

ISSUE 11
APRIL 2026
DIGITAL EDITION

EPSILON
LIVING

HAPPY EASTER 2026



This year, the anticipation for the Holy Light transcends the boundaries of religious tradition. It becomes a deep, almost visceral need of our soul.

In a world darkened by conflicts,
we seek the light as our only hope.

Our thoughts these days travel to those who
saw their homes turn into rubble
and their lives violently overturned.

We stand with respect before those who are being
tested severely, having lost everything,
even their own people.

It is a moment to reflect on how fortunate we are.
In our daily lives,
we often forget that peace is a great luxury.

We live in a safe country, we have our shelter,
our tranquility, our freedom.

We undoubtedly belong to the privileged of this earth.

Let this Easter be an occasion for true gratitude.

Let us appreciate the safety of our hearth and pray
that the Light of the Resurrection reaches
those places where fear prevails today.

Happy Easter and a Joyful Resurrection to all.

PUBLICATION DETAILS

PUBLISHER

EPSILON BUSINESS MIKE
EPSILON TEAM REAL ESTATE

ADDRESS

21. Apostolopoulou Street, 15231 Kato Chalandri

CONTACT

T: +30 210 7212284

M: +30 694 8101284

E-mail: living@epsilononliving.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



Rentals 2026: The High Expectations Trap and the "Sustainable Leasing" Strategy

Geopolitical instability and ongoing military conflicts bring a new economic reality to the forefront: persistent high costs and inflation that erodes disposable income.

With wages remaining stagnant, households are faced with a harsh equation, where operating expenses exceed the ability to repay high rents.



The Illusion of Overvaluation and the Trap of Insincerity

Many owners today are trapped in a dangerous market psychology, often fueled by unfulfilled promises. It is not uncommon for some real estate agents, in their effort to secure a property listing, to avoid telling the truth about its actual market value.

The result? The owner is left with the illusion of an "overpriced" rental that, in reality, will never attract a serious and consistent tenant. This vicious cycle leads to months of waiting, lost income, and ultimately disappointment, as the market always "punishes" a lack of realism.

Consistency vs. High Rent

The strategic choice for 2026 is clear:

Choose a tenant based on their capacity for consistency and not on the height of the offer.

A tenant who promises an amount that is unsustainable for their income is a potential "non-paying" tenant. In the current climate, securing a stable, reasonable income is preferable to the risk of a high but uncertain return.

The Mathematics of Loss: The Three-Year Trap

Numbers always tell the truth, away from sentimentality and incorrect estimations. Insisting on a rent that is out of touch with reality is not an investment strategy, but a choice that leads to immediate capital loss.

First-Year Arithmetic

A property with a requested rent of 1,700 euros, which remains vacant for four months while waiting for the "ideal" tenant, results in an immediate annual loss of 6,800 euros. In this case, the owner's total annual income collapses to 13,600 euros. Conversely, if the same property had been leased immediately at the rational price of 1,400 euros, the annual income would amount to 16,800 euros. Already from the first year, the owner who "holds" the price high collects 3,200 euros less than the one who adapted to market data, lowered the price, and leased it from the very first month.

The Three-Year Loss

If we extend the calculation to the legal three-year duration of leases, the picture becomes even clearer.

In the scenario of the "expensive" rent with the initial four-month wait, the total three-year income amounts to 54,400 euros.

In the scenario of the immediate and rational lease, the income reaches 50,400 euros.

The nominal difference of 4,000 euros over three years is a pure illusion of profit.

From this amount, the fixed expenses of the four months that the property remained vacant must be subtracted, such as building maintenance fees, utility bills, and municipal taxes.

Furthermore, the tax burden on the higher rent further reduces the final net amount.

The Invisible Risk of Insolvency

The most important element often overlooked is the sustainability of the lease. A tenant who is financially pressured from day one is mathematically certain to be unable to cope in the second or third year, especially in an environment of persistent inflation that we are sure to experience.

Choosing a reasonable rent ensures consistency in payments and peace of mind for the owner. Speed in decision-making and securing a stable income are the only real advantages in a market that does not forgive procrastination.



Evita Eleftheroudaki
real estate agent
real estate appraiser
co-founder



evita@epsilonteam.gr

Real Estate 2024-2026

The Hunt for the "Ideal" Property in a Market Reaching its Ceiling

The Greek real estate market is at a critical crossroads. With prices in Athens and Thessaloniki recording leaps reaching up to 38% over the last three years, the average buyer faces a new reality: finding a quality property is no longer a matter of luck, but of strategy and the right compromises.

The Leaders of the Rise

According to recent data, areas once considered secondary are now leading the price hike race. Nea Ionia is at the top with an increase of 38.06%, followed by Zografou (30.68%) and Egaleo (29.76%). In the northern suburbs, Marousi continues its upward trajectory at 27.82%, confirming its enduring value as a business and residential hub.



The Profile of the "Impossible" Property

Excessive demand has focused on a very specific and limited segment of the market.

The average buyer is searching for:

A 20-year-old residence, approximately 80-90 sq.m., in Attica.

First floor or higher.

Available capital between €160,000 and €200,000.

The problem? For these specific characteristics, there are only 3,034 listings out of a total of over 163,000, driving prices even higher due to the minimal supply.

The Strategy of the "Alternative" Area

For buyers who insist on the €200,000 limit, the map of Attica now offers specific outlets, which however require compromises in either distance or age:

- **East Attica:** Areas such as Koropi are emerging as an attraction for families, as there, a budget of €180,000 can secure a modern maisonette (over 110 sq.m. with parking), something unthinkable for the Northern or Southern Suburbs.
- **Western Suburbs & Center:** In Peristeri or central areas like Patisia and Kypseli, buyers can find "more property" (up to 140 sq.m.), but often in older buildings that require renovation capital.
- **Southern Suburbs:** The average price in Kallithea has now climbed to €2,870/sq.m., limiting options under €200,000 to smaller apartments or low-floor units.



The Architecture of Compromise: When Speed Beats the Budget

In this environment, traditional selection criteria are being redefined. The "ideal neighborhood" gives way to the "accessible neighborhood," and age is accepted as a necessary compromise in order to secure square footage. 2026 finds Real Estate in a phase of mature but harsh adjustment.

Success is no longer judged by who has the largest budget, but by who can discern the surplus value behind the wear and tear of an older building and move instantly before the competition removes it from the listings map.



Agelita Valat
real estate agent
Equity Partner



agelita@epsilonteam.gr

Commercial Real Estate: The office market x-ray and the dominance of Marousi



Commercial real estate in Athens is entering a phase of mature and qualitative development. 2025 confirmed that demand is no longer just about square footage, but about creating work ecosystems that integrate sustainability, technology, and strategic location.

Marousi: The undisputed protagonist of the northern suburbs

While the center of Athens remains the institutional landmark, Marousi constitutes the heart of business activity.

Modern office complexes along the Kifissias axis are at the forefront of demand, offering what multinational giants seek: large, open-plan "floor plates", green certifications (LEED/WELL), and direct accessibility.

According to the latest data from financial analysts, Marousi accounts for the largest portion of new space absorption, with rents for high-standard buildings stabilizing at levels reflecting the area's surplus value, often reaching or even exceeding 30-35 euros per sq.m. for trophy assets.

The Shift to "Flight to Quality"

The market is characterized by a sharp dichotomy.

Companies are moving en masse away from old, energy-intensive buildings (Grade B & C) in search of Grade A spaces.

This trend is driving vacancy rates for quality offices to historical lows, near 5%, despite the overall increase in supply reaching 3 million sq.m. in the greater Athens area.

Investors, both domestic and international, are now strictly focusing on ESG criteria.

Energy efficiency is no longer an option, but a prerequisite for securing long-term value and bank financing.

Prices and Yields: The picture in Athens and Thessaloniki

- **Athens:** Prime rents in the center and along the main axes range between 29-31 euros/sq.m., with yields remaining attractive for institutional investors.
- **Thessaloniki:** The co-capital is undergoing its own transformation. With its conversion into a technological hub, the demand for modern offices has driven yields to 7.25% – 7.50%, with rents for Grade A properties recording an annual increase of around 4.5%.

2026 Outlook: The EPSILON TEAM COMMERCIAL Strategy

With the Greek economy running at growth rates above 2%, the outlook for 2026 remains highly positive.

The lack of ready-to-use, modern spaces is expected to keep values at high levels, while large-scale redevelopments will create new points of attraction.

The **EPSILON TEAM COMMERCIAL** department is here to bridge the gap between limited supply and increased demand.

With deep knowledge of local Real Estate and an emphasis on qualitative features, we help our clients position themselves strategically in properties that do not just house a business, but enhance its brand and efficiency.



Viki Arvaniti
HEAD OF COMMERCIAL REAL ESTATE



viki@epsilonteam.gr

The New Era of Real Estate in Greece From the Visa Hunt to a Life Investment

The Greek real estate market in 2026 bears no resemblance to the previous decade. **The recent 83% "plunge" in demand for properties motivated solely by the Golden Visa** is not just a statistical retreat, but the hallmark of a deep, structural maturation. The era of easy profit through short-term rentals is giving way to a model based on substantial surplus value and quality living.



The End of "Investment Automation"

The new rules of the game acted as a catalyst. The increase of the investment threshold to 800,000 euros for "front-line" areas (Attica, Thessaloniki, popular islands) and, primarily, the ban on short-term rentals for these specific properties, drove away opportunistic investors.

According to market analyses (Elxis), the profile of the 30-45-year-old buyer seeking immediate returns through platforms like Airbnb has almost disappeared. In its place, a more conscious and financially robust audience is emerging.

The Return of "Silver Owners" from the West

The new wave of buyers comes mainly from Western Europe (Netherlands, France, Germany) and the USA. These are people aged 45-60 who are not simply seeking a residence permit, but a "second home."

Netherlands & France: Recording an impressive rise in market share (16.7% and 6.3% respectively).

Motivation: Owner-occupancy, the prospect of retirement in a safe environment, and long-term residency.

This shift toward the "traditional" European holiday home market model provides the market with a stability that was missing in previous years.

The Dominance of "New Builds" and Geographical Dispersion

Despite the drop in investment interest for visas, the demand for quality properties remains strong.

Buyers are now turning to:

High-end Constructions: There is a clear preference for newly built or under-construction properties with high energy ratings and modern specifications.

New Destinations: The 400,000 euro limit in areas outside the major urban centers is shifting focus to less "saturated" but equally attractive locations, boosting regional development.

Greece as a Safe Haven

Despite legislative changes, the country's comparative advantages remains unchanged. The vast coastline, the lower cost of living compared to the rest of Europe, and the safety our country has shown it offers recently during the war, make Greece a top destination for quality living.

The 2026 real estate market is now a market for "experts."

In this new era, Epsilon Team maintains a strong advantage: already established access to this premium international audience.

Our ties with buyers from Europe and America allow us to offer solutions focused on long-term surplus value rather than ephemeral benefit programs.

