

ISSUE 10  
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DIGITAL EDITION

# EPSILON

LIVING

- REAL ESTATE NEWS | PROPOSALS | FORECASTS
- RESIDENTIAL PROPERTIES
- COMMERCIAL PROPERTIES
- DECORATION
- CONSTRUCTION



# Editorial

## The Next Day Strategy

In a market changing at speeds that often cause vertigo, the difference between a successful move and a lost opportunity lies in the details that many ignore. The year 2026 does not forgive waiting, but it rewards timely information.

In the pages that follow, we open the file on "hidden" opportunities. We analyze the areas preparing for a major appreciation, focusing on two Athens neighborhoods that our forecasts show will be the next real estate success story.

At the same time, we warn you about the legal and financial traps that can skyrocket the cost of an investment, from the latest developments regarding unauthorized structures to the critical bet of the "lost floors" currently being decided at the Council of State.

However, real estate is not just numbers, it is the way we choose to live. We explore a new, global housing trend that returns to family roots, offering an unexpected solution to the increased cost of housing.

For your convenience, we have redesigned the magazine's structure into three clear sections, so you can immediately locate what interests you:

- News and Analysis: The "X-ray" of the market and the laws.
- Commercial Properties: Our enhanced Commercial Department presents selected commercial property proposals in top locations.
- Residential Properties: Our proposals for sale and lease that stand out in the current market.

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The information is here. The decision is yours.

Enjoy reading,



*Evita Eleftheroudaki*

R.E AGENT - R.E APPRAISER

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**Find and invest in real opportunities.  
How to identify the areas  
that will catch fire in the coming years.**



Opportunities are no longer in Kolonaki or Kifissia.

They are in neighborhoods that are about to be gentrified and, naturally, see an increase in prices and demand.

In this issue, we provide you with a practical guide to identify them in time. The phenomenon of gentrification in Athens is not a new Airbnb story.

It is a mechanism that started quietly from the narrow streets of Plaka in the '90s and "swallowed" the identity of Gazi in 2000.

Today, in 2026, this mechanism has become faster and more professional.

But how does the market choose its next "victim"?

Before prices skyrocket, there are silent signals betraying that an underdeveloped area is about to change its face.

## **The "Rent Gap" Theory: Hunting the Gap**

The real estate market does not operate on emotions, but on the profit found within the void. Real estate identifies areas where the distance between the current land value and the potential value after redevelopment is vast.

When you see individual investors purchasing entire buildings or abandoned ground floors in a "notorious" area for very little money, the cycle has already begun. Low investment today is the guarantee for capital gain tomorrow.

## **The Charm of Low-Density Building**

The classic Athenian apartment building is difficult to "gentrify" en masse due to multiple ownership.

This is why gentrification "falls in love" with neighborhoods of a different DNA, where low-density building prevails.

Areas like Metaxourgeio or Petralona became targets because they offered old detached houses, two-story interwar buildings, and industrial shells.

This sense of a traditional neighborhood offers three strategic advantages:

- Potential for full redevelopment: It is easier to purchase an independent low-rise building and transform it into a design loft than a single apartment in a typical apartment block.
- Aesthetic uniqueness: Lower buildings create an identity that escapes impersonal concrete, offering a visual escape toward the horizon.
- Light and space: Low density allows natural light to reach street level, making the area ideal for pedestrianization and the development of high-quality dining spaces.

## **The "Landmarks" of Change**

A neighborhood does not change on its own; it needs a point of reference.

- Infrastructure: A new Metro station does not just bring people; it brings capital.
- Green Redevelopments: A park being cleaned or a pedestrianization project is the "Trojan horse" for rising prices.
- Cultural aura: Proximity to an art space or a museum provides the necessary prestige to attract the middle class.

## **Social Displacement**

Gentrification becomes noticeable when people who until yesterday avoided an area start discussing it as "urban" or "alternative." When the middle class begins seeking housing there, the displacement of old residents and the transformation of local shops into high-aesthetic spaces is only a matter of time.

Continued on next page

# 2026 Forecasts: Akadimia Platonos and Patisia



If we are looking today for the signs of the next success story on the Athenian map, our gaze inevitably turns to Akadimia Platonos.

The area is no longer an underdeveloped neighborhood of the center, but the most dynamic field of residential and cultural development.

The overall redevelopment of the archaeological park, spanning dozens of acres, has radically changed the microclimate and the aesthetics of the area.

At the heart of this transformation lies the new Archaeological Museum of Athens, a model building functioning as a global landmark, attracting visitors and investment capital from around the world.



The redevelopment works completed within 2025 include new walking paths, green spaces, and upgraded sports facilities, turning the neighborhood into a cultural "lung." Investment interest focuses on the fact that, despite the upgrade, the prices of old buildings and detached properties remain at attractive levels compared to the commercial center.

Akadimia Platonos is the absolute definition of the "rent gap," as the difference between the current land value and the potential value after the museum's full utilization offers profit margins rarely found within the urban fabric anymore.

The area also benefits from low-density building and the existence of many old industrial buildings being converted into modern industrial lofts, attracting an audience seeking alternative luxury and direct access to the city's history.

The proximity to the national highway and the connection to public transport complete the profile of an area that does not just follow developments but shapes them.

If Gazi was the bet of 2000, Akadimia Platonos is the definitive answer for the new decade.

# The Return of Patisia

At the same time, Patisia is making a dynamic comeback, reclaiming its title as one of the most iconic urban neighborhoods in Athens.



Investors are rediscovering the undeniable architectural beauty of interwar apartments and art deco buildings that adorn the main avenues and narrow streets of the area. These old properties, with high-ceilinged rooms, wooden floors, and unique construction details, are now being transformed into modern homes of high aesthetic value. Their strategic location remains their greatest advantage. With direct connection via the electric railway and bus lines, as well as the imminent upgrade of infrastructure in squares and pedestrian zones, the area offers a complete urban experience at an affordable cost. Prices per square meter maintain an attractive quality-to-price ratio, allowing new buyers to acquire properties with character.

The next big opportunity in Real Estate is hidden in the details that most ignore.

I look forward to welcoming you to our office to discuss in person the options that will define your own investment in the future.



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# The invisible leak: You are paying an extra bill per year for appliances you have turned off



There is a hidden money leak in every modern home that is not due to misuse, but to standby mode itself.

Devices that remain plugged in, even when their screens are dark, continue to "breathe" electrical energy.

This silent consumption, although seemingly negligible on a minute-by-minute basis, accumulates quietly and appears in the form of an extra "toll" on our annual budget.

## The "False Pause" Phenomenon

In reality, many of our household appliances never turn off completely.

The TV standby light, the active decoder, the router that works non-stop, and the chargers that remain in the sockets without charging anything, compose an energy puzzle.

With current energy prices in Greece reaching €0.23 per kilowatt-hour, the habit of leaving everything plugged in ceases to be a detail.

Measurements show that an average household "gifts" the energy provider 250 to 300 kilowatt-hours annually, without having used its devices for even a single second.

# The X-ray of Lost Energy

If we translate these kilowatt-hours into euros, the result is impressive. A residence can be burdened with 60 to 70 euros per year simply because its devices are in stand-by mode. It is an amount that could cover an entire monthly bill or other household needs.

## The main "culprits" of this loss include:

- Entertainment Systems: Televisions and gaming consoles waiting for the remote control's command.
- Network Equipment: Modems and routers consuming power 24 hours a day.
- Small Appliances: Speakers, DVD players, and chargers that remain "alive" as long as they are connected to the grid.

## Regaining Cost Control

The solution does not require large investments, but a small change in our mindset.

