

NEOS 23

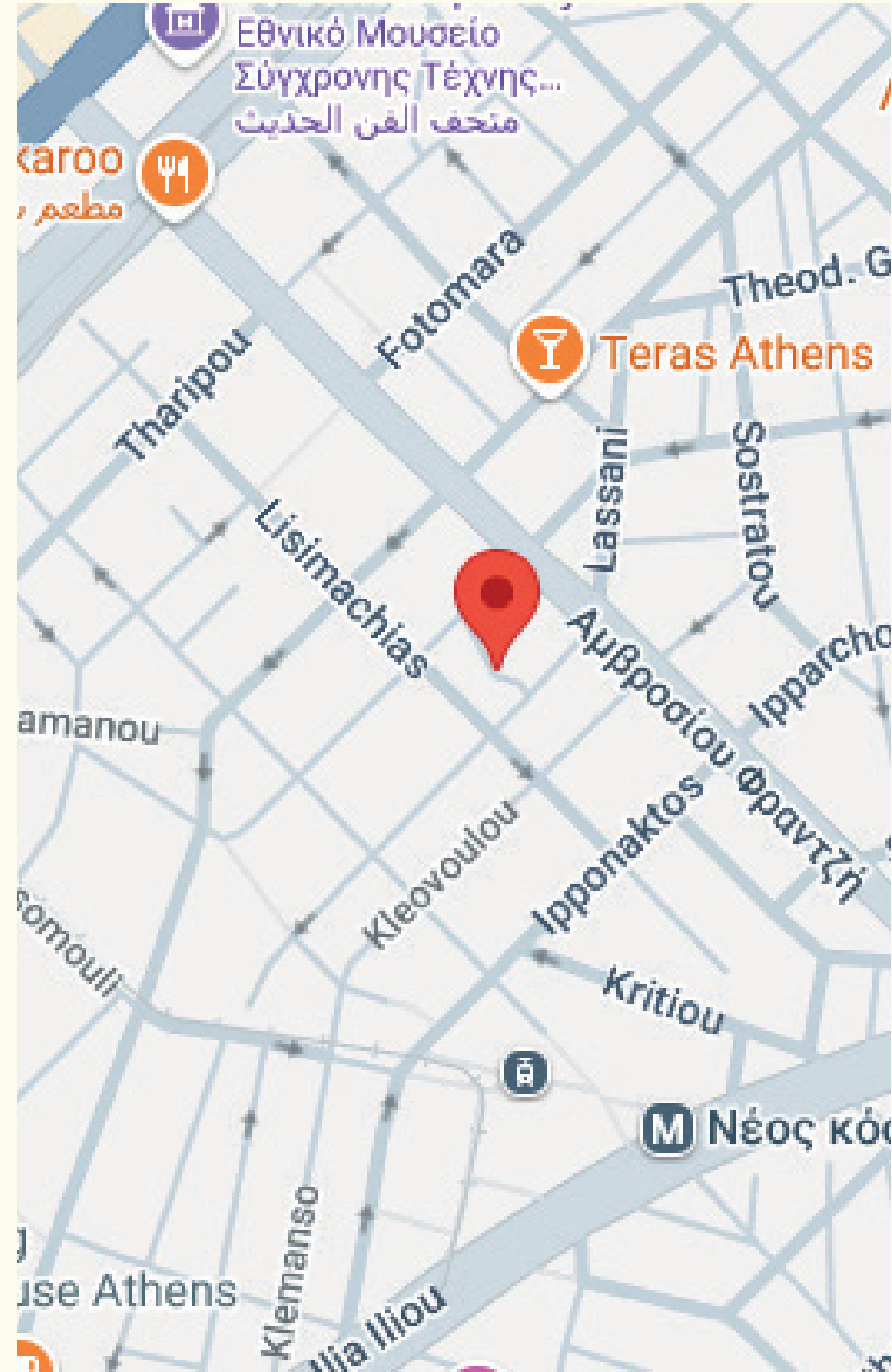
APARTMENTS

Delivery in May 2025



Location

Neos Kosmos is a neighborhood in Athens, Greece, located just south of the city center. It's a residential area known for its mix of modern and traditional features. The neighborhood is well-connected to the rest of Athens by public transportation, with easy access to the city's metro system. Neos Kosmos offers a variety of cafes, restaurants, and shops, and 5 stars hotel like grand Hayat and intercontinental making it a lively place to live and visit. It's also close to several cultural sites, including the Panathenaic Stadium and the Acropolis.



