAL ESTATE AGENCY

Liartis–Nikiforakis & Associates Law Firm
100 Alexandras Avenue, Athens 11472, Greece
T: +30 694 306 5323 | +30 210 647 1080

For rent: ground-floor self-contained space of 1,700 sq.m. on a 4,015 sq.m. plot.



For rent exclusively through Epsilon Team Real Estate, ground floor building of 1,700 sq.m. with a use permit for a machine workshop, located in Kamatero, on a 4,015 sq.m. plot, with a clear height of over 5 m.

Heavy concrete construction from 1980 with easy access from four streets and parking capacity for trucks and cars.

The property occupies an entire city block bounded by Aristeidou, Pergamou, Zaimi and Iridos streets, with two large entrances on different sides.

The open-plan space offers flexible configuration according to the tenant's needs. Suitable for multiple uses such as machine workshop, carpentry or storage. Not suitable for a department store or supermarket.

Available from 20 October 2025.

Guarantees: 3.

Price: €8,500.

PROPERTY CODE: EE1801170

EPSILON TEAM

real estate agents / appraisers

TEL: +302107212284

MOBILE: +30 6944 626 626

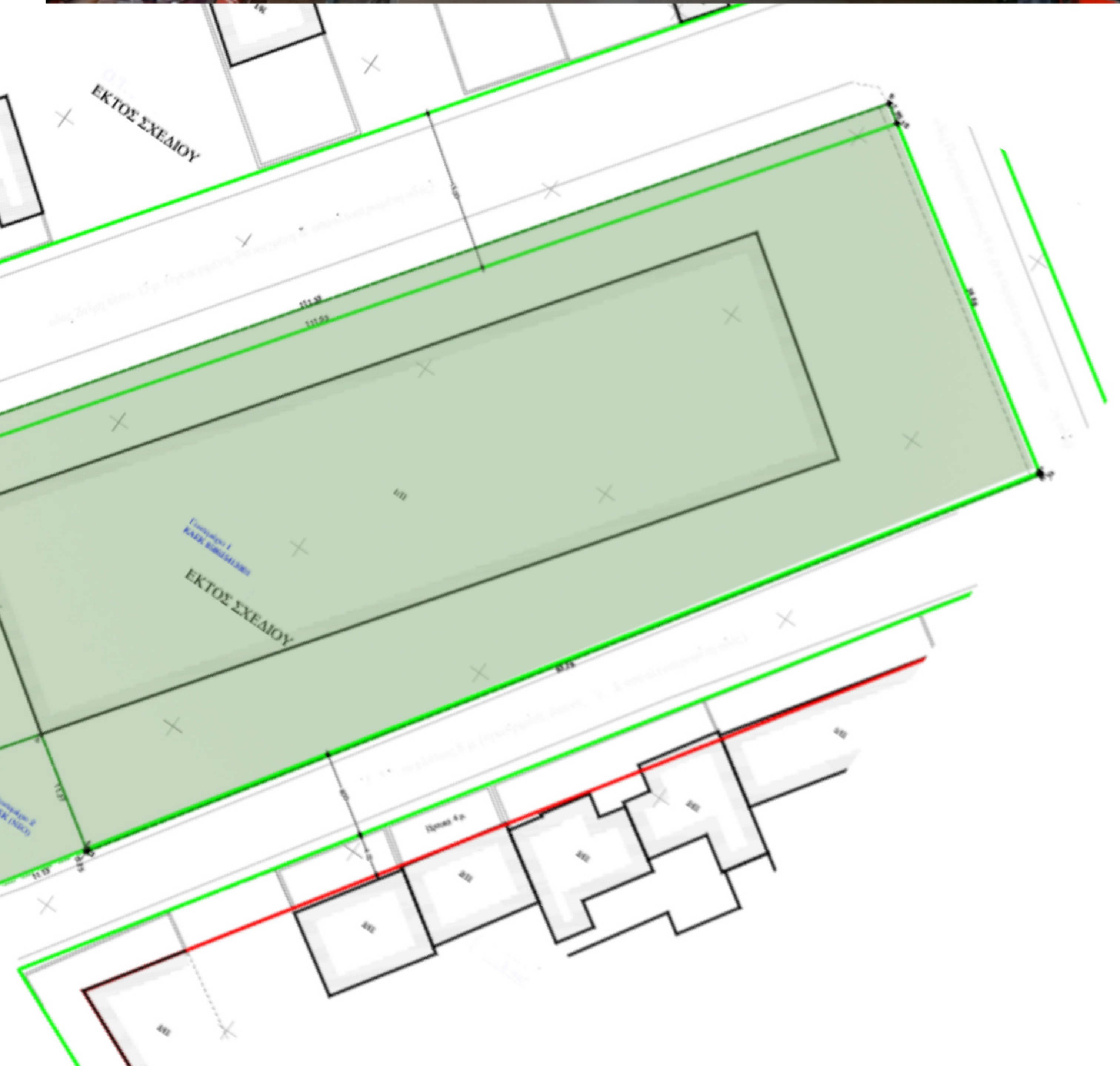
WEBSITE: www.epsilonteam.gr

MAGAZINE: www.epsilonliving.gr

BLOG: www.propertistas.com

Instagram: @epsilon1





It's an awning, not a tattoo — it can be painted!



This is not a sponsored post. It's simply something we came across and found helpful for owners, buyers and tenants.



You've found the ideal rental home, but the awning is not at all to your taste? Do the little floral patterns visible from the window or stalking you on the balcony make you feel like you're living in your grandmother's house?

Or perhaps you have a property for rent, you've invested in all the interior improvements, and the awning remains dirty and tired?

We discovered the solution: awnings can be painted in any color you want with Amphibolin by Caparol.

You can even do it yourself, provided you have thoroughly cleaned the awning and stretched it taut.

That way you'll see every day the color that expresses and inspires you. If you want people outside to see what you see, you need to free the awning from the bottom —probably with the help of the technician who installed it—so you can paint it on the exterior as well.

It can be done easily, quickly and affordably. Because, at the end of the day, a piece of fabric shouldn't spoil your mood.

KOLONAKI: Ground-floor 55 sq.m. unit with its own entrance and exclusive use of a garden.



If you have a pet and need to live in central Athens without depriving it of contact with the ground, we have the solution. In the heart of Kolonaki, a 55 sq.m. ground-floor apartment is available for rent in a quiet four-unit building, with a private entrance and an exclusive garden with trees, offering the feel of a detached house.

