



Editorial

Epsilon Living was created in June 2025 with a single purpose, to offer real, reliable information to anyone who owns or wishes to acquire property in Greece.

It began as our own need to enrich our monthly newsletter with practical knowledge and quickly evolved into a valuable tool for investors of every budget and nationality. This is why, from our second issue onward, it has been published in two languages, Greek and English.

The magazine exists because you read it, share it and look forward to it on the first day of every month.

The high traffic numbers we see through Google Analytics are your vote of confidence and our greatest reward, motivating us to keep improving continuously.

This month we added something practical for everyone who honours us with their readership. We completely renewed the magazine's website, epsilonliving.gr, adding a blog so that you no longer have to wait for the next issue.

Anything that deserves to be known the moment it happens, whether it is news or a new law related to real estate, will be published immediately, with clear and verified information, without "mystery journalism" or anonymous "sources".

We have also added the option to download each issue as a PDF, allowing you to save it for your archive and read it comfortably from your phone.

In addition, we decided to open a new communication channel.

Starting today, you can send us anything you would like us to research at living@epsilonliving.gr.

Whether it concerns interior decoration, construction, property valuation, technical building matters or legal topics, your answers will come from our specialised partners, including lawyers, engineers, decorators and more. These answers will be featured in a dedicated column starting from the very first issue of 2026, so that they may also help other readers.

If you have not registered on the website yet, now is the time.

Thank you for being with us.

We wish that Santa Claus brings lasting joy to your home in 2026.

Evita Eleftheroudaki

R.E AGENT - R.E APPRAISER

PUBLICATION DETAILS

PUBLISHER
EPSILON BUSINESS MIKE
EPSILON TEAM REAL ESTATE

ADDRESS
21I. Apostolopoulou Street, 15231 Kato Chalandri

CONTACT
T: +30 210 7212284
M: +30 694 8101284
E-mail: living@epsilonliving.gr
Website: www.epsilonliving.gr

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

EXTERNAL PARTNERS
Nina Marmaridou
Souzana 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



Heritage and Nostalgia Christmas

The Christmas Decoration Style That Increases Your Property's Value in the Eyes of Buyers



There are homes that become simply festive when decorated for the holidays, and there are those that reveal their entire past the moment they put on their Christmas dressing.

The grand residences of Plaka, the neoclassical homes of Kolonaki, the stone-built houses of Kifisia and the urban dwellings that carry history, all shine at Christmas the way people do when they wear the right outfit at the right moment. Effortlessly.

They have roots, they have a past, and that past is their strongest investment advantage.

The international Heritage Christmas trend is not decoration. It is storytelling.

It first began to dominate English and American magazines on the premise that a home gains value when it looks like it existed before us and will continue to exist after us. Christmas is the perfect opportunity to show exactly that.

Textures become richer, colours deepen, patterns borrow inspiration from old libraries, from collectible objects, from family heirlooms that finally come out of the drawers. In Athens this trend works even better, because the city is already full of homes that carry a blend of neoclassical elegance and Mediterranean simplicity. And here lies the essence for anyone planning to show their property to buyers during this season.


If you are expecting prospective buyers, festive decoration is not a detail. It is communication.


The home must project that it is not just a residence but an asset with value, with a past and with a future.


When a buyer walks through the door, they must feel within seconds that the property belongs to a higher category.

That they are not buying square metres but quality of life and status.

And this, as simple as it may sound, is achieved remarkably well through the right, discreet and well-considered Christmas presentation.

 In Plaka, nostalgia is not a staging choice but the natural breath of the place. A home with a balcony overlooking the Acropolis needs no excess. It needs warm fabrics, candles, a few vintage ornaments, perhaps an old silver bowl filled with pine cones that looks like it has always belonged there. The focus is not on decoration but on creating the sense that time moves slowly. That is the moment when the buyer no longer sees styling. They see history.

 In Kolonaki, the Heritage aesthetic takes on a more urban character. High-ceilinged apartments with original parquet floors, old door frames, plaster details and solid woodwork pair perfectly with velvet textures, green, burgundy, gold and subtle tartan accents. It does not need excess.

 It needs balance. In Kifisia, the Heritage aesthetic takes the form of a home that seems to await the holidays in order to reveal its true grandeur. Stone surfaces, wooden frames and generous outdoor areas can easily embrace decor reminiscent of a winter retreat.



Heritage Christmas is not decoration. It is a strategic tool for homeowners who want to position their property in a higher category. The buyer is not buying the tree. They are buying the emotion. They are buying the promise that this property has a past they wish to connect with and a future they will shape themselves.



Translation | Editing
Anastasia Vassilatou
Head Executive Assistant



ava@epsilonteam1.com

Don't let the exterior sabotage the interior

The unattractive entrance sabotages the renovated apartment. What you can do to avoid losing the sale of your property

Old apartment buildings in the historic center hide an unjustifiably lost value. Structures with architectural identity, mosaics that have survived for decades and entrances that once conveyed grandeur and elegance are now left in neglect.



You walk into the entrance and before you even see the apartment you are interested in buying, you have already decided you do not want it.

The appearance of the building is not a detail. It is the first filter through which the buyer evaluates everything.

The real estate market operates with realism. No one wants to start their day by passing through an entrance with peeling walls, broken intercoms and marble that clearly has not been cleaned in years.

It is not only a matter of aesthetics. It also reveals the indifference of the co-owners.

The buyer immediately thinks that if the entrance is neglected, the co-owners will probably be "difficult" in every other matter as well.

Communication, elevator maintenance, handling repairs, basic management.

No one wants to buy an apartment in a building that clearly shows it is not cared for.

The neglect of the façade does not simply reduce the aesthetics.

It reduces the value.

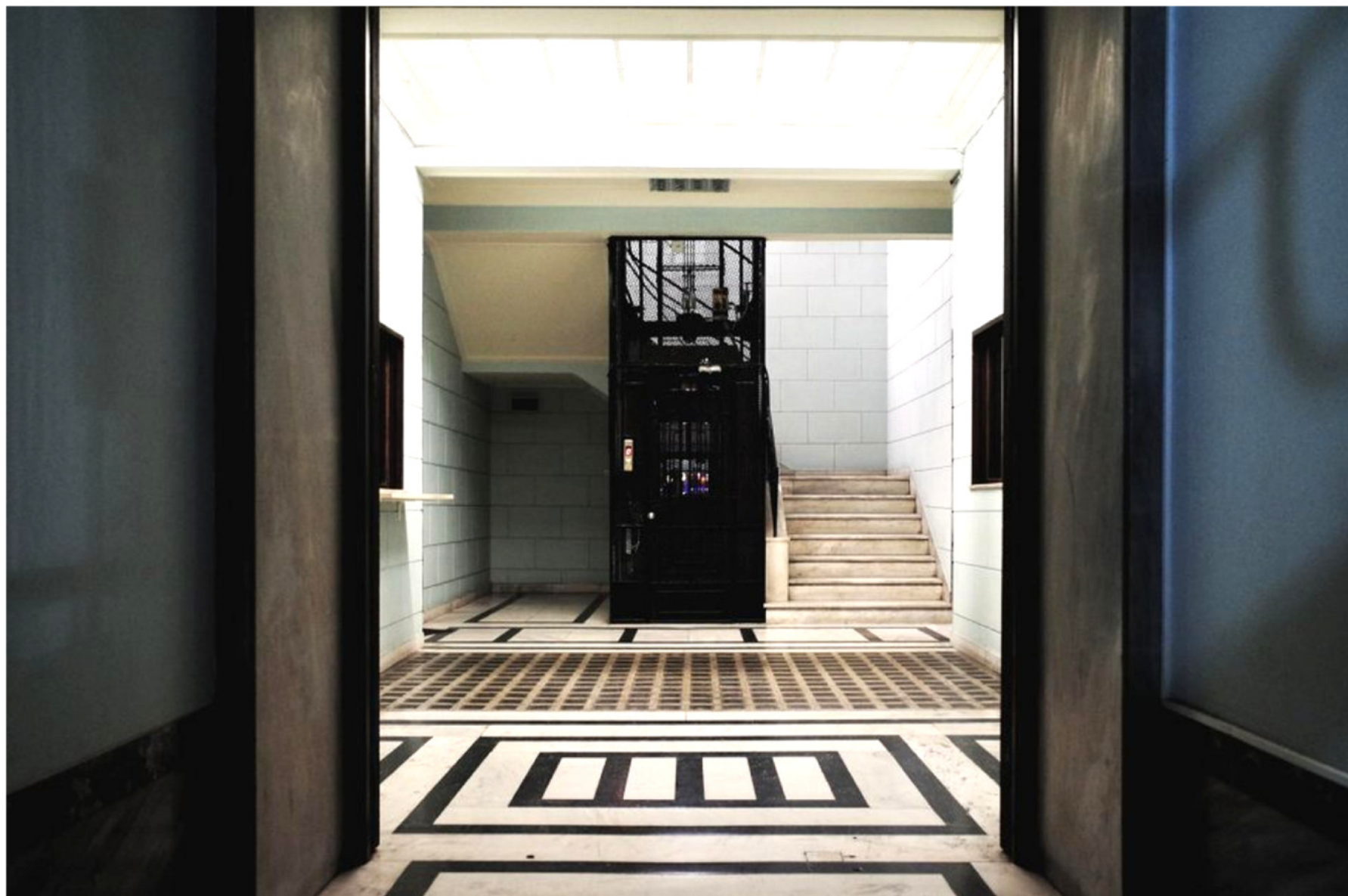
It lowers interest, lowers demand and slows down the selling process.

In the center of Athens, where buyers are now informed and demanding, the entrance of an apartment building can determine whether someone will go upstairs as a potential buyer or will visit the property out of politeness alone.

A renovated apartment loses a significant part of its strength if it is located in a building that resembles abandonment.

The buyer is not only purchasing the property.

They are buying the environment, the neighbours, the sense of security and the culture of the building.



Here's the translation, clean and precise:

There is a critical point here for those who renovate their apartment in order to sell it at a higher price.

If a seller plans to spend a significant budget on the interior renovation, they will benefit far more by slightly reducing the cost inside the apartment and allocating part of it to the building's entrance.

Even a basic refresh such as painting, polishing the marble, repairing the intercoms and replacing or maintaining the mailboxes drastically changes how a prospective buyer will feel.

The average cost of a basic entrance renovation does not exceed 5,000 euros.

This amount returns multiple times over in the final selling price of the apartment.

And there is no reason to worry about what the co-owners will say.

Who would disagree when their entrance is being renovated without them paying?

The center of Athens has a vast stock of old apartment buildings that can regain life and commercial appeal.

Upgrading the common areas is not a luxury.

It is a strategic investment that increases the value of every property in the building.

When buildings are cared for, neighbourhoods rise. And when neighbourhoods rise, buyers return.

Value always follows care, never neglect.



Agelita Valay
real estate agent
Equity partner



av@epsilonteam1.com

Green Winter Bedrooms.

The myth that all plants absorb oxygen.

As soon as the cold sets in and winter becomes truly noticeable, we all look for a little extra warmth at home.

Blankets on the sofa and the armchair, soft lighting and warm drinks certainly help, but there is another ally of calm that works quietly and is often forgotten. Plants.

Not as decorative objects, but as natural regulators of air and mood.

During a season when temperatures drop and the body slows down, sleep quality becomes even more important, and the bedroom needs an atmosphere that genuinely calms.

One of the elements that most affects rest is air quality.

Research from reputable horticultural sources, along with the well-known NASA Clean Air Study, has shown that certain plants can filter pollutants from indoor spaces, increase humidity and create a visual environment that reduces stress.



And despite the myth that plants absorb oxygen at night, the reality is that the amount of CO₂ they release is negligible, while several species continue to oxygenate even in darkness.

The plants considered ideal for the bedroom and beneficial for enclosed spaces during this season are Sansevieria, peace lily, philodendron, jade plant and Zamioculcas.

Sansevieria, with its clean, architectural foliage, is extremely resilient and filters the air without requiring care.

The peace lily helps maintain indoor humidity, something especially valuable in winter. NASA's study showed that it removes toxins such as ammonia and formaldehyde from the air. It also adapts well to low light, making it ideal for the bedroom. It is equally suitable for homes and offices where there are smokers, as it helps clear nicotine from the atmosphere.