We manage properties that meet our clients' demands for quality and aesthetics, ensuring that the owners who trust us have access to the highest quality pool of buyers worldwide



Esmeralda Papagiannopoulou
real estate agent
real estate appraiser
Co-founder



esmeralda@epsilonteam.gr

Office Amenities

The new "currency" determining office value

The era when the success of a commercial lease was judged solely by location and price per square meter belongs firmly to the past.

Today, in the market of prime offices in Athens, a silent but fierce "amenities war" is unfolding.

Companies are no longer looking for simple workspaces, but for tools to attract and retain talent.



From the Office to the Workplace Experience

The establishment of hybrid work changed the facts.

Business executives do not return to the office to sit at a typical workstation, but to live an experience they cannot have at home.

International media, such as Forbes and Commercial Observer, point out that buildings that do not offer added value to the employee's daily life are devaluing rapidly.

On the Kifissias axis and in Marousi, demand is shifting to buildings that feature Wellness Spaces, such as organized gyms and roof gardens for "green" breaks.

At the same time, cutting-edge technology, with contactless access and smart energy management, is now a prerequisite.

Modern offices increasingly resemble five-star hotel lobbies, offering concierge services and high-aesthetic collaborative lounges.

The Strategic Value of Amenities

For commercial property owners, investing in amenities is no longer a luxury, but the only guarantee for maintaining high rents. A "bare" property, no matter how central it is, risks remaining unleased if it does not meet modern ESG criteria. Tenants are now "customers" who buy services.

The 2026 trend shows that businesses prefer fewer square meters, but in buildings that offer high-level communal amenities. This allows owners to increase the return on their properties, provided they realize that real estate now meets hospitality.



The Contribution of Epsilon Team Commercial

In this new reality, the EPSILON TEAM COMMERCIAL department acts as a strategic advisor. We do not limit ourselves to simply showing a space, but we analyze the needs of each business in relation to the amenities the property can offer.

We help owners strategically upgrade their properties so they become competitive in a market that demands "smart" and sustainable spaces. In an environment of intense competition, success is judged by the details that make the employee feel that the office is a space for creativity and not just for processing tasks.



Ariadni Kritikou
Real Estate Agent - Equity partner
Commercial Department



ariadni@epsilonteam.gr

MIDA: The New Digital Property "Map" and what you should watch out for

The full digitalization of real estate in Greece is now a reality. The new Property Ownership and Management Registry (MIDA) unifies all data that until now were scattered across different databases, creating a network of complete recording for millions of taxpayers.



The "Cross-check" that Changes Everything

The most significant breakthrough MIDA brings is the automatic "marriage" between the E9 tax form and the National Cadastre.

The goal is to eliminate discrepancies in square meters and property rights that often troubled owners.

Now, every property is digitally identified through the Property ID Number (ATAK) and the National Cadastre Code Number (KAEK), ensuring that the Tax Office's records perfectly match reality.

What every owner needs to know: 4 points of attention

- **Automated Asset Registry:** Upon the signing of any contract, the data will be transferred digitally to MIDA, updating the owner's profile without the bureaucracy of old declarations.
- **Lease Monitoring:** The system will recognize in real time whether a property is vacant, rented long-term, or available on platforms like Airbnb.
- **ENFIA Calculation:** The accurate recording of square meters will form the basis for the new ENFIA calculation. Any corrections to surface area or age may result in changes to the final tax.
- **Transparency in Common Expenses:** Through common expenses, even rent arrears will be monitored, leading to a more rational management of the market.

The Strategy of the "Clear" Image: How to prepare for MIDA

The full implementation of the Property Ownership and Management Registry (MIDA) is not just a technical upgrade of AADE's systems, but a radical change in the way the state "sees" our property. For the owner, this new reality dictates a "clear image" strategy. Before the system becomes fully automated, it is imperative to conduct a meticulous check of the data to avoid unpleasant surprises, fines, or complications in future transactions.

The "Marriage" of E9 and the Cadastre

The first and most critical step is the cross-checking of the property description, as recorded in the E9 form, with the official data of the Cadastre.

Digital identification through the ATAK and KAEK will bring every discrepancy to the surface.

If there are semi-outdoor spaces, unauthorized constructions, or enclosed balconies that have not been regulated or declared correctly, the digital cross-check will detect them immediately.

The inconsistency of square meters between the two databases is the most frequent point of friction and the main cause for retroactive tax and fee charges.

Ensuring Transferability

MIDA should not be treated only as an auditing mechanism, but as the final step toward creating a reliable "digital asset registry." It will function as a digital "passport" that will facilitate every future transfer, parental gift, or sale, eliminating the bureaucratic errors of the past that often led to multi-year delays.

The role of prevention

Preparation includes checking property rights, co-ownership percentages, and the correct recording of auxiliary spaces, such as storage rooms and parking spots, which are often omitted or declared incorrectly. The digital transparency brought by the new system makes the honesty of declarations the only viable solution.

In a market moving rapidly toward full digitalization, the informed owner is the one who takes care to correct today's pending issues, ensuring the value and legality of their property for tomorrow.



Lefteris Koutouvalis
Real estate agent
Equity partner



lefteris@epsilonteam.gr

Payment Order

The new "Fast Track" to auction and the imperative need for immediate reaction



In today's economic environment, time is not just money; it is the most valuable defense tool.

A payment order can now appear unexpectedly, triggering a chain of rapid developments, from the freezing of accounts to the seizure and auction of properties.

This process, which was traditionally considered the creditors' most effective weapon, is now becoming even faster, overturning the established facts for thousands of debtors.

Institutional Overturn: From Courts to Law Offices

The most significant change brought by the recent Ministry of Justice reform is the transfer of authority for issuing payment orders from judges to certified lawyers. According to analyses by reputable financial media, this move aims to decongest the courts, but in practice, it means that issuing such a title no longer requires weeks or months of waiting.

With the digitalization of procedures, a payment order can now be issued in just a few days.

This dramatically reduces the preparation time for the debtor, who often finds themselves faced with a *fait accompli* without having been previously summoned for a hearing.

The "Silent" Issuance and the Unilateral Procedure

The payment order constitutes an exception to the rule of a prior hearing.

It is issued unilaterally, based exclusively on documents provided by the creditor (such as bank contracts, checks, or invoices).

As long as the debt is overdue and proven in writing, the order is issued without the debtor being asked or being present in the procedure.

The first time the debtor becomes aware of it is at the moment of service, when the countdown begins.

The Critical 15-Day Window

The debtor's defense begins the moment they receive the document, and here the deadlines are relentless.

The Opposition (Anakopi):

The debtor has only 15 working days at their disposal to file an opposition. Through this, they can contest the existence or the amount of the debt, challenge abusive terms (a common occurrence in bank loans), or procedural errors.

The Application for Suspension:

It is vital to understand that the opposition by itself does not "freeze" the procedures. To temporarily stop a seizure or an auction, an application for suspension of execution must be filed simultaneously. The court will judge whether the opposition has a chance of success in order to order the temporary cessation of the measures.

The Danger of Inaction

Missing the 15-day deadline makes the payment order essentially unchallengeable. If this "window" closes without a reaction, the debtor loses the ability to dispute the substance of the debt. The process then moves to the stage of forced execution at a very rapid pace, inevitably leading to the liquidation of the property.

In this new reality, the speed of issuing titles and the strictness of the deadlines make timely legal guidance and alertness the unique means of protection.

The defense strategy must begin from the very first minute, as the payment order is no longer a slow judicial act, but a fast track procedure toward auction.

Paraskevas Liartis
Lawyer
Legal Advisor

 **EPSILON TEAM**
PREMIUM REAL ESTATE AGENCY



KOLONAKI | LYCABETTUS FOOT HILLS | LEASE
350sq.m Executive Penthouse with sea view



In the heart of Kolonaki, at the foothills of Lycabettus, a fully renovated 350sqm triple-level penthouse (4th, 5th, 6th floors) is available for lease. The property offers stunning 360-degree views from Mount Hymettus to the Saronic Gulf and includes two private parking spaces. The 4th floor features a master bedroom with an en-suite marble bathroom, three additional bedrooms, two bathrooms, and a walk-in closet.

The 5th floor hosts imposing reception areas with a marble-clad fireplace and a fully equipped kitchen with Miele appliances. The 6th floor features an independent studio with a kitchenette and laundry, surrounded by a large terrace with built-in sofas and absolute privacy.

The residence features autonomous natural gas heating, a Daikin central climate system, energy-efficient frames, and an advanced security system, combining high aesthetics with top-tier construction quality.



PROPERTY CODE: EE1514083
EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE: www.epsilonteam.gr

KOLONAKI | FLOOR APARTMENT 304sqm | SALE



In the center of Kolonaki, in one of the most aristocratic corner apartment buildings of the area, built in 1932, a rare floor apartment of 304 sqm, on the 4th floor, is for sale.



An apartment of rare aesthetics and timeless value, combining the prestige of the Interwar period with the modern luxury of 2026.

The property is delivered in the summer of 2026 after a radical renovation and full high-standard reconstruction.



Interior Layout:

- **Reception Areas:** Impressive entrance hall leading to an imposing living room, large dining room, and an additional TV room.
- **Bedrooms:** One master bedroom with an en-suite bathroom and a spacious dressing room, as well as two additional comfortable bedrooms with a shared bathroom.
- **Utility Spaces:** Independent kitchen, guest WC, staff room with its own bathroom, laundry room, and internal storage room.



Special Features:

The apartment is free on three sides, offering abundant natural light.

All spaces have access to balconies or terraces.

It includes an additional storage room in the basement of the apartment building.

Price: 3,500,000€



PROPERTY CODE: AB2275286
EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE: www.epsilonteam.gr

PLAKA | Two apartments | SALE



Two independent apartments with a total area of 275sqm are for sale in a listed building in the heart of Plaka, located just a few steps from historical monuments and picturesque alleys.

The two levels are situated on the 2nd and 3rd floors and have their own entrance separate from the rest of the building. They offer the possibility of unification to create an amazing maisonette with stunning views.

The 2nd floor is 167sqm and includes three bedrooms, kitchen, bathroom, wc, office, and large bright reception areas. It is airy and ensures abundant natural light in all spaces.

The 3rd floor has an area of 108sqm and includes two bedrooms, kitchen, bathroom, a small office space, and a reception area leading to a large terrace. The special feature of this floor is the exclusive use of the roof, which offers panoramic views and an unobstructed sight toward the Acropolis rock.

Both apartments require radical renovation.

Price 2,000,000€



PROPERTY CODE: EΦ1351584
EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE: www.epsilonteam.gr

GAZI | Airy plot of 1,171sqm



Plot of 1,171sqm for sale in Gazi near the Kerameikos metro station with a listed building and high building coefficients ideal for residential development, commercial spaces, or a boutique hotel. The plot is airy, fenced, with a frontage of 36 meters and a depth of 41 meters, in one of the most developing areas of Athens.

The existence of a 203sqm listed residence adds architectural value and creates added investment interest. Building coefficients of 2.2 and a coverage ratio of 0.7 allow for significant development, while its location offers easy access to the Kerameikos metro station, Monastiraki, and Thisio.