Around you...



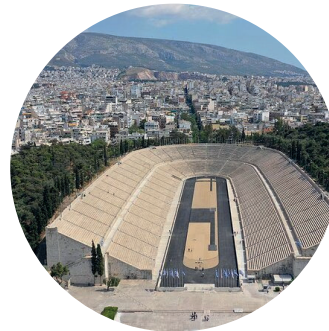
Acropolis & Parthenon
around 1 km



The Acropolis Museum
around 1 km away



Temple of Olympian Zeus
around 1 km



Panathenaic Stadium
around 1.5 km



Plaka & Anafiotika
around 1 km away



Syngrou-Fix Metro Station
around 100 meters



Syngrou Avenue Bus Stops
500 meters



Fix Tram Station
500 meters



New regulation concerning international investors

Accordingly, to the new regulation, Neo 23 project gives the possibility for investors to obtain residence permit after acquiring 1 ownership for at least 250.000 € as the status has been changed from commercial to residential.

In addition, these properties will be leased to the management company, which will sublet them in the short and medium term. According to the new Residence permit legislation, the properties that have acquired to apply for the residence permit, are prohibited to rent out short-term in the context of the sharing economy, as well as to sublet.

The short-term rental legislation in the context of the sharing economy states:

A short-term lease is defined as the lease or sublet of a property, if it is not posted on a digital platform in its context sharing economy or not and whether the contract is concluded through of the digital platform, for a specific period, shorter than sixty (60) days and if no other services are provided apart from it accommodation and the provision of bed linen, consequently it refers to Airbnb status where the properties receive a registration number.

Legislation n. 44462016/ article 11.

Neo 23 which is classified (EEAA) - (Serviced apartments) as organized tourist accommodation. The lease from the management company, of all shared and main owned areas of the building, and their subletting, does not affect the status of obtaining a residence permit based on the new legislation.



Why Noes 23?

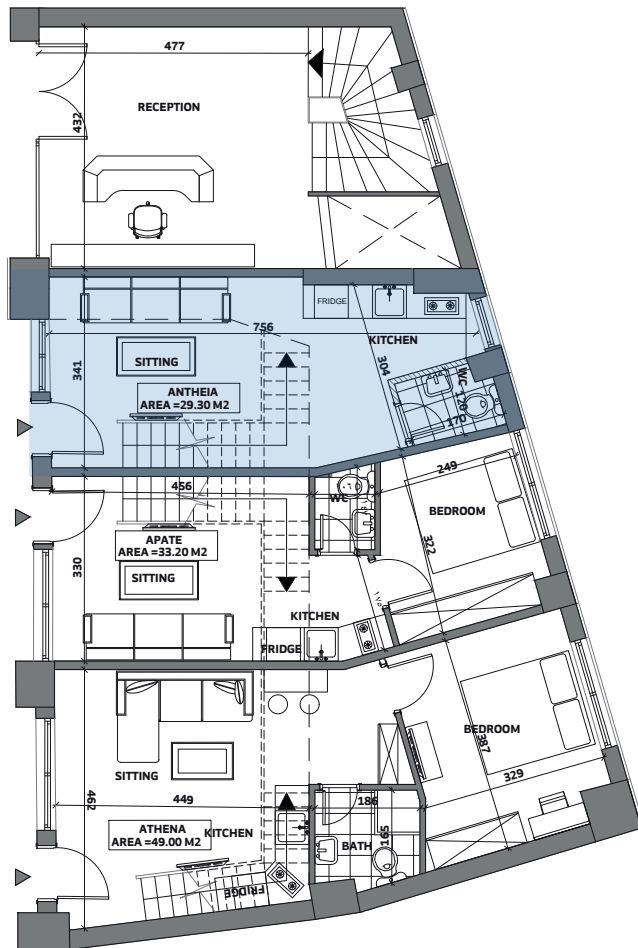
- Escape the ordinary and discover your urban oasis in Athens, Greece, at NEOS 23.
- These beautifully apartments boast a perfect blend of contemporary design and classic Athenian charm.
- Immerse yourself in the vibrant city life while enjoying the tranquility of your own private sanctuary.