Σπαθίφυλλο



Κρασούλα

Philodendron, with its heart-shaped leaves, creates a warm, calming corner. The jade plant works subtly in small spaces and adds a sense of comfort.



Zamioculcas adds rich greenery without requiring frequent watering, making it ideal for low natural light.

However, it is toxic to both humans and animals if ingested.

Keep it away from children and pets.

Winter is the perfect season to add a touch of life to your bedroom. A single green element can transform the atmosphere, make the space feel lighter and deepen your sleep. A more restful winter begins in a room that breathes better.

Golden Visa Greece, The Last Real Gateway in Europe

Follow us on Instagram at [@greekpropertyhub](https://www.instagram.com/greekpropertyhub)
for updates and opportunities



Across Europe Golden Visa programs are closing or becoming unrecognisable. Ireland ended its investor route, the Netherlands shut down its scheme, Portugal removed real estate from the programme and Spain abolished it entirely.

The European Commission is pressuring member states to phase out residency by investment, making Greece one of the last countries that still offers a lawful and functional option.

Greece chose not to cancel its Golden Visa. It redesigned it to comply fully with EU rules. Prime areas now require €800,000, other regions €400,000 and the well known €250,000 option applies only to specific redevelopment or conversion projects that demand strict due diligence. For most residential purchases the real entry points are €400,000 and €800,000.

For international investors this is the real message. Greece is one of the very few EU countries that still maintains a property based residency permit with accessible thresholds in eligible projects.

No other major EU member state offers a comparable route today, which makes Greece the last meaningful gateway to the Schengen Zone.

Process is straightforward. Investors purchase a single property, visit Greece once for biometrics and typically receive a five year residency permit within a few months depending on administrative workload. With most competing programmes gone this window is attracting strong global interest.

Epsilon Team Real Estate handles the entire procedure in cooperation with trusted legal and technical partners, ensuring legality, transparency and a smooth experience from acquisition to permit issuance.

For those considering a European residency path the opportunity is now. Follow [@greekpropertyhub](https://www.instagram.com/greekpropertyhub) on Instagram for updates, eligible projects and market insights.

ATHENS – HISTORIC CENTER



For sale, an independent building of 880 sq.m. in the center of Athens, consisting of 9 above-ground floors, built in 1978 and fully renovated.

The property stands out for its exceptional views, as from the upper floors one can enjoy panoramas stretching from the Parthenon all the way to the sea.

The basement of 78.58 sq.m. accommodates auxiliary areas and the boiler room with a natural gas boiler. On the ground floor there are two independent spaces, the main entrance and a retail unit connected to a 26 sq.m. mezzanine. The 53 sq.m. mezzanine level includes a fully fitted kitchen. From the first to the seventh floor, each level consists of an open-plan space with a bathroom, while the first floor also features a terrace overlooking a historic church.

Most floors have been renovated with oak flooring and aluminium window frames. The 8th floor, the penthouse level, offers a terrace with panoramic views of the Acropolis and the sea, while the 9th floor rooftop level includes a terrace and an interior space with a bathroom, making it an ideal option for use as an executive suite or penthouse.



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ΕΠ1564318

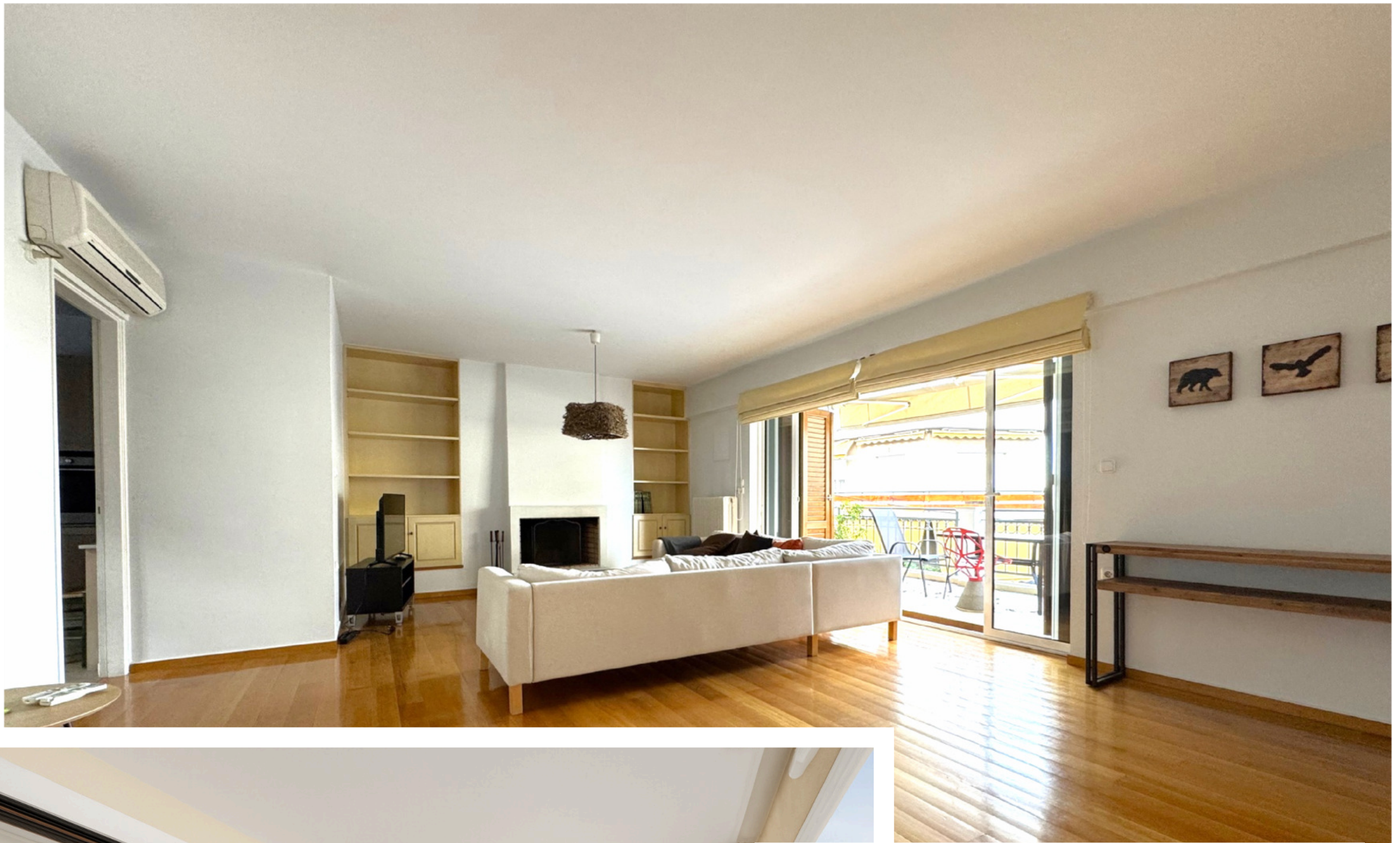


EPSILON TEAM
real estate agents /
appraisers

TEL: +302107212284
MOBILE: +30 6944 626 626

WEBSITE:
www.epsilonteam.gr

NEAPOLI EXARCHIA | Floor Apartment



PROPERTY CODE:
EP2034628



EPSILON TEAM
real estate agents /
appraisers

TEL: +302107212284

MOBILE: +30 6944 626 626

WEBSITE:

www.epsilonteam.gr

MAGAZINE:

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For sale, a 117 sq.m. floor apartment in Lycabettus, located on the 2nd floor of a four-storey building constructed in 2002 with only four apartments.

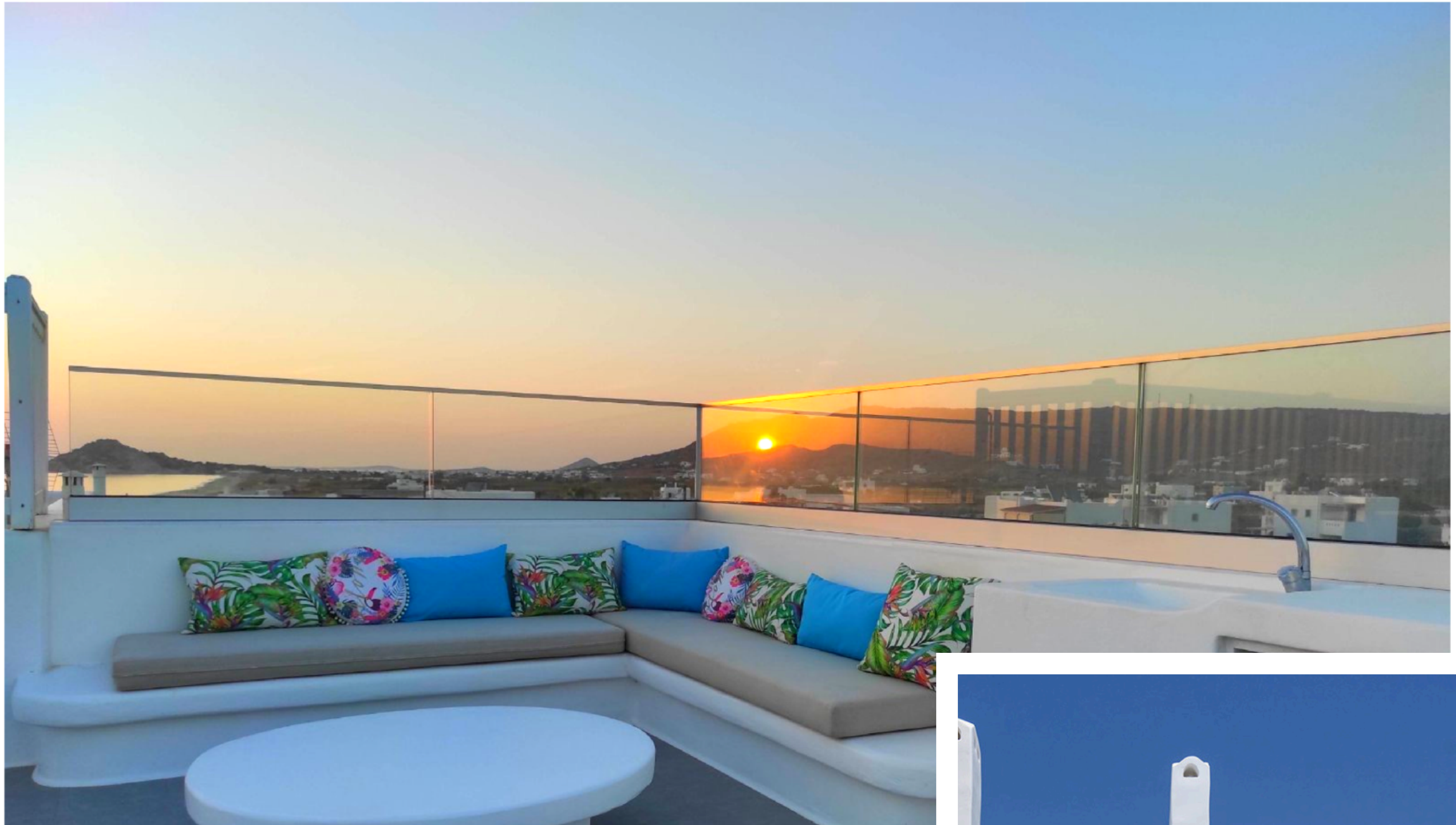
The living area is spacious, featuring a fireplace and an open dining space with access to a balcony offering an urban view, while the kitchen is independent, equipped with electrical appliances and a rear balcony.

It includes two large bedrooms with wardrobes, one of them a master with an ensuite bathroom, as well as a second bathroom with a shower. Additional features include autonomous natural gas heating, air conditioning, aluminium frames with double glazing, tile and wood flooring, security door, alarm system, elevator, internal storage, basement storage and a closed parking space.

The location offers immediate access to transport and local market amenities, suitable for residence or investment.

Price €480,000

NAXOS KASTRAKI | Maisonette



For sale, a luxury newly built three-level maisonette in the seaside area of Kastraki, Naxos, just 100 metres from the sea.

The residence, with a total area of 145 sq.m., is located on a 236.65 sq.m. plot, constructed in 2022 and completed in 2024 with modern materials and high standards.

The main house is developed over two levels with a total of 100.02 sq.m. and includes 3 bedrooms, while the semi-basement features an independent 45 sq.m. apartment that can be connected to the rest of the house.