Price 3,200,000€



PROPERTY CODE: EΦ163488
EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE: www.epsilonteam.gr

ANO MERA - MYKONOS

VILLA 245sqm | PLOT 7,727sqm | SALE





A unique villa of minimal aesthetics, with an area of 245 sqm, is available for sale within a fully landscaped plot of 7,727 sqm in Ano Mera, Mykonos. The property combines Cycladic tradition with modern luxury, offering absolute privacy and unobstructed views of the Aegean Sea.

Three large reception areas with direct access to semi-outdoor spaces and a fully equipped kitchen.

Three bedrooms, including a master floor with an en-suite bathroom, dressing area, and private terrace.

Three full bathrooms of high aesthetics.

Outdoor Spaces: Infinity pool 3x10 m, helipad, landscaped garden with 200 spotlights, and ample parking spaces.

Price: €1,600,000.



PROPERTY CODE: AK1654380
EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE: www.epsilonteam.gr

VRILISSIA | Duplex penthouse 147sqm | SALE



A 147sqm maisonette (4th-5th floor) under construction is for sale in a modern apartment building in Vrilissia, with delivery at the end of 2027.

The interior layout includes an open-plan living-dining area with a kitchen, three spacious bedrooms (one master with en-suite bathroom), two full bathrooms, a guest WC, and an internal laundry room.

The property features autonomous heating, thermal break aluminum frames, energy-efficient glazing, a storage room, and two underground parking spaces. It is located in an exceptionally quiet and high-quality spot in Vrilissia, offering direct access to schools, parks, the local market, and Attiki Odos.

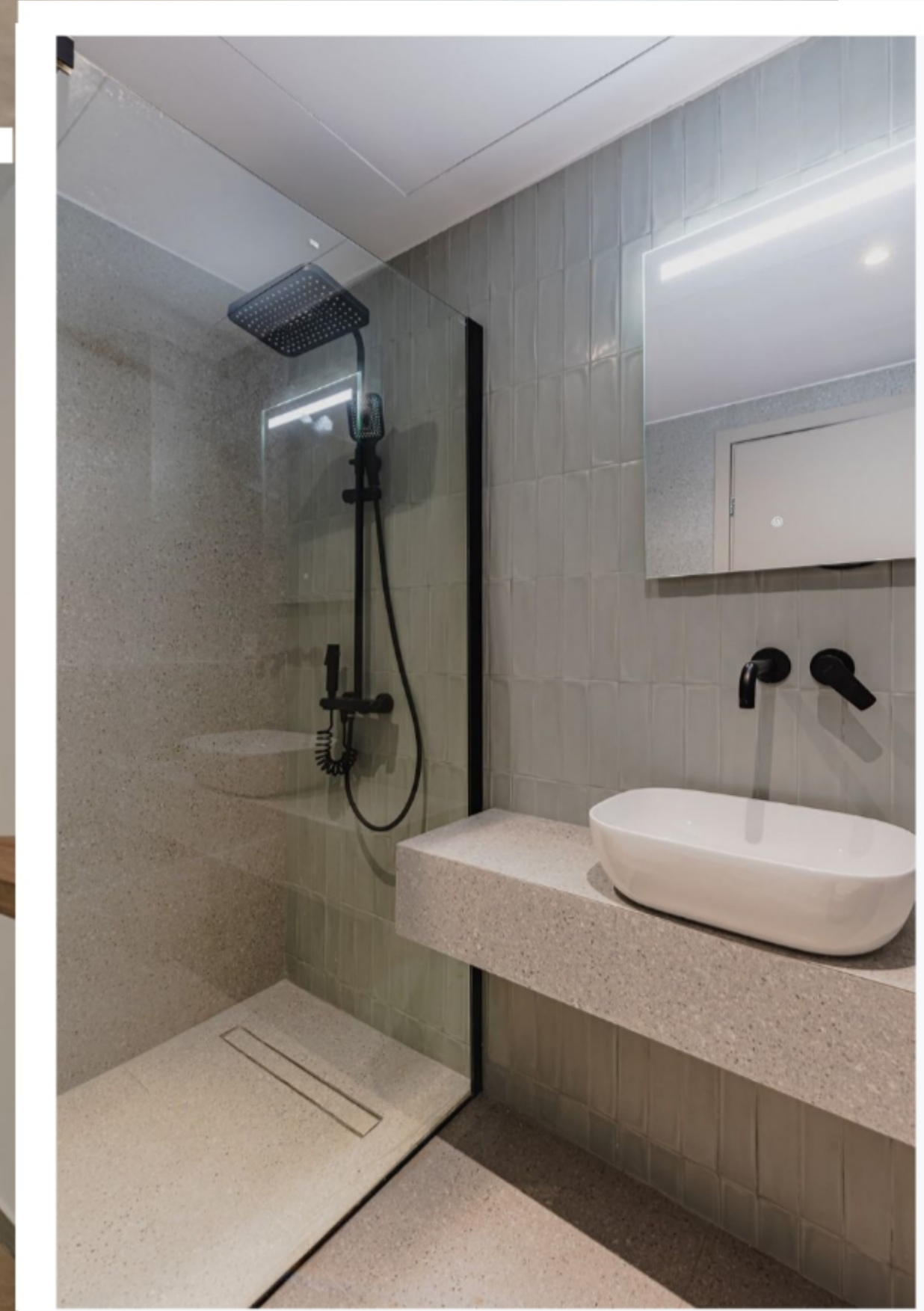
Price: €870,000.



PROPERTY CODE: AK2297652
EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE: www.epsilonteam.gr

PAGKRATI

Renovated apartment 74sqm | SALE



For sale in Pagkrati, a fully renovated 74sqm 1st-floor apartment. It consists of an open-plan living and dining area with a kitchen, two bedrooms, one of which is a master with its own en-suite bathroom, as well as an additional bathroom. It is a corner unit with a comfortable terrace, which ensures abundant natural light in all spaces. It has aluminum frames and double energy-efficient glazing, autonomous oil heating, air conditioning for cooling, and a solar water heater.

Sale price: €300,000



PROPERTY CODE: AK1363973
EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE: www.epsilonteam.gr

MARKOPOULO - AGIA TRIADA

Detached house 300sqm | Plot 7,200sqm | SALE



Detached house of 300sqm for sale in the area of Agia Triada between Markopoulo and Porto Rafti, on a plot of 7,200sqm in a quiet and green environment.

It is a property of high aesthetics with modern mechanical systems that ensure comfort and energy autonomy for the house and the outdoor area.

The residence is developed on one level and includes a reception area with a fireplace and direct connection to the open plan kitchen, three bedrooms, one of which is a master, as well as two bathrooms and a guest WC.

An independent apartment of approximately 50sqm with its own reception area, kitchen, and bathroom is included in the property.

In the garden is the 200sqm swimming pool, with state-of-the-art main and backup filters. The garden extends to approximately 3.5 acres of lawn and includes thirty-three old-age olive trees. A borehole with two filling tanks and automatic irrigation ensure full coverage of the estate.

Technical features include bulletproof double glazing, a modern alarm system, remote-controlled cameras, and a generator set that activates automatically during a power outage. Heating is provided by oil radiators with autonomy zones.

The location offers easy access to Markopoulo at a distance of 2.5 kilometers, to Porto Rafti at a distance of 8 kilometers, and to the airport at a distance of 12 kilometers.

Price 1,300,000€.



PROPERTY CODE: AB1079512
EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE: www.epsilonteam.gr

MARKOPOULO - PORTO RAFTI

Detached house 420sqm | Plot 6,500sqm | SALE

Porto Rafti. An impressive 420sqm detached house for sale on a 6,500sqm plot which offers unlimited possibilities to the future owner.

Whether you want a sanctuary property to relax after work within breathing distance of Athens and the beach, or you want an investment for an events estate, this specific residence meets every expectation.



The property is developed across three levels and includes five bedrooms, two of which are master.

The exceptionally large master room on the ground floor stands out, featuring a dressing room and a hydromassage bathroom, ideal for hosting newlyweds in the event of professional use of the property.

It also features four reception areas with fireplaces, two kitchens, large terraces with panoramic views, and an independent maid's room.

The outdoor area is landscaped with lawn, trees, a large swimming pool, and a BBQ, offering an environment of absolute serenity.

Privacy is guaranteed as the area is designated as a park, while the large distance from neighboring properties allows for the organization of events without any noise pollution issues.

To serve parking needs, at least 15 parking spaces are available.

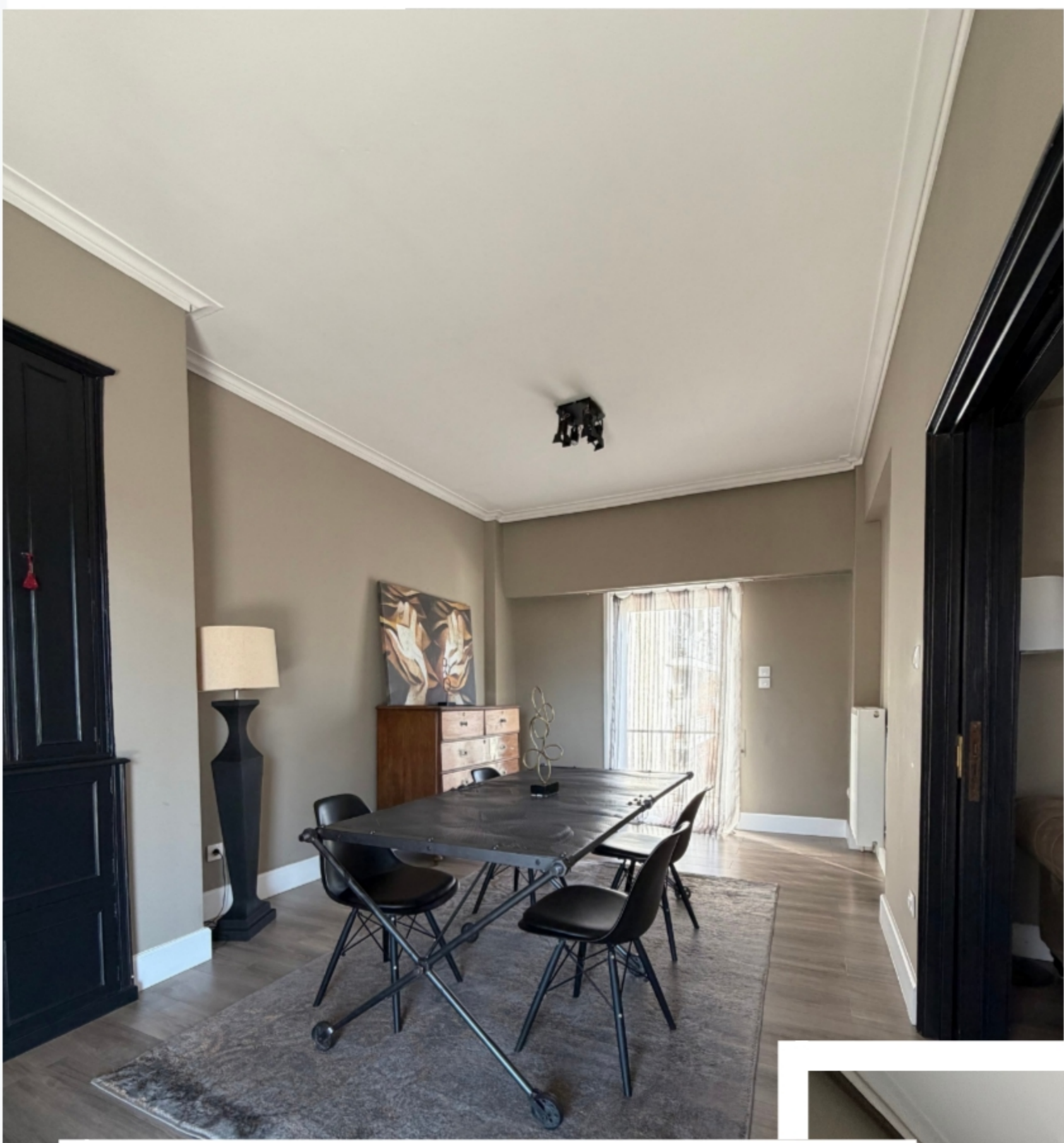
Sale price: 870,000€.

