



# ILIOUPOLI CITY CENTER

DIMOKRATIAS AVENUE 46



First Hellenic Real Estate — your gateway to premium Athens living and smart EU investment.

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# About the company

First Hellenic Real Estate is a boutique real-estate firm based in Athens, specialising in high-quality apartments in the city's most desirable central neighbourhoods. We combine local market expertise with a curated portfolio of premium properties that offer both lifestyle value and investment potential.

We focus on Golden Visa-eligible properties, making it simple for international buyers to secure EU residency while investing in a stable, growing real-estate market. From property sourcing to legal support and visa coordination, we provide a seamless, end-to-end experience.

Why choose First Hellenic:

- Prime locations in central Athens
- Golden Visa-compliant properties
- Full legal and transaction support
- Trusted partner for international investors



## Dimokratias 46

Situated in one of Athens' most desirable neighborhoods the development offers easy access to schools, shops, parks, and public transport, while maintaining a peaceful suburban atmosphere.

This project is also Golden Visa eligible, offering international buyers a unique opportunity to secure residency in Greece through a turnkey investment in a premium, fully renovated property in Ano Ilioupoli.

Located in the serene residential area of Ano Ilioupoli, this fully reconstructed four-level building (ground floor plus three floors) offers a rare blend of modern design, comfort, and urban convenience.

Comprising 13 spacious apartments ranging from 50 m<sup>2</sup> to 85 m<sup>2</sup>, each residence has been meticulously redesigned to provide bright, functional interiors with open layouts, elegant finishes, and abundant natural light.

The property features a beautiful landscaped garden, creating a tranquil private oasis for residents—perfect for relaxation or social gatherings. Each apartment combines contemporary aesthetics with everyday practicality, making it ideal for families, professionals, and investors alike.

# Location



**GLYFADA**  
9 km



**ELLINIKON**  
9,5 km



**ACROPOLIS**  
6,5 km



**AIRPORT**  
30 km



**ALIMOS BEACH**  
7 km



**BUS STATION**  
200m



# Ano Ilioupoli Surroundings

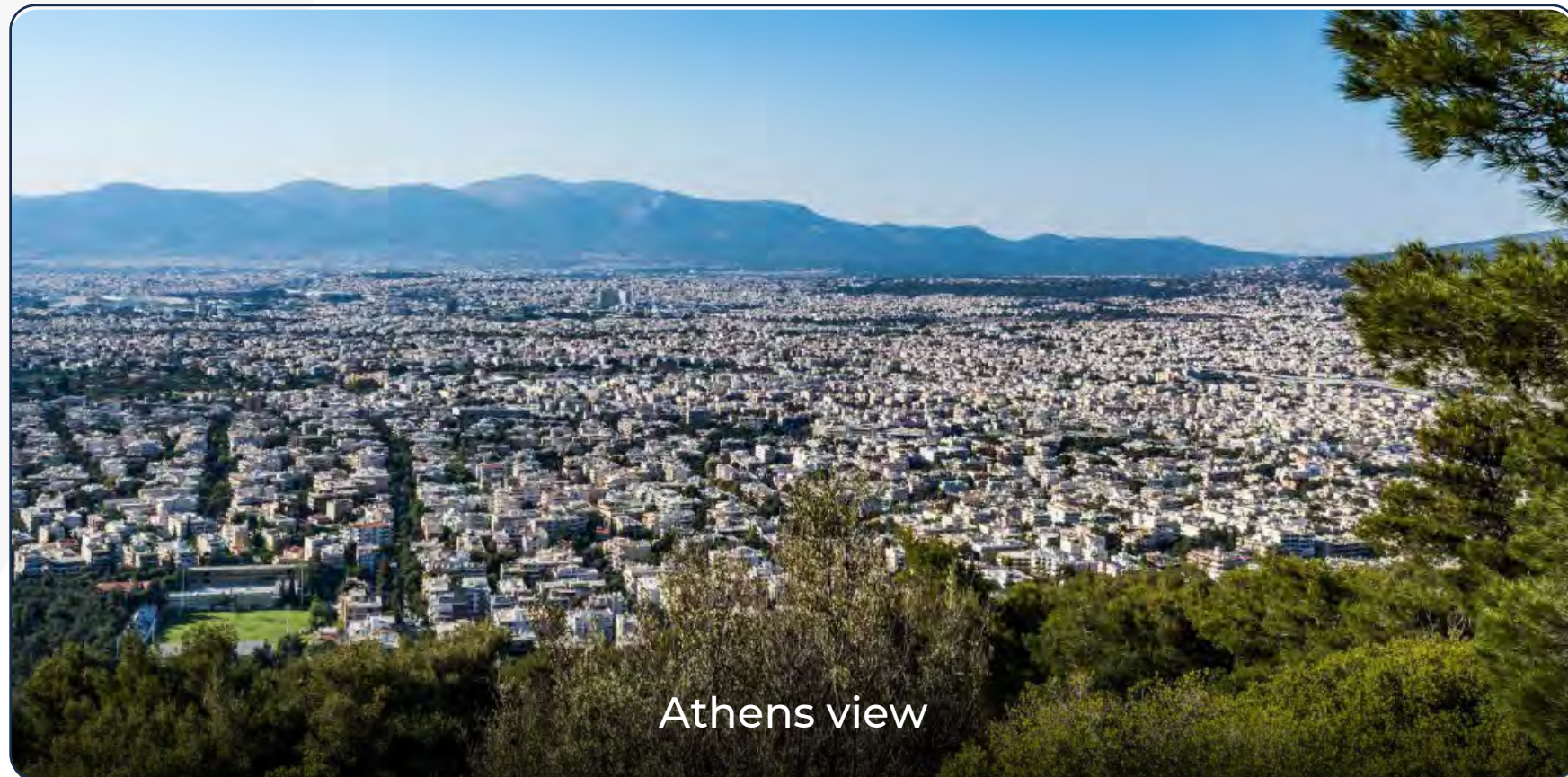
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Ano Ilioupoli central square