Price €590,000

PROPERTY CODE:
ΕΠ1970833



EPSILON TEAM

real estate agents /
appraisers

TEL: +302107212284

MOBILE: +30 6944 626 626

WEBSITE:

www.epsilonteam.gr

MAGAZINE:

www.epsilonliving.gr

SILHOUETTE AF 655

The trendy colour of 2026 in espresso-grey tones. It carries mystery, adds character and looks expensive.



2026 brings a clear shift toward essential luxury, and this trend is perfectly captured in the colour Silhouette AF 655, emerging globally as the colour of the year.

It is a deep neutral shade with espresso-grey undertones, appearing in editorials of major paint houses that already signal the new year's move toward more sophisticated, atmospheric palettes.

Silhouette has the rare ability to offer depth, elegance and warm luxury without weighing down the space.

This is why it is increasingly used in both residential interiors and boutique professional spaces that seek timeless style.

The colour acts as a backdrop of elegance. It carries mystery, adds character and looks expensive.

International interior designers use it on feature walls for contrast, on full room zones for a more dramatic effect and even on exterior façades, where it creates a sense of quiet luxury seen in new projects in the USA, Canada and the United Kingdom.

It is equally successful on kitchen cabinets, wooden doors, built-in wardrobes and in professional spaces where the identity needs to convey authority and consistency.

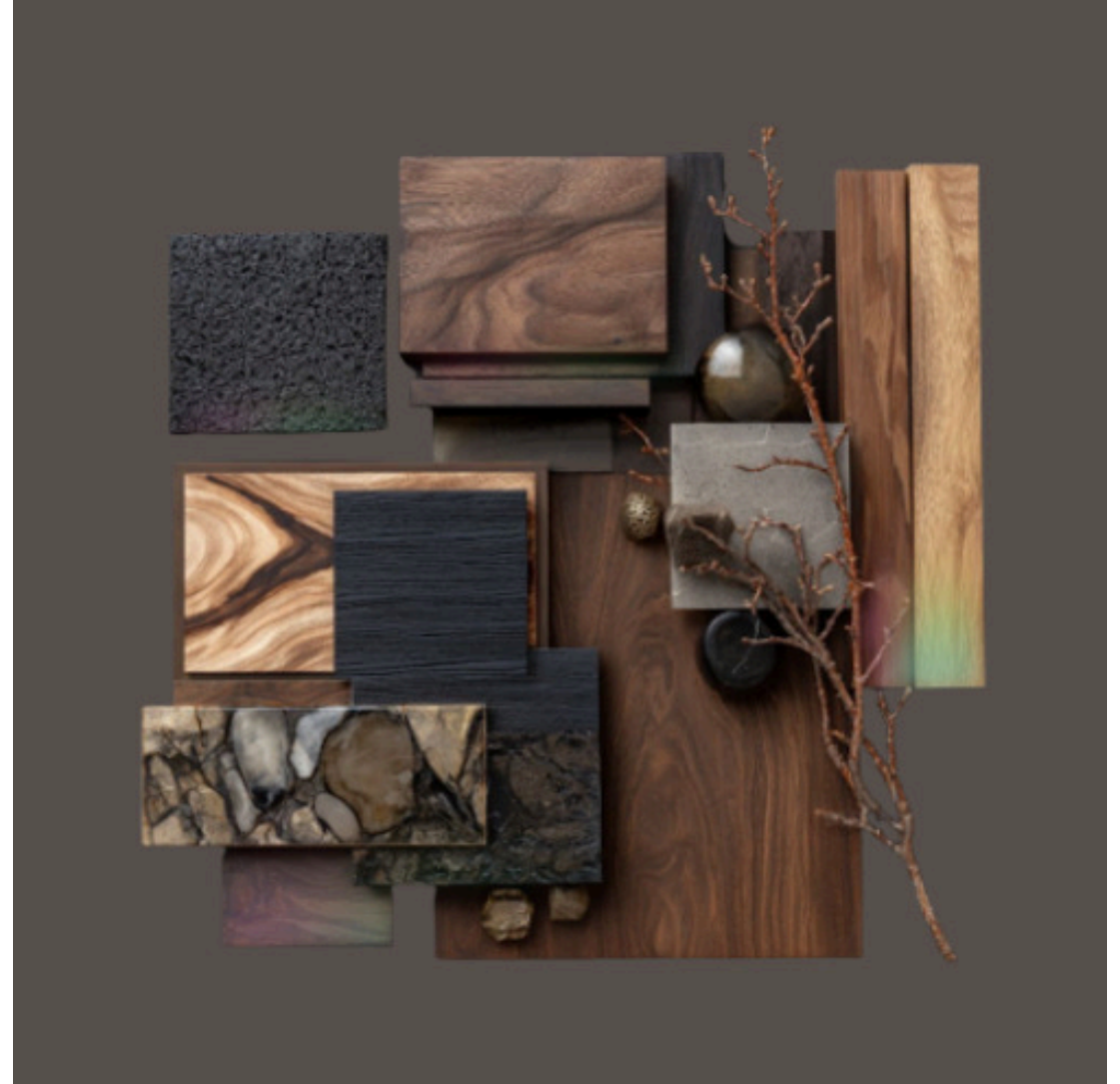
Swiss Coffee
OC-45

Paris Rain
1501

Silhouette
AF-655

Silhouette AF 655 pairs beautifully with timeless cream shades such as Swiss Coffee OC 45 and Natural Cream OC 14, which soften and brighten it.

It also works exceptionally well with metals such as brass, gold and black, which give it a more dramatic tone, while it blends harmoniously with natural materials like raw wood, marble, leather and velvet.



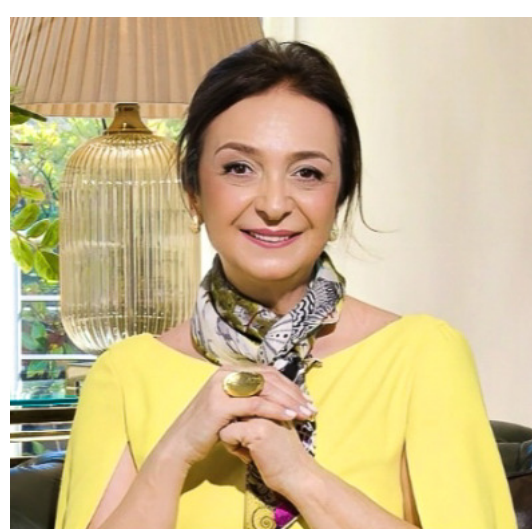
Combined together, they create a space that looks as if it came straight out of a high-end design magazine, without losing everyday practicality.

A small secret used by professionals is warm lighting. With warm white bulbs, Silhouette takes on a chocolate-like depth and creates a sense of cosy relaxation, while with cooler lighting it returns to its pure espresso-grey character.

This dual personality makes it ideal for homes as well as modern professional spaces that need to adjust their atmosphere depending on the time of day and use. 2026 clearly shows that luxury does not need to shout. It needs depth, texture, materials that work together and colours with substance. Silhouette AF 655 is exactly that.

If you want to give your home or workspace an upgrade that is visible and lasting, it is one of the safest and most refined choices.

Nina Marmaridou, as a permanent partner of Epsilon Team Real Estate and Epsilon Living, is always available to our readers to suggest ideas, combinations and complete solutions tailored to your own space.



Nina Marmaridou
Interior designer
partner



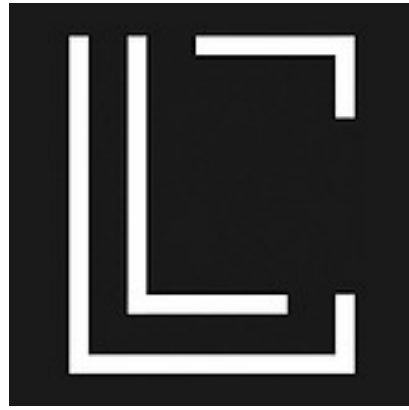
ninamarmaridou@gmail.com

www.ninamarmaridou.com



ALEXANDROS ELEFTHEROUDAKIS

"Simplicity can be the most difficult and at the same time the most powerful form of expression."



Alexandros Eleftheroudakis
Dipl. Engineer Architect AUT
Founder & Senior Partner
Lib Concept
+30 6980600198 +41 766102949
Leoforos Kifissias 299
Kifisia 14561, Athens, Greece

Alexandros Eleftheroudakis belongs to that rare category of architects who are not defined by one country or one architectural idiom.

With studies in Greece, major distinctions and experience ranging from the Middle East to Switzerland, he has shaped a career that combines clarity of thought, technical precision and a deep understanding of international hospitality design.

From the boutique hotels of Santorini to large hotel projects in Zurich, his signature reveals a creator who knows how to balance inspiration with exact execution.

Today, as the founder of Lib Concept in Greece and Switzerland, he designs and delivers hotels and private residences with a core principle of longevity and substance.

He creates works that converse with the landscape, that age beautifully, and he approaches architecture not as an effect, but as culture.

In the interview that follows, he unfolds his thoughts. He highlights the value of simplicity, explains why resilience is both a technical and philosophical matter and sheds light on how the human being remains the centre of architectural creation.

- *Alexandre, you have lived and worked in a country where architectural precision is considered a national identity. Which elements of the Swiss approach do you carry into your work today?*

What the Swiss call *sec*, meaning dry. Clarity, precision, without unnecessary gestures. There is no need for excess, neither in form nor in concept. It taught me that simplicity can be the most difficult and at the same time the most powerful form of expression.

- *The theme of this year's World Architecture Day is "Design for Strength." What does "resilience" mean to you in architecture? Is it a technical issue or a philosophical one?*

For me it is both, but it begins with a philosophical stance. Resilience means avoiding the ephemeral, avoiding trends that will soon fade. And technically, it means choosing materials that age beautifully, that develop patina, like a good wine. A building should mature, not deteriorate.

- *How does the idea of resilience translate into residential design?*

A resilient home is not only about structure or materials but about the way it allows people to live within it. It is a space that adapts to change — to needs, to seasons, to the lives of its inhabitants. A home that "breathes" with them, without losing its character.

● *How is freedom connected to design?*

Freedom exists in the initial conception, in the very first sketch. That is where you search for the idea, the meaning of the project.

Architecture is both art and science, a sculpture that must obey rules.

The essence is balance, the libra, between the freedom of inspiration and the constraints of reality.



Located on the northeastern coast of Corfu, this exceptional villa is masterfully designed on a steeply sloped plot, offering breathtaking panoramic sea views. The architectural design blends harmoniously with the natural landscape and features four bedrooms, each with a private en suite bathroom and direct access to outdoor areas.



On a beautiful island in the Cyclades, this renowned five-star resort welcomes its guests with a collection of 20 exclusive bungalows, each designed with absolute attention to detail to harmonise with the island's natural grandeur. The exact location has not yet been announced, as the project is still under construction.