Rental price: 4,000€ monthly.



PROPERTY CODE: AB166403
EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE: www.epsilonteam.gr

KOLONAKI | PENTHOUSE 137sqm | LEASE



6th floor penthouse in Kolonaki for rent, 137sqm with a 70sqm terrace and panoramic view.

It consists of two continuous reception areas with large balcony doors in front of the wide terrace, two large bedrooms with eastern orientation, one bathroom and one WC, a kitchen, and a small staff room right next to it.

The property is leased furnished, however, there is the possibility of leasing without furniture.

Price: 3,200€



PROPERTY CODE: ΕΠ157959

EPSILON TEAM

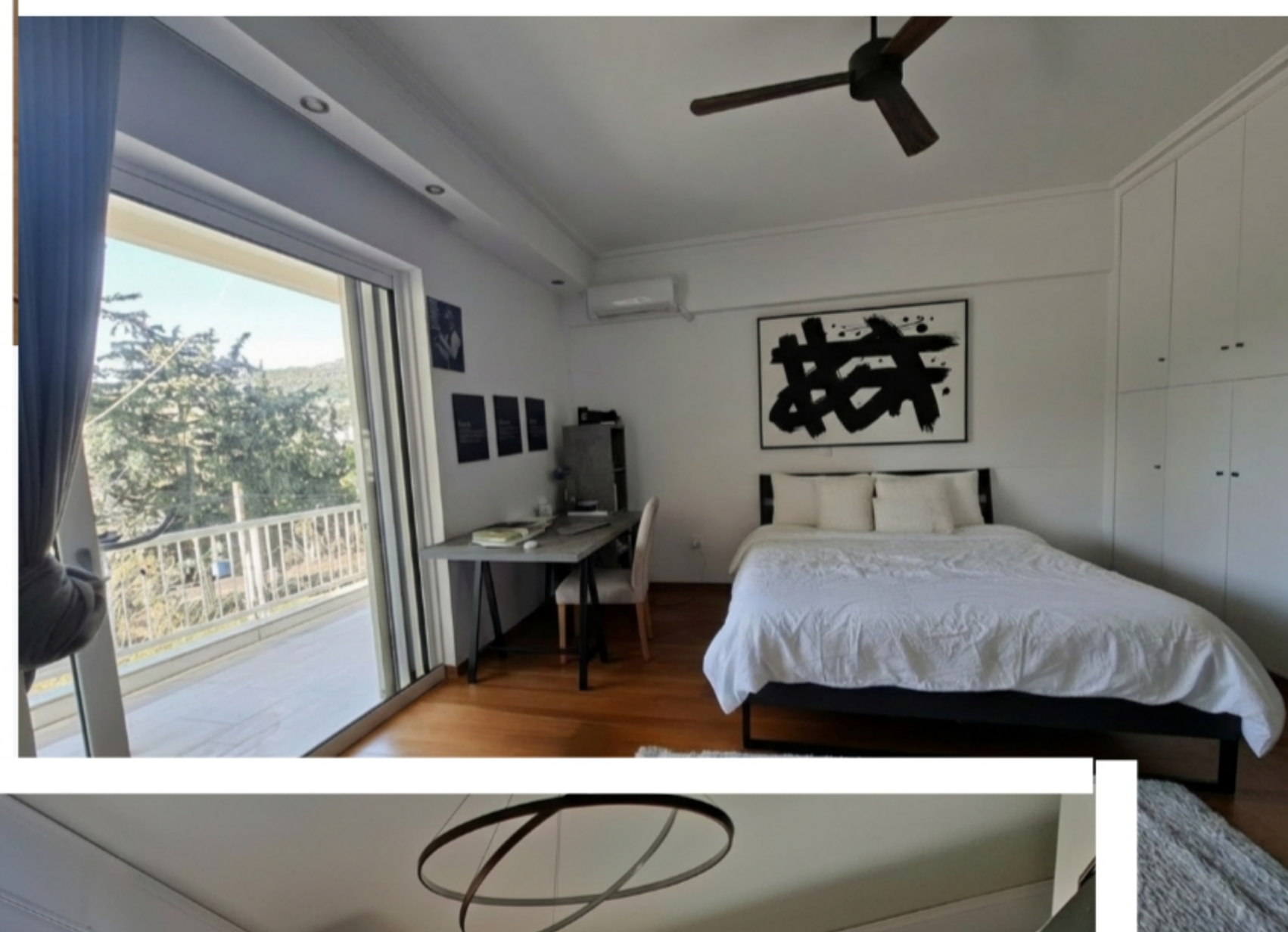
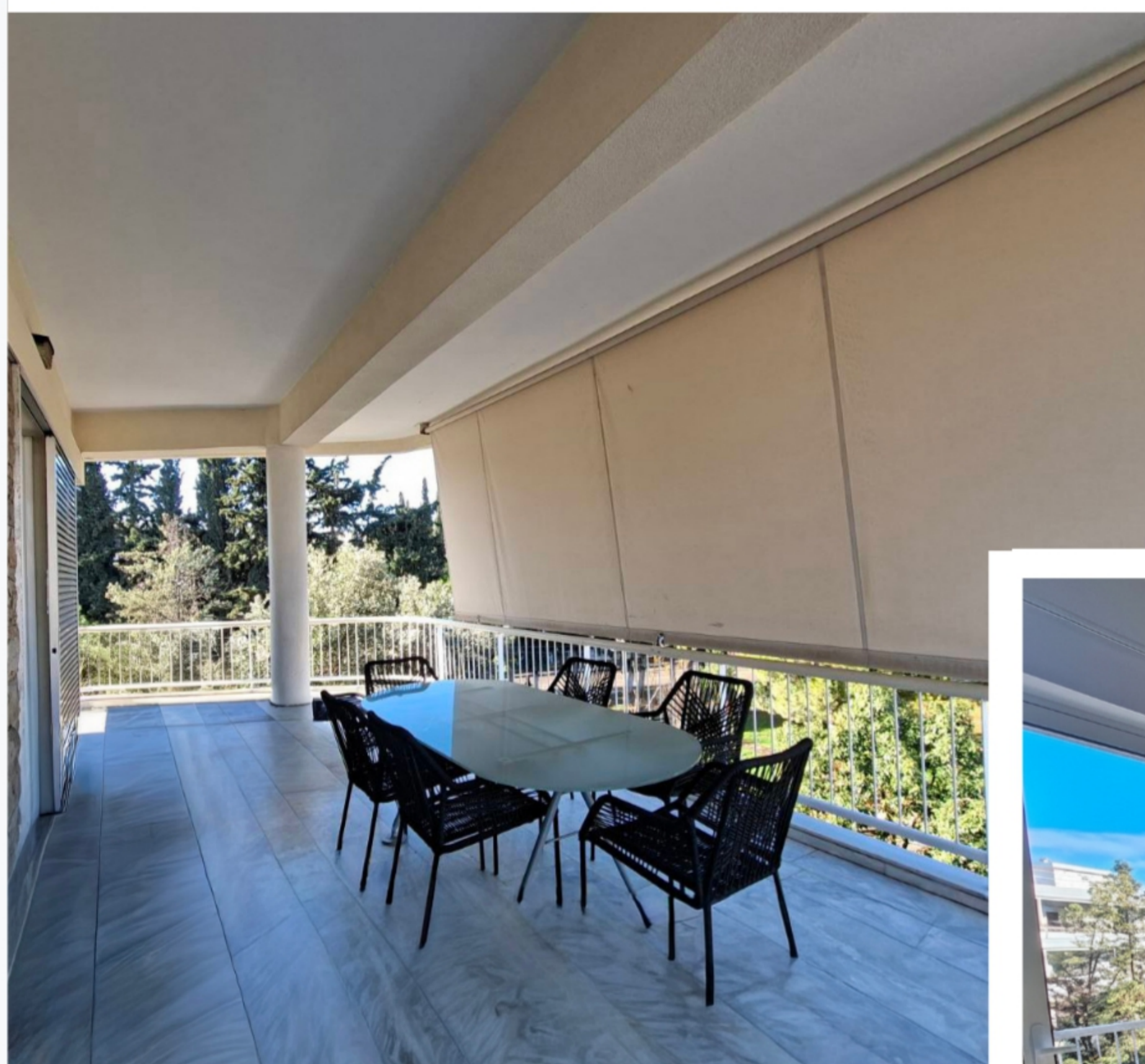
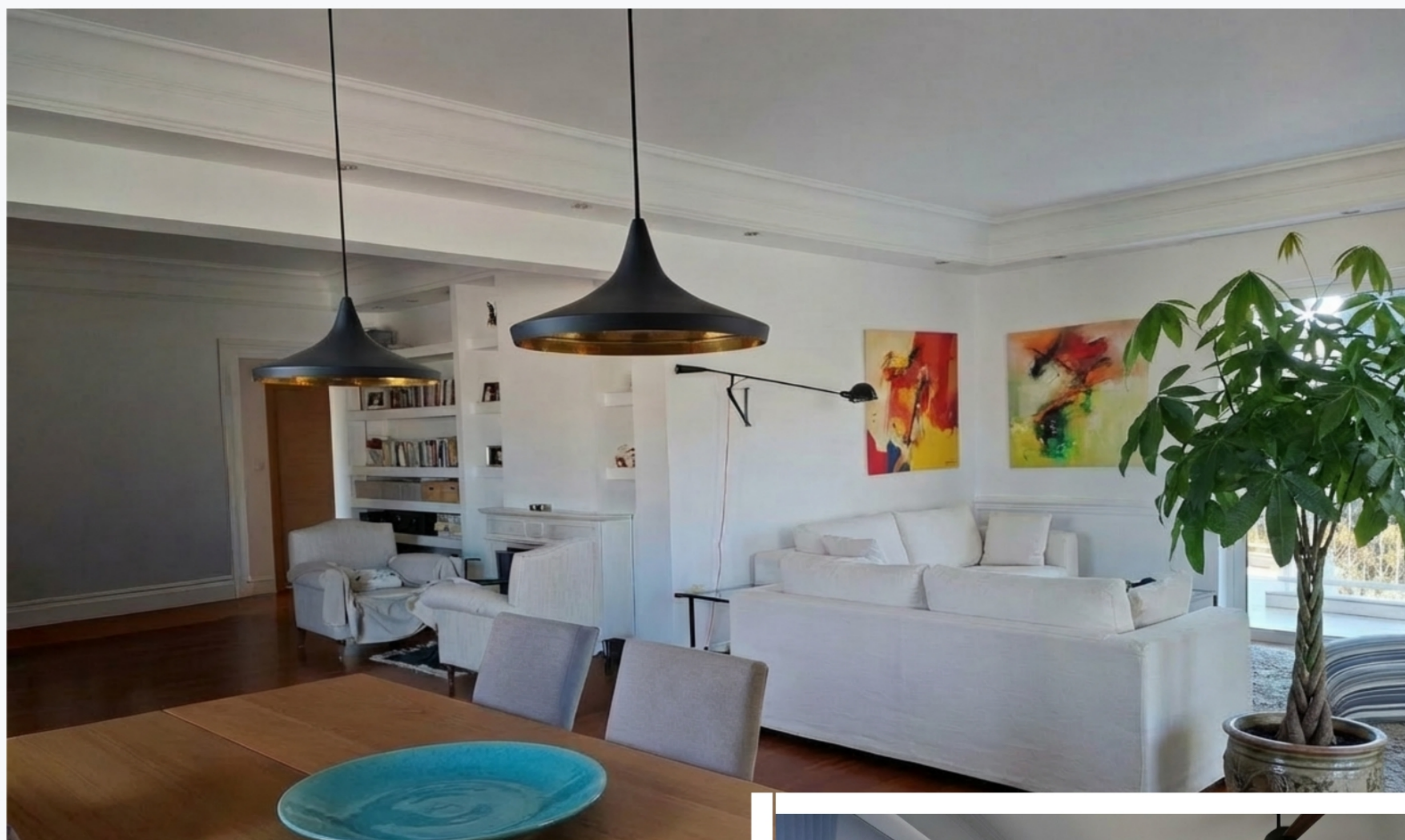
real estate agents / appraisers