The interior layout includes an entrance hall, a separate kitchen with built-in appliances, one bedroom and one bathroom. The property features central natural-gas heating, an electric water heater, double glazing and an alarm system.

The apartment is immediately available, pet-friendly and located in an excellent spot with easy access to shops, restaurants and public transport.

Rental options: fully furnished or unfurnished €900

PROPERTY CODE: AB1803836

EPSILON TEAM

real estate agents / appraisers

TEL: +302107212284

MOBILE: +30 6944 626 626

WEBSITE: www.epsilonteam.gr

MAGAZINE: www.epsilonliving.gr

BLOG: www.propertistas.com

Instagram: @epsilon1team.1



KOLONAKI: 110sq.m office, 2nd floor



For sale: 110 sq.m. office on the 2nd floor of a well-maintained 1965 building in the heart of Kolonaki, very close to Syntagma Square.

It comprises an entrance hall, three work areas, a kitchen and two WCs.

Features include individual electric heating, wooden floors, aluminum frames with double glazing, an armored entrance door and an intercom.

Price: €750,000.



PROPERTY CODE: ΕΠ1714596
EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE: www.epsilonteam.gr
MAGAZINE: www.epsilonliving.gr
BLOG: www.propertistas.com
Instagram: @epsilon team.1

KOLONAKI: Renovated apartment on the 3rd floor, 210 sq.m.



For sale: luxury top-floor apartment of 210 sq.m. in Kolonaki, located in a neoclassical building dating from 1935. Fully renovated, with works completed in October 2025. Situated a short walk from Kolonaki Square.

The property occupies the entire third floor. The interior layout includes two large reception rooms with a fireplace and access to balconies, a separate kitchen, three bedrooms and an office that can function as a fourth bedroom, and three bathrooms. Technical features include independent natural gas heating, central VRV air conditioning, aluminium frames with double glazing, and wooden floors.
Price: €1,625,000.

PROPERTY CODE: EE-HK1523756
EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE: www.epsilonteam.gr
MAGAZINE: www.epsilonliving.gr
BLOG: www.propertistas.com
Instagram: @epsilon1team

If you are building or renovating, you must see Barrisol Stretch Ceilings. The 'fifth' dimension of design and luxury.

If your home or project deserves the best, the ceiling cannot be just a white surface. Barrisol Stretch Ceilings prove that even a room's "fifth dimension" can be transformed into an element of design, technology and luxury. This is not a minor detail but an investment that elevates the overall feel and value of the property.