The Power of the Switch: Using power strips with a switch is the simplest way to isolate entire groups of devices with one move.

Freeing the Socket: Removing chargers when not in use instantly stops the unnecessary flow of electricity.

Smart Settings: Many modern devices have deep-save modes, which we often forget to activate.

Adopting these simple moves can reduce hidden costs by up to 50%.  
At the end of the day, household economy does not start with big changes, but with the small details we stop ignoring.

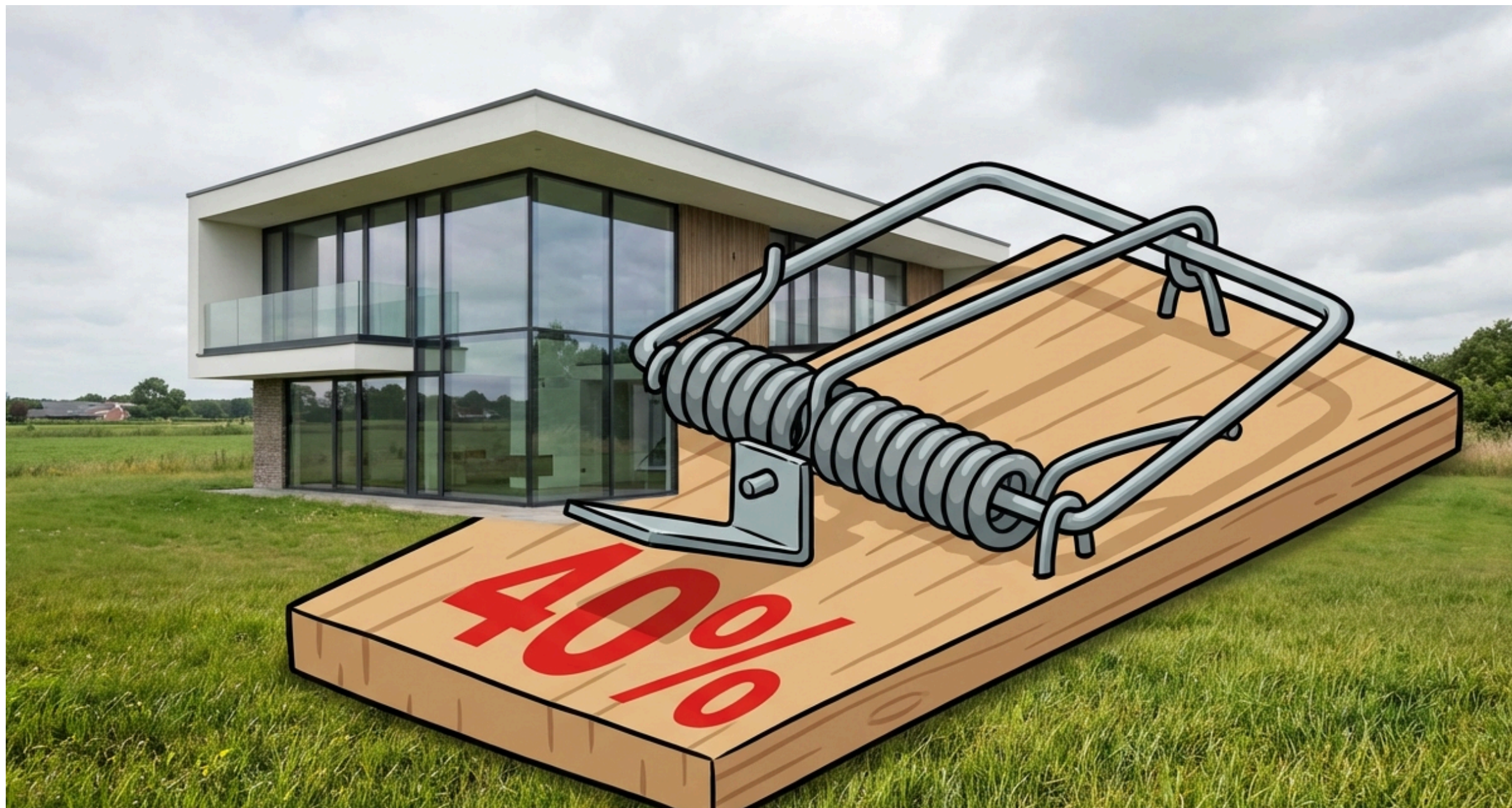


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# The 40% Trap: The Price of Postponement for Unauthorized Structures



The era of tolerance for planning violations has ended, and the era of expensive compliance begins.

If you are among the thousands of owners postponing the legalization of your semi-outdoor space or unauthorized construction, you must know that time is now working against your pocket.

The new regulations do not just bring extensions, but a heavy "penalty" that changes the facts for every property in Greece.

## The Cost of Waiting

The Deputy Minister of Environment and Energy, Nikos Tagaras, cleared the landscape. The TEE platform will remain open until March 31, 2028, but this is not necessarily good news for those who delayed.

October 1, 2024, marked the entry into a regime of a 40% increase in fines. Practically, this means that the same violation that cost a specific amount last year is now burdened by almost half, with no prospect for a more favorable future regulation.

## The X-ray of New Fines

The fee is only the beginning of the process.

Depending on the size of the violation, the basic amounts are set as follows, before adding the surcharge and other parameters:

- €250 for small constructions up to 100 sq.m.
- €500 for spaces from 100 to 500 sq.m.
- €1,000 for larger surfaces up to 2,000 sq.m.
- The amounts escalate up to €10,000 for very large properties.

In all of the above, the 40% surcharge is now the new reality for anyone entering the regulation now.

## Opportunities for "Breathing Room"

Despite the severity of the fines, there are still tools that can lighten the burden, provided you act smartly:

Lump Sum Payment: Offers an immediate 20% discount on the total amount.

30% Down Payment: Secures a 10% discount.

Installments: Option to pay in up to 100 monthly installments, with a minimum amount of 50 euros.

## The "Thriller" of Category 5

For owners with major planning violations, the situation remains complex.

The platform has remained closed for Category 5 since 2020, but a very limited reopening is being considered.

However, this will not be an open entry. It will require strict technical documentation, inspection by building auditors, and likely mandatory interventions for the energy or structural upgrading of the building.

Legalization is no longer a formal procedure, it is a move to safeguard your property. With millions of declarations already submitted, properties that remain outside of regulations are put on a "blacklist" that prevents transfers, parental gifts, and sales.

We look forward to seeing you at our office to examine your case together with our engineer, Ms. Georgia Koutsafti, and find the most economical and safe way to shield your property.



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## Which Materials are Dragging the Market Along

The ELSTAT survey shows that almost all material categories moved upwards, with the sole exception of reinforcing steel. The largest burdens, directly affecting both construction and renovation, were recorded in the following categories:

**Copper conductors:** With the largest annual increase reaching 6.7%.

**Ready-mixed concrete:** With an increase of 4%, affecting the core of every new construction.

**Plastic pipes:** With a 3.9% rise, burdening plumbing installations.

Material Categories	Change (%)
Copper conductors	6.7
Ready-mixed concrete	4.0
Plastic pipes	3.9
Aluminium frames	3.8
Wooden wardrobes	3.8
Bricks	3.5
Electrical distribution boards	3.5
Plastic, acrylic, water-based paints	2.7
Tiles in general (floor, wall)	2.7
Plastic, synthetic, fiber cement pipes	2.5
Solar water heaters	2.4
Electrical energy	2.3
Marble slabs	2.1
Cement	2.0
Reinforcing steel	-0.3

The current situation requires a strict budget and fewer risks. The purchase of a property that needs radical renovation can hide traps, if it has not been preceded by a study from experts who know the weekly fluctuations of materials.