TEL: +302107212284

MOBILE: +30 6944 626 626

WEBSITE: www.epsilonteam.gr

PHILOTHEI | PENTHOUSE 200sqm | LEASE



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

It includes 3 bedrooms, a master suite, a fireplace and large terraces with a view, a 4th auxiliary room (maid's or laundry room), 2 bathrooms and 1 WC.

Price: €3,500.



PROPERTY CODE: EA166526
EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE: www.epsilonteam.gr

POLYDROSO CHALANDRIOU | Penthouse 150sqm | SALE



An airy 150sqm penthouse apartment for sale, 4th floor, in the heart of Polydrosos Chalandriou.

It features 3 bedrooms, a large living room with a fireplace, an independent kitchen, and access to a shared swimming pool and garden.

It includes an underground parking space and a storage room.

Price: 345,000€



PROPERTY CODE: ΕΠ2138003
EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE: www.epsilonteam.gr

GERAKAS | Detached house 250sqm | SALE



An airy 250sqm detached house for sale on a 171sqm plot in Gerakas.

The property, with a 2002 permit and completion in 2005, is developed across 4 bright levels with mountain views. The elevated ground floor includes comfortable reception areas with a fireplace, a large terrace with access to a garden, an open plan kitchen, and a guest WC, 2 spacious bedrooms on the 1st floor, one with a walk-in closet, 1 additional bathroom, and a high-ceilinged attic on the 2nd floor. The semi-basement includes a playroom, a 27sqm storage room, and 2 parking spaces.

The heating is autonomous with a heat pump or oil boiler, it features air conditioning throughout, aluminum frames with double glazing, screens, an alarm system, and security cameras.

Price: 550,000€.



PROPERTY CODE: EP2297746
EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE: www.epsilonteam.gr

Faux Limewash:

The technique that makes your space look 10 times more expensive

The search for authenticity in interior design is leading top designers worldwide back to their roots.

According to Architectural Digest, walls with texture and "movement" are the dominant trend, as design now moves away from flat and cold surfaces.



Nina Marmaridou introduces Faux Limewash, a painting technique that radically transforms the feel of a room.

It provides a patina of time and an atmospheric luxury found only in high-end hotels and historical buildings in Europe.

What is Faux Limewash:

It is not plaster, but a specialized color application technique.

With simple brush strokes, natural gradations are created that resemble aged plaster. Thus, the wall acquires depth, character, and a unique sense of "quiet luxury."

Why choose it:

International publications, such as Elle Decor, emphasize that textures mimicking natural materials offer an organic character that simple paint cannot reach.

It is an economical solution that instantly upgrades the property value, making it look extremely expensive.

The Characteristics of the Technique:

- **Matte finish:** Absorbs light, creating a relaxing atmosphere.
- **Natural texture:** Gives a handmade and unique feel.
- **Patina & Depth:** Adds "years" and nobility to the wall.
- **Movement:** Color variations make the surface appear alive.
- **Versatility:** Ideal for residences, luxury hotels, and premium stores.

The Palette of Nina Marmaridou:

For a guaranteed result, Nina recommends the following codes:



Ral 9010 (Pure White): For brightness and clarity.

Ral 1001 (Beige): The epitome of timeless elegance.

Ral 6021 (Pale Green): For a sense of natural serenity.

Ral 8004 (Copper Brown Terracotta): For warmth and earthy energy.

Ral 5024 (Pastel Blue): For aristocratic and atmospheric depth.

Ral 9001 Additional color

This technique is not just a paint job, it is an aesthetic statement. With these colors and combinations, your space can be radically transformed, provided there is the right inspiration.