The VIP lounge at Bilbao Airport, featuring Manta® lighting by Ross Lovegrove, was fully renovated by WSP Architecture.

For this project, 19 Manta lamps from Ross Lovegrove's Barrisol® collection were selected to illuminate the space.



In high-spec residences

They provide uniform lighting and architectural clarity while covering imperfections without heavy interventions. Installation is fast and clean, ideal for luxury renovations where every detail counts.



A distinctive reflection
The Barrisol Mirror®, the product of Barrisol®'s research and development, is the latest addition to an already extensive range of products and finishes. With high reflective power, this striking sheet combines the reflective capacity of a mirror with the flexibility of a membrane and the ease of installation.

In experiential spaces

Spas, pools and wellness areas benefit from special durable membranes that resist humidity while delivering brilliant reflections. In offices and private showrooms, Barrisol versions with micro-perforation provide acoustic comfort and integrate LED lighting that diffuses evenly across the space.



Barrisol at Spa Gran Hotel Ibiza: a perfect union of wellness and design

Barrisol® membranes were installed at the Spa Gran Hotel Ibiza in Spain to expand the spa area designed by Sandra Tarruella and Rafael Seguí. The Les Reflets Lacquered® membrane was selected for its outstanding moisture resistance and the beautiful reflections that will not fade over time, ensuring both durability and hygiene.

It is no accident

Top architects around the world trust Barrisol. The VIP lounge at Bilbao Airport with Ross Lovegrove's Manta® lighting, the Spa at the Gran Hotel Ibiza using the Les Reflets Lacquered® membrane, and the Louvre Abu Dhabi all carry its signature. And, of course, many of Zaha Hadid's projects incorporate Barrisol as an integral element of their design. Barrisol Stretch Ceilings are the discreet luxury that may not be obvious at first glance, but that makes a difference in every detail.



Barrisol has applied its expertise at the Louvre Museum in ABU DHABI - United Arab Emirates, and the result is impressive.

In the children's play area, striking illuminated ceilings have been installed for a pleasant atmosphere, and in the VIP lounge, they added a luxury ambiance with black laque ceilings from the 'Reflets laqués' product range.

BARRISOL GREECE: +30 210 3636704, +30 6944 267104, Email: sales@match.gr
This feature is not sponsored; it is our own selection.



Papagos: the "green" oasis next to the center of Athens



Papagos is one of the most well-maintained residential enclaves in the capital.

It was designed in the 1950s as a military settlement and developed into a neighborhood with wide streets, greenery, low-rise buildings, and a rare "community" feel in Athens.

Since 2024, the building coefficient has been reduced from 1 to 0.9 to preserve the character of the area.

Plots range from 420 to 560 sq.m., and there is a mandatory green space between buildings, giving Papagos an "open" and orderly residential feel.

The quality of constructions stands out. Papagos hosts some of the most modern and technically advanced projects in Athens, notably the residences by Vasilis Peloponnisios and the company ENERGODYMANIKI.

These projects introduced technologies to the Greek market well before they became mainstream:

- Underfloor heating with heat pumps
- Air conditioning with nanoeX technology
- Energy class A++ construction (nZEB)

Daily life here is connected to nature. The large Papagos park hosts the well-known restaurant Piu Verde, cafes, recreational spaces, and a dog park.

Mount Hymettus to the east is the area's natural playground, with residents walking and exercising daily on its trails. Squares, schools, and sports facilities complete the picture of a neighborhood that promotes quality of life.

Access is direct and easy: adjacent to Mesogeion Avenue, close to three Metro stations (Cholargos, Ethniki Amaryna, Katechaki), and with connections to the Attiki Odos highway and the airport.

The real estate market remains strong, as Papagos combines limited construction, high architectural quality, and a premium lifestyle.

Papagos is not just a suburb.

It is an "oasis" offering greenery, tranquility, and technologically advanced residences just minutes from the center of Athens.



Real Estate Market in Papagos

The area of Papagos consistently maintains high values in the real estate market. Today, the average asking prices for homes range around €4,300–4,400 per sq.m., with variations depending on the sub-area.

In the Kato Papagos / park area, prices can reach up to €4,900 per sq.m., while in the new area and Ano Papagos, they are around €4,300 per sq.m.

Plots of 420–560 sq.m. range between €1,800 and €2,400 per sq.m., with the highest prices applying to corner and better-oriented plots.

In the category of newly built properties, penthouses with large terraces and panoramic views, some even reaching the Acropolis, stand out. Prices for such residences range between €5,000 and €5,500 per sq.m., reflecting both the limited number of new builds and the premium quality of the area.