Atheia Apartment

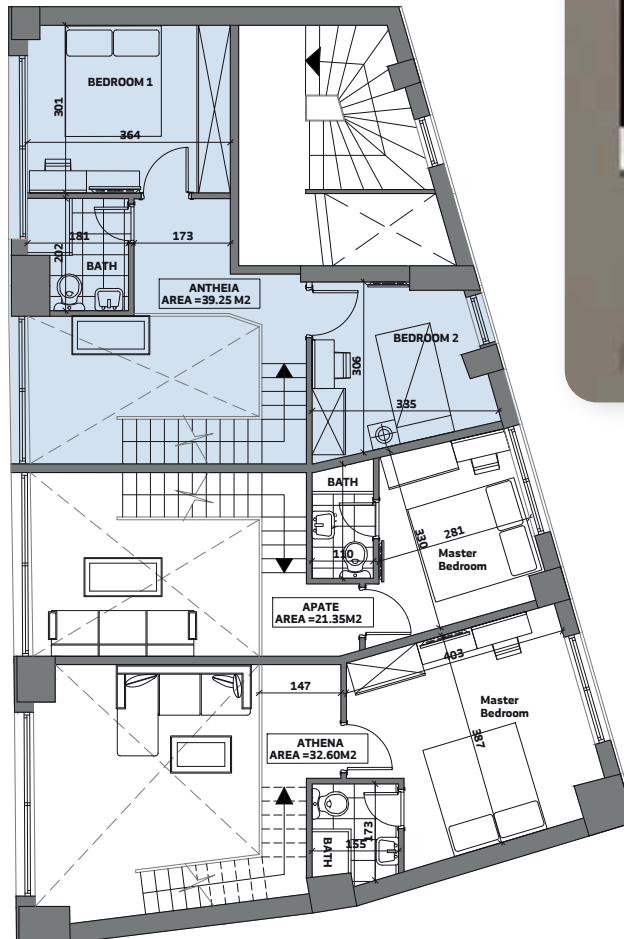
DUPLEX

Total area: 68.55 m²

Ground Floor



Mezzanine Floor



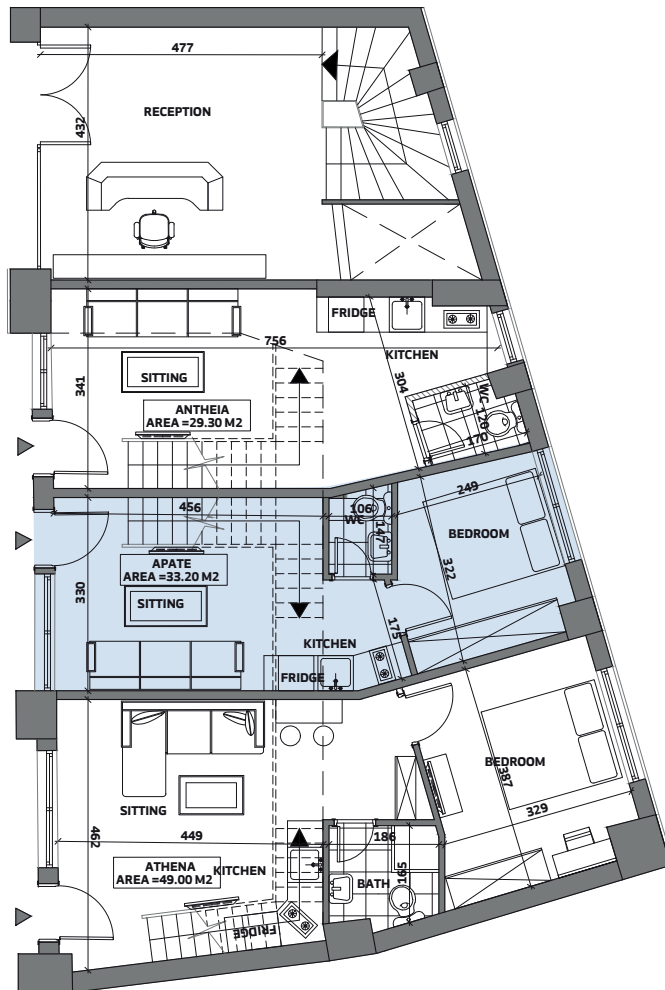
2 Bedrooms
1 Bathroom
1 wc
1 Sitting Room
1 Open Kitchen