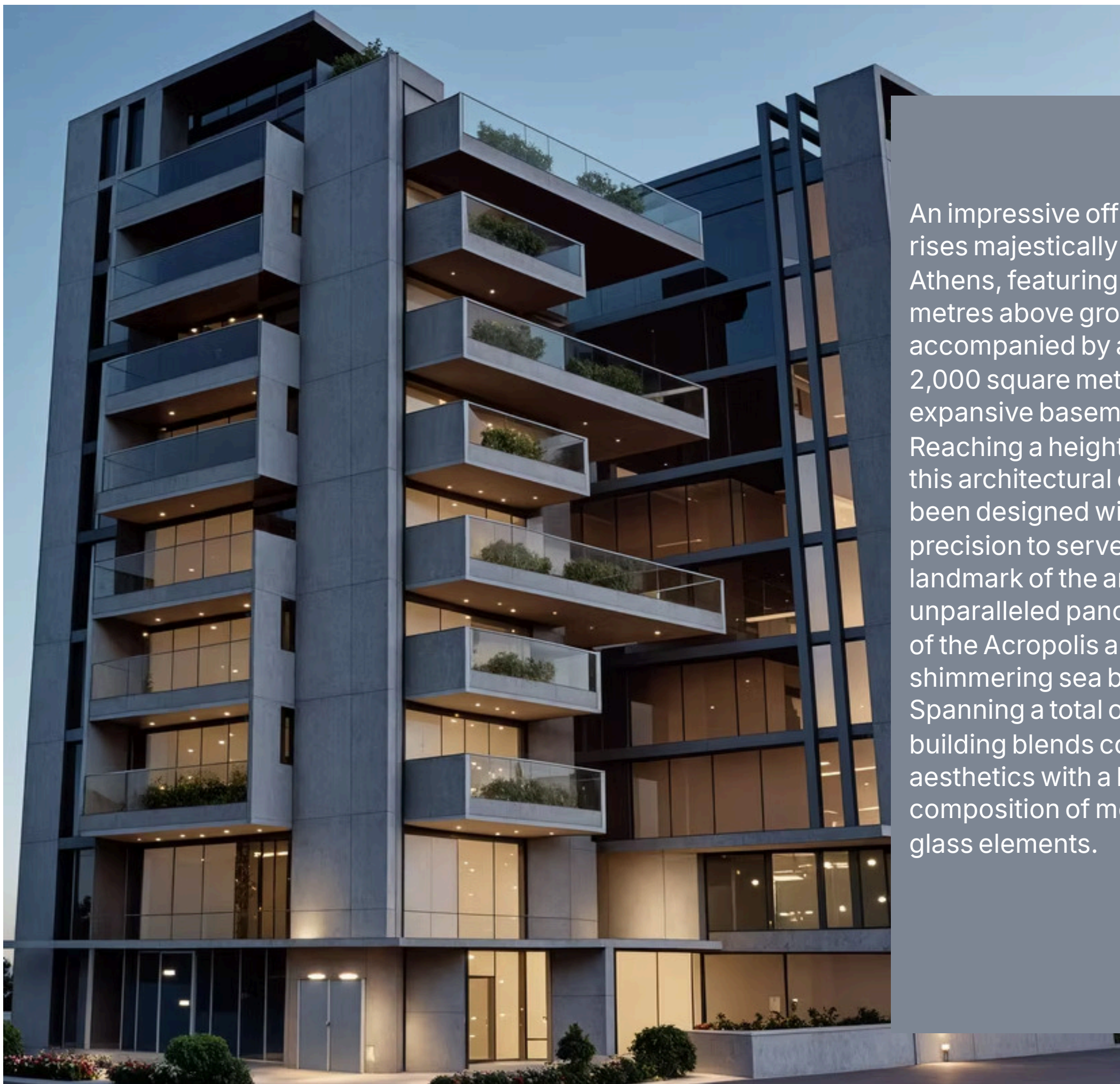
● *Do clients in Greece recognise the importance of architectural quality?*

To a lesser extent compared to more mature markets such as Switzerland.

There are exceptions, of course, who deeply appreciate design.

But in general, emphasis is placed on impressing — on making something “show,” rather than making it truly “function.”

Quality requires time and trust.



An impressive office building rises majestically in the heart of Athens, featuring 2,500 square metres above ground and accompanied by an additional 2,000 square metres of expansive basement areas. Reaching a height of 30 metres, this architectural creation has been designed with absolute precision to serve as a landmark of the area, offering unparalleled panoramic views of the Acropolis and the shimmering sea beyond. Spanning a total of 10 levels, the building blends contemporary aesthetics with a harmonious composition of metal, wood and glass elements.



5* Elysian Retreat Hotel
OIA SANTORINI

This architectural gem, completed in 2023, reflects a deep respect for tradition and the natural beauty of its surroundings.

● *Is there a project of yours that you consider an example of resilient design?*

The villas in Mogonisi, Paxos are a characteristic example. They were designed with the intention of blending into the landscape and remaining timeless. We used local stone, natural colours and a simplicity in composition that allows them to age beautifully, just like the island around them.



● Do you believe architecture should precede needs or follow them?

Architecture must respond to the needs of people within the social and cultural context of each place. It is not about preceding or following, but about “dialoguing” with its era. Listening and proposing.

● If architecture could convey a message, what would it be?

To return to essence. To design with respect, with longevity, with truth. Architecture should propose buildings that withstand time, not only in their materials but also in their values.



Esmeralda Papagiannopoulou
real estate agent | real estate appraiser
co-founder

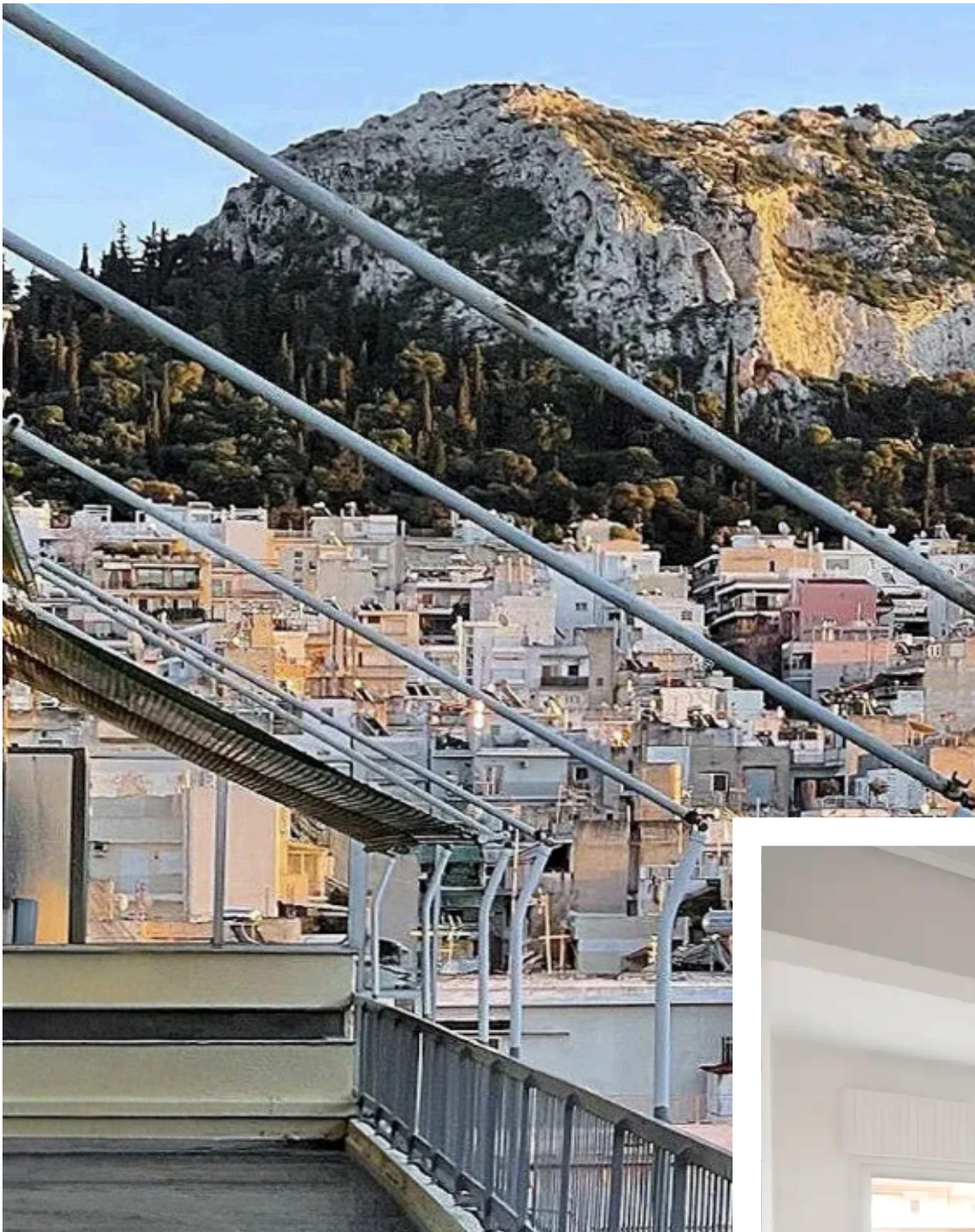


esmeralda@epsilonteam1.com

Note

Alexandros Eleftheroudakis and Lib Concept are long-standing and close partners of Epsilon Team. They have designed our office and are behind significant projects for our clients, consistently delivering high architectural quality and reliability in every collaboration.

NEAPOLI EXARCHIA | Penthouse Floor Apartment



For sale, a 178 sq.m. penthouse floor apartment on the 5th floor in Neapoli Exarchia, with panoramic views toward Lycabettus Hill and Strefi Hill, built in 1962 and renovated in 2021.

The reception area is particularly spacious, with the potential to create multiple seating and dining zones, and offers direct access to large terraces with unobstructed views. The kitchen is independent and bright. The property includes four bedrooms, one large bathroom and a guest WC.

Additional features include insect screens, awnings, a security door and central natural gas heating. The window frames are aluminium with double glazing, and the floors are a combination of wood and marble. A solar water heater is also available.

The property is located next to a park and very close to public transport stops, schools, the local market and the city centre.

Price €740,000.

PROPERTY CODE:
AB2035136



EPSILON TEAM
real estate agents /
appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE:
www.epsilonteam.gr

PANGRATI | Apartment



For sale in Pangrati, in a key location behind the Divani Caravel, just a few minutes

within walking distance of the Hilton, Kolonaki and the Pangrati Grove, a renovated 43 sq.m. apartment on the 5th floor of an apartment building.

It consists of a living area with access to a bright balcony with unobstructed views, a separate compact kitchen, one bedroom and a comfortable bathroom.

The property features new aluminium window frames, a security door and pre-installation for autonomous natural gas heating.

Its location offers immediate access to public transport, commercial shops and green spaces, making it an ideal choice for both residence and investment.

Sale price €180,000.