Nina Marmaridou
interior designer
partner



ninamarmaridou@gmail.com

www.ninamarmaridou.com

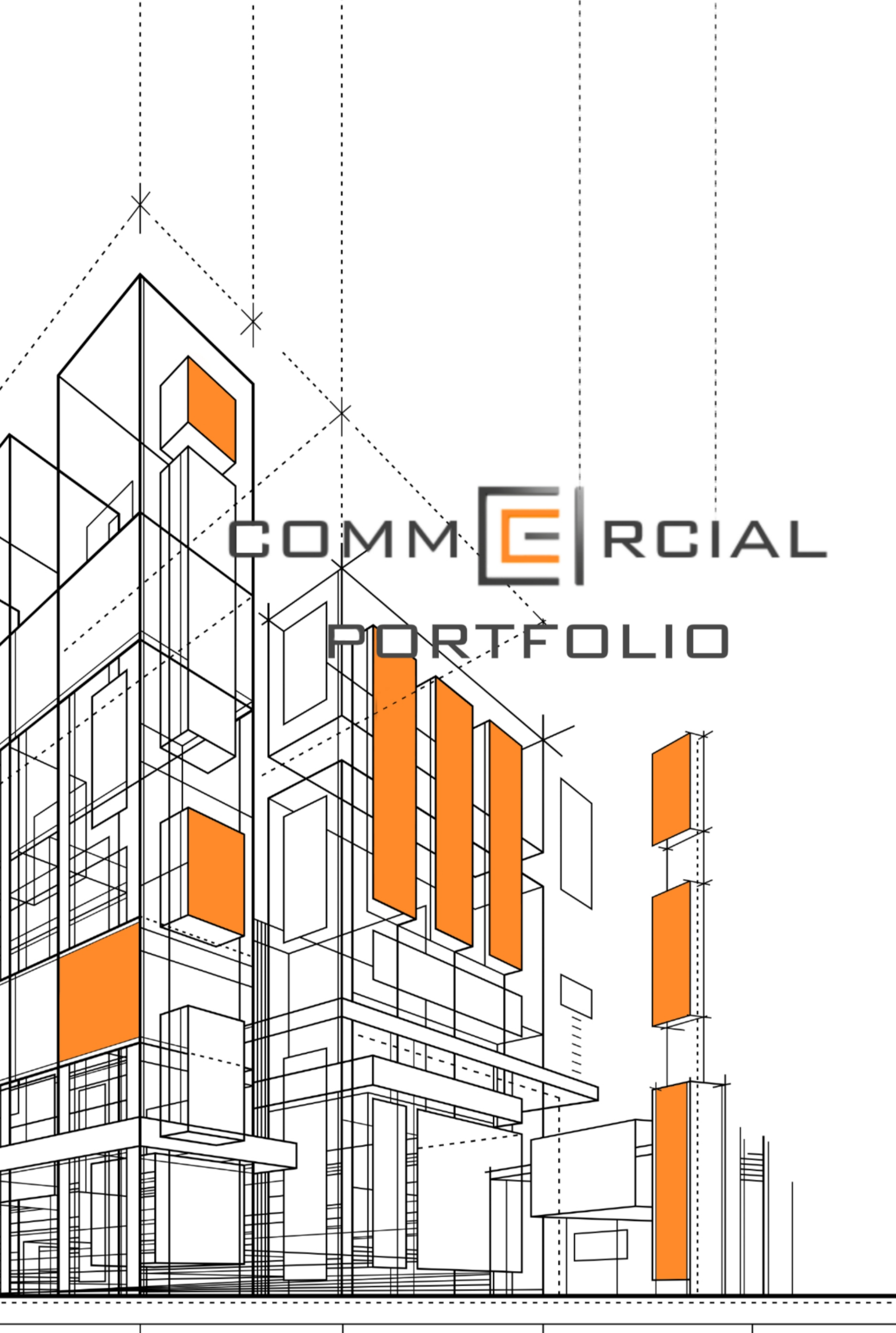
ARTWORLD

Concrete Aesthetics



Scan to explore the collection



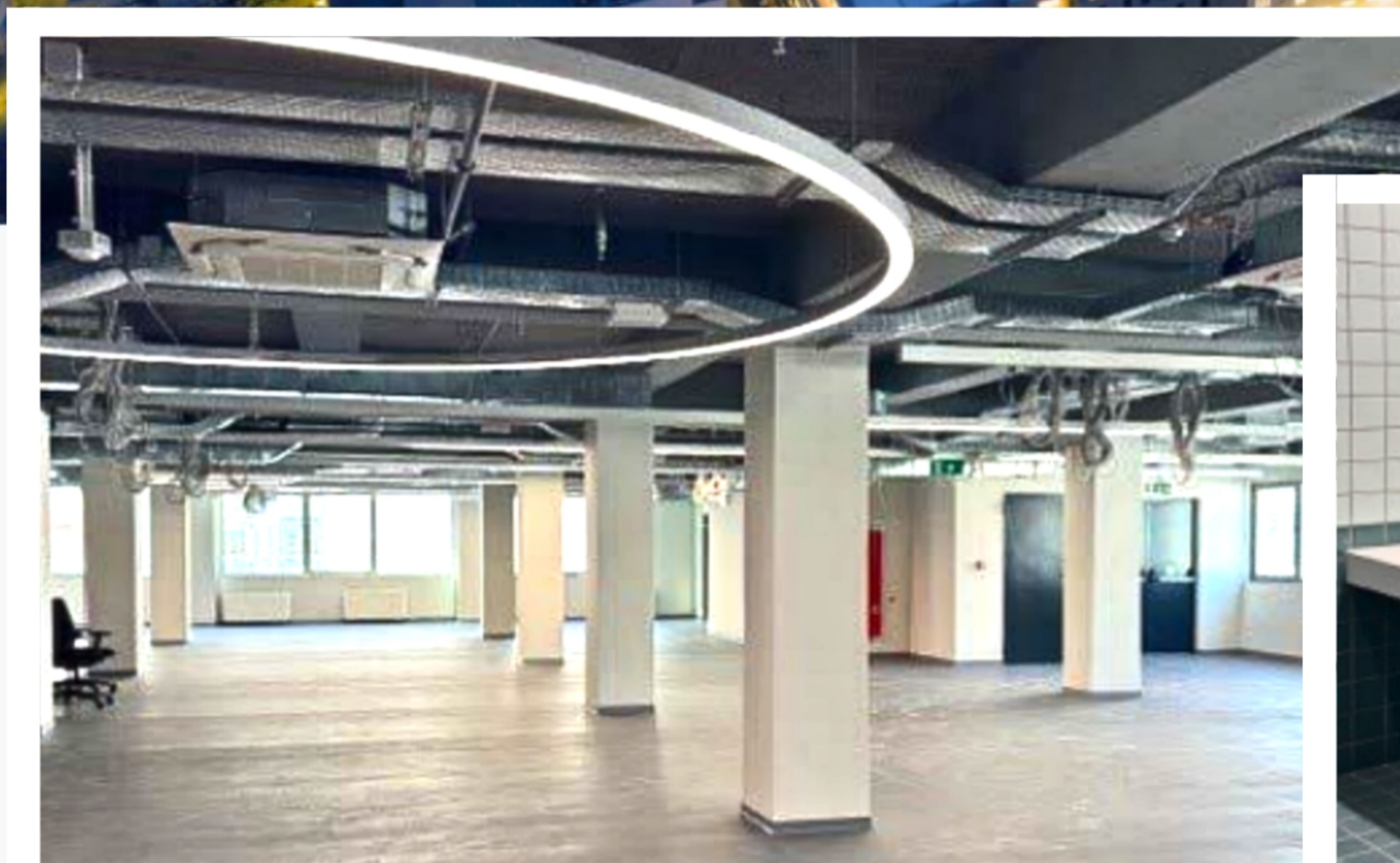


COMMERCIAL

PORTFOLIO

PIRAEUS LEASE

Independent office building 6,874sqm



For lease in the heart of Piraeus, a modern independent office building with a total area of **6,874sqm**, in a privileged location near the port and the Metro.

The property is developed across **7 levels**, ground floor and six upper floors, featuring an **A++ energy class** and international **LEED GOLD** certification.

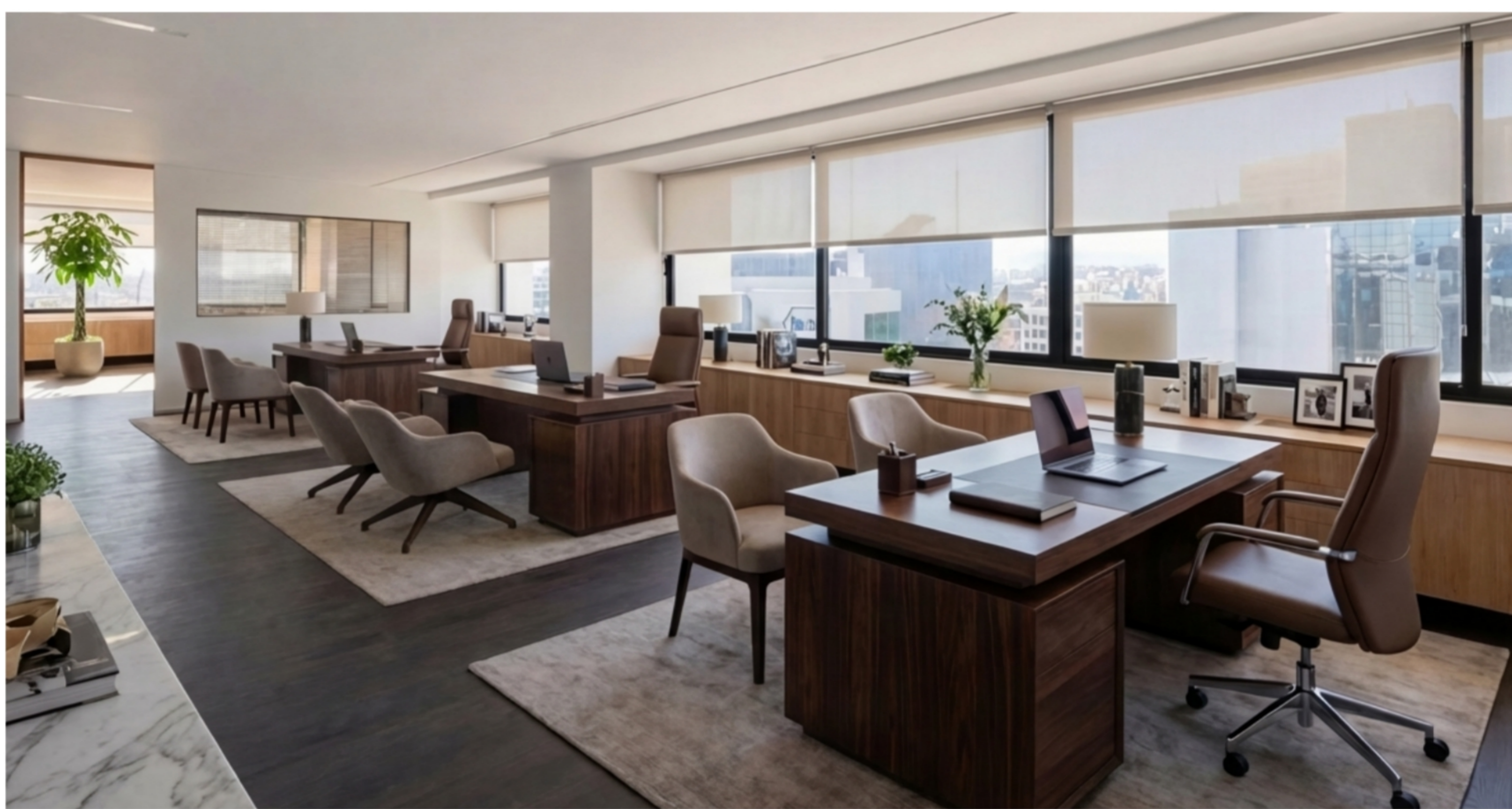
It includes 32 indoor parking spaces, VRV air conditioning systems, and structured cabling, making it a top choice for large organizations.

Price: €110,000 per month.



PROPERTY CODE: BA2318056
EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE: www.epsilonteam.gr

MAROUSI LEASE | 370sqm | 8th floor



For lease in Maroussi, adjacent to Kifissias Avenue, a fully renovated **370sqm** office on the 8th floor of a professional building.

The property features autonomous cooling, heating, structured cabling, fiber optics, and **6 parking spaces**.

It is located in a prime spot with direct access to Attiki Odos and public transport, offering modern infrastructure and **24/7 building security**.

Price: €9,000 per month.



PROPERTY CODE: BA2271790
EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE: www.epsilonteam.gr

MAROUSSI LEASE | 635sqm | BREEAM Certification



Fully renovated office spaces with a total area of **635sqm** are available for lease on the **3rd floor** of a modern professional building adjacent to Kifissias Avenue.

The property features **BREEAM** environmental certification, **24-hour security**, an impressive reception area, a meeting room, and an independent VRV cooling and heating system.

The space is configured with movable partitions for maximum flexibility, features structured cabling, laminate flooring, two WCs, and a kitchen with a dining area. There is a possibility for underground parking spaces at an additional cost, within a high-standard environment with reliable tenants.

Price: €18,000 monthly.



PROPERTY CODE: BA2321109
EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE: www.epsilonteam.gr

MAROUSSI LEASE | 710sqm



A 710sqm office space on two levels, ground floor and 1st floor, is for rent in an excellent commercial location in Maroussi, with direct access to Attiki Odos and public transport.

The property was built in 1993 and fully renovated in 2023, offering a bright and functional space with laminate flooring and aluminum frames with double glazing.

It features autonomous heating, air conditioning, structured cabling, a false ceiling, an internal staircase, and a fire detection system, and is accompanied by indoor parking spaces.

The property has an energy class C rating and is in amazing condition, ready for immediate use.

Price: €20,000.



PROPERTY CODE: BA2305484
EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE: www.epsilonteam.gr

MAROUSSI LEASE | 700sqm



A renovated 700sqm professional space is available for lease on the 1st floor of a building in Maroussi, in a strategic spot with direct access to the electric railway station, public transport, and Attiki Odos.