Imittos mountain



Athens view



Alimos beach

# Project Overview

Dimokratias Av., 46,  
Ano Ilioupoli

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## Model Apartments

Apartment A  
(58.00m<sup>2</sup>)

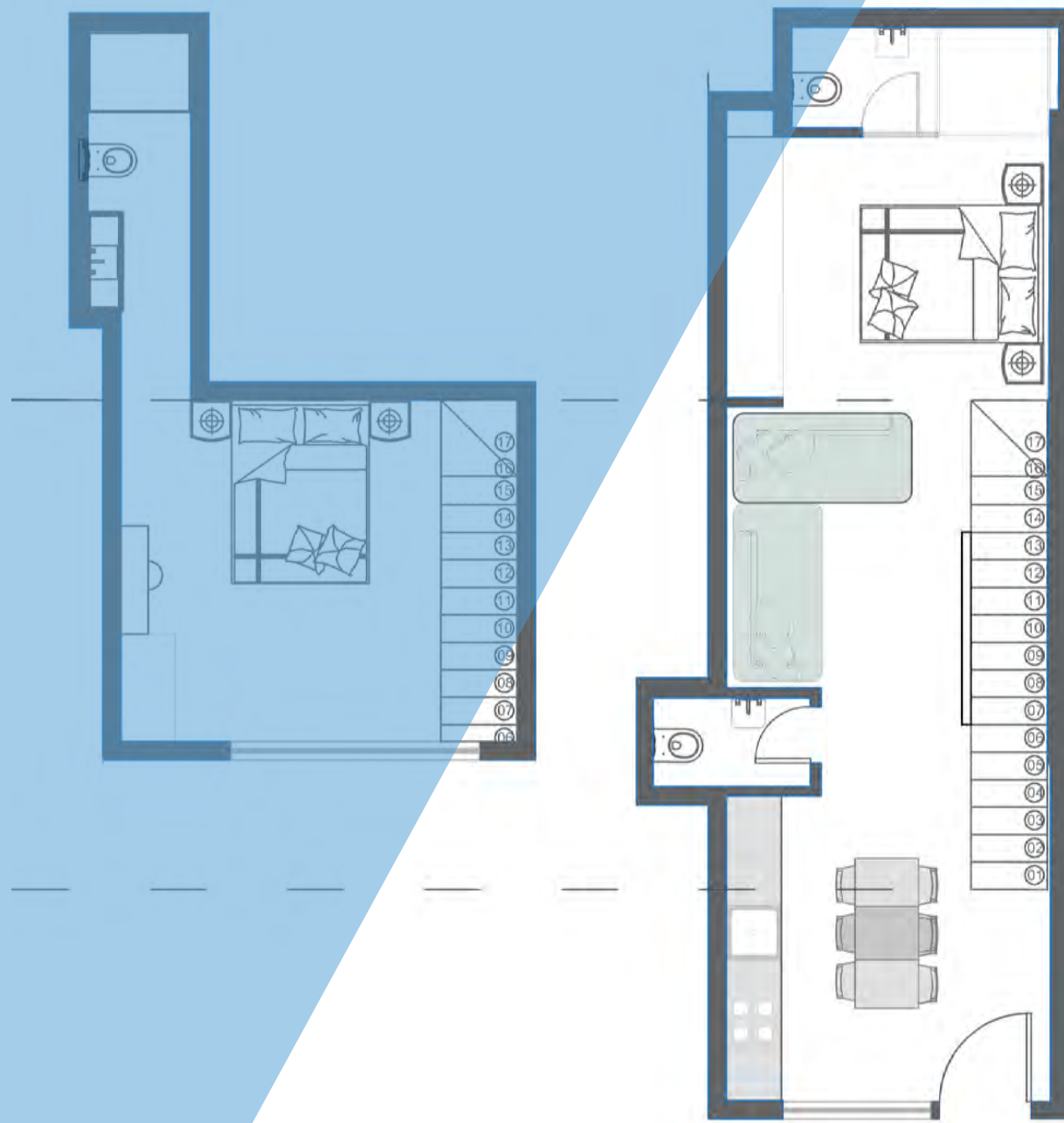
Apartment B  
(50.00m<sup>2</sup>)

Apartment C  
(60.00m<sup>2</sup>)

Maisonettes  
(51.00m<sup>2</sup> - 87.00m<sup>2</sup>)