Apate Apartment

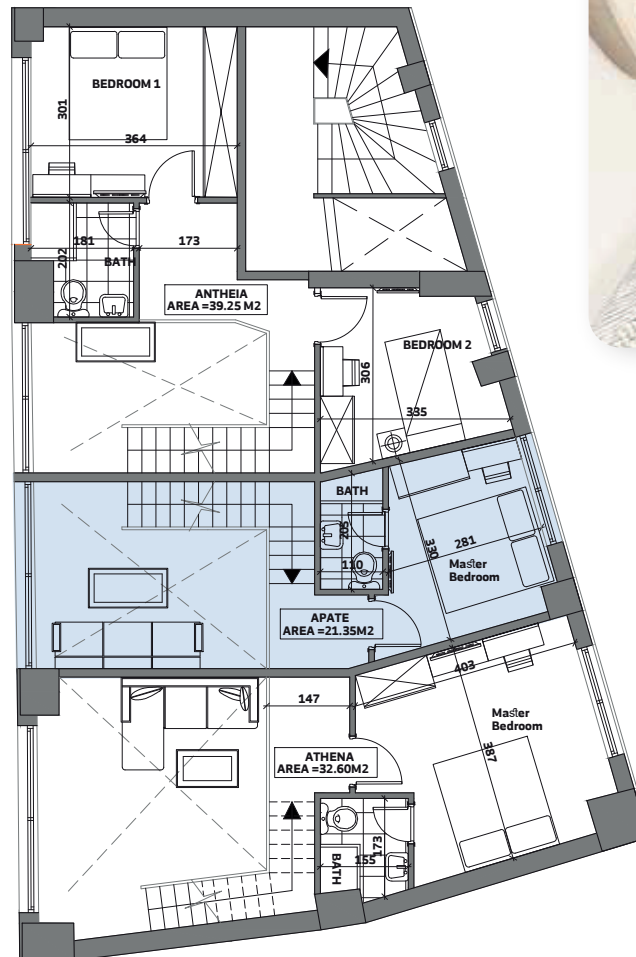
DUPLEX

Total area: 54.55 m²

Ground Floor



Mezzanine Floor



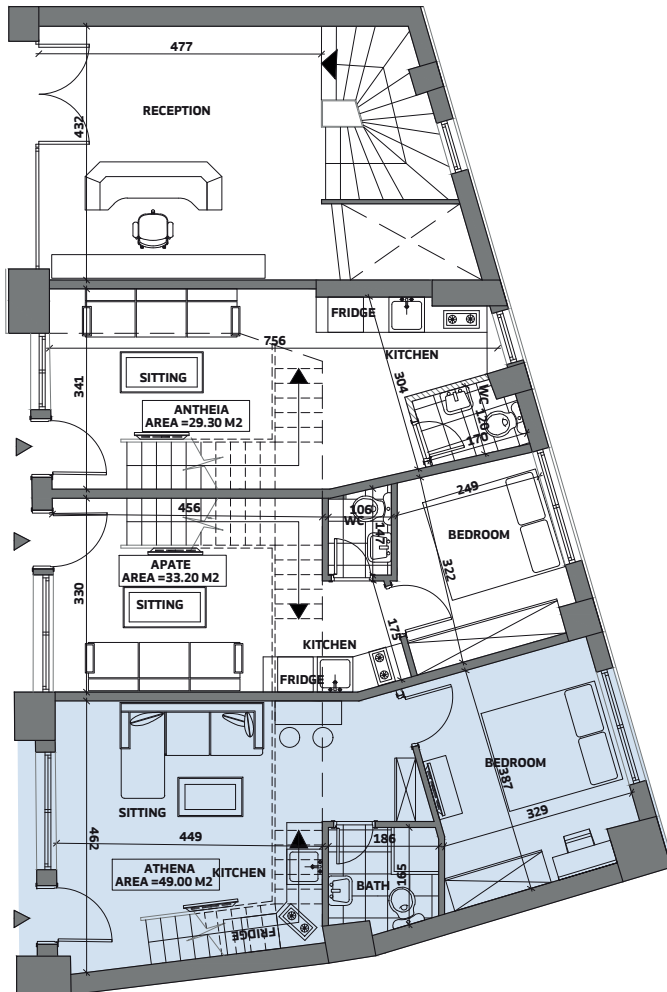
**1 master bedroom
1 Bedroom
1 bathroom
1 Sitting Room
1 Open Kitchen**