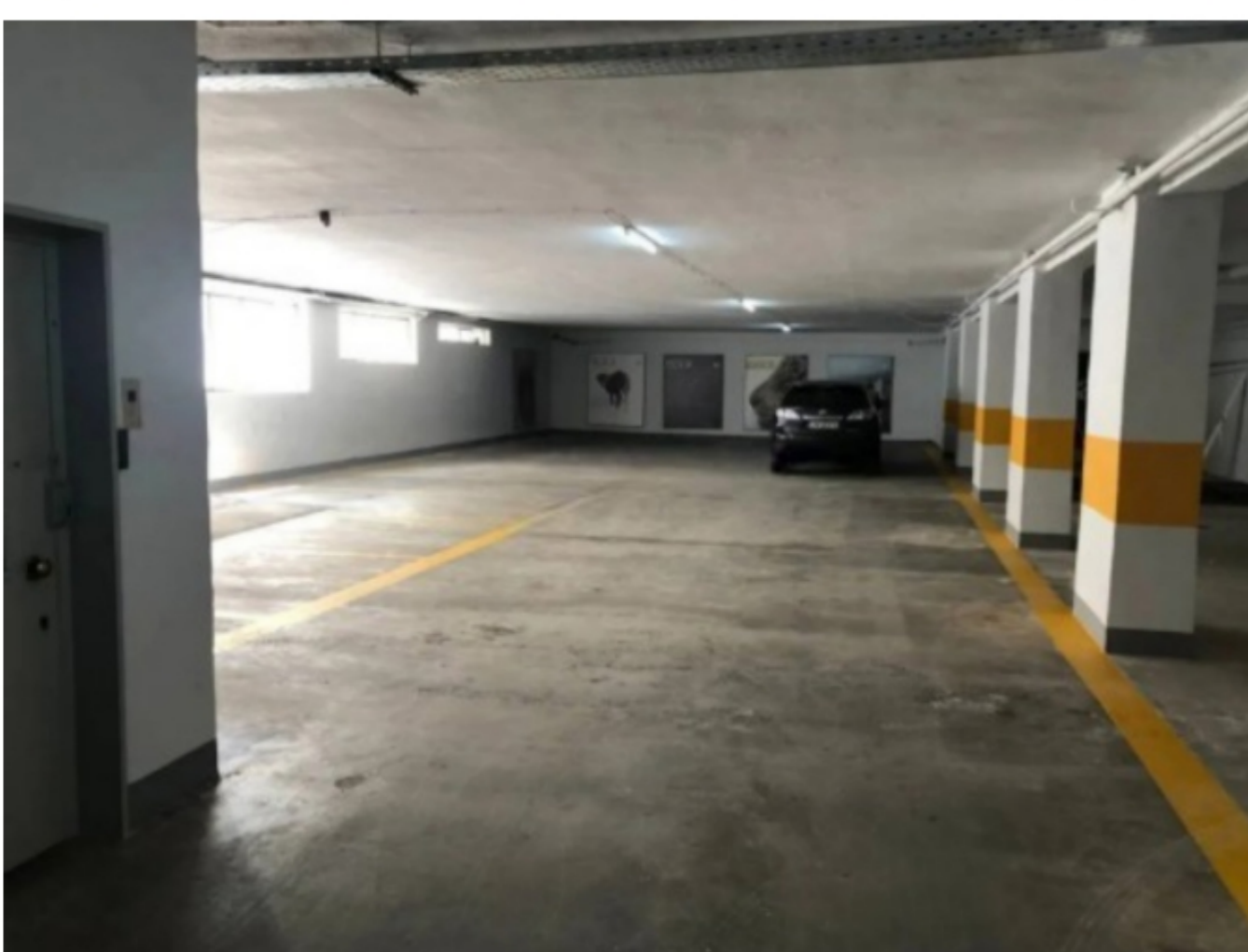
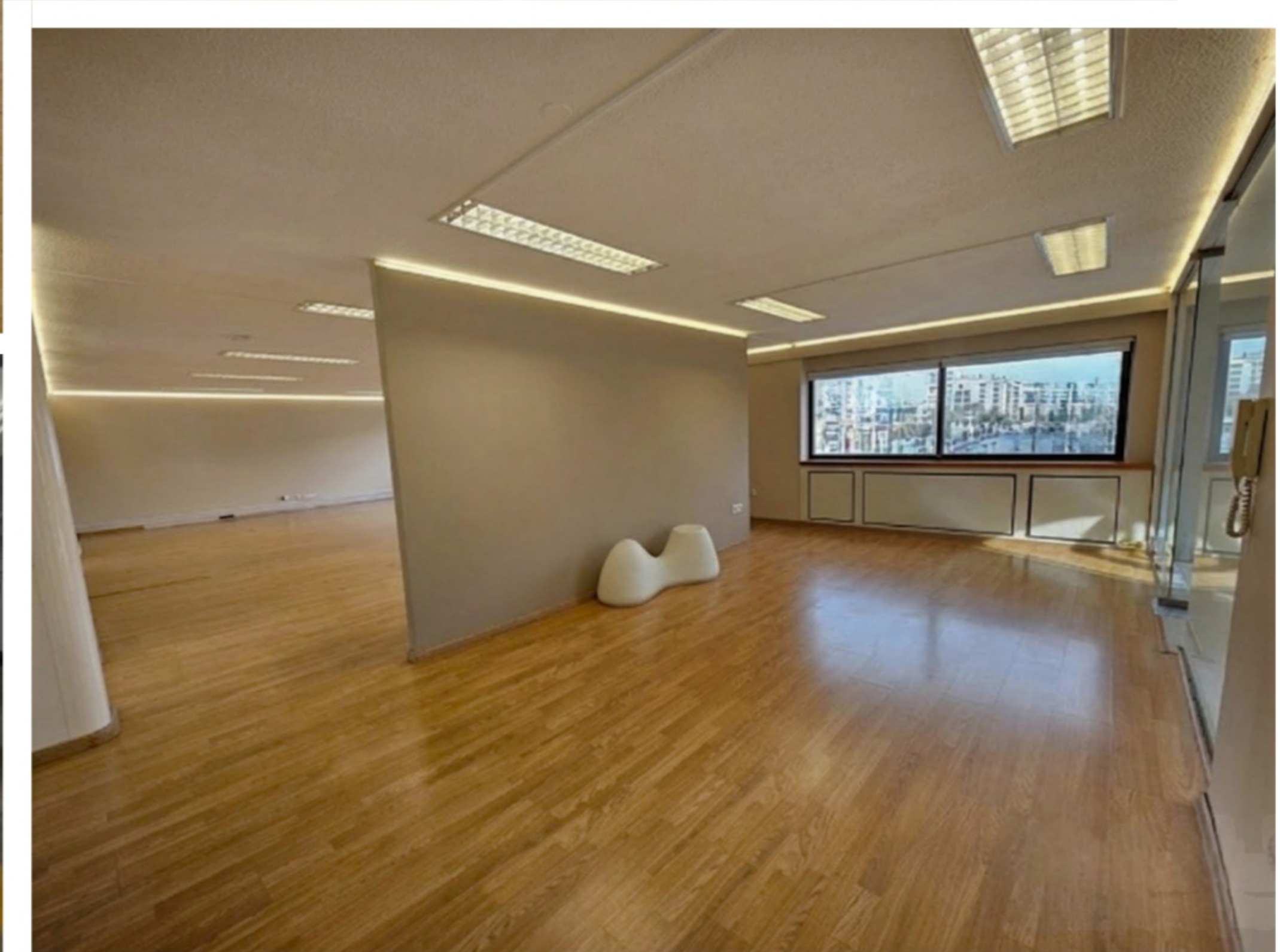
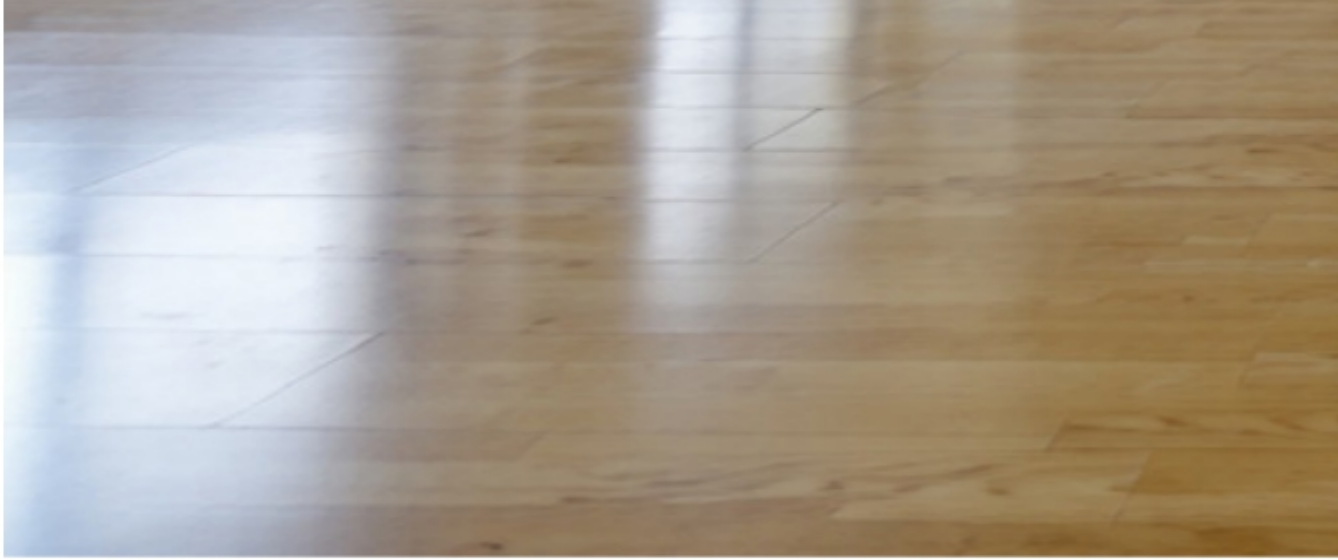
The property belongs to the top A++ energy class, features autonomous heating, air conditioning, soundproofing, and modern aluminum frames with double glazing.

Price: €25,100.



PROPERTY CODE: BA2321344
EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE: www.epsilonteam.gr

MAROUSSI LEASE | 170sqm



A bright and airy **170sqm** professional space is available for lease on the mezzanine floor of a building on a central avenue in Maroussi.

The property was **fully renovated in 2023** and features **five comfortable spaces**, a kitchen, WC, and **one indoor parking space**.

It is equipped with structured cabling, a false ceiling, laminate flooring, and an autonomous air conditioning system, while it is not burdened with common expenses. It is located in a strategic spot with direct access to Attiki Odos and public transport, making it an ideal choice for a modern corporate headquarters.

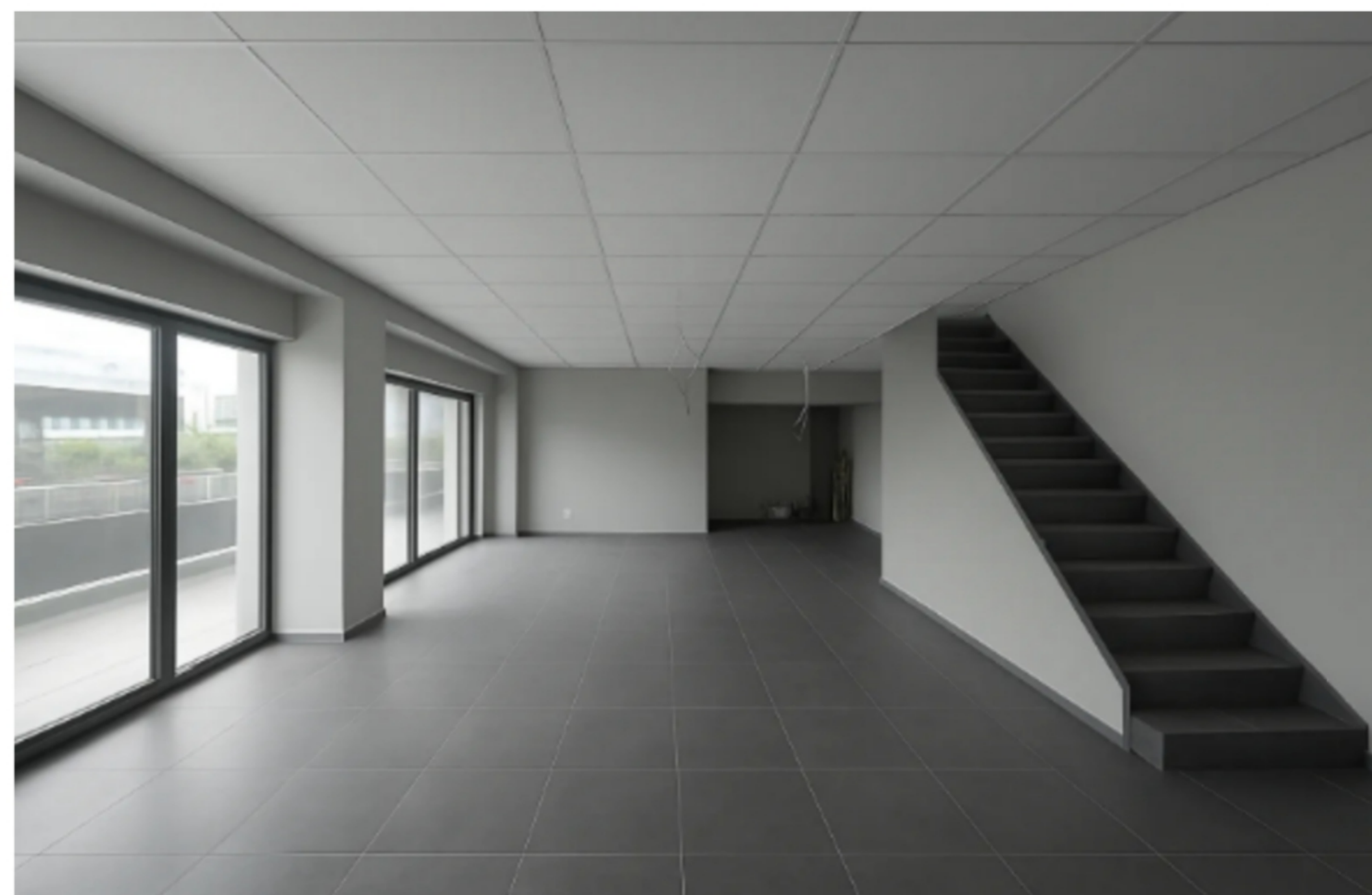
Price: €2,600 per month.