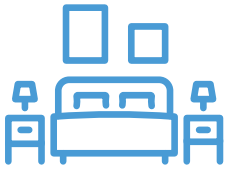







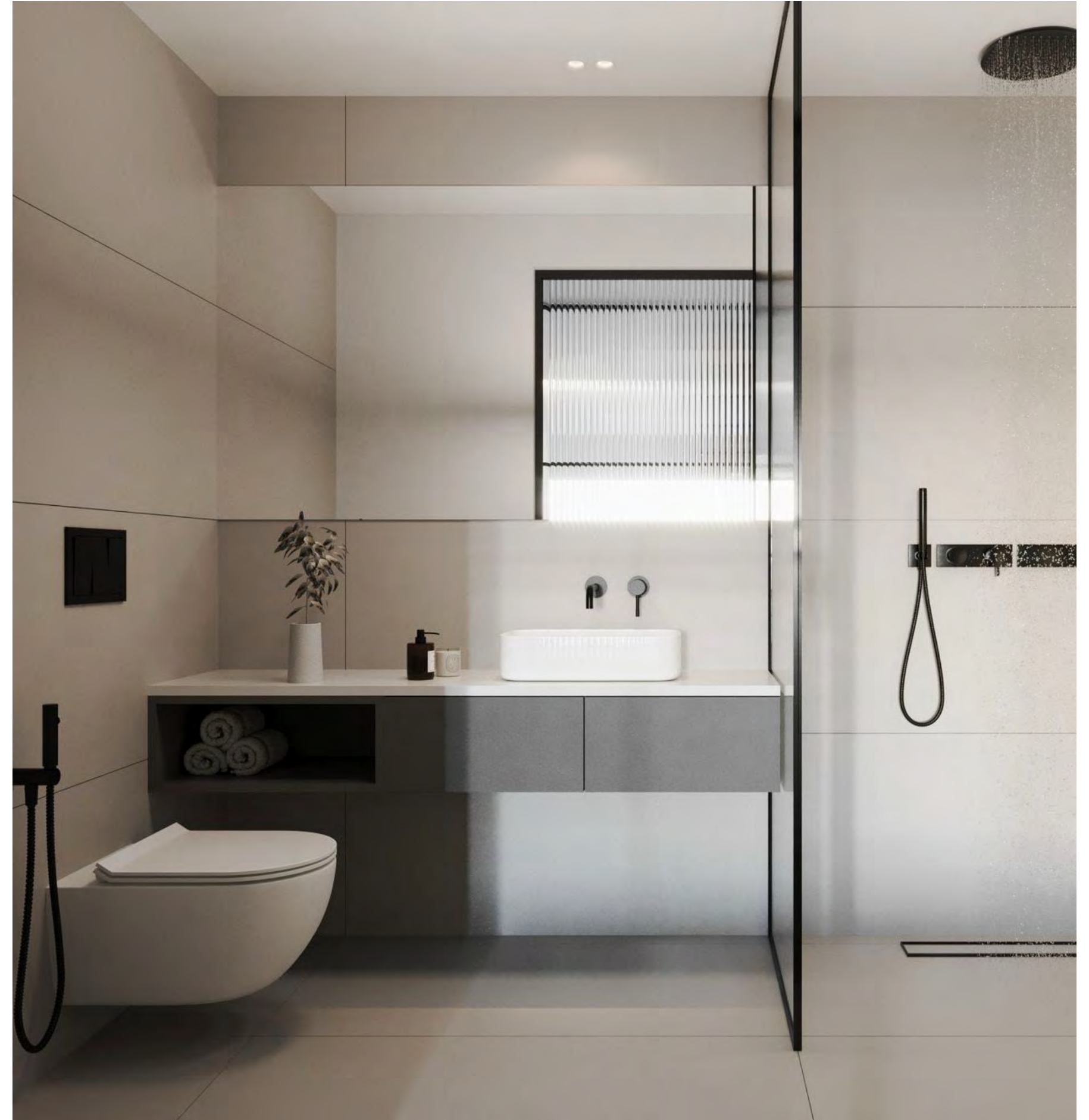


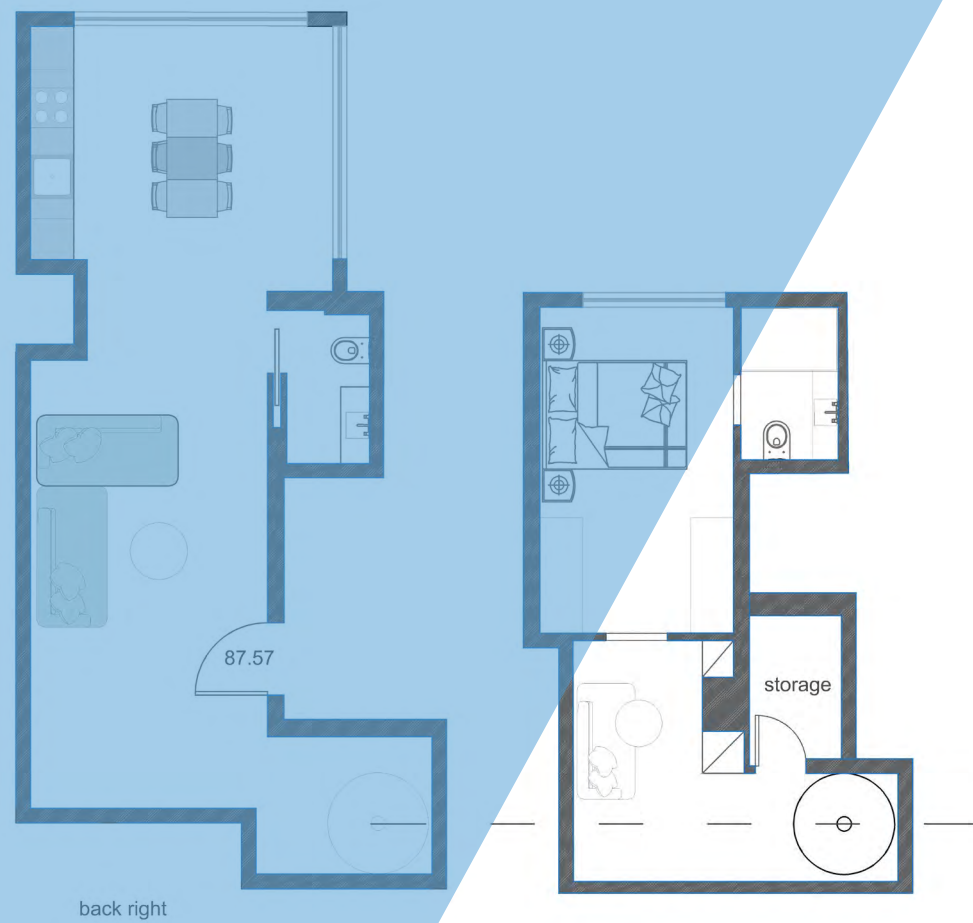
# Garden left Unit

Interior Surface: 70.00m<sup>2</sup>

-   
 2 Baths  
& 1 WC
-   
 Kitchen
-   
 2 bedrooms
-   
 Open-  
concept  
living/dining  
room
-   
 Private  
Garden  
65m<sup>2</sup>
-   
 Terrace  
18m<sup>2</sup>







