



# THE HERITAGE

*Steeped in History &  
Crafted for Modernity*







*A project by  
Hellenic Properties*

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Hellenic Properties*

A welcome respite from the noise and intensity of central Athens, The Heritage is a new landmark development in Kifissia, one of northern Athens's most coveted residential neighbourhoods, full of rich history & culture.

The Heritage stands where the present and the past are reconciled, giving life to seven modern townhouses with elegant interiors utterly in tune with their lush surroundings.

THE HERITAGE



The new building from 18 Panagi Tsaldari St.

*\*Computer generated image. Indicative only.*

THE HERITAGE



The original building as a hotel

*Heritage  
Living*

# HISTORY

1930

*A Royal Residence*

Nestled in the heart of the “Strofyli” neighbourhood of Kifissia, the mansion at 18, Panagi Tsaldari was originally built in 1930s as the summer residence of Aspasia Manos, wife of King Alexander I of Greece (1893-1920).

1945 — 1991

*A Hotel With Legendary Guests*

After World War II, the building underwent alterations and was converted into a hotel with a license from the Hellenic Tourism Organization. Throughout the years, the hotel and its landmark restaurant graciously hosted many prominent politicians, poets, novelists, and journalists.

1991 — 2004

*A Hub for Student Life*

For twelve years the building served as the Athens campus of the Californian University of La Verne (ULV), known as one of the best private, English-language institutions in Greece.

2022

*Setting the Paradigm for Luxury Living*

After the closure of the University of La Verne, the property remained empty until Hellenic Properties acquired it in 2022 and took on the challenge of breathing radical new life into this historic property.

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Portrait of Aspasia Manos (1896-1972)  
King Alexander I of Greece on his way to the Parliament of the Hellenes, c. 1917

Kifissia Grove, open-air market, c. 1912





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Kifissia Grove, open-air market, c. 1912

Kifissia, 1960s





1. Kifissia ISAP train station
2. Kifissia Grove
3. Kifissia shopping center
4. Kefalari
5. Zirinio Sports Center
6. Syngrou Estate and Park



*Athens's Most Exclusive  
Residential Enclave*

# LOCATION

The history of this eternally affluent Athenian suburb, with its good climate, aesthetically beautiful environment, abundant waters, and relatively short distance from Athens, dates back to ancient Greece.

Over the past century, the grand mansions of Kifissia have been home to aristocrats, politicians, and some of the country's brightest intellects, including the revolutionary Pavlos Melas, the Greek diplomat, philosopher, and writer Ion Dragoumis, the author Penelope Delta, and Charilaos Trikoupis, one of the most significant political figures in the history of Modern Greece.

To this day, Kifissia offers an unparalleled location with its charming tree-lined streets and serene parks, its high-end designer boutiques, atmospheric cafes, and gourmet restaurants, two of the city's oldest open-air cinemas, excellent transport links to downtown Athens, and a host of international schools. A lush, intimate suburb with a sophisticated atmosphere and an upscale character, Kifissia is truly an exceptional place to call home. It is equally loved by families who have lived here for three- or four generations as it is by newcomers.

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Kifissia Grove

A street of Kifissia shopping center





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Kifissia ISAP train station

Kefalari Grove





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3D visualization of the new building as seen from 18 Panagi Tsaldari St.



*\*Computer generated image. Indicative only.*

*21st - Century  
Luxury Living*

# MASTERPLAN

Boasting a prime location, The Heritage is a stunning high-spec housing complex that offers the ultimate contemporary residence in a charming historical setting. Hellenic Properties worked alongside a team of renowned architects and engineers, opting to reuse and repurpose the existing structural frame and transform it into a five-storey building featuring seven artfully conceived residences.

Access to the five modern townhouses and two apartment suites is through two main entrances on Panagi Tsaldari Street. All apartments benefit from a balcony or terrace, while the building enjoys the rare advantage of a significant garden, beautifully landscaped to provide residents with a private oasis.

The building and all residences hold an A+ energy rating according to the highest standards, while other modern amenities include a smart home management system, integrated amplifiers for speakers and music source components, underfloor heating and cooling, parking spaces with reinforced sockets for electric car charging, and a state-of-the-art gym open to all residents.