PROPERTY CODE: BA2307970
EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6986 439 698
WEBSITE: www.epsilonteam.gr

CHALANDRI LEASE

Independent corner building | Above-ground 394sqm



An independent corner professional building of 394sqm above-ground area is available for lease in Chalandri, built in 2025.

The property is distinguished by its minimal design, impressive illuminated facade, and top A+ energy class. It features an autonomous VRV cooling and heating system, a 15KW photovoltaic system, structured cabling, and fiber optic infrastructure. It includes a 310sqm basement with storage areas, as well as five parking spaces equipped with electric vehicle chargers.

It is a high-standard bioclimatic space, ideal for a corporate headquarters in a commercial zone.

Price: €10,000 per month.



PROPERTY CODE: BA2270007
EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6986 439 698
WEBSITE: www.epsilonteam.gr

ATHENS CENTER | PANEPISTIMIO LEASE | SALE | 180SQM PENTHOUSE



In the heart of Athens' commercial center, in the privileged Panepistimio area, an ultra-modern professional space of 180sqm is available for lease or sale on the 8th floor of a prominent building on a main avenue.

This is a penthouse office that combines high aesthetics with top-tier technological infrastructure, offering unobstructed views of the urban landscape and abundant natural light due to its southern orientation.

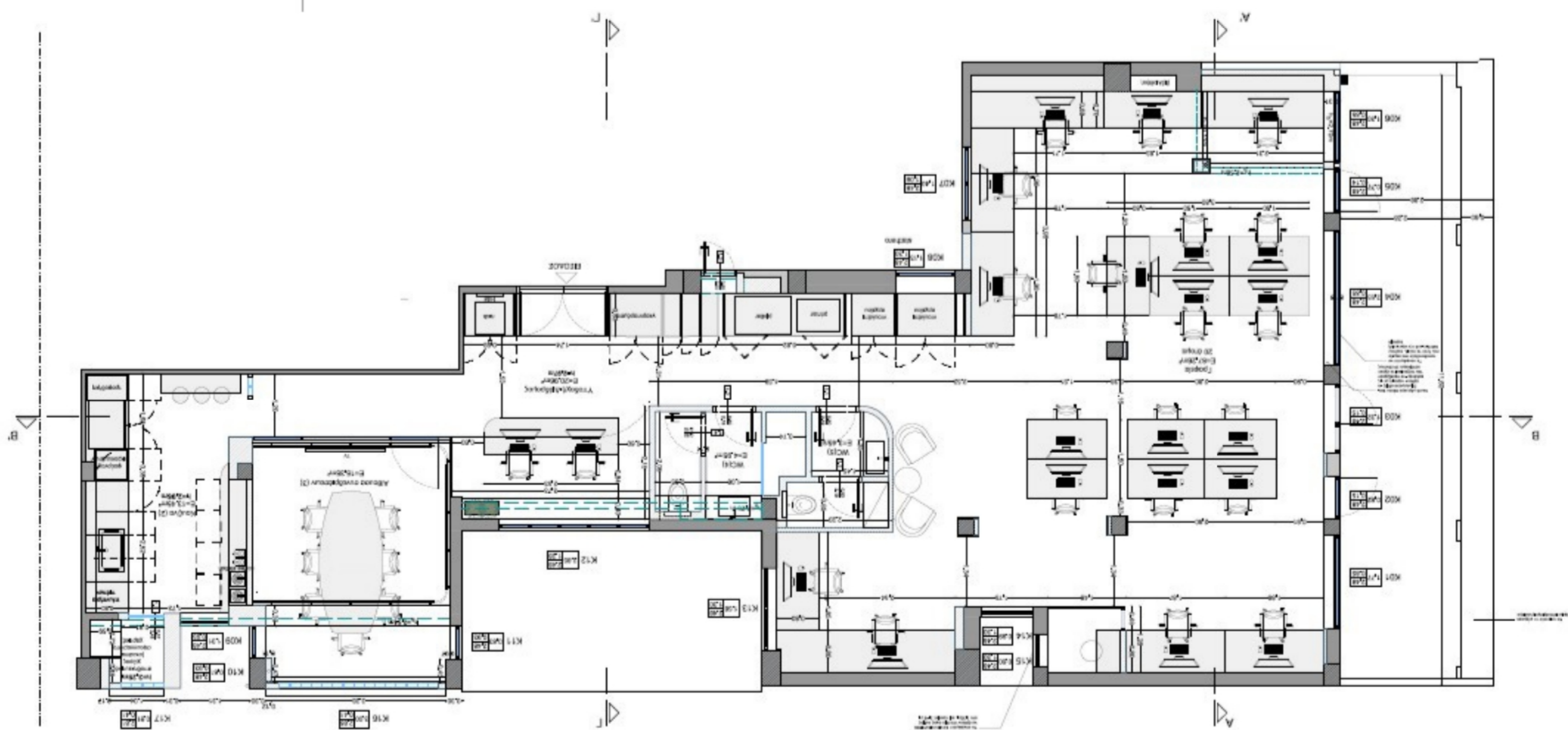


Space Design and Functionality:

The property was fully renovated in 2023 and features a smart layout that includes a large open-plan space capable of accommodating up to 20 workstations. The reception area includes a 2-person desk, while for your professional meetings, there is a high-specification meeting room and a dedicated booth for private calls. Employee comfort is ensured with a fully equipped kitchen, one bathroom, and one WC.

Would you like me to translate the rest of the features for this property?





Technological Superiority and Automations:

The space is fully ready for immediate operation (plug-and-play), featuring a KNX ABB automation system for controlling lighting, shading, and air conditioning. The technological infrastructure includes CAT6A structured cabling, fiber optic infrastructure, 35kVA three-phase power, and a 19" rack. The meeting room is equipped with HDMI 2.1 cabling for projections up to 8K resolution, making it ideal for modern presentations.



Security and Quality of Working Environment:

Security is guaranteed with a PARADOX alarm system, 360-degree motion detectors, security cameras, and access control with WiFi video intercom. Air conditioning via an LG system with a VAM air exchanger ensures the ideal temperature and air quality, while energy-efficient frames offer top-tier soundproofing.

The property is fully accessible to people with disabilities and includes branded Bosch and Samsung electrical appliances.

Rental Price: €5,000 / month

Sale Price: €1,100,000



PROPERTY CODE:

ΕΠ2299624 | ΕΠ2302160

EPSILON TEAM

real estate agents / appraisers

TEL: +302107212284

MOBILE: +30 6944 626 626

WEBSITE: www.epsilonteam.gr

OMONOIA SALE | PENTHOUSE OFFICES 183sqm



For sale, a privileged corner penthouse office on the 8th floor with a total area of 183sqm in the heart of the commercial triangle, between Omonoia and Kaningos squares. The property is airy, exceptionally bright with a southeastern orientation, and features large corner terraces with panoramic, unobstructed views of Lycabettus Hill and the urban landscape.



It consists of 7 independent rooms with the potential for complete reconfiguration, a bathroom, 2 WCs, storage space, a security door, and three-phase power, while the building features a disability ramp. It is located on a high-visibility street, **just 2 minutes from the Metro** and with direct access to all public transport and Universities. The property requires renovation, representing an ideal opportunity for the creation of an ultra-modern corporate headquarters or a creative multi-purpose space.

Sale price: €595,000.



PROPERTY CODE: ΕΠ2041441
EPSILON TEAM
real estate agents / appraisers
TEL: +302107212284
MOBILE: +30 6944 626 626
WEBSITE: www.epsilonteam.gr



EPSILON TEAM

COMMERCIAL DEPARTMENT

We specialize in tailored solutions for office spaces, retail properties, and corporate buildings. Contact us to discuss your specific requirements.

Head of Commercial Department

Viki Arvaniti

Direct Contact:

+30 6986439698

viki@epsilonteam.gr

Epsilon Team Real Estate Office: +30 210 7212284

Website: www.epsilonteam.gr

Blog | Magazine: www.epsilonliving.gr

THE EPSILON SELECTION

Special & Exclusive Portfolio

At Epsilon Team, we manage a curated collection of significant properties that are not published and remain off the open market.

Due to their uniqueness and strategic importance, these assets are communicated exclusively to a restricted circle of serious investors.

Access to detailed information and photographic material is provided upon a formal request for interest, with absolute adherence to ethics and confidentiality.

Explore our curated selection on the following 4 pages.



An impressive, ultra-modern seafront villa of approximately 1,100sqm on a 2,000sqm plot in Meganisi, the hidden gem of the Ionian Sea located right across from Lefkada. The property features 6 bedrooms, offering absolute privacy, panoramic views, and direct access to the most beautiful beaches in the region.

For full photographic material and a detailed presentation of the property, please
contact Ms. Evita Eleftheroudaki
evita@epsilonteam.gr | +30 6948101284



A unique caldera-edge property in Santorini:
The highest point, the ultimate view.

1.118 sq.m land
410 sq.m house
4 Independent Suites
80 sq.m swimming pool
Building year 200

For full photographic material and a detailed presentation of the property,
please contact Ms. Evita Eleftheroudaki
evita@epsilonteam.gr | +30 6948101284



Wishing you a Joyful and Blessed Easter