# Garden right Unit

Interior Surface: 87.00m<sup>2</sup>



1+1  
WC



Fully  
equipped  
open plan  
Kitchen



1 bedroom



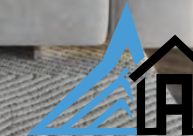
Open-  
concept  
living/dining  
room



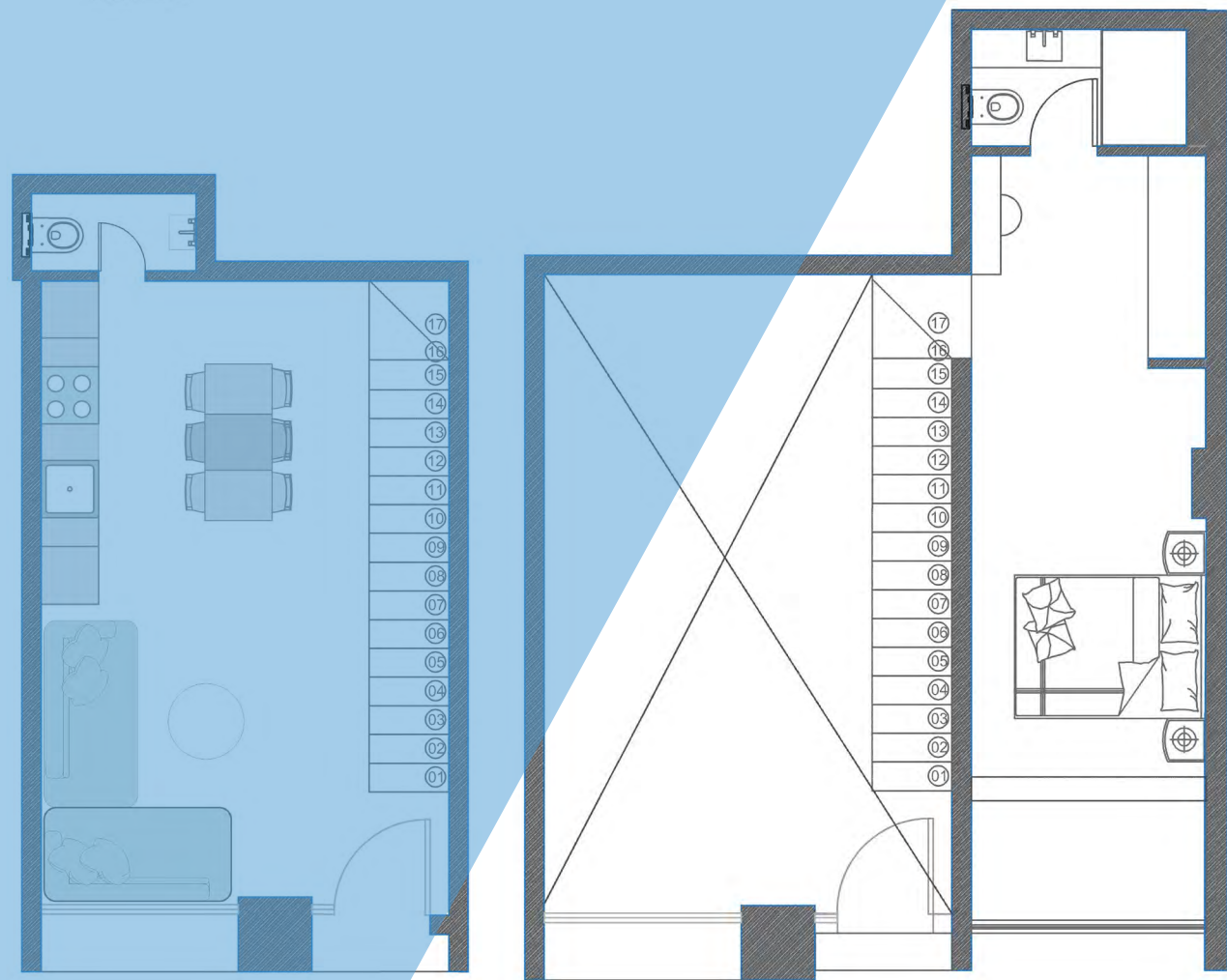
Private  
Garden  
65m<sup>2</sup>



Terrace  
18m<sup>2</sup>







# Front right

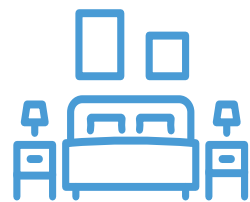
Interior Surface: 62.00m<sup>2</sup>



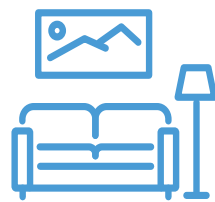
1+1 WC



Fully equipped  
open plan  
Kitchen



1 bedroom

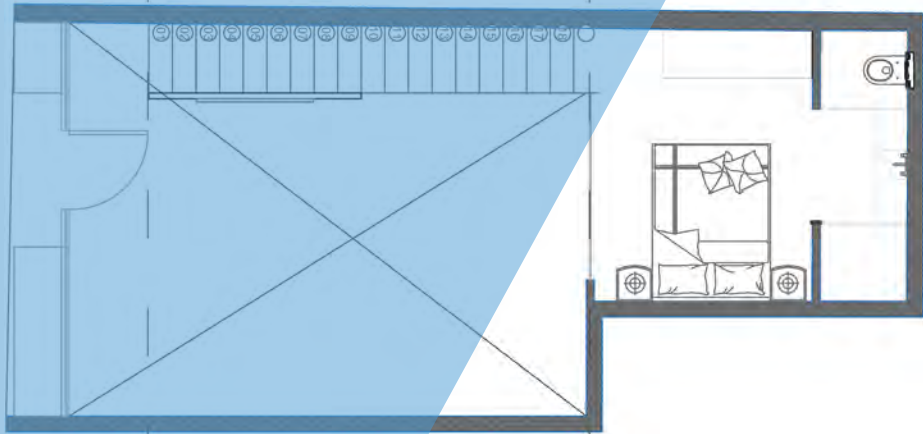