PROPERTY CODE:
AB1606994



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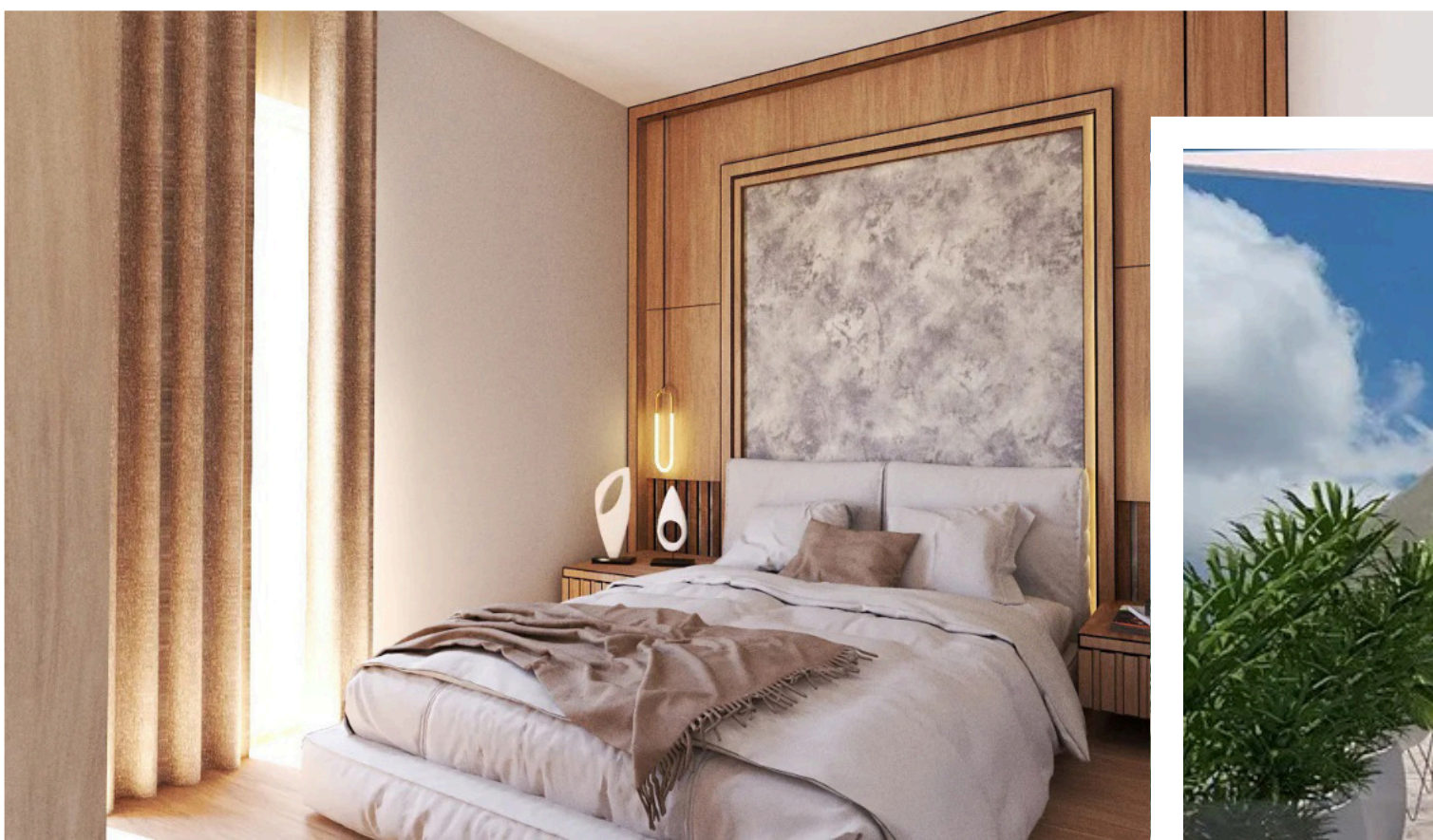
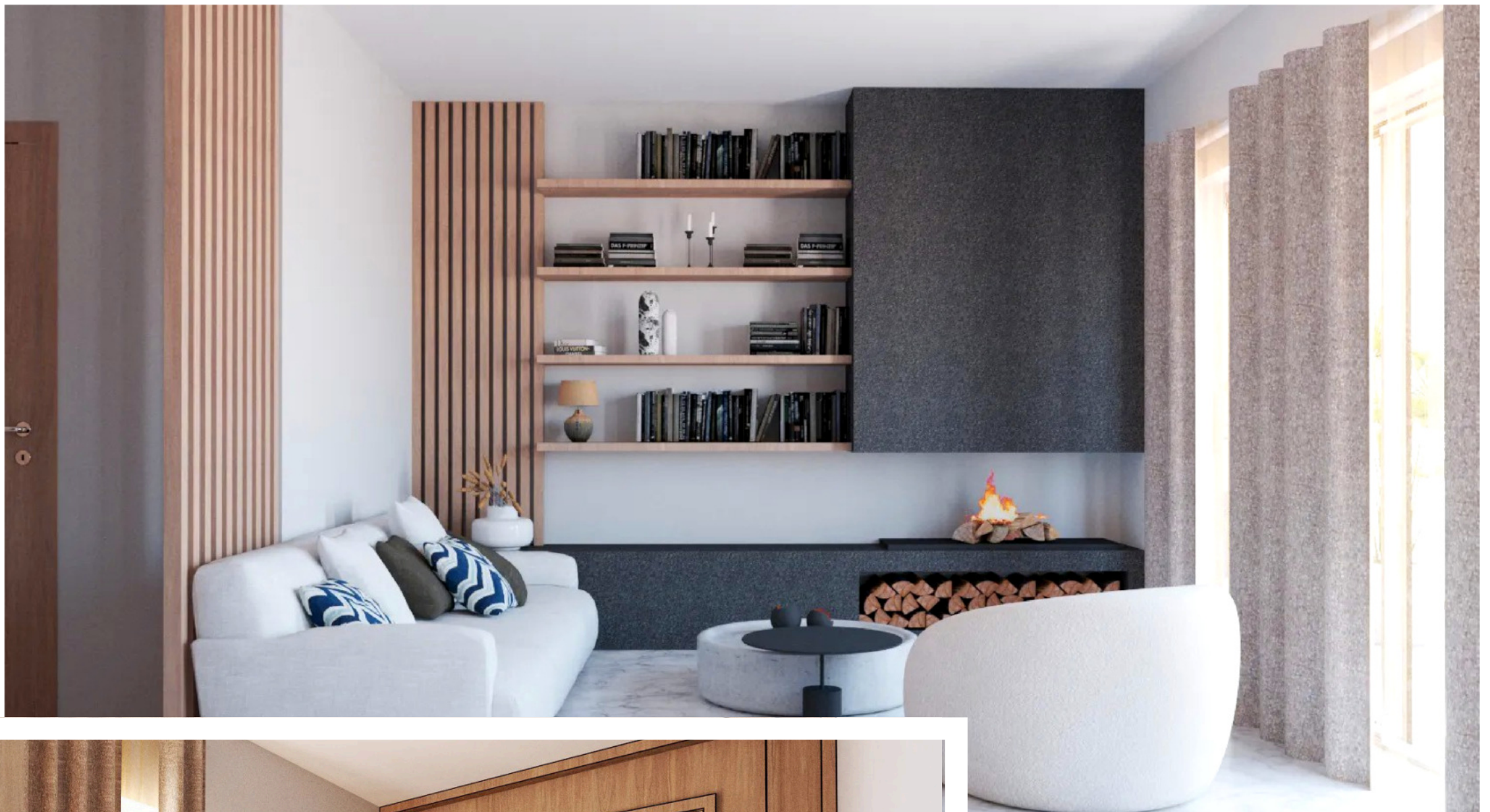
TEL: +302107212284

MOBILE: +30 6944 626
626

WEBSITE:

www.epsilonteam.gr

AGIA PARASKEVI | Duplex Apartment



For sale, a newly built 138 sq.m. duplex apartment in Pefkakia, Agia Paraskevi, occupying the 2nd and 3rd floors of a modern, high-specification building with energy class A.

The first level includes a spacious living area with a fireplace and dining space, a modern open-plan kitchen, two bedrooms, one bathroom and a WC with a shower.

The internal staircase leads to the upper level, where there is a third bedroom and an additional large reception area that can be used as a playroom or office.

This floor also features another bathroom, a second independent entrance and provisions for installing a kitchen.

The property includes a parking space at the pilotis level and a storage room in the basement.

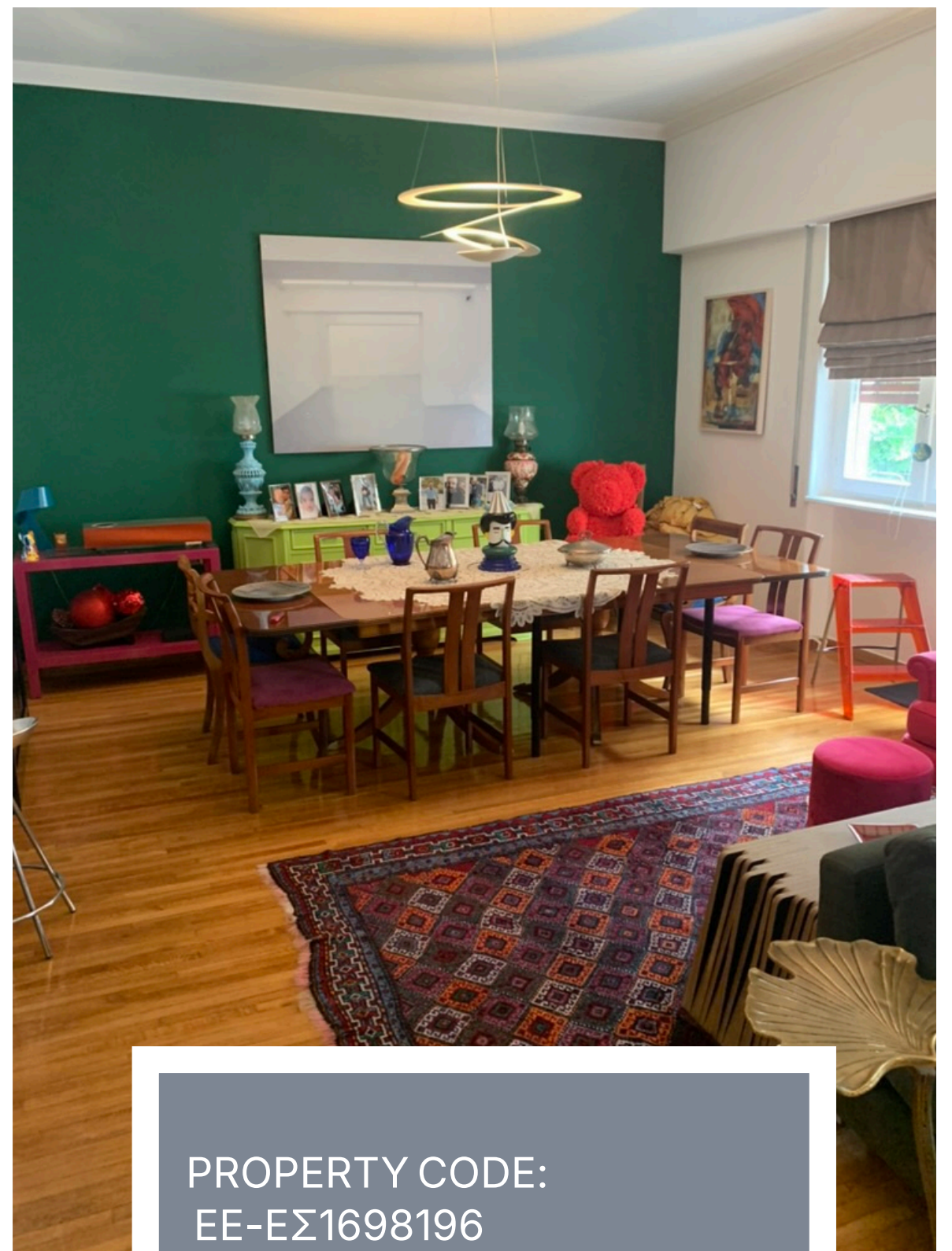
Price €540,000.

PROPERTY CODE: AK2034990



EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE:
www.epsilonteam.gr

KOLONAKI | Floor Apartment



For sale, a renovated 140 sq.m. floor apartment on the 2nd floor of a listed 1950 building in Kolonaki.

The property was fully renovated in 2010 and consists of 2 bedrooms, a bathroom, a guest WC, a bright reception area, a fully equipped kitchen, a storage room, wooden window frames with double glazing, original wooden floors and autonomous natural gas heating.

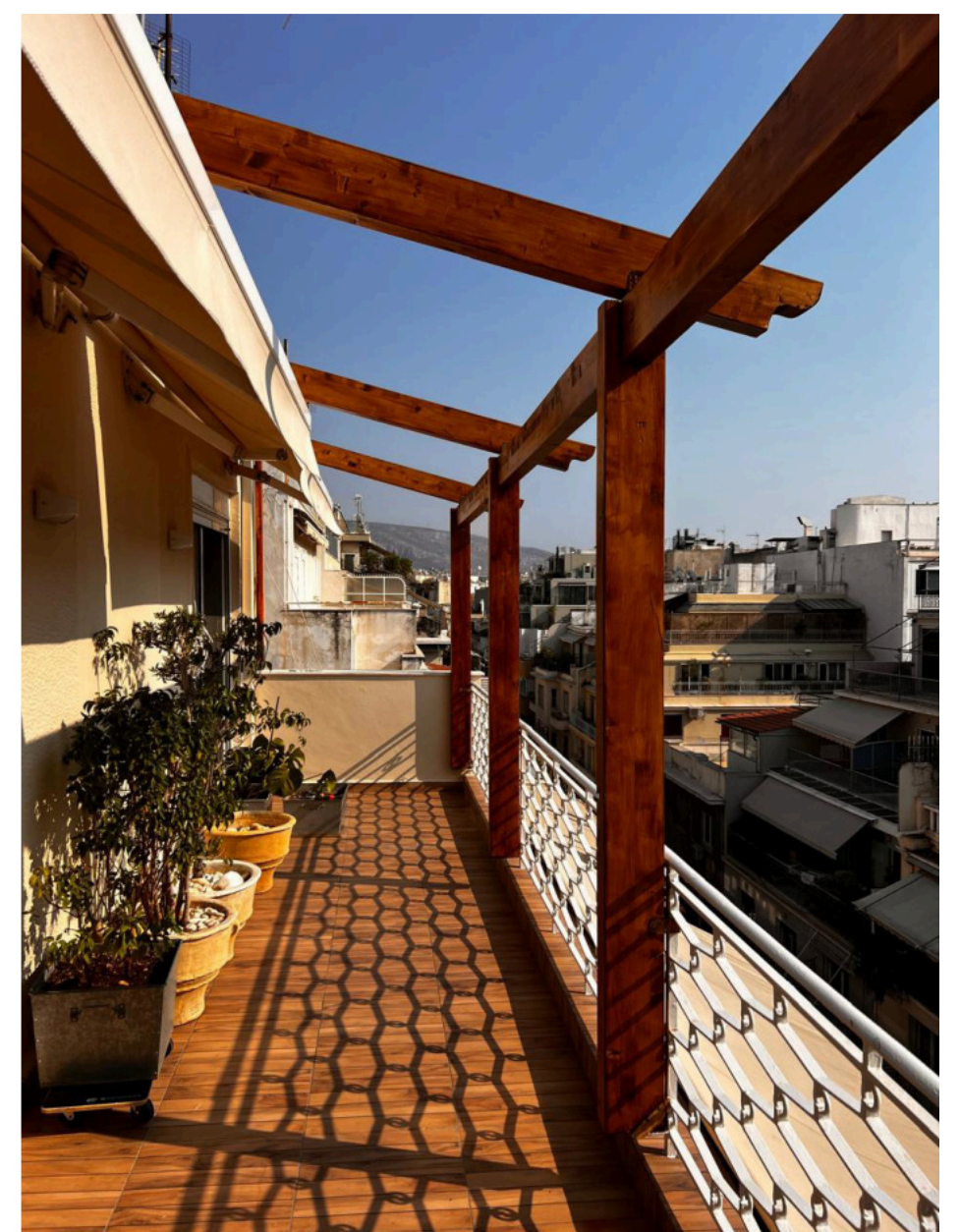
Suitable for residence or investment.
Price €880,000.