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# NOK: The Hour of Judgment at the Council of State and the Bet of the "Lost" Floors

On March 6, the Council of State is called upon to provide a solution to a riddle that has frozen construction activity throughout Attica.

At the heart of the trial is the "Special Environmental Upgrade Plan," a mechanism established by the government to save building permits that were left in limbo following previous annulment decisions by the court.



## The Conflict of Municipalities with the "Green Gift"

Four major municipalities, Alimos, Maroussi, Kifissia, and Filothei-Psychiko, are leading the appeal against the new institutional framework.

Their position is clear: they consider that the state is attempting to "legalize" illegal extra floors in an indirect way.

According to the municipalities, the ability of developers to pay a sum of money as an "environmental equivalent" to continue their work constitutes an attempt to bypass justice.

They argue that the damage caused to the environment and the character of neighborhoods, particularly in garden cities and traditional settlements, cannot be valued in money and "cured" with projects in unrelated locations.

## The Agony of Developers

On the opposite side, developers and landowners are in despair, seeing investments of millions remaining in concrete. In their intervention to the Council of State, they emphasize that they committed no illegality, but faithfully applied the law in force at the time.

Their argument is based on the "principle of legitimate expectation" toward the state. As they characteristically state, it is unfair to be punished for trusting the provisions that the state itself had passed. In fact, they denounce the creation of a two-speed market, where some managed to complete their buildings while others found themselves exposed due to random dates and pending legal battles.



## From Athens to Strasbourg

The case has now taken on international dimensions.

The affected developers have already appealed to the European Court of Human Rights, their appeal was deemed admissible and the decision is awaited with immense interest.

The decision of March 6 will determine the future of construction in Greece. If the Council of State accepts the environmental equivalent, hundreds of buildings that are currently stalled will be unblocked. If, however, it annuls it, the market will face an unprecedented impasse with unfinished buildings and endless legal claims for compensation.



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# Multi-generational Living: The return of the Extended Family to the modern home

The image of the nuclear family living isolated in an apartment is changing worldwide. The new trend in Real Estate for 2026 is known as Multi-generational Living and refers to the planned cohabitation of more than two generations under the same roof. This is not a solution of necessity, but a conscious choice that combines financial relief with mental health and care.



## Investing in the "Silver Economy"

With life expectancy increasing, homes are now designed with longevity in mind. Investors are looking for properties that can adapt to the needs of the elderly, without resembling care facilities. The integration of smart home technologies, the removal of mobility barriers, and the provision for independent wings within the same house, sharply increase a property's resale value.

## The Master Suites Model

Architecture responds to this trend by creating homes that feature two primary bedrooms (double master suites). This allows parents and adult children, or grandparents and the new family, to share common areas while maintaining absolute privacy in their personal space. In Athens, we are already seeing the reconfiguration of large floor apartments into two autonomous but communicating units, offering security and companionship.

Would you like me to translate another section or focus on a specific real estate topic next?

# A New Social Equation

The shift toward multi-generational housing is not accidental. 2026 marks the intersection where economic pressure met demographic reality, forcing us to redefine what "home" means.

## The Economic Synergy of Generations

The cost of living in major cities, and particularly in Athens, has made autonomous housing for young professionals a difficult equation. At the same time, the maintenance of a large family property by a single elderly person is often unprofitable.

The Solution: Cohabitation allows for the sharing of expenses (bills, maintenance, taxes), freeing up funds that can be channeled into the qualitative upgrade of the property. Investing in a home that houses two or three generations is the most secure financial move in today's market.

## The "Silver Economy" as a Lever for Innovation

The "Silver Economy" is no longer just about health services, but extends to the way we build. In 2026, buyers are looking for properties that incorporate Universal Design. Homes that "Grow" with us: Imagine floors without height differences, wider doors, and smart control systems that facilitate daily life without sacrificing aesthetics. Such a home is ready to accommodate a crawling toddler and an elderly person with limited mobility with the same ease.

## The Answer to Social Isolation

After years of emphasis on absolute autonomy, society is rediscovering the value of coexistence. The loneliness of the elderly and the anxiety of young parents regarding childcare find a common solution in multi-generational housing.

Mental Resilience: The presence of a grandfather or grandmother in the home offers children a unique sense of continuity and history, while the elders remain active and mentally sharp through daily interaction.

## Timelessness and Resale Value

A property that has been designed to function multi-generationally (e.g., with an independent wing or a studio with its own entrance) is a property with an "open horizon." If the family's needs change, this space can be used as an office, a guest house, or even be rented out independently.

This flexibility is what makes Multi-generational Living the smartest investment strategy for the future.

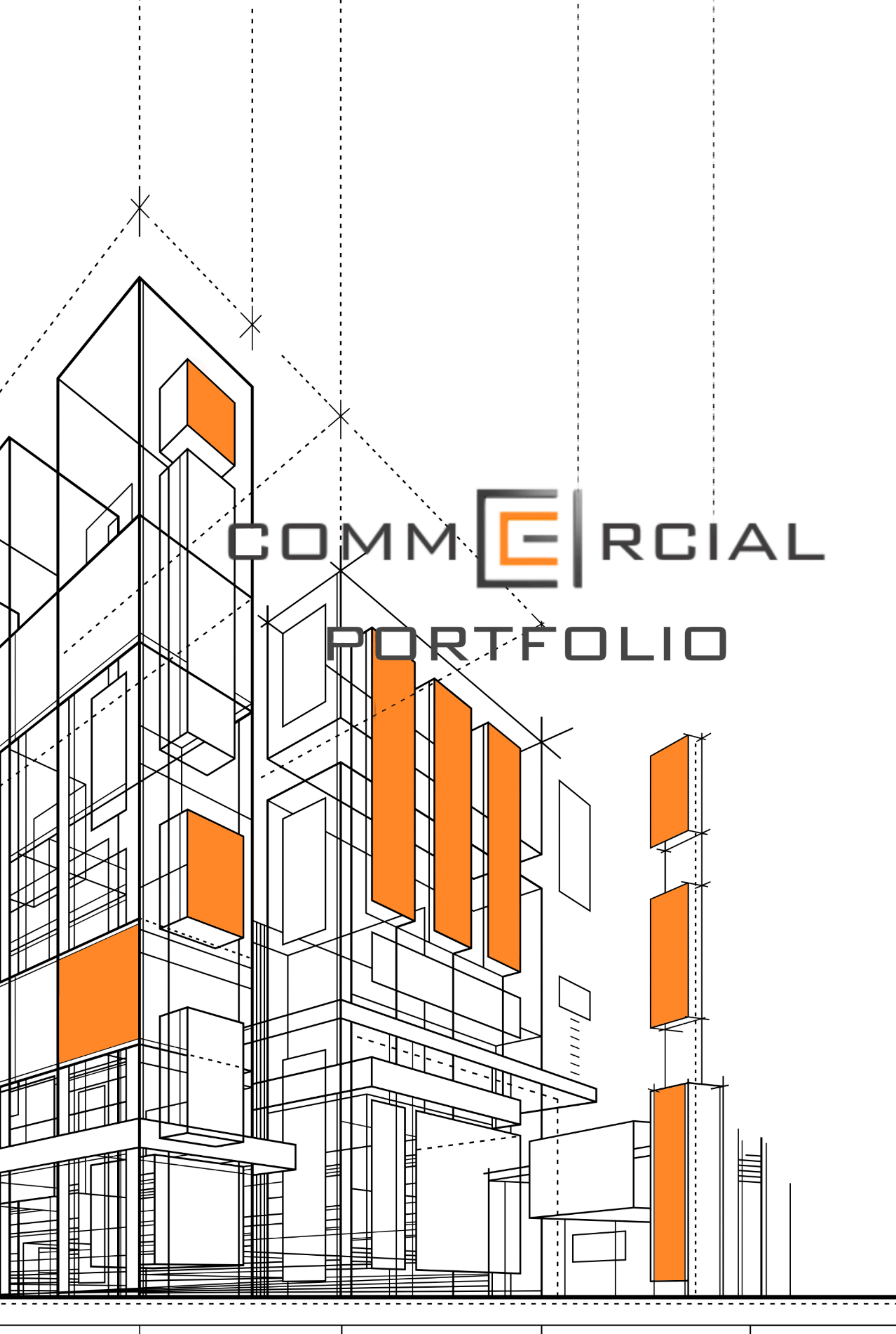


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COMMERCIAL  
PORTFOLIO

# MAROUSI LEASE: CORNER SHOP 400 sq.m.

In one of the strategic spots in Marousi, an exceptionally visible corner ground-floor shop with a total area of 400 sq.m. is available for rent.