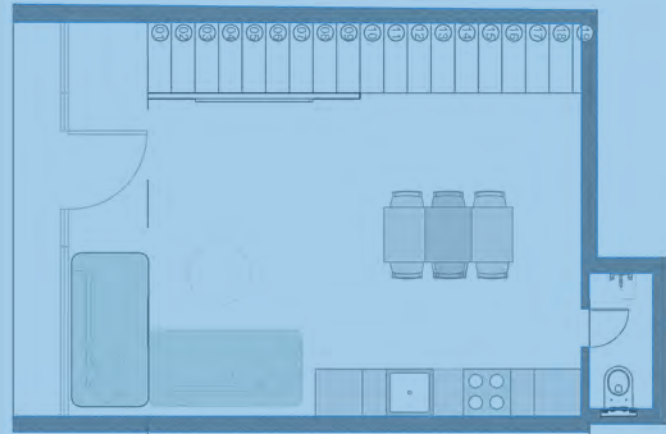


Open-concept  
living/dining room

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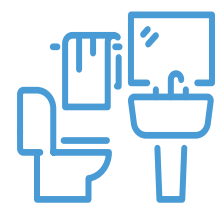




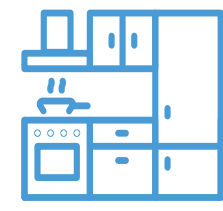


## Front left

Interior Surface: 51.00m<sup>2</sup>



1+1 WC



Fully equipped  
open plan  
Kitchen



1 bedroom



Open  
concept  
living/dining room

First Hellenic Real Estate





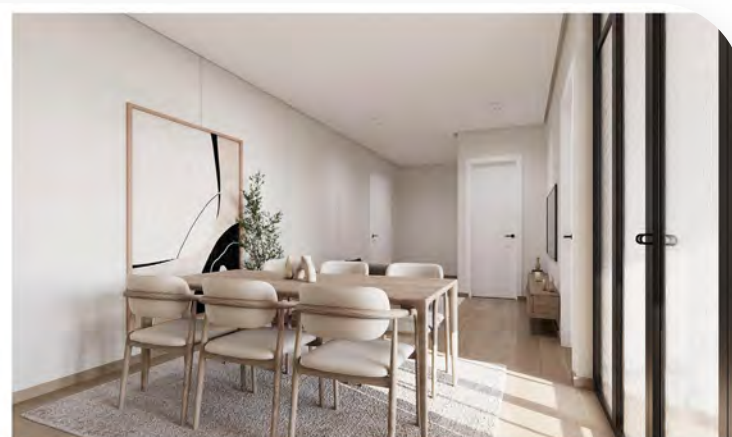
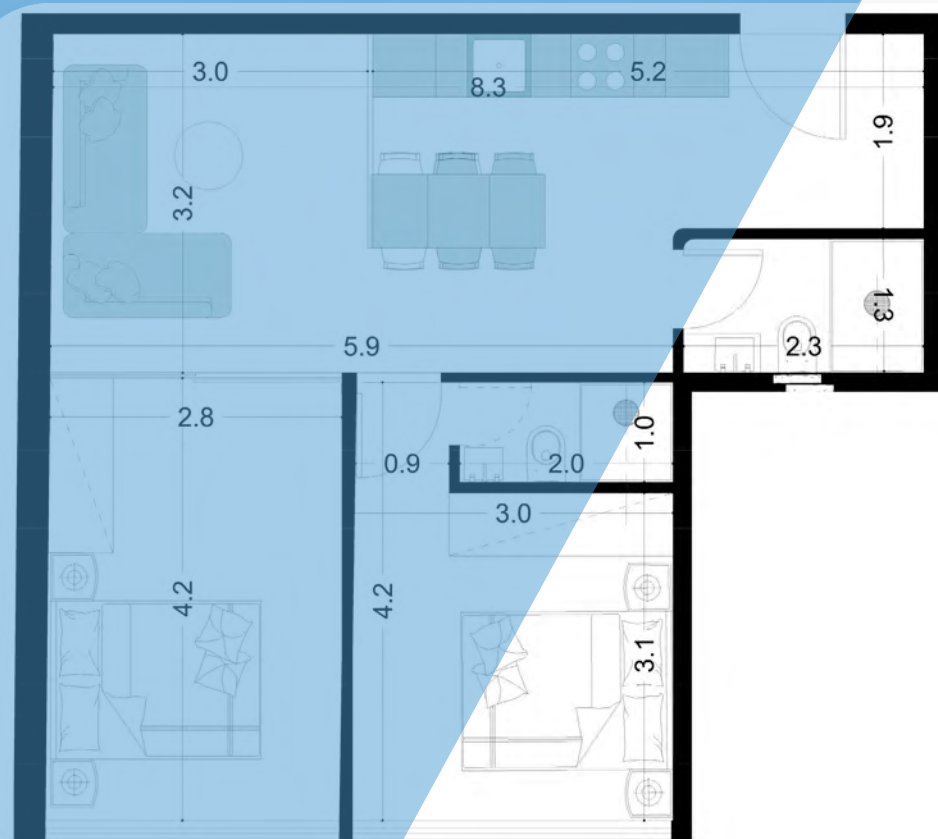
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# 1-2-3 floor layout