Papagos thus confirms its character as a suburb with high demand and limited supply, where value remains strong and timeless.

PAPAGOS: Duplex Apartment with Garden



For sale: modern duplex apartment of 125 sq.m. in a contemporary high-aesthetic building with energy class A+ in Papagos – on the border of Cholargos. It features a private garden of 40 sq.m., 3 bedrooms, 2 bathrooms, a fireplace, wooden floors, independent natural gas heating, a parking space, and a storage room.



The 77 sq.m. ground floor includes an open-plan living-dining area with a fireplace, an open kitchen, 1 bedroom, 1 bathroom, and direct access to the garden.

The first floor is connected by an internal staircase but also has an independent entrance. It includes 2 bedrooms and 1 bathroom.

The property is equipped with energy-efficient aluminum frames with double glazing, screens, electric shutters, exterior thermal insulation, pre-installations for alarm, network, and solar power, as well as infrastructure for electric awnings.

There are photovoltaic panels for shared consumption, and the delivery is immediate. It enjoys a prime location close to parks, markets, and schools, with direct access to the metro, airport, and downtown Athens.

Price: €540,000.

PROPERTY CODE: AK1553723

EPSILON TEAM

real estate agents / appraisers

TEL: +302107212284

MOBILE: +30 6944 626 626

WEBSITE: www.epsilonteam.gr

MAGAZINE: www.epsilonliving.gr

BLOG: www.propertistas.com

Instagram: @epsilon1team



PAPAGOS: Corner detached building 500 sq.m.



For sale: Corner building of four levels, with a total area of 500 sq.m. on a 500 sq.m. plot in the Papagos area.

The construction began in the 1960s and was completed in phases, with special attention to detail and structural stability, which has been enhanced.

The property is very well maintained and offers flexibility for adaptations to meet modern needs.

It has an independent entrance for the ground floor apartment, while an open staircase leads to the first floor.

Additionally, there is an internal staircase and an elevator serving the apartments on the second and third floors.

Price: €1,090,000.

PROPERTY CODE: AK1446921

EPSILON TEAM

real estate agents / appraisers

TEL: +302107212284

MOBILE: +30 6944 626 626

WEBSITE: www.epsilonteam.gr

MAGAZINE: www.epsilonliving.gr

BLOG: www.propertistas.com

Instagram: @epsilonteam.1

When You're a Citizen of Two Worlds: Where Do You Belong for Tax Purposes?

Your father is Greek. You were born in the U.S.

You hold a Greek passport and American citizenship.

You live permanently in London, but own a home in Thessaloniki.

And you run a company in Bulgaria.

If you recognized parts of yourself in that description, this article is for you.

Your tax identity isn't written in your passport

Many Greeks living abroad confuse the concepts of citizenship, passport, and tax residency. Yet from a fiscal point of view, these are completely different:

- ◆ Citizenship: The country you legally belong to as a national.
- ◆ Passport: Your travel document.
- ◆ Tax residency: The country that, based on your actual circumstances, is considered your "center of vital interests."

The country that considers you a tax resident has the right to tax you on your worldwide income.

When you live in one country, have a company in another, and... your soul in a third

Tax residency is not defined solely by where you sleep most nights.

It is determined based on various criteria, such as:

- Your permanent home
- The country where your family lives
- The place where you primarily work
- Your economic and social ties
- Where you file (or should be filing) your tax return

When these elements are spread across different countries, things get blurry — and often lead to double taxation.

What does a Double Taxation Treaty say?

Greece has signed Double Taxation Avoidance Agreements (DTAAs) with 57 countries (and counting).

These treaties clarify:

- Which country has the right to tax each type of income
- How double taxation is avoided (e.g. through tax credit or exemption)
- Residency tie-breaker criteria when two countries claim you as a tax resident

Example: You live in the UK, own real estate in Greece, and are paid by a German company.

Tax analysis in such a case is anything but simple.

Two citizenships — two tax obligations?"

Not necessarily. Dual citizenship doesn't mean dual taxation — but it can complicate things.

Many Greeks with foreign citizenship:

- Keep a Greek tax ID (AFM) without transferring their tax residency
- Believe that holding a foreign passport exempts them from Greek tax obligations
- Fail to declare property or income in Greece because they live abroad

The reality? The Greek tax office cares about where you are tax resident, not what passport you hold.

And of course, it always cares about what you own in Greece.

What do we do in practice?

