

## **A unique residence in Tzitzifies**

*Between the sea, the Ilisos River,  
and the Stavros Niarchos Foundation*



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Photographs and text: Eleni Fountoulaki

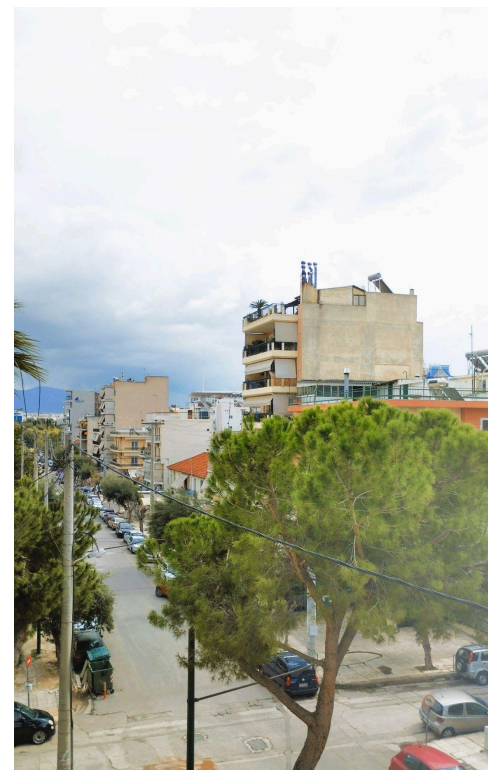
**On the top floor of a three-storey building lies a unique 190 sq.m. residence with a rectangular layout. Construction began in the 1980s and was completed in the early 1990s, resulting in a spacious and sunlit apartment in Tzitzifies, in the area of Kallithea. This distinctive home – nestled between the sea, the Ilisos River, and the Stavros Niarchos Foundation – stands out for its architectural design and clean lines that highlight the harmony and functionality of its spaces. A few pine trees, some bitter orange trees, olive trees, and a mulberry tree compose the serene setting around the house.**

### *The house's architecture and its functional layout*

This residence is defined by an architectural style typical of buildings from the 1990s – classic in design, with clean lines, where symmetry and simplicity prevail, complemented by subtle touches of elegance and an emphasis on natural light.

Externally, its distinctive architecture is evident in the built-in balconies with minimalist lines, which give the impression of an enclosed shell, shielded from the gaze of passersby. Yet, the spaciouly designed openings, the large glass panes running along the eastern façade, and the two square terraces at the rear allow the interior to be flooded with light.

The entire building appears to rest atop the shops located on the ground floor, elevating it significantly above a typical third floor – the view stretches far across the horizon and the Attic sky, offering an uninterrupted panorama, as the apartment blocks further back gradually recede, diminishing in scale.



Upon entering the spacious and airy apartment, a foyer gives a first impression of the home's generous size, as light spreads throughout, highlighting the vast open-plan living area that feels almost like a separate dwelling within the home. A distinctive architectural element is the central column that visually divides the space into four sub-areas, each ready to be reconfigured to meet the needs of the residents. Currently, it houses the owner's double dining areas and living rooms.



**Above it, hand-painted decorative motifs, masterfully rendered by a Greek-Russian painter, feature designs inspired by Russian mansions**

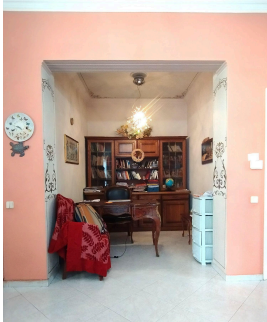
On the beams flanking the central column are symmetrical plaster grooves that lend the space a classical elegance, a quality also embodied by the built-in fireplace, prominently positioned in the open area. Above it, hand-painted decorative motifs – masterfully rendered by a Greek-Russian painter – feature designs inspired by Russian mansions: delicate Art Nouveau-style flowers symbolizing freedom, nature, and rebirth. Similar patterns appear in the ceiling decor of a square recess near the foyer, where the home office is located. This area is cleverly arranged to provide a dedicated, secluded space for focus and concentration, enhanced by heavy wooden furniture, a library, and an imposing desk.



Right next to it lies the kitchen, which is separated from the rest of the living and dining area by a kitchen counter. Clad in oak wood, with large wooden beams on the ceiling, it exudes a warm and distinctive character, creating a striking contrast with the light-colored tiles that unify the rest of the space.



In this kitchen, where natural light pours in through the windows, a small sanctuary is created and just beyond the delicate boundary of the kitchen counter, the spacious living area unfolds.







*Clad in oak wood, with large wooden ceiling beams, it offers a warm and distinctive character, creating a pleasing contrast with the light-colored tiles that unify all the other spaces*

Moving further into the interior of the home, a long hallway lined with concealed built-in wardrobes opens rhythmically into the three bedrooms. Each room features wooden floors and has direct access to the large balcony that wraps around one side of the house, offering views of the sky and surrounding buildings.

In the main bathroom – separate from the second, smaller WC – there are subtle details that echo the charm of old Athenian urban apartments. A small decorative dome adorns the ceiling, adding a distinct character to the space. From there, a door leads to the rear terraces, where a small built-in fountain and the surrounding apartment buildings create a natural boundary, like the backdrop of a theater stage. The night sky invites you to sit there, to host dances, gatherings, and dinners, as the large terrace space allows for many relaxed and varied moments.