Dimokratias Av., 46,  
Ano Ilioupoli





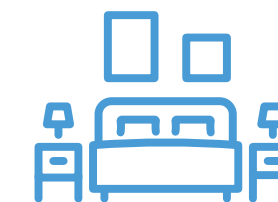
# APARTMENT A



2 baths



Kitchen



2 bedrooms



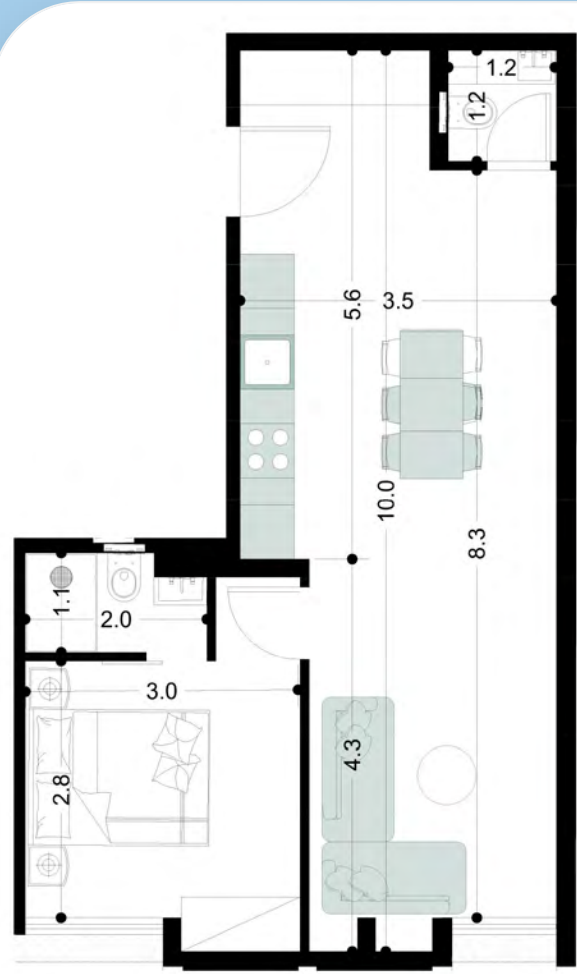
Open-concept  
living/dining room



Interior Surface: 58.00m<sup>2</sup>