Athena Apartment

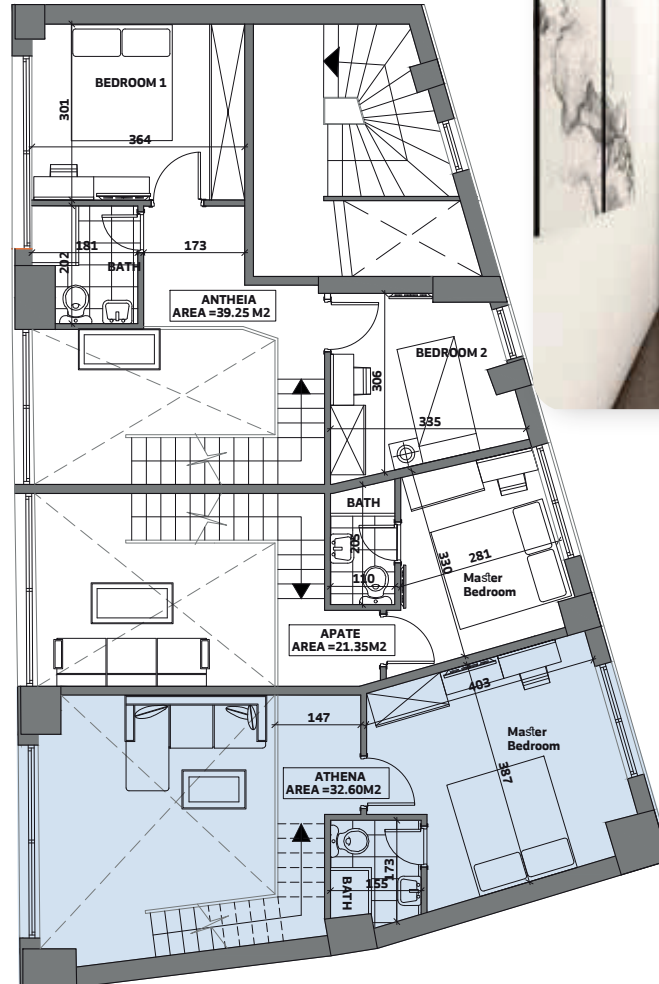
Total area: 81.60 m²

DUPLEX

Ground Floor



Mezzanine Floor

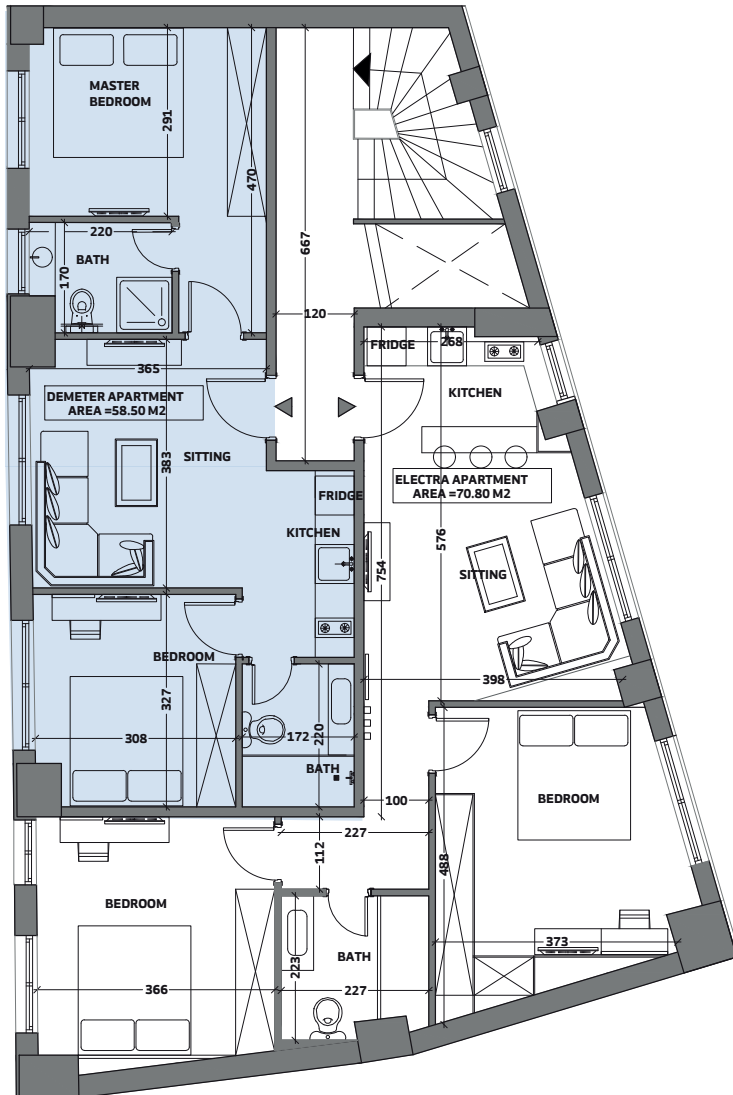