In the property, constructed in 1998, a radical and complete renovation was finished in 2023, transforming the shop into a model professional space for high demands.



## Main Characteristics:

Single Ground Floor: 400 sq.m. with excellent layout and a large storefront.

Energy Class A+: Equipped with autonomous heating, aluminum frames with double glazing, and high-durability tile flooring.

Modern Infrastructure: Features full structured cabling, suspended ceiling, advanced alarm system, as well as a complete fire extinguishing system with smoke detectors.

Parking: 5 exclusive spaces in an underground area, ensuring convenience in daily operations.

The property is located in a commercial zone with direct access to central transportation arteries, making it ideal for companies seeking a combination of visibility, security, and energy efficiency.

**Price: €17,500**



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# MAROUSI LEASE: OFFICE 480 sq.m.



In one of the most recognizable professional buildings in Marousi, an office space with a total area of 480 sq.m. is available for lease.

The property combines high aesthetics with the most modern technical specifications, constituting an ideal headquarters for companies seeking prestige and functionality.

**Layout & Levels:** The space extends over two levels communicating internally:

**Ground Floor (240 sq.m.):** High visibility open plan space.

**Mezzanine (240 sq.m.):** Bright workspace, configured with removable gypsum board and glass partitions.

**Technical Specifications & Amenities:** The property is fully equipped for immediate operation and includes:

**Technology Infrastructure:** Structured cabling, autonomous Server Room, and fiber optic connection.

**Climate Control & Ventilation:** Autonomous cooling – heating system and full ventilation of spaces.

**Security:** Alarm system, security cameras, access control, and fire detection system.

**Construction Details:** Mineral fiber suspended ceilings with integrated lighting, laminate flooring, and double glazing.

**Auxiliary Spaces:** Kitchenette, 4 WCs, and a 10 sq.m. underground storage room.

**Parking:** A total of 9 parking spaces are available (6 outdoor and 3 underground).

**Location:** The property is located in a privileged spot, offering direct access to the Attiki Odos interchange, as well as the Suburban Railway and ISAP stations, facilitating the commute of staff and partners.

**Requested Lease Price:** €11,500 / month

**Common Expenses:** Particularly low



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# MAROUSI LEASE: FLOOR-OFFICE 293 sq.m.



In one of the most central spots of Paradeisos Amarousiou, a floor-office is available that combines functionality with professional visibility.

The property is ready to immediately house any type of business activity.

## **Space Layout:**

Surface: 293 sq.m. on the 3rd floor.

**Design:** The space is open plan and currently divided into 10 functional rooms with removable gypsum board and glass partitions.

**Auxiliary Spaces:** Features a kitchen with a seating area and 3 WCs.

**Technical Characteristics & Infrastructure:** The office is fully equipped with the most modern technological specifications:

**Technology:** Structured cabling, fiber optic, and server room (Rack – Patch Panels).

**Climate Control:** Autonomous cooling – heating with a fan coil system and ventilation.

**Construction:** Mineral fiber suspended ceilings with lighting fixtures, laminate flooring, and thermal-break aluminum frames with double-opening windows.

**Protection:** Alarm system, security cameras, video door entry, security door, and full fire detection/extinguishing system.

**Amenities:** Presence of a doorman in the building, disabled access ramp, and the possibility for 6 parking spaces (outdoor with additional cost).

**Location:** The property is located in a privileged spot alongside Kifissias Ave.

**Requested Lease Price: €6.500**



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# MAROUSI LEASE: Detached building 2,530 sq.m. 150m from Metro station



Autonomous Office Building in Marousi, 150 meters from METRO station.

The building, with a surface area of 2,530 sq.m., constitutes a complete professional housing proposal developed across five levels.

The construction includes:

Above-ground structure: 1,530 sq.m.  
Four floors (Ground Floor, Mezzanine, 1st and 2nd floor) with comfortable and functional office spaces.

Basements: 1,000 sq.m. Two basement levels housing auxiliary spaces and parking infrastructure.

## Energy Efficiency and Technical Characteristics

Designed with a focus on sustainability and operational economy, the property features:

**Heating/Cooling:** Autonomous system with heat pumps.

**Insulation:** Top-tier soundproofing and thermal insulation for ideal working conditions.

**Frames:** Aluminum with double energy-efficient glazing.

**Electrical:** Three-phase power and full structured cabling.

**Energy Class:** A++, ensuring the minimum possible environmental footprint.

## Security and Amenities

Security door, alarm installation, and surveillance cameras.

Fire Protection: Complete fire extinguishing system and smoke detectors in all areas.

Conveniences: Modern elevator and storage spaces.

One of the most significant advantages of the property is the adequacy of parking spaces, featuring a total of 31 spaces (25 in underground areas and 6 in an open area). Its location near the Metro network and central road axes ranks it among the ideal buildings for corporate office housing.

**Lease Price: €40,000**



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# MAROUSI LEASE: High visibility offices 1,100 sq.m.



In a high visibility corner building, near the Attiki Odos interchange, ultra-luxurious 5th floor offices of 1,100 sq.m. with minimal design are available for lease. The space was renovated in 2025, is open plan with the possibility of configuration according to the tenant's needs.

It features:

- structured cabling
- independent cooling – heating with heat pump
- Industrial ceilings with LED lighting
- polyurethane flooring
- security door
- thermal-break aluminum frames with double glazing
- wc
- kitchenette with dining area
- doorman
- fire detection/extinguishing system

**Possibility of leasing underground parking spaces at an extra cost.  
Requested lease price: €28,600 monthly**



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# PLAKA LEASE: OFFICE 132 sq.m.



In the heart of commercial Athens, in Plaka, 300 meters from Syntagma Square and the Metro, a rare professional space of 132 sq.m. is offered for lease.

It is a 3rd-floor penthouse in an imposing Bauhaus building of 1930, which was renovated in 2024, maintaining the aesthetic excellence of the period.

## Property Characteristics:

Layout: 4 comfortable and bright workspaces, 1 kitchen, and 1 modern bathroom.

Aesthetics & Materials: Natural wood floors, authentic terrazzo, and polished concrete. It is high-ceilinged with vaulted ceilings featuring patina technique, Bauhaus curves, and wooden frames with double glazing.

Amenities: Partially furnished with high-aesthetic furniture, autonomous natural gas heating (radiators), air conditioning (A/C), video door entry, and storage room.

Advantages: Front-facing, with a southeastern orientation that ensures ample natural light.

Access to a shared rooftop with a view of the Acropolis.

Ideal for a company headquarters, law firm, or architectural office requiring prestige.

**Price: 2,500€**



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# MAROUSI LEASE: OFFICE 300 sq.m.