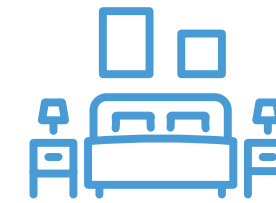
## APARTMENT B



1+1 WC



Kitchen

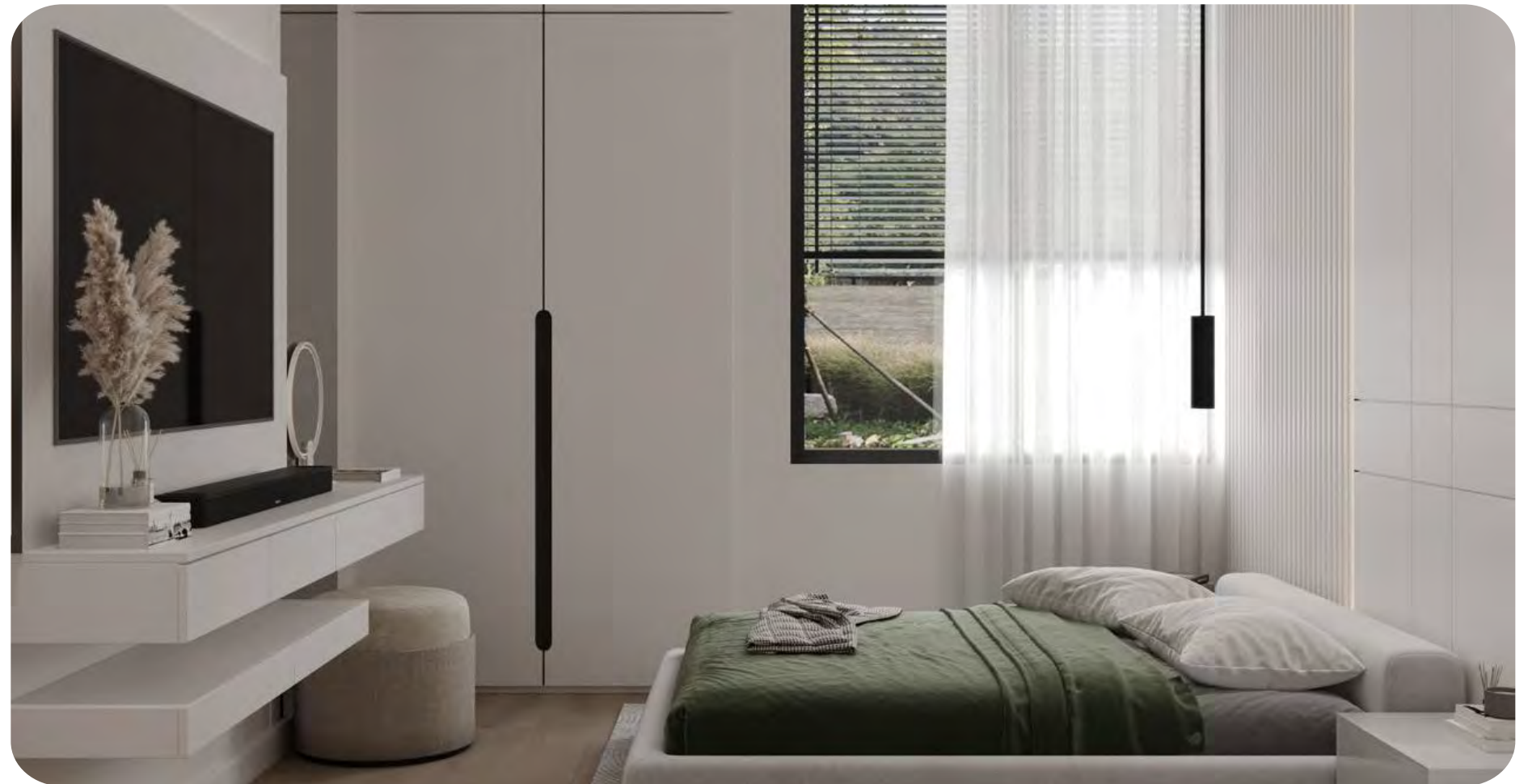


1 bedroom



Open-concept  
living/dining room

Interior Surface: 50.00m<sup>2</sup>