**1 master bedroom
1 Bedroom
1 bathroom
1 Sitting Room
1 Open Kitchen**

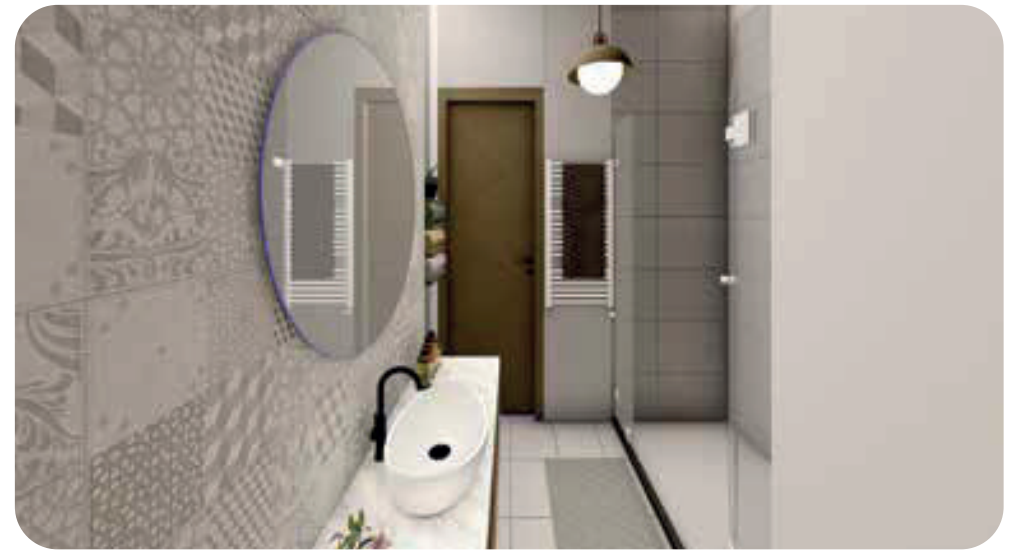
Demeter Apartment

Area : 58.50 m²