PROPERTY CODE:
EE-EΣ1698196



EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE:
www.epsilonteam.gr

KOLONAKI | Duplex Penthouse



For sale, a 102 sq.m. duplex penthouse apartment in the centre of Kolonaki. It is located on the 6th floor and was fully renovated in 2024, featuring large terraces and internal staircase access to an 8 sq.m. rooftop level.

The main level includes a spacious living and dining area with a fireplace, opening onto a large terrace with an open outlook.

The kitchen is open plan, the bedroom features a walk-in closet and the bathroom is equipped with a jacuzzi and a shower.

The rooftop level consists of an open-plan space ideal for use as an office or guest room, a full bathroom and access to a very large terrace.

Price €950,000.

PROPERTY CODE:
EE-ΠΦ1299293



EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE:
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LANDSCAPE ARCHITECTURE FEATURE

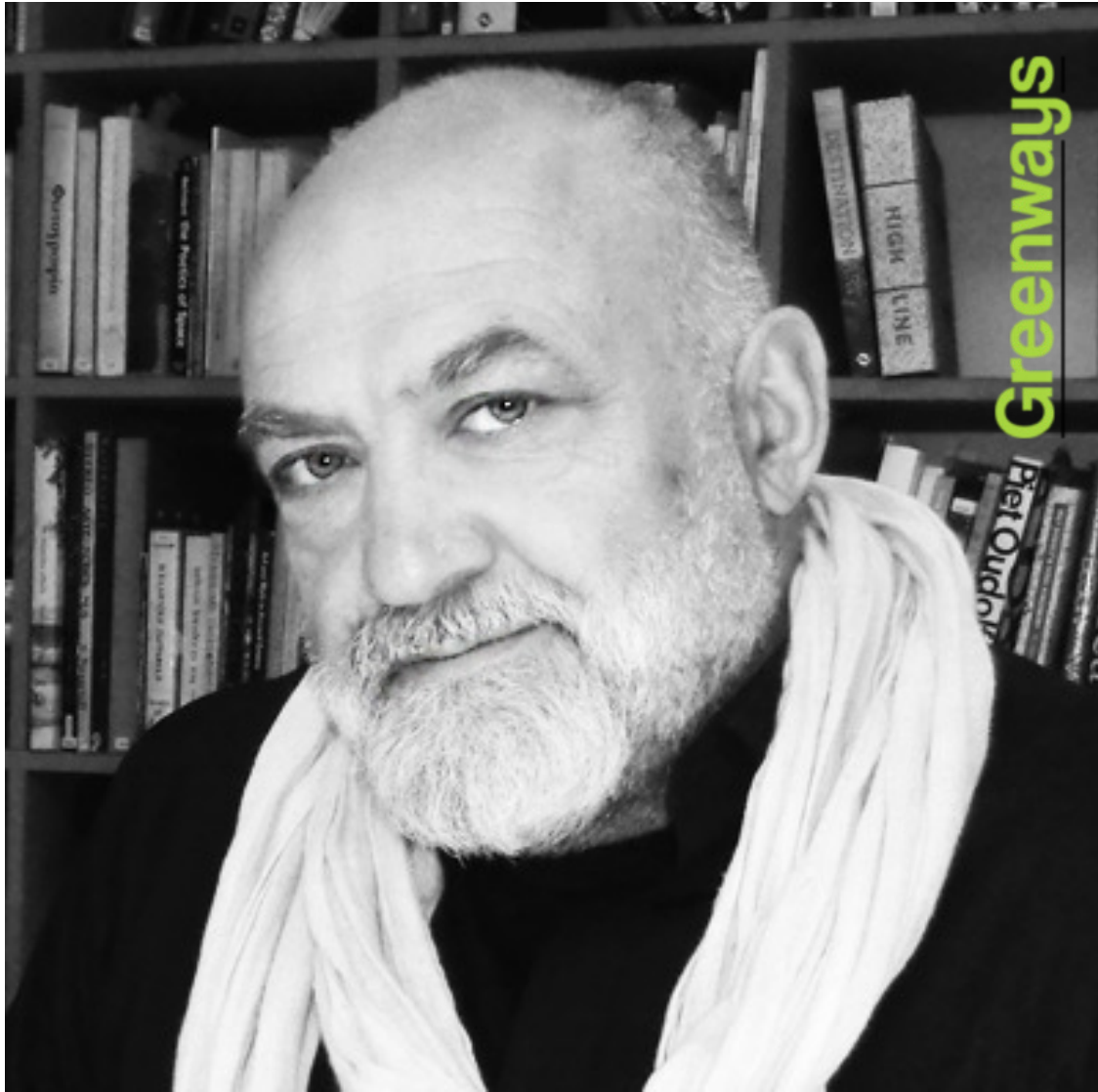


KAROLOS CHANIKIAN

He creates landscapes with colour, scent and refined aesthetics.

Interview by
Evita Eleftheroudaki

In an era when landscape architecture influences the value, the experience and the identity of a space more than ever, few creators have managed to leave such a distinct mark as Karolos Chanikian.



He began with the intention of designing buildings, studying Architecture at the National Technical University of Athens, but very early on something stronger pulled him toward the open horizon.

Beyond the building itself.

He went on to complete a Master's in Landscape Architecture at the University of Pennsylvania, where he was awarded by the American Society of Landscape Architects, confirming in the clearest way that the language he spoke fluently was the language of nature.

From his earliest steps, his attention was fixed on the most alive part of architecture, the part that changes constantly with light, time and wind.

He was interested not only in the building itself but in its relationship with its surroundings, its breath within the landscape and the way the natural element can embrace, soften or elevate human construction.

Upon returning to Greece, he founded Greenways and essentially introduced a new philosophy in which Mediterranean flora, microclimates and gentle transitions between building and ground form a unified whole.

Today, he signs the landscapes of some of the country's most renowned private residences and hotel properties.

And if someone looks at his social media profile, or even more so if they meet him in person, it becomes immediately clear what made him leave concrete behind and devote himself to soil.

His relationship with nature is not merely technical or professional.

It ranges from magical to almost metaphysical, as you will soon discover.

This interview began with the intention of offering Epsilon Living readers practical advice for gardens and terraces from the country's leading landscape architect and beyond. But it would have been impossible not to sketch, through words and images, the portrait of a person I consider profoundly important.

This is why, alongside the photographs of his work that follow and among his practical technical answers, I will add a small album from his site visits and his encounters with the creatures of nature.

Because in those unpretentious moments, it becomes unmistakably clear who Karolos Chanikian truly is.





EE: At what stage of a building's construction should the landscape design begin so that the outdoor area is executed correctly and doesn't later require patchwork just to survive?

KCH: Landscape design should begin in parallel with the architectural design. At this stage, the architect and the landscape architect can understand orientation, elevation differences, soil morphology and the site's climatic characteristics. When the outdoor space is studied from the beginning, decisions regarding planting, shading, circulation and drainage can be designed properly and supported technically by the building itself. This avoids later corrections and, most importantly, results in a cohesive outcome where building and landscape function as a single unified whole.

EE: What is most important for the longevity of a garden? The plants and their origin, lighting, irrigation, soil and fertilisation, all of the above, or something more?

KCH: The longevity of a garden depends on how it has been designed and on the compatibility of choices with the climate and the site's needs. Proper design includes selecting plants with appropriate requirements for water, light and growth space, correct orientation and a well-planned irrigation system. Soil quality (drainage, organic matter, etc.) shapes plant health. In addition, a maintenance programme with pruning, fertilising and disease control keeps the landscape functional. When these elements work together, the garden develops steadily without major issues.

EE: Grow lights for indoor plants. Do they help in spaces without abundant or proper natural light, and how much do they cost? Do they consume a lot of electricity?

KCH: In spaces where natural light is limited, specialised plant grow lights provide the light spectrum plants need for photosynthesis. Modern LEDs produce specific colour temperatures and light intensity tailored either to growth or maintenance needs. These systems have low energy consumption and can be installed easily in interiors without disrupting the aesthetic. With the correct adjustment of duration and distance from the plant, they ensure healthy development and reduce the risk of yellowing, weakening or drying out.



EE: How can we create a beautiful outdoor space on a limited budget, and which "green" options (recycled materials, organic cultivation, etc.) do you recommend?

KCH: In projects with a low budget, the key strategy is to use plants and materials that are affordable, resilient and readily available. Mediterranean plants reduce water needs. Gravel, budget-friendly wooden decking or ready-made panels can create a complete look without high cost. Reusing materials, such as old pots or stones from the site, contributes to sustainability. With the right layout, even simple elements can result in an elegant outdoor environment.



EE: What risks, if any, do imported nursery plants carry when they have not been grown in Greece? How many generations of a plant need to grow in the Greek climate to achieve the resilience we want?

KCH: Imported plants often come from greenhouses with controlled conditions, where temperature, humidity and watering remain stable. When they are transferred to a climate like Greece's, they face sun exposure, winds and fluctuations they have never encountered before.

This can lead to leaf burn, leaf drop or slowed growth. For true adaptation, they need to be "acclimatised" to the Greek environment so they can develop resilience and predictable behaviour. In contrast, plants produced in local nurseries are already synchronised with local conditions and show much higher success rates after planting.



EE: Which plants are the most resilient and impressive — suitable for both gardens and terraces — for the Greek climate, while requiring the least care? Are there plants that remain beautiful throughout the year?

KCH: For the Greek climate, it is best to choose plants that tolerate heat, wind and the low summer humidity.

Lavender and rosemary are excellent low-maintenance choices, as are myrtle and photinia, which work well as hedges or standalone plantings. Strawberry tree (Arbutus) is an evergreen shrub with steady growth, while oleander thrives in intense sun and withstands drought. Succulents are also ideal for pots and terraces.

Altogether, these plants offer colour and fragrance while requiring minimal upkeep.



EE: What are the most common "sins" you observe in the outdoor spaces of Greek homes, and what are the three simplest changes someone can make to instantly improve their appearance?

KCH: Common issues include an excess of small pots creating clutter, choosing plants unsuited to the light or climate conditions and using materials that do not work well together. An immediate solution is to replace many small pots with fewer, larger ones, making the space look more organised while allowing the plants to grow better.

Choosing a unified colour palette for pots and materials also helps create cohesion. A simple way to elevate the space, especially in the evening, is installing solar or LED lighting to highlight greenery and structure.

These small changes bring clarity, organisation and a more refined appearance.

EE: In city apartments, the balcony is often the only place for true relaxation. How can we transform a small or medium balcony into a functional and beautiful retreat without requiring special care or daily cleaning?

KCH: For a modern urban resident who wants comfort without maintenance, the balcony must be designed with practicality in mind.

Large planters reduce the need for frequent watering, while self-watering containers ensure consistent moisture.

Choosing plants that tolerate sun or shade, depending on orientation, minimises the risk of losses.

Outdoor furniture made from easy-to-clean materials such as metal, resin or composite wood simplifies upkeep.

With proper lighting and a few well-organised plant groupings, the balcony becomes a functional space for everyday use.