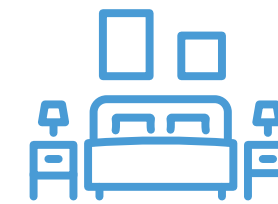
# APARTMENT C



2 baths



Kitchen

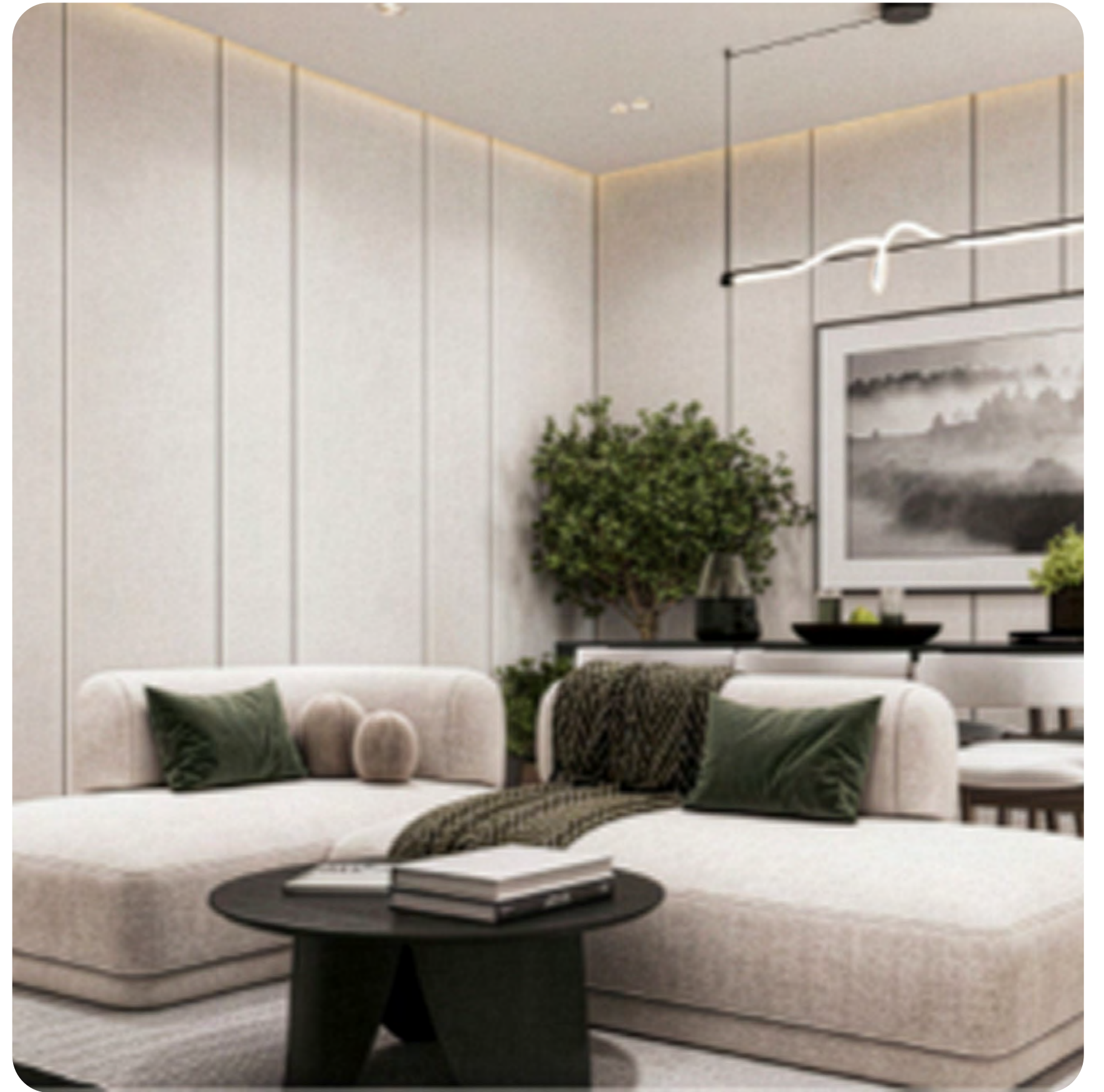


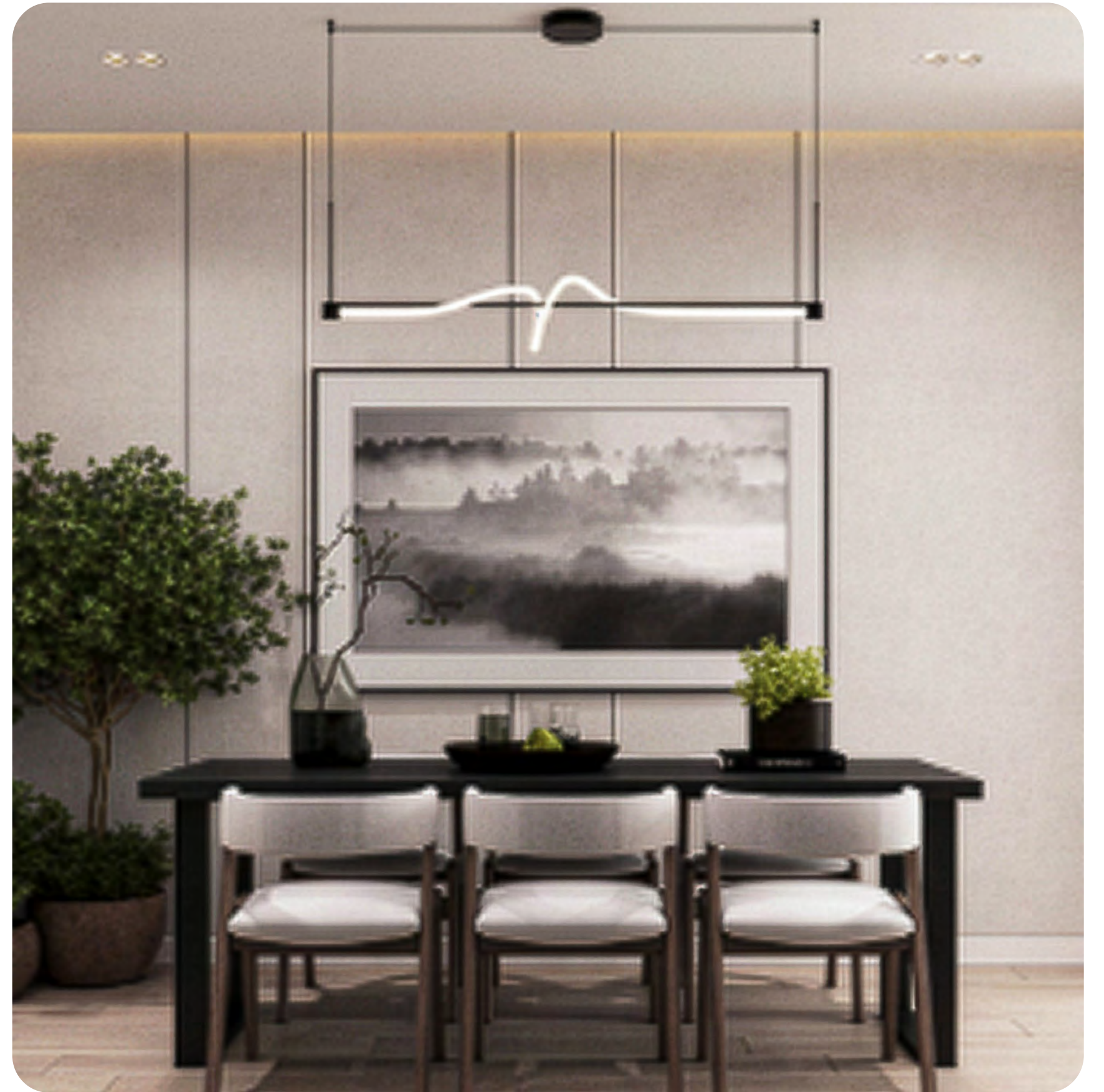
2 bedrooms



Open-concept living/dining room

Interior Surface: 60.00m<sup>2</sup>





Thank  
You