First, Second and Third Floor



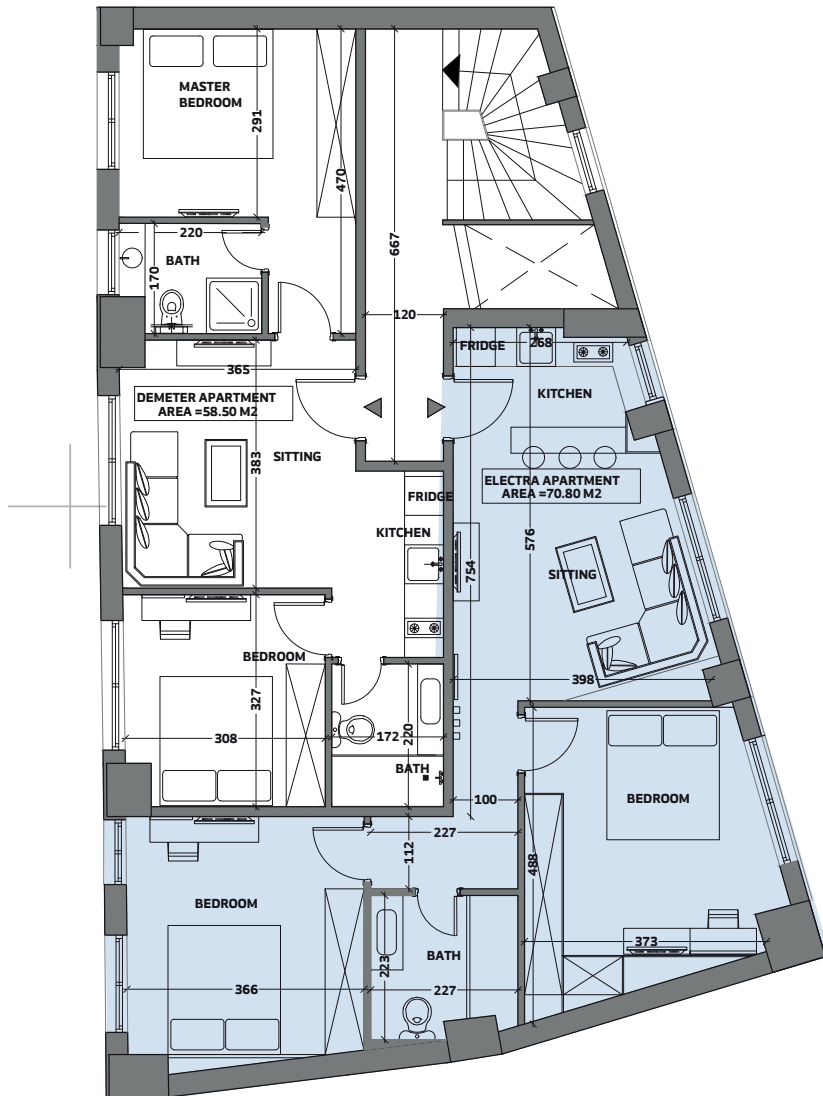
1 master bedroom
1 Bedroom
1 bathroom
1 Sitting Room
1 Open Kitchen