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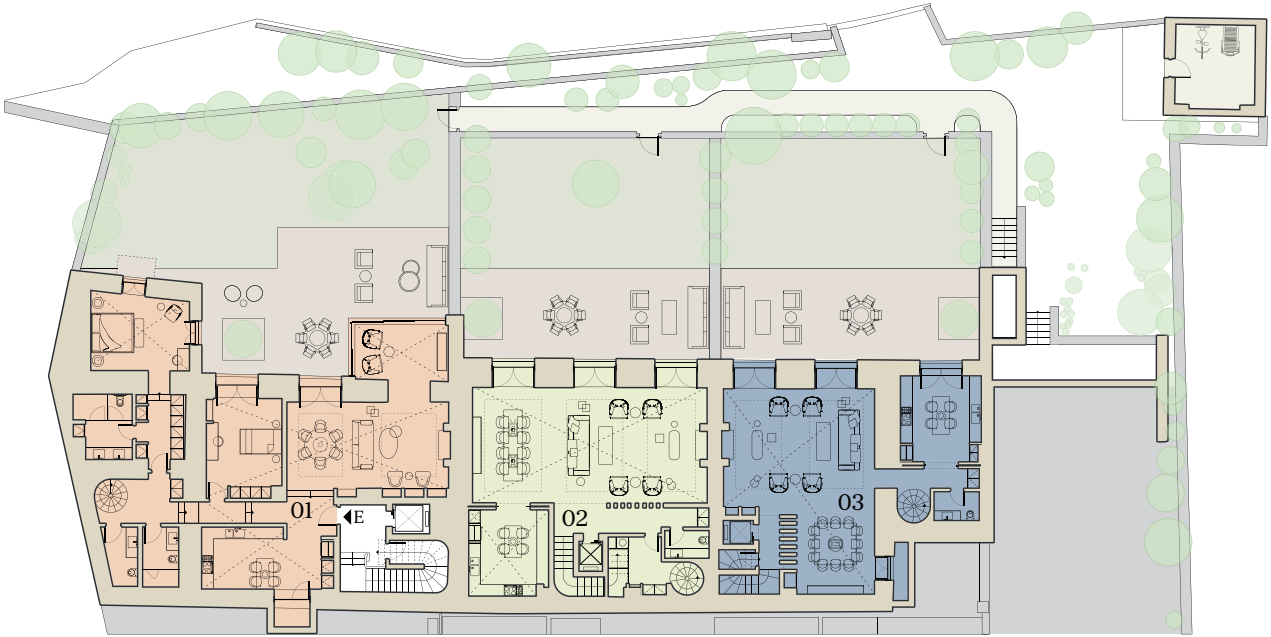
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THE HERITAGE