EE: I know you were the first to introduce vertical planting in Greece. How difficult is it to maintain an impressive vertical garden? Where can it be installed? On the exterior of a building, in the entrance, on a balcony?

KCH: A vertical garden relies on a support system made of panels, cassettes or fabric pockets.

It incorporates a substrate that retains moisture and an integrated irrigation system. For it to function properly, the plant selection must match the site conditions: light levels, temperature, exposure to wind or humidity.

Indoors, it works as a green element with modest requirements, while outdoors it can provide shading, insulation and improved thermal performance for the building.

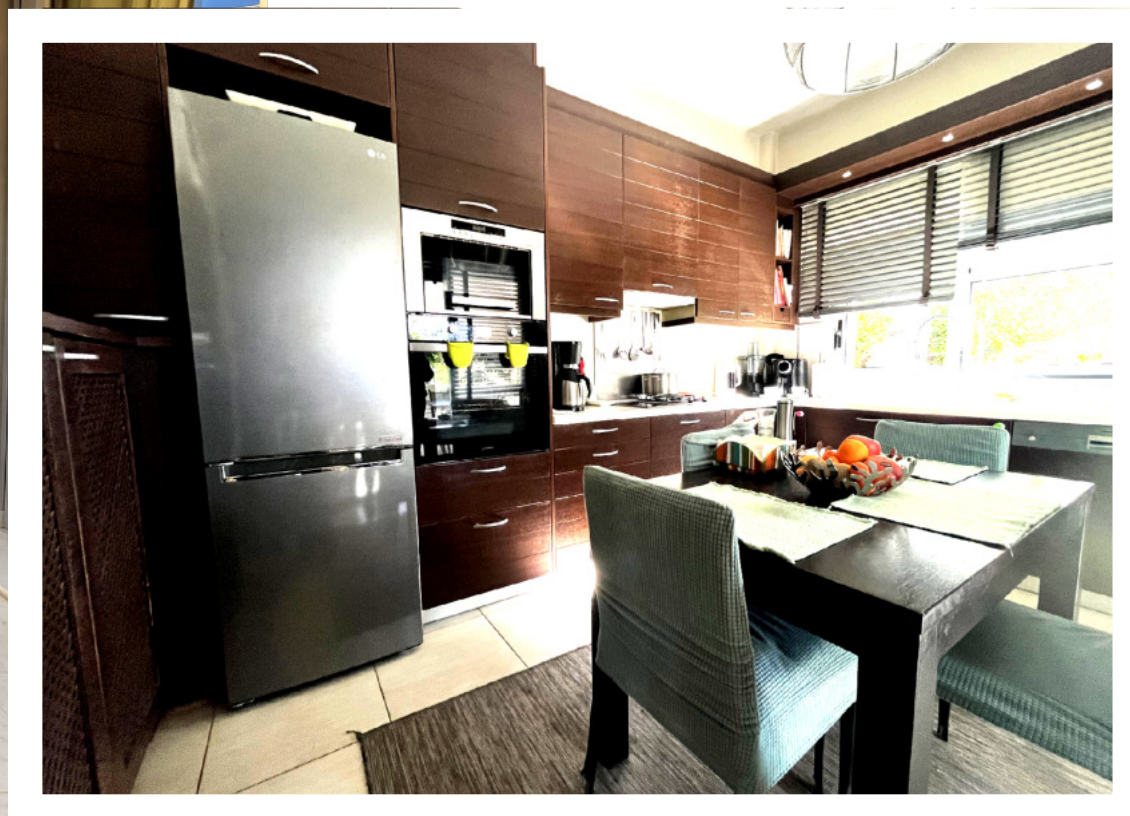


Who else could connect nature
with human creation
better than Karolos Chanikian.

Nature Board

For him, the creatures and elements of nature
are not decorative presences,
but companions in his everyday dialogue.
Each encounter, whether with a dog or a butterfly,
feels like a quiet reminder
of why he chose to dedicate his life
to the landscape.

KIFISSIA | Maisonette



For sale, a 414 sq.m. maisonette in Kifissia, near Kefalari Square, within a residential complex featuring a shared swimming pool. The building permit dates from 2005 and construction was completed in 2007.

The property is distributed across four levels connected by an internal staircase and elevator. On the ground floor, 97.68 sq.m., there is a reception area with a fireplace opening onto a lovely garden, a comfortable dining area, a large kitchen with a daily dining space, built-in electrical appliances and access to a wide terrace and the garden. The same level includes a guest WC and a cloakroom.

The first floor, 109.55 sq.m., features a spacious master bedroom as well as two additional bedrooms served by one bathroom.

The attic level, 99.48 sq.m., consists of two independent spaces currently used as a large bedroom and a comfortable office. There is provision for creating a kitchenette and an additional bathroom. The layout allows for conversion into an independent apartment.

The semi-basement level, 108.15 sq.m., includes a bright playroom with access to a private garden, an integrated kitchenette in a bar area, a very spacious staff room or guest room with an en suite bathroom, a laundry area and extensive storage space.

The outdoor areas include front and rear gardens, large covered terraces and direct access to the shared swimming pool.

The property includes three underground parking spaces and two storage rooms.

Price €1,300,000.



PROPERTY CODE:
EE-A1971269



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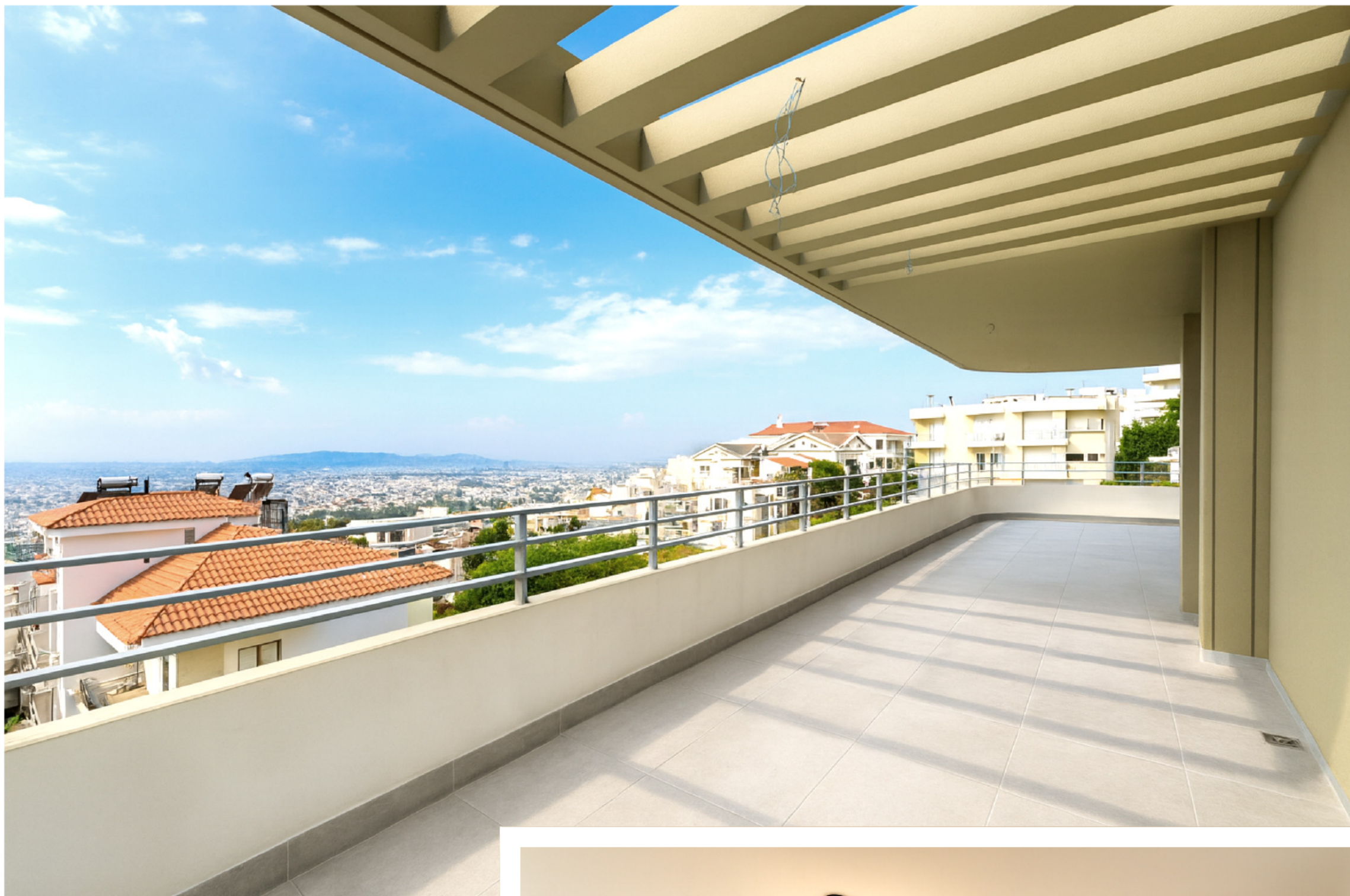
TEL: +302107212284

MOBILE: +30 6944 626 626

WEBSITE:

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VRILISSIA | Penthouse Floor Apartment



A modern 158 sq.m. floor apartment is available for sale on the 3rd floor of a three-storey, high-specification building with energy class A+. It is a newly built property nearing completion, featuring anti-seismic design, 10 cm external thermal insulation and excellent overall aesthetics.



The interior layout includes a comfortable open-plan living and dining area with an energy-efficient fireplace, an open-plan kitchen with the option to be enclosed, three spacious bedrooms, one of them a master with an en-suite bathroom, as well as an additional bathroom.

Large openings ensure natural light throughout the day. Its 41 sq.m. corner terrace offers unobstructed views across the basin all the way to the sea.

