



RENOVATED THREE-STOREY RESIDENTIAL BUILDING | KALLITHEA, ATHENS, GREECE (SOUTHERN SUBURBS)

<https://clubproperty.com>

- Detached House
- Sale
- 400 m²



Located near Theseus Avenue, this property is situated in the heart of Kallithea. It comprises 8 modern studio apartments, ranging from 30 to 40 square meters, all currently fully leased, ensuring immediate and stable rental income. The property benefits from its proximity to a public university, making it particularly attractive for long-term rental demand, especially from students and young professionals.



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WhatsApp message

Property Information



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Date added: Added 3 months ago

Status: Sale

Living Area, m²: 328 m²

Year Built: 40 Year Old

Listing Managed by: Agent/ Agency

Type: Detached House

Floors: 3 floors

Area: 400 m²

Year remodeled: 2022

Amenities & Features

Features: Air conditioning, Balcony, Bright, Quiet Location

Building Details

Type of Parking: On-street

Neighborhood

Neighborhood Description: Kallithea is a well-established residential area of Athens, strategically positioned between the city center and the Southern Suburbs. Known for its strong rental demand, excellent public transport connections, and proximity to major educational institutions, the area attracts students, professionals, and long-term tenants. Its direct access to key avenues and short distance from the Athenian Riviera make Kallithea a consistently attractive location for residential investment.

Investor Information

Summary: In the broader Athens residential market, **average gross rental yields typically range around 5.0% citywide**, with variations depending on location and property type — smaller, well-located units and multi-unit buildings often outperforming the average. In many central and high-demand neighbourhoods, gross yields can reach **6-9%**, while more suburban locations generally see yields in the **4.5-6%** range. After expenses such as maintenance, taxes, and management fees, typical **net yields are often 1.5-2% lower** than gross figures. With a gross yield of approx. 6.2%, this fully leased asset stands at or above the upper end of typical long-term rental performance in Athens, making it attractive for income-focused investors.



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