High-standard floor-office combining functionality with professional visibility.

The property is ready to immediately house any type of business activity, offering a modern and bright working environment.

## Space Layout:

Surface: 300 sq.m. on the 1st floor.

Design: The space is open plan and configured with removable glass partitions that ensure flexibility and aesthetics.

**Auxiliary Spaces:** Features a kitchen with a seating area and 2 WCs.

Additionally, the office is fully equipped with the most modern technological specifications, cat 6 structured cabling, fiber optic, and computer room.

**Climate Control:** Autonomous cooling – heating with a VRV system and full ventilation.

**Construction:** Suspended ceilings with LED lighting, carpet flooring, and double glazing. Alarm system and complete fire detection / fire safety system.

**Amenities:** Presence of a doorman in the building and 2 underground parking spaces.

**Lease Price: €8,500**



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# Auxiliary Spaces: The Hidden Power of a House that "Works"

Real luxury in a home is not expensive furniture, but the lack of clutter.

Auxiliary spaces are the invisible system that allows daily life to flow without noise.

Whether you live in a city apartment or a detached house, the correct organization of the spots that "are not seen" is what determines the quality of your life within the home's walls.

## Smart Storage Does Not Need Square Meters

A storage room is not just a space to pile things, but a system that saves us time. The international trend now emphasizes vertical exploitation.



**Smart Tip:** Use shelves that reach all the way to the ceiling, even above doors.

**Organization:** Using uniform boxes, even the simplest ones, creates a visual calm that helps you find what you are looking for immediately, reducing daily stress.

Place them from the bottom up according to the frequency with which you use them.

However, do not forget the identification labels that will make your life easier.

## The "Laundry Room" in Our Daily Life

Once, there was no apartment that did not have access to a washroom. Whether on the rooftop or in the basement, the washroom was a space for washing and ironing clothes, to which only the service staff had access. That is where the soaps, brushes, and cleaning cloths were kept. In fact, for access to the washroom, they even had their own iron staircase in the building's light shaft. A service staircase. Today, Athenian homes have replaced the traditional washroom with the laundry room, located in a small or larger room of the house, where the washing machine, the dryer, and perhaps the ironing station are situated.



Service staircase leading to the washroom  
Athens / Plaka 1958

But even if today's "laundry room" is simply a closet or a corner in the bathroom, it can become a small "care station."

### **Functionality:**

A simple countertop over the washing machine or a folding drying rack on the wall can completely change the way you manage household chores.

**Tips from international design:** Small baskets for separating clothes and a steady space for the iron make the process faster and less tiring.



## **Materials that Endure and Beautify the Space**

Expensive marbles are not needed for an auxiliary space to look beautiful. Choose durable materials that are easy to clean and colors that lift your mood.

A bold color on the storage room wall or a beautiful tile on the laundry room floor gives character even to the most utilitarian spots of the home.

Every centimeter invested in organization returns in free time and peace. The correct design of auxiliary spaces is the difference between a home that "tires" you and a home that offers you real rest.

Continued on the next page

## The Mechanisms that "Disappear" Clutter

The greatest innovation in the design of auxiliary spaces is the mechanisms that allow functional areas to be hidden when not in use.



### Pocket Doors (Sliding Doors that "Disappear"):

This is the smartest solution for laundry rooms or small kitchens located in shared spaces. The doors open and slide into special recesses on the sides of the furniture, leaving the space fully accessible while you work and closing tightly afterwards, disappearing appliances and objects from the visual field.

### Folding Counters and Shelves:

In homes with limited square meters, mechanisms that allow an ironing or work counter to fold and hide inside a shallow drawer are life-saving.



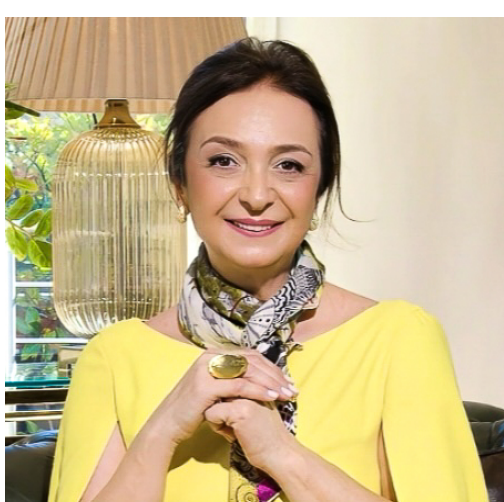
### Pull-out Systems:

The wagons and sliding shelves in pantries allow full access even to the most remote point of the cabinet.

This way, you do not need to move ten items to find one, maintaining order effortlessly.

**These mechanisms are no longer inaccessible.**

**There are solutions for every budget** that can be installed even in existing cabinets, immediately upgrading your home's usability. Investing in a good mechanism is an investment in your daily peace, as it allows you to "close the door" on household chores and enjoy a clean space.



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# The End of Automatic Inheritance: A Law is Coming that respects the owner's wishes

For decades, inheritance law in Greece was rigid.

The "legal portion" protected relatives even when their relationships with the deceased were non-existent or hostile.

2026 brings a historic reversal, as the new bill places personal dignity above the automatism of kinship, allowing the testator to close the door of their estate to those who wronged them.

### Divorces and Separation: Property is no longer Shared with "Ghosts"

The biggest change concerns spouses. From now on, the status of heir is not guaranteed if the marriage has essentially ended.

**The Two-Year Truth:** If a couple has been separated for at least two years, the surviving spouse loses the right to inheritance, even if the divorce has not been officially finalized.

**Pending Lawsuits:** The existence of a divorce petition or a digital declaration for a consensual dissolution of marriage is sufficient to exclude the spouse from the legal portion, provided the reason for the separation is valid. The estate is now directed where it truly belongs, to the children or other relatives.

### Disinheritance for "Ungrateful" Children: Delinquency has a Price

For the first time, the state recognizes that the title of "child" does not provide a blank check to the parents' estate. The parent acquires the right to deprive even the minimum share from children who demonstrated severe anti-social or delinquent behavior.

**Crimes and Violence:** Convictions for felonies, incidents of domestic violence, or threats against the lives of family members lead to the permanent loss of the inheritance right.

**Moral Abandonment:** The malicious refusal of maintenance or complete indifference toward a parent in need cease to be considered "family matters" and become legal grounds for total exclusion.

### Inheritance Unworthiness: Justice Intervenes

The law now strictly punishes those who attempt to seize an estate through fraud.

Anyone using deceit or threats to force someone to write a will, or anyone who forges documents, is declared "unworthy" by the court. In these cases, the inheritance passes to the next beneficiaries as if the unworthy person never existed.

### The Right to Forgiveness

Despite the strictness of the new measures, the bill maintains a human character. The owner remains the absolute master of their decision. If they consciously choose to forgive a violator, they can do so explicitly through their will or a public document, restoring their inheritance right.

The new rules bring justice.

A person's property is the story of their life, and the new legislation ensures that this story will continue only with those who stood by them with respect and love.



# Spring Refresh: How to "Wake Up" your home to welcome spring

In Greece, and especially in Attica, the anticipation of spring has a different character this year.

Although the calendar change is approaching, the truth is that this year's winter was nothing like previous years.

With temperatures remaining unusually high throughout the season, our need for renewal does not stem from a desire to drive away the cold, but from the need to harmonize our personal space with the incessant light and energy of the city.

As the days grow longer, our home needs to shed the "weight" of the previous months and welcome the clean atmosphere of the new season. According to the latest trends in international design, renewal does not require major changes, but strategic moves that change the feel of the space in a single afternoon.