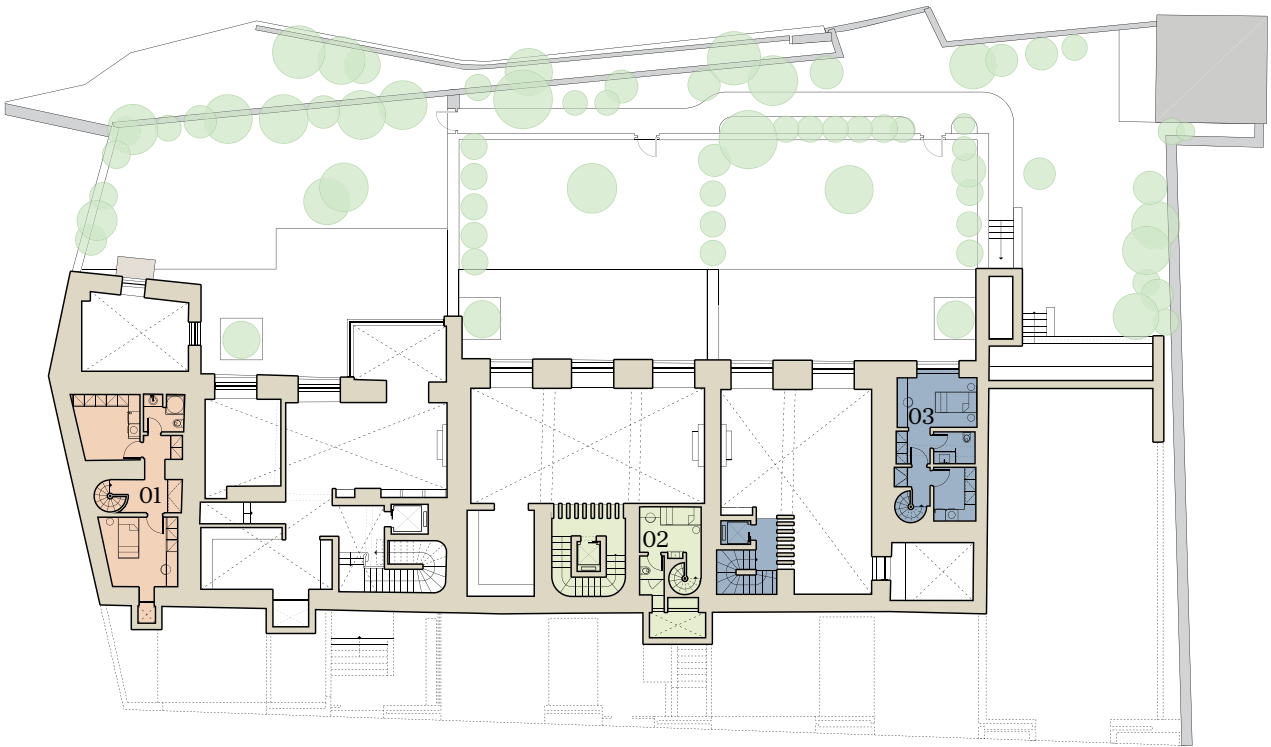


3D visualization of the new building as seen from the garden.

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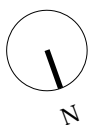


Lvl 01



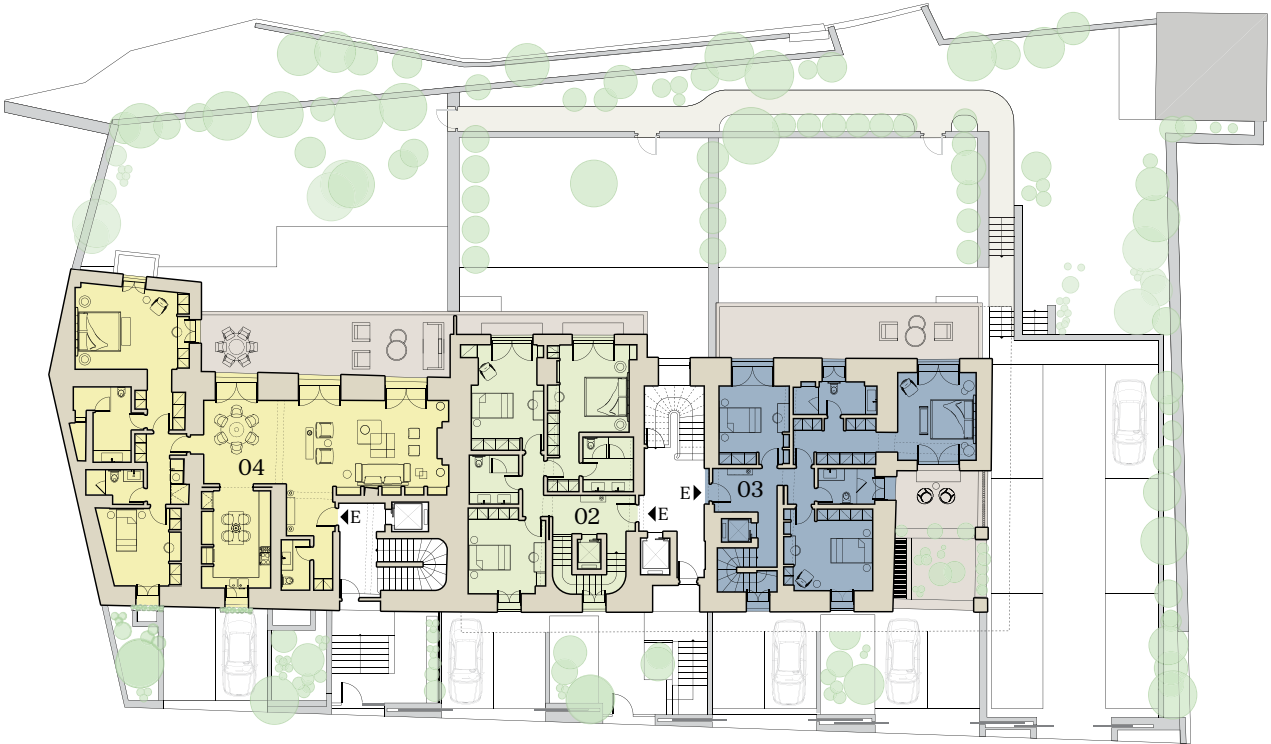
Lvl 02

\*Plans not to scale. For identification purposes only. All drawings may be subject to changes.