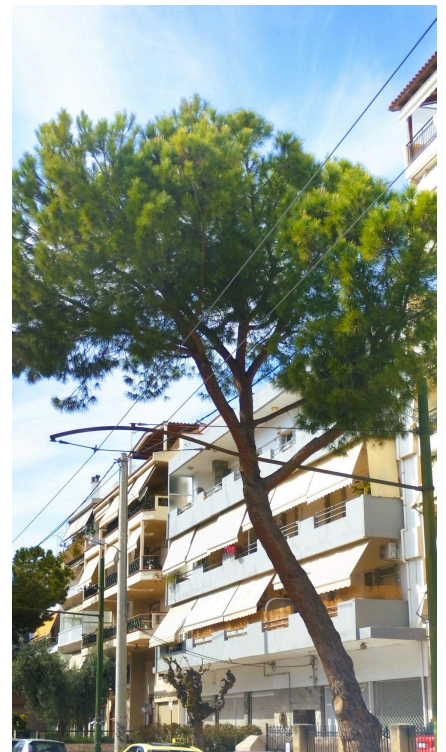
The terraces are separated by a small laundry room and the elevator shaft, which has a second exit to serve the needs of the residents. The apartment is fully equipped to meet modern heating needs, with its own natural gas boiler and a solar water heater. It has a Class C energy efficiency certificate. On the shared rooftop, there are additional utility areas, including two small storage rooms for extra convenience.

### *The historical significance of the area in which the property is located*

Tzitzifies is a neighborhood with a unique history, whose character has gradually transformed over the past few decades. Its name – melodious and almost exotic, derives from the small deciduous trees bearing edible fruits that once grew there and lined the sidewalks of the Athenian basin. During the 1980s and 1990s, together with Faliro, the area was a beloved seaside escape for Athenians and was considered the seafront of Kallithea – filled with tavernas, seafood meze, and private summer residences near the sea.

The first owner of the apartment, a prominent local merchant, traded in everything from hardware to household goods. Around the squares, small shops and traditional eateries with sunlit tables created a vibrant street life. It was a neighborhood where, as the current owner recalls, everyone knew each other – a settlement area for Greek refugees from Asia Minor and Pontus after the catastrophe of 1922, who enriched the social fabric of the community.

Tzitzifies lies above the coastal Poseidonos Avenue, at its junction with Theseos Avenue, and is bordered to the west by the Ilisos River, which forms a natural boundary with Moschato. This was also the site of Greece's first and only horse racing track, which once occupied a vast area of the Faliro delta – an area with a long history of horse breeding dating back to antiquity and the Roman period. The broader region holds archaeological significance, thanks to the important



excavation of the Phaleron necropolis (8th–4th century BCE), which can be visited with just a short walk from the house.

When the horse track was relocated to Markopoulo in preparation for the 2004 Olympic Games, its place was taken by the Stavros Niarchos Foundation Cultural Center. This redevelopment transformed the area into a landmark and cultural hub, drawing in a wide range of artistic and athletic activities—just a few steps from the residence.

### *The privileged location of the house*

The house is situated in an ideal geographical location – on the southern side of Kallithea – at a junction of transport, culture, and notable interest, both socially and commercially. The area is experiencing significant residential development, with the construction of new buildings and multi-storey complexes. However, the property itself is located within a low-density neighborhood, with widened narrow streets and an open view to the horizon.



The floor apartment, free from usage restrictions, can be used either for commercial and business activities – as the surrounding area, at the convergence of Kallithea and Moschato, is full of shops and banks – or for private residential use. Just a few meters away from the Stavros Niarchos Cultural Center and the once-vibrant tavernas and restaurants, the neighborhood still comes alive on weekends with people strolling through the park or coming back from their walk along the waterfront, children playing in the squares, and locals chatting over coffee.

Just a few steps further, within breathing distance from the sea and the beach, the *Athenian Riviera / Urban Coastal Walk* and the redevelopment of the waterfront are already taking shape, transforming the social character and the real estate market along the city's coastline. In a rapidly emerging market – marked by major tourism developments and infrastructure upgrades, including the largest urban regeneration project in Elliniko, a unified 18-km-long bicycle and pedestrian route connecting the Athenian Riviera from Moschato to Vouliagmeni, and growing interest from international investors – property

demand has significantly increased, making the area of Tzitzifies in general, and this particular apartment in particular, a highly promising investment opportunity.

Located between the sea and the Stavros Niarchos Foundation Cultural Center – designed by renowned architect Renzo Piano to restore the physical and conceptual connection between land and sea – the surrounding area and its homes have been upgraded, forming a new identity. Every day, hundreds of visitors and residents, both young and old, enjoy the Center's various facilities – *the National Library, the Canal, the National Opera, the park and its open spaces, the playgrounds, and the Lighthouse, from whose balcony one can gaze out over the Saronic Gulf*. Altogether, they create a vibrant hub that locals have the privilege to enjoy just steps from home, blending the quiet charm of an old neighborhood with the pulse of a district in transformation, making this property truly one of a kind.

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**Rellia Real Estate**

Veikou 64-66, Koukaki, Athens

Tel: +30 2109213670

Tel: +30 6983444801

[info@relliarealestate.gr](mailto:info@relliarealestate.gr)