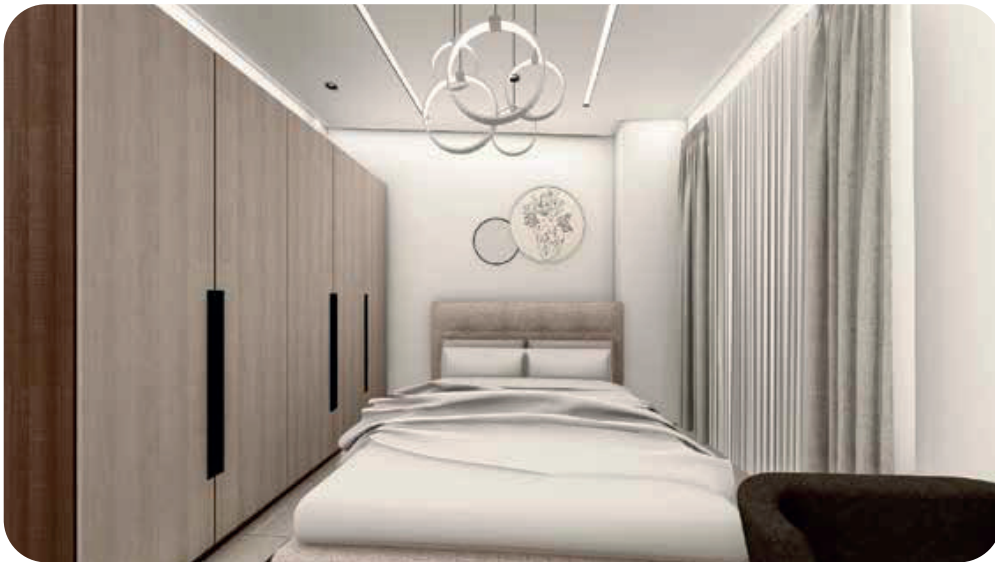
Electra Apartment

Area : 70.80 m2

First, Second and Third Floor



2 Bedrooms
1 bathroom
1 SitTing Room
1 Open Kitchen



Bia Apartment

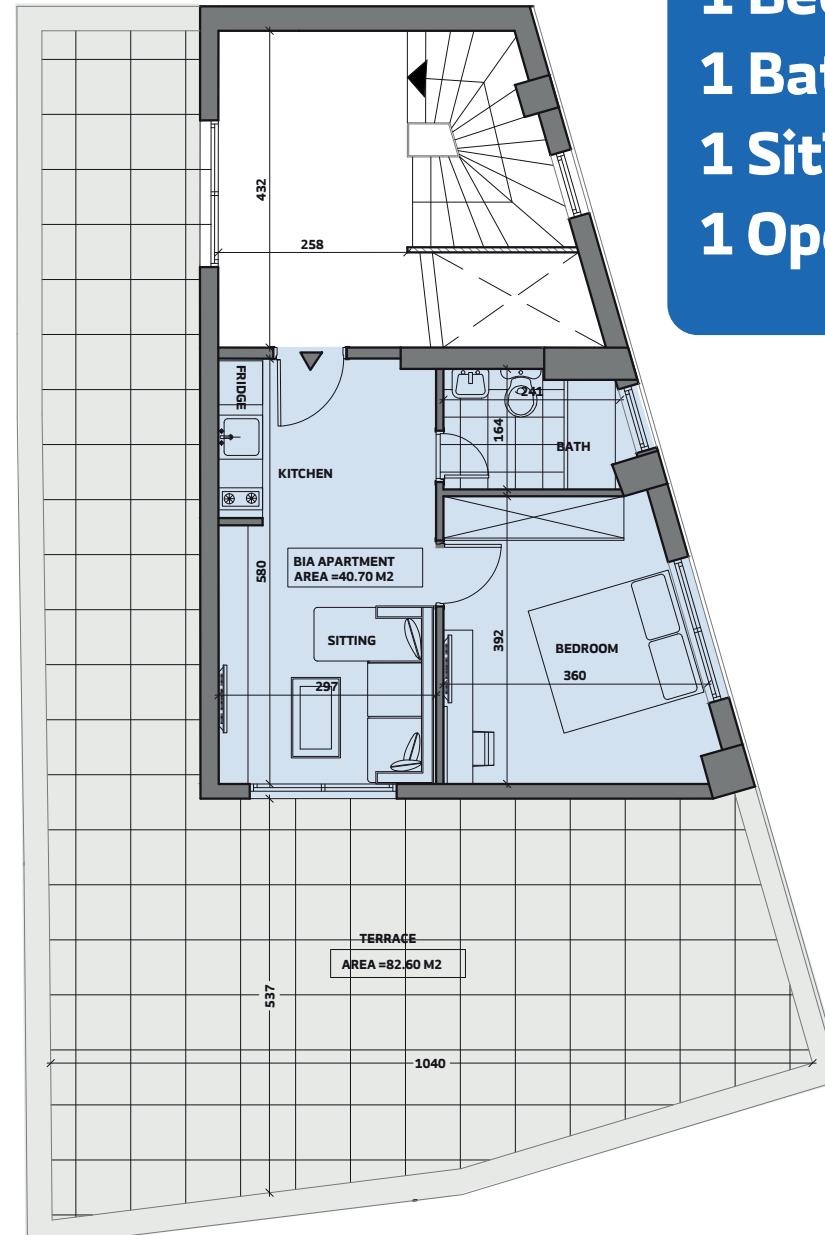
Total area: 96.70 m²

Area : 40.70 m²

Terrace Area : 82.62 m²



Roof Floor



1 Bedroom
1 Bathroom
1 SitTing Room
1 Open Kitchen

3D interior





Thank You

Neos 23 Apartments