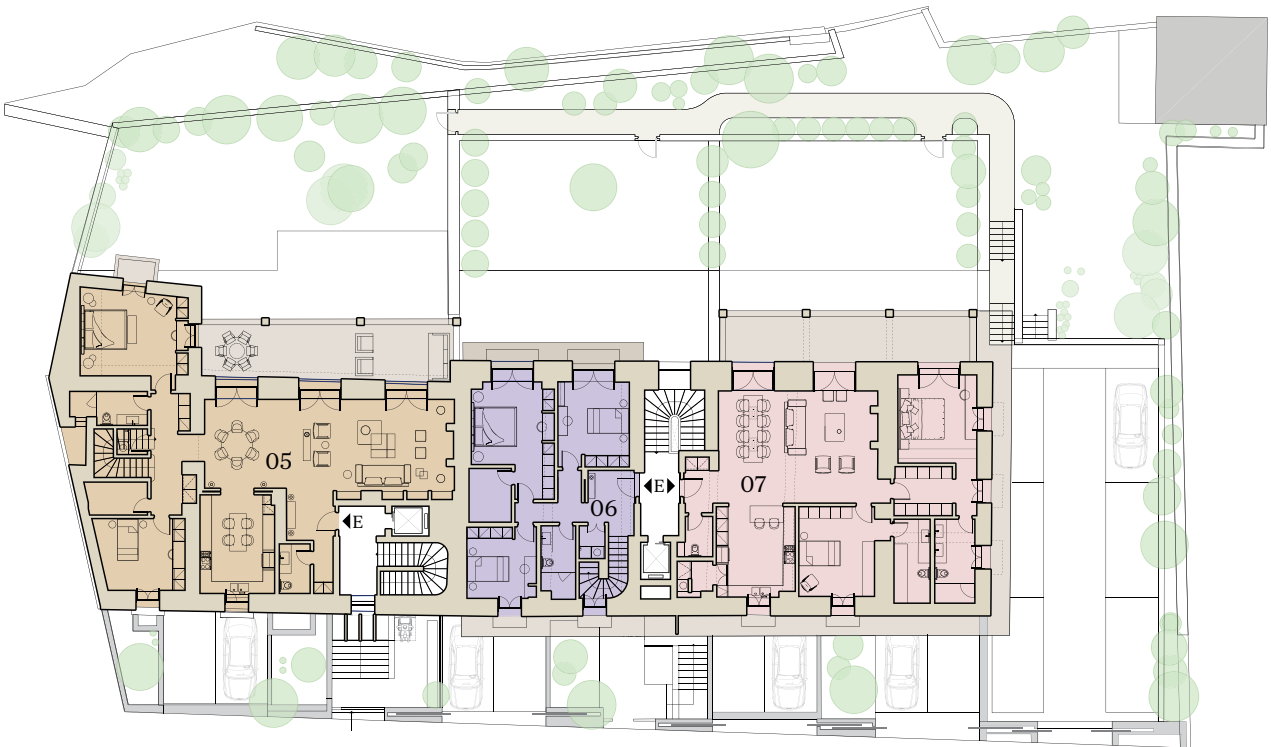




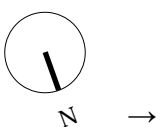
THE HERITAGE



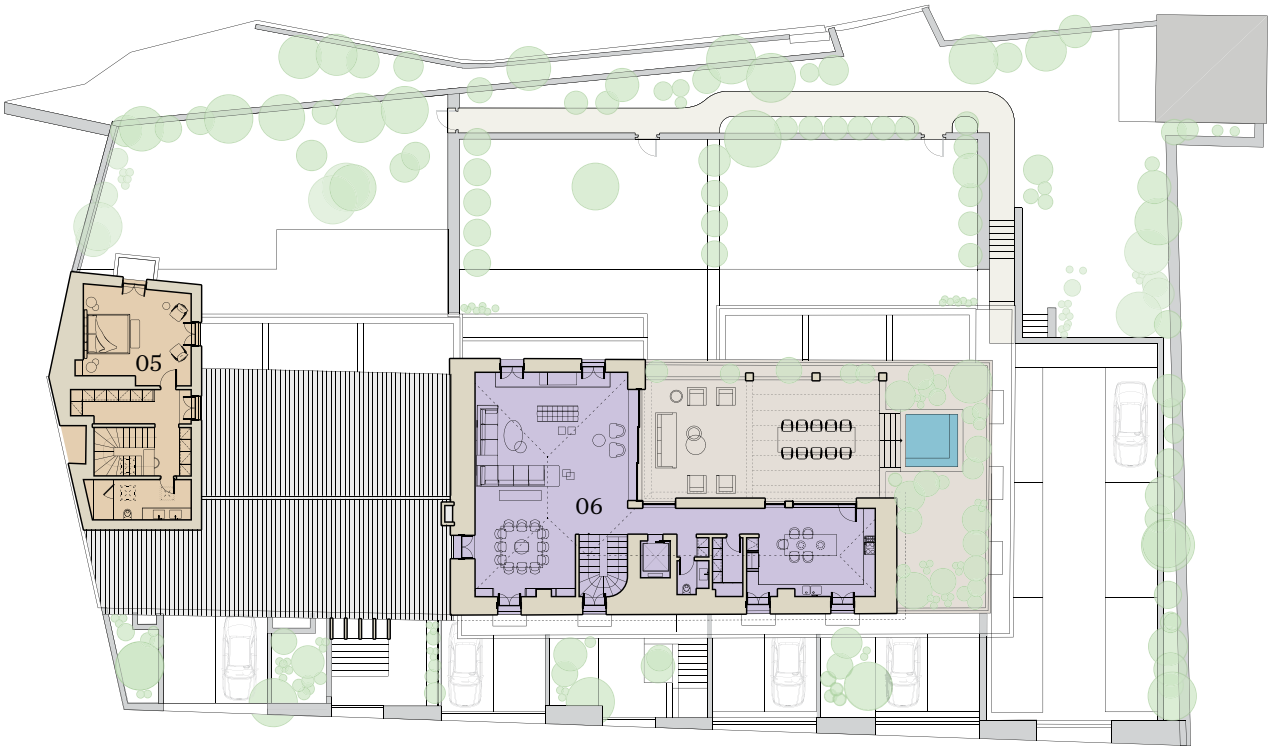
Lvl 03



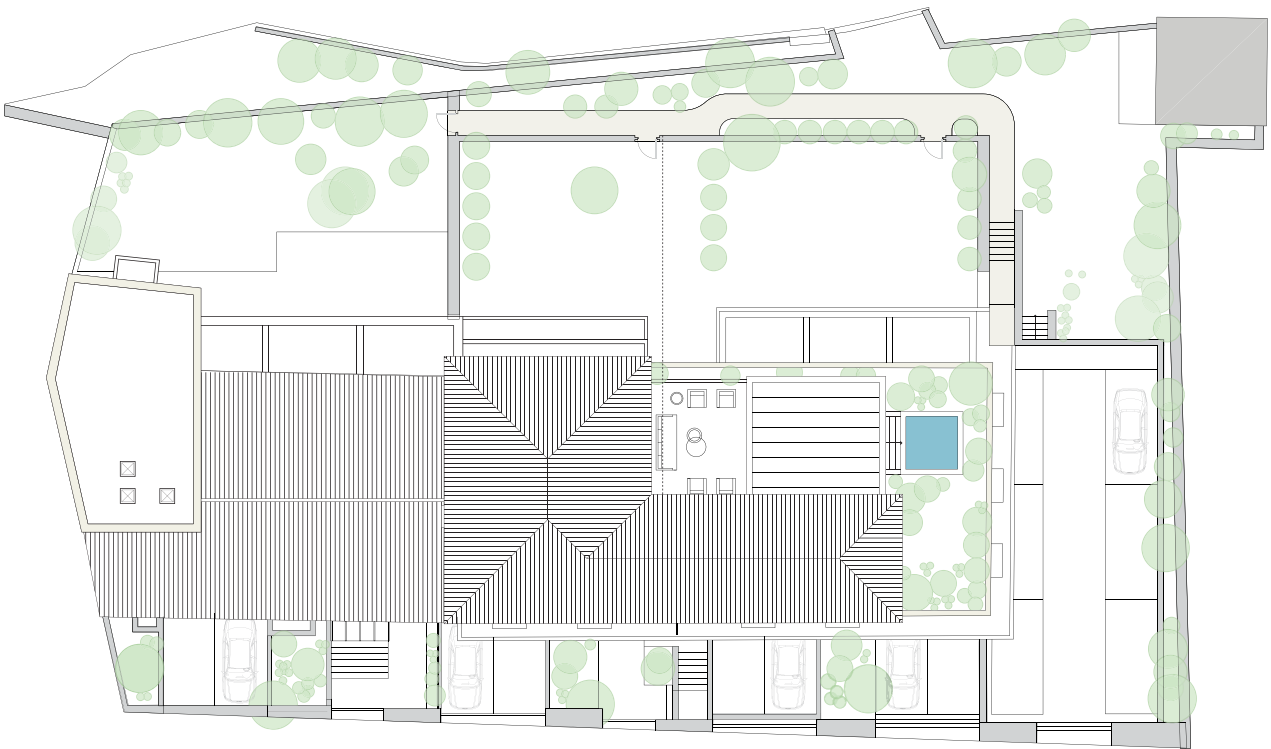
Lvl 04



THE HERITAGE

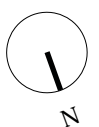


Lvl 05



Roof

\*Plans not to scale. For identification purposes only. All drawings may be subject to changes.