## The "Lightening" of Fabrics

The first move to change the temperature of the space is the fabrics.

This year, more than ever, it is the time to prematurely store the heavy throws that you might not have even used.

## The 2026 Trend:

Replace them with linens, cottons, and fabrics with natural textures in shades of sand, soft green, or off-white.

**Tip:** Change dark curtains with more sheer ones that allow the intense Athenian sun to flood the room, creating a sense of optimism.



## The Art of "Editing" on Shelves

Spring is the ideal time to declutter your decorations. Remove a few items from your bookshelf or coffee tables to let the space "breathe" after a winter that kept us indoors a lot.



### Pro Tip:

Create small "islands" with candles in citrus or fresh flower scents.

Smell is the most direct sense that transports us to the new season.

### Bring Nature Inside (without a garden)

You do not need a yard to feel spring.

A large vase with almond branches or a few pots with aromatic herbs in the kitchen are enough to change your psychology.

**Design Hack:** Place a mirror opposite a window that overlooks trees or greenery. In this way, you "double" the nature inside the room and increase the natural light that we are enjoying in abundance this year.



Continued on the next page

## The Power of Colors in Details

If you want a more intense change, invest in small statement items. A new vase in a bold color, a painting with spring themes, or even changing the knobs on the cabinets can give the feeling of a new home without a large cost.



## Investing in a Clean Atmosphere

Preparation for spring also includes the cleanliness that is not seen. Open the windows to refresh the air, clean the glass panes so light enters unobstructed, and add plants that purify the atmosphere, such as sansevieria or pothos, which thrive particularly in the mild conditions that prevail.



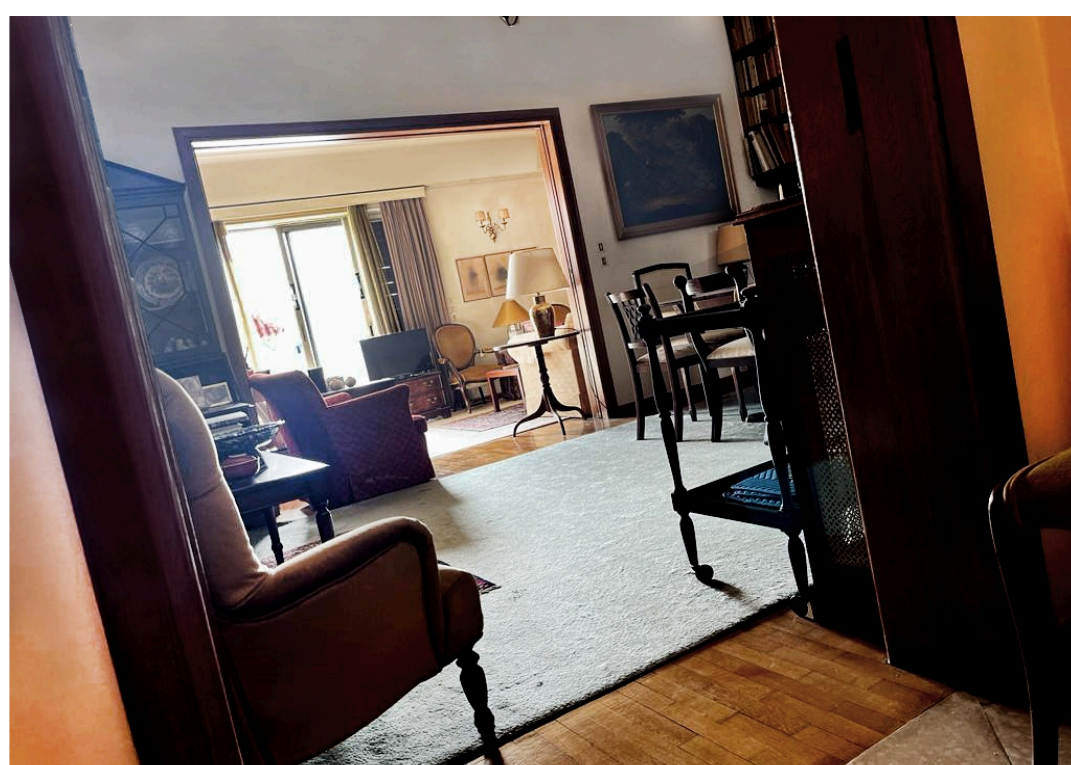
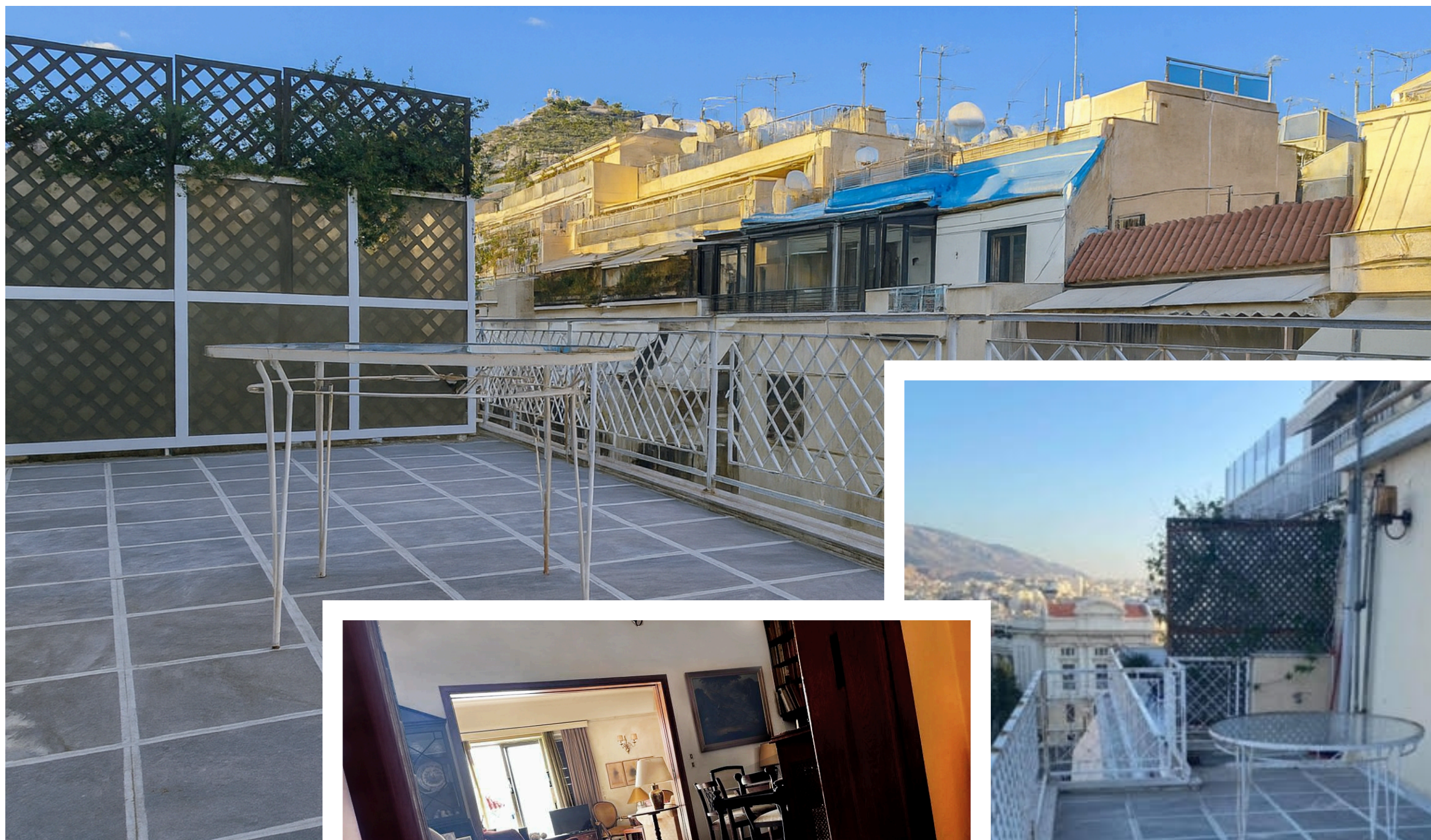
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SOURCES: Architectural Digest, Elle Decor, Apartment Therapy, Livingetc, Real Simple, Martha Stewart Living, Veranda, House Beautiful, Better Homes & Gardens.