When we support Greeks living abroad with complex international profiles, our first step isn't filing tax returns.

It's asking the right questions:

- Where are you truly a tax resident?
- Where is your income generated?
- Do you own property, a business, or other assets in Greece?
- Is there a double taxation treaty in place?
- How can your interests be protected — without paying tax twice?

Once these answers are clear, we proceed with strategic tax planning: for today, but also for what may come — return, investment, inheritance, or business succession.

Why it's worth addressing early

Because tax mistakes come with heavy penalties, not second chances.

The only way to avoid them is proactive planning, proper documentation, and clear guidance.

In Greece, tax systems are now interconnected with other countries.

Financial data is cross-checked. Information flows automatically.

And people who live between two (or more) worlds need a compass they can trust.

If you feel like "you belong everywhere but don't know where you belong for tax purposes" — you are not alone.

And if there's one thing that helps, it's clarity before action.

And someone who understands what it means to live between countries — and be asked to make decisions... in numbers.

We're here to support you.



SUSANA PATSOUMI KALFA
Co-Founder | General Manager
| A' Class Cert. Tax Accountant |
MA - AFM.Dip.AIA.MAC
Phone +30 2310310910
Email: skalfa@atlasconsulting.gr
WebSite: www.atlasconsulting.gr



Sir Nicholas Grimshaw, leading exponent of High-Tech architecture, dies.

British architect Sir Nicholas Grimshaw passed away in September 2025. His name may not be widely known to the general public, but those involved in architecture recognize him as the leading figure of the High-Tech movement. Grimshaw stood out for his ability to combine technical innovation with respect for people and the environment, creating buildings that are functional, transparent and daring.



The impressive Eden Project in Cornwall, with its iconic domes by Grimshaw that host ecosystems from around the world.

Among the most impressive projects are the Eden Project in Cornwall, an iconic complex of bioclimatic domes housing plants from around the world; the Waterloo International station in London, recognized as an engineering and design marvel; and the National Space Centre in Leicester, notable for its distinctive tower clad with transparent ETFE. These projects are not merely buildings but monuments to how architecture can serve technology and ecology while remaining poetic and inspiring.



The undulating glass roof of Waterloo International, the project for which Grimshaw received the RIBA Building of the Year award in 1994.



Nicholas Grimshaw was awarded the title of Knight Bachelor in 2002 by Queen Elizabeth II.

This honor was bestowed upon him for his overall contribution to architecture, particularly for his influence in shaping the High-Tech movement and for projects regarded as milestones of contemporary design, such as Waterloo International station and the Eden Project.

His knighthood was a recognition not only of his architectural achievements but also of his role as President of the Royal Academy of Arts (2004–2011), where he championed the wider dissemination of architecture to the public.



Translation | Editing
Anastasia Vassilatou
Head Executive Assistant

 **EPSILON TEAM**
PREMIUM REAL ESTATE AGENCY

LIGHTING DESIGN



γράφει η Νίνα Μαρμαρίδου
interior designer

Partner:



Follow Nina on



Lighting is not just about seeing clearly.

It is what gives character, highlights architecture and furnishings, creates emotions, and defines how we experience our space.



New constructions

When a home is still at the brickwork stage, there are two options:

- A lighting study by specialized professionals. This comes at a higher cost but guarantees precision and flawless results. In upcoming issues of Epsilon Living, we will present insider tips from experts and sample cost estimates for the same space from different companies.
- A plan prepared by an interior designer, with provisions for all lighting points and the necessary outlets in ceilings and walls. This way you avoid extension cords cluttering the floors, the risk of overload or electric shock, and mistakes that compromise daily living.

Existing spaces

Proper lighting is not a privilege reserved only for those building a new home, office, or shop.

In already built spaces, meaningful improvements can be made: replacing light fixtures, using track systems, adding dimmers, or even installing new power lines where needed.

These may require some investment, but the difference in quality of life—or in employee performance if it is a workplace—is immediate and well worth it.



Kelvin in every room

The choice of light temperature is crucial:

Living room: warm tones at 2700–3000K for a sense of coziness.

Kitchen/Office: neutral to cool tones at 4000–5000K for clear vision and focus.

Bedroom: at the nightstands, 2700K for relaxation. For the central fixture, 3000–3500K to ensure good visibility for practical needs without losing the feeling of comfort.

Lighting is not a detail.

It is the staging of our space, the atmosphere that accompanies us every day.

And whether we are talking about a new home or an old one, it deserves the importance it truly holds.



www.epsilonteam.gr
www.epsilonliving.gr