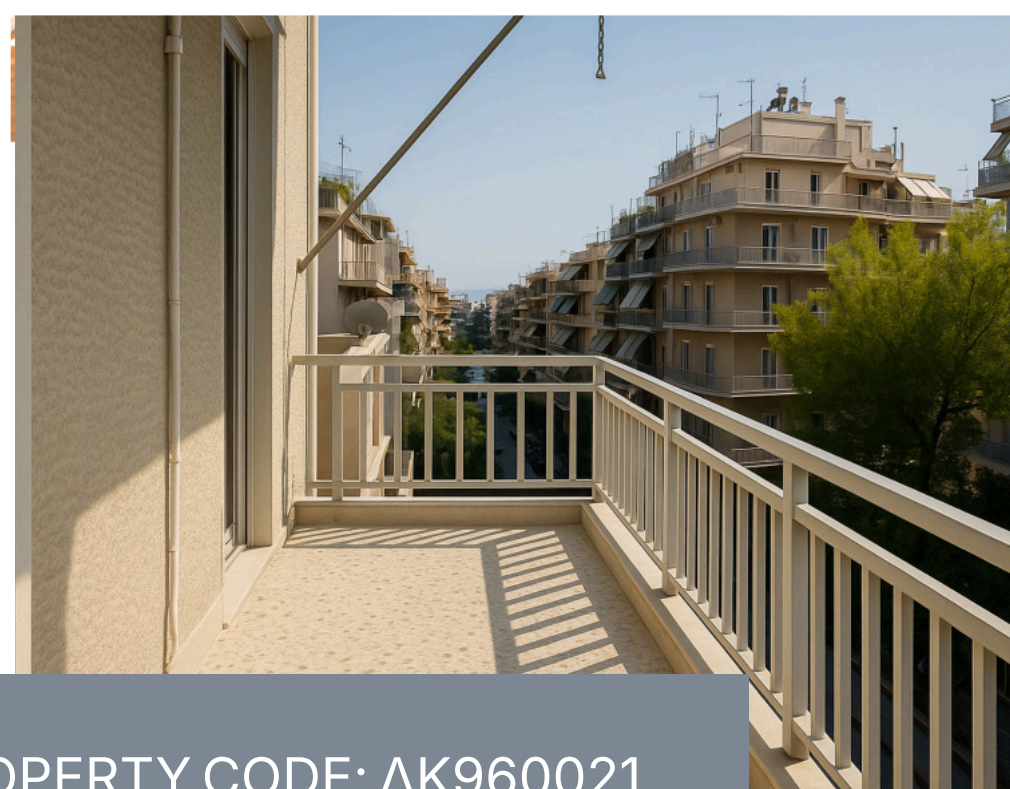
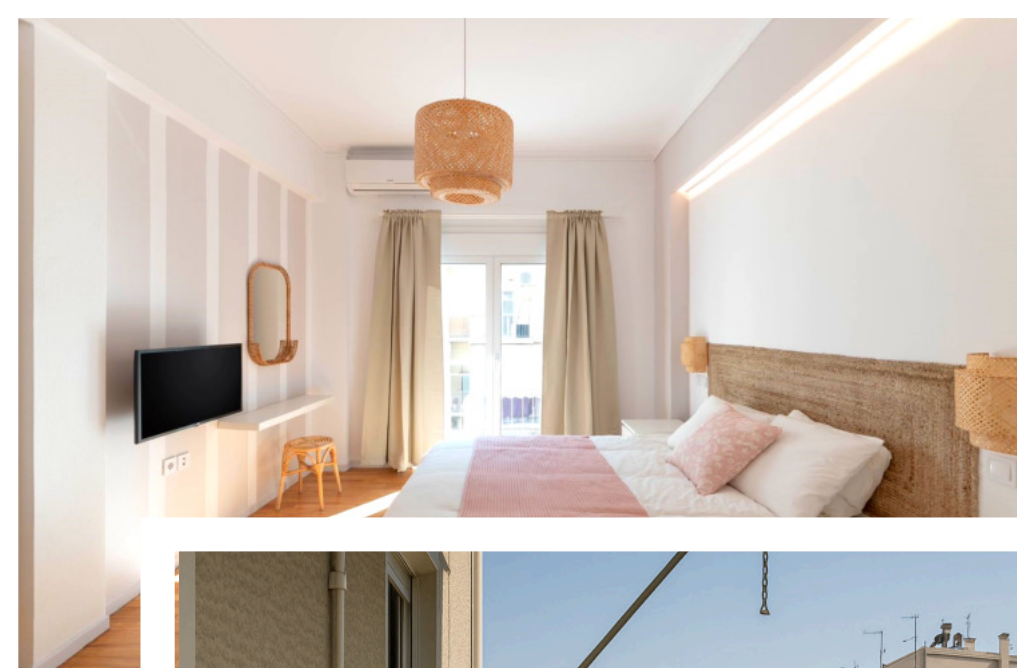
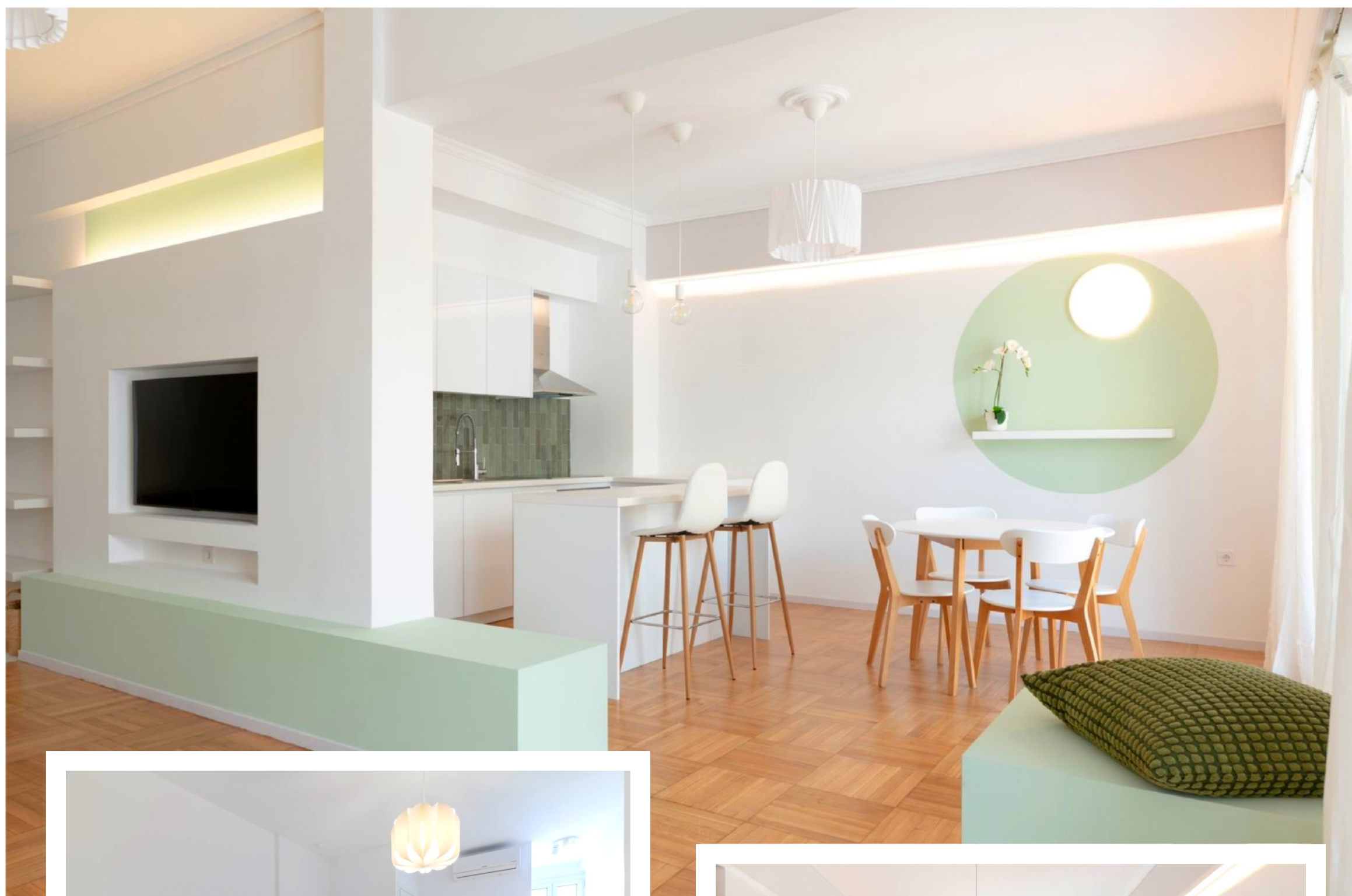
The apartment includes two underground parking spaces and a large basement storage room.
Price €870,000.

PROPERTY CODE:
AK1575457



EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE:
www.epsilonteam.gr

ΚΟΥΚΑΚΙ | Διαμέρισμα



For sale, a fully renovated 97 sq.m. apartment on the 3rd floor of an apartment building in Koukaki, just 500 m from the metro and 1 km from the Acropolis.

It consists of an open-plan living and dining area with a kitchen, a study corner, two bedrooms (one of them a master with an en-suite bathroom) and an additional bathroom. It is dual-aspect, corner, bright, with a balcony offering an open view.

It is sold fully furnished and equipped, currently rented until August 2026 with a monthly income of €1,800.

Price €485,000.

PROPERTY CODE: AK960021



EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE:
www.epsilonteam.gr

The most sought-after properties of 2026



Properties ranging from 50 to 70 sq.m., with one or two bedrooms and in any condition, are snapped up before they even officially reach the market.

The location remains synonymous with long-term value, and Kolonaki absorbs every small property that appears, whether it is an old flat in need of full renovation or an already upgraded apartment.

Demand comes both from investors and from buyers who want to live in the most stable and recognisable neighbourhood of the city centre.

At the same time, Pangrati is experiencing steady and remarkable growth in demand, confirming that it remains one of the most dynamic neighbourhoods in Athens.

The area has developed a new identity, with renovated properties, improved public spaces and increased accessibility.

It attracts young professionals, couples, students and small families looking for a central apartment without excessively high prices.

The result is a fast-moving market, with properties changing hands within days and with consistently rising values, showing that Pangrati has entered a new era of vibrant urban development.

After September, requests for the greater centre — Pangrati, Kolonaki, Hilton and Megaro Mousikis — as well as for relatively small apartments at reasonable purchase prices, increased dramatically.

The market clearly shows that this demand will not only remain but intensify throughout 2026, creating an environment of high mobility and strong competitiveness.

AGENTS EXCLUDED

The phrase we still encounter — thankfully more rarely — in private listings is not just a warning.

It is usually an entire story behind the seller's door.

In most cases, it does not come from people trying to avoid paying an agency fee. It comes from those who have already spoken with agents, have heard realistic valuations and were irritated by the truth.

Their property is not worth the amount they dream of, and instead of asking themselves why, they conclude that it is better to try it alone.

The result is almost always the same: a listing with the wrong price, the wrong presentation and a property that stays on the market far longer than it should.

Overpricing is the main reason behind the phrase "agents excluded."

The owner is emotionally attached to the property. They see it through the lens of their own life, not the buyer's.

The agent, on the other hand, has no such attachment. They can say what must be said, not what the seller would prefer to hear. They can negotiate calmly and protect the property's value without being swayed by expectations that have nothing to do with the actual market.

And the truth is that no serious buyer gets excited by a listing without professional structure. They may come across it in their search, but they rarely take it seriously. A professional brings credibility, consistency and safety. They know how to respond, how to filter, how to protect the seller from pointless viewings and how to lead them to the result.

"Agents excluded" does not exclude the agents.
It excludes the seller from the opportunity of a proper sale.

Because in the end, the market is unforgiving.

It does not adapt to anyone's expectations.

Instead, it rewards professionalism, correct pricing and a clear strategy.

And these are exactly what a serious agent can offer.



LEFTERIS KOUTOUVALIS
Real Estate Agent
Equity Partner



elk@epsilonteam1.com

VOULA CENTER | Duplex Penthouse



For sale, a two-level penthouse in the centre of Voula, with a surface of 230 sq.m. It is a modern luxury construction with unobstructed sea views. It features three bedrooms, four bathrooms, a WC, underfloor heating, natural gas, a private pool, a storage room and an underground parking space.



It is developed across two levels, on the 4th and 5th floors of the building.
Price €2,800,000.



PROPERTY CODE:
ΠΦ-ΔΔ2039334



EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE: www.epsilonteam.gr

Mix and match, but differently. Christmas 2030 — or perhaps even 2029!

The next decade is bringing robots into our homes in ways that only a few years ago belonged entirely to the realm of imagination.



Major technology groups are already testing household assistants that recognise objects, move décor, organise spaces and carry out delicate tasks with remarkable precision. Boston Dynamics, LG and Samsung are presenting systems with kinetic abilities that would have been considered impossible just a year ago, while Amazon is equipping Astro with increasingly advanced behavioural models that learn the routines and needs of each home.

Within this technological acceleration, a paradox emerges.

The closer we come to an era in which a robot can decorate the Christmas tree instead of us, the more global aesthetics consciously shift back toward the handmade and the authentic.

A Christmas tree decorated by a child and a robot together is not science fiction. It is the picture of the coming decade. A household assistant standing quietly at a family table is not a threat. It is proof that technology is trying to serve human moments, not replace them. This year's holiday season is defined by a return to old ornaments, crystal carafes, family heirlooms, wooden objects and textures that echo earlier decades.

Experts describe this shift as a reaction to digital fatigue.
A world moving at the speed of artificial intelligence seeks moments with touch, materiality and memory.
The contrast is almost poetic.
Robots take over the labour.
We keep the nostalgia.
Technology handles the tasks.
We decide which objects carry emotional weight.
And just like that, the modern home becomes a balance between the future and the past.
What is fascinating is that the more capable technology becomes, the more intensely we return to vintage.



Grandmother's heirloom becomes more important than a brand-new dinner set.
The crystal glass becomes more precious than the contemporary design piece.
A wooden carousel decorating a corner becomes more moving than any high-tech gadget.
And so Christmas 2025 finds its identity.
It is not a celebration filled with purchases. It is a celebration filled with stories.
Christmas 2030 will not feel like fantasy. It will be very close to what you saw in the images.
Artificial intelligence will be firmly inside our homes, and the robot serving the turkey will be nothing more than an ordinary moment of everyday life. That is why this year it is worth living the traditional family Christmas fully, with your heart and with all your people around the table.
Future generations will grow up considering it completely natural that their household assistant will have a name and perhaps even a small digital personality.
For now, though, the magic belongs to us.



*This festive season, we wish you
to find yourself exactly where you should be
exactly where you dream to be,
with the company that will fill your days with moments
that will become beautiful memories for the year ahead.*

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and the editorial team of Epsilon Living