# KOLONAKI SALE: PENTHOUSE 5th floor 136 sq.m.



Iconic Penthouse  
136 sq.m. in  
Kolonaki.  
Panoramic View &  
Timeless Glamour

In the heart of Kolonaki, in an exceptionally well-maintained apartment building with a renovated entrance, a rare 136 sq.m. apartment on the 5th floor (first penthouse) is available for sale. The property stands out for its unobstructed view from Lycabettus to Hymettus. It consists of: A comfortable hall leading to a large open-plan living and dining area, an office with a marble fireplace and direct access to a very wide veranda with a view, 2 large and bright bedrooms, plus an additional staff room that can easily be converted into a small 3rd bedroom, a spacious kitchen with a pantry, a marble bathroom, a guest WC with a shower, and many closets.

Technical Characteristics: Autonomous natural gas heating, classic wood and terrazzo floors, and a second auxiliary service elevator.

It also has 3 storage rooms in the basement.

Requires total renovation.

**Price: 1,500,000€ (negotiable)**



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# PHILOTHEI SALE: DETACHED HOUSE 650 sq.m.



Minimal detached house 630 sq.m. with pool under completion. High technology and unparalleled aesthetics.

In the heart of Philothei, an under-completion villa of 630 sq.m. on a 750 sq.m. plot is available for sale. This is a property equipped with the latest technology, offering absolute privacy, large reception areas, and an impressive 46 sq.m. (4 x 11.5) pool. Delivery is scheduled for April 2026.

Levels and Layout Communication between all levels is via a staircase and an internal elevator of high aesthetic design.

Ground Floor (Reception Areas): Imposing living and dining area, ideal for high-standard hospitality. It features a state-of-the-art kitchen with top-quality appliances, a bar, and a guest WC.

1st Floor (Entertainment and Guest Suite): billiards room, playroom, and a spacious bedroom.

2nd Floor (Family Suites): 3 Master bedrooms, each with its own en-suite bathroom, while two also include luxurious walk-in closets.

3rd Floor (Studio/Office): Independent space on the roof level, ideal for an office or an additional bedroom.

Basement (Functional Spaces): Features staff rooms, a wine cellar, laundry room, server room, and storage areas.

**Price: 5.900.000€**



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# PHILOTHEI RENT: APARTMENT 200 sq.m.



In one of the most privileged and quiet spots of Philothei, a whole-floor apartment of 200 sq.m., on the 3rd floor, is available for rent.

This is a corner, airy, and extremely bright property, which combines classic nobility with modern comforts, meeting the needs of a family with high requirements.

Interior Layout: The apartment is developed on one level and is distinguished by its spacious and functional areas.

Reception Area: Large and imposing living room with a fireplace, ideal for moments of relaxation and hospitality.

Bedrooms: 3 comfortable bedrooms, one of which is a master with an en suite bathroom. Additionally, it features a 4th auxiliary room (staff or laundry room).

Kitchen: Independent and spacious kitchen with an excellent layout.

Bathrooms: Two full bathrooms and one guest WC.

Characteristics and Amenities:

Floors: Luxurious wooden floors in all main areas.

Energy: Autonomous natural gas heating, air conditioning (A/C), and aluminum frames with double glazing for maximum insulation.

Outdoor Spaces: Large perimeter verandas with an open view and electric awnings.

Additional: Elevator, storage room. Pets are welcome.

The property is located in a safe neighborhood with easy access to schools, the local market, and services, offering a premium lifestyle in the heart of the Northern Suburbs.

Available from: May 1st, 2026.

**Price: 3,500€**



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# KOLONAKI RENT: Penthouse Whole-floor Apartment 120 sq.m.



A luxurious, corner 5th floor penthouse for rent in a privileged spot of Kolonaki. It features 2 bedrooms (or 1 Master and Office), a spacious living room, a closed kitchen with appliances, and a large veranda with a view.

Renovated, with natural gas, A/C, solar water heater, and a security door. Bright, airy, and ideal for a family.

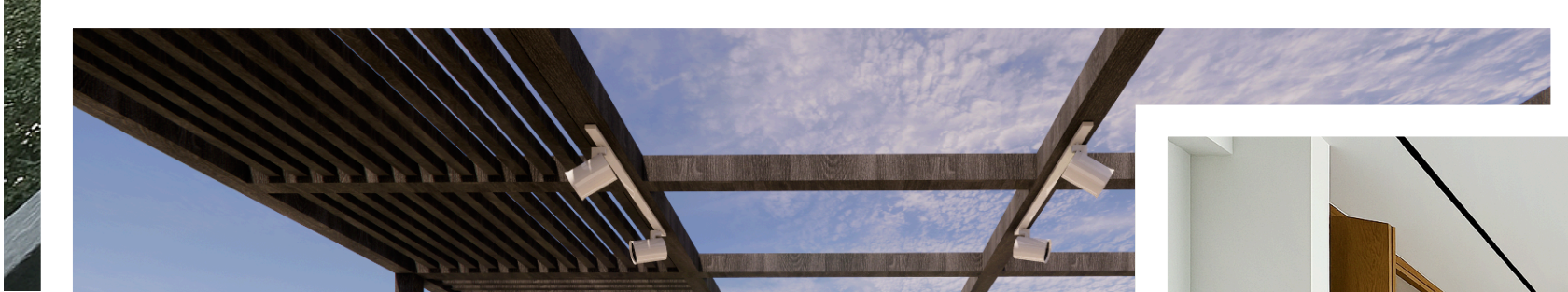
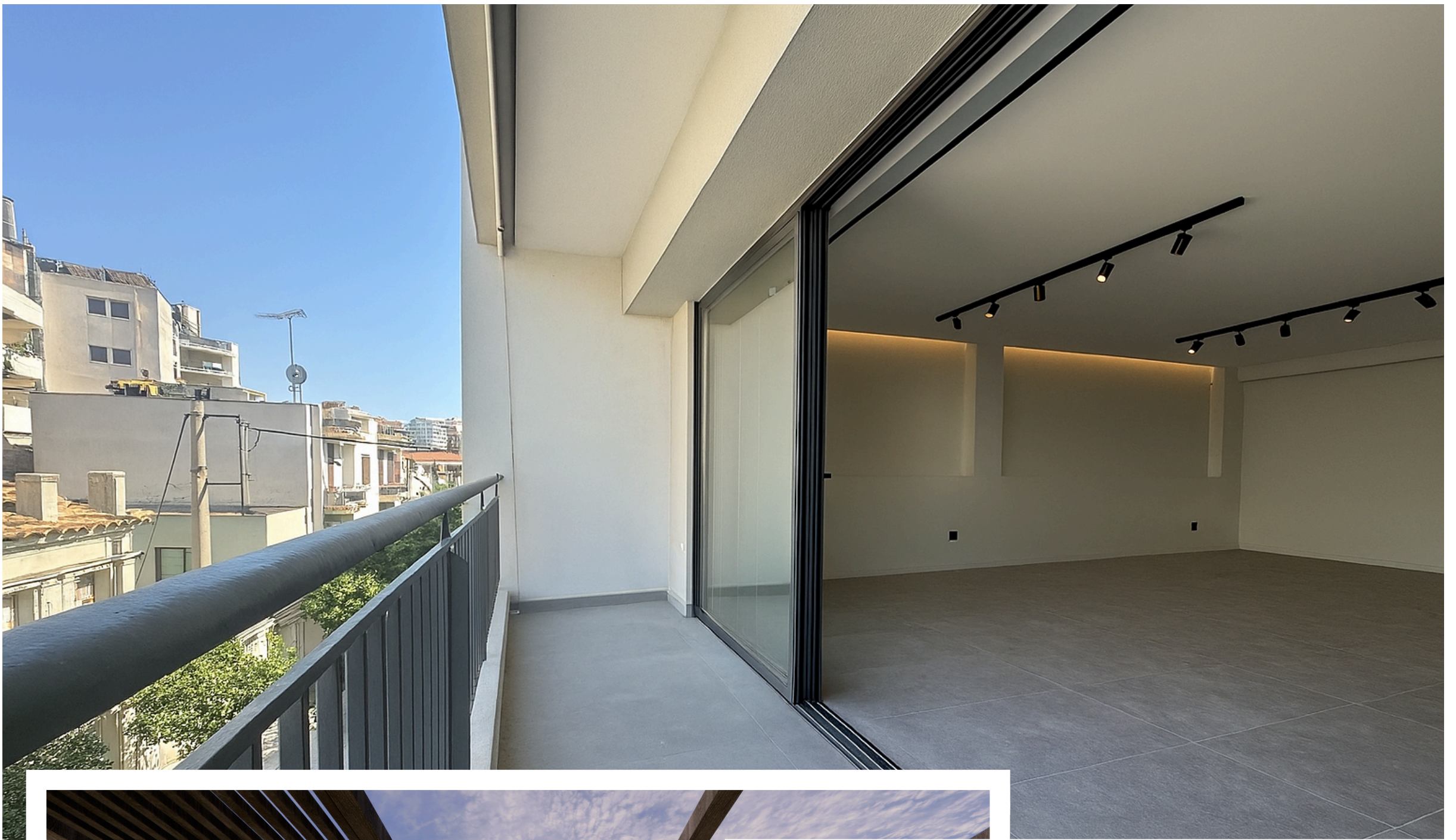
Also available for professional use. Located next to the Metro.

**Price: 2,000€**



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# KERAMEIKOS SALE: Whole-floor Apartment 121 sq.m. with Roof Garden



Fully renovated 121 sq.m. whole floor apartment for sale, on the 2nd floor, in a quiet neighborhood in Kerameikos.

It features an open plan reception area with a dining room and kitchen, 2 bedrooms (one master with en suite bathroom), 1 additional bathroom, a storage room, and a 33 sq.m. roof garden with a pergola and BBQ infrastructure.

2025 renovation with high quality materials, autonomous cooling and heating per room, solar water heater, video door entry system, and alarm.

**Price: 400,000€**



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# PAPAGOU SALE: Apartment 94 sq.m.



Under construction 94 sq.m. apartment for sale, 1st floor in Papagou, in a modern residential project of high architectural aesthetics.

Characteristics and Layout:

Reception areas: Comfortable open plan living and dining area with an open plan kitchen and large openings that ensure abundant natural light.

Bedrooms: Two bright bedrooms with functional design.

Bathrooms: Two high quality bathrooms.

Autonomous heat pump with underfloor heating, pre-installation for fan coil air conditioning, solar collectors and boiler.

Excellent quality oak floors, thermal break aluminum frames with energy efficient double glazing, screens and electric shutters.

Security door, choice of energy efficient or classic fireplace, pre-installation for alarm and satellite system, as well as Ethernet cabling in all areas.

One parking space with pre-installation for electric vehicle charging and an independent storage room in the basement.

Delivery:

Delivery is estimated in the last quarter of 2027.

**Price: €480,000.**



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# NEOS KOSMOS SALE: APARTMENT 71 sq.m.



For sale in Neos Kosmos, an exceptional front facing 71 sq.m. apartment on the 3rd floor of a building under construction, with modern design and top construction quality. The property is energy class A+, ensuring minimal maintenance costs and maximum thermal comfort.

The apartment is airy with large verandas and is expected to be delivered in May 2026.

## Key Characteristics

Area: 71 sq.m.

Floor: 3rd (Front facing)

Bedrooms: 2 spacious rooms with access to balconies.

Bathrooms: 1 main bathroom and 1 guest WC.

Reception Area: Open plan, comfortable living and dining area with abundant natural light.

Heating/Cooling: Autonomous system with Fan Coil (heat pump), the most modern and economical solution on the market.

Energy Class: A+

Distance from Metro station: just a two minute walk.

**Price: 285,000€**



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# KOLONAKI SALE

Penthouse whole floor apartment 145 sq.m.



In Kolonaki, within walking distance of the Parliament and Syntagma Square, a penthouse whole floor apartment of 145 sq.m. is for sale. It is under radical renovation and will be delivered in June 2026.

The property is located on the 4th floor (first penthouse) and offers the absolute balance between classic Athenian architecture and modern luxury.



## Layout and Interior Spaces:

Reception hall.

Spacious and bright living room with a dining area and direct access to a large veranda with an open view.

Modern high-standard kitchen.

Two Master Bedrooms, each with an en suite bathroom.

One guest WC.

## Technological Superiority:

Individual heating with VRV heat pump (ducts and radiators).

Internal boiler for maximum autonomy.

Modern top-quality materials throughout the property.



Asking price:  
1.500.000€



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# KOLONAKI SALE: Penthouse 102 sq.m. with roof studio 8 sq.m.



A 102 sq.m. duplex penthouse apartment is for sale in Kolonaki, on the 6th floor, fully renovated, with large verandas and access via an internal staircase to an 8 sq.m. roof studio.

The apartment has a refined aesthetic and comfortable spaces that offer brightness and quality of living.

The main floor includes a spacious reception and dining area with a fireplace leading to a large veranda with an open feel. The kitchen is open plan and recently renovated. The bedroom has a walk in closet and the bathroom is equipped with a jacuzzi and shower. The roof studio includes an open plan space ideal for an office or guest room, a full bathroom, and access to a very large veranda.

Technical characteristics include individual natural gas heating, air conditioning, solar water heater, wooden floors, aluminum frames with double glazing, storage room, and awnings.

It is located in the center of Kolonaki with direct access to the market, restaurants, transport, and points of interest.

**Price 750,000€**



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# SALE | RENT KATO KIFISIA: Maisonette 285 sq.m.



For sale or rent, maisonette 285 sq.m. in Kato Kifisia, built in 2003. The property has 3 bedrooms, a garden, an attic, and parking.

It is developed over 4 levels and offers comfort, functionality, and high construction quality.



The apartment has a refined aesthetic and comfortable spaces that offer brightness and quality of living.

The main floor includes a spacious reception and dining area with a fireplace leading to a large veranda with an open feel. The kitchen is open plan and recently renovated. The bedroom has a walk in closet and the bathroom is equipped with a jacuzzi and shower. The roof studio includes an open plan space ideal for an office or guest room, a full bathroom, and access to a very large veranda.

Technical characteristics include individual natural gas heating, air conditioning, solar water heater, wooden floors, aluminum frames with double glazing, storage room, and awnings.

It is located in the center of Kolonaki with direct access to the market, restaurants, transport, and points of interest.

**For sale: 750,000€**

**For rent: 2.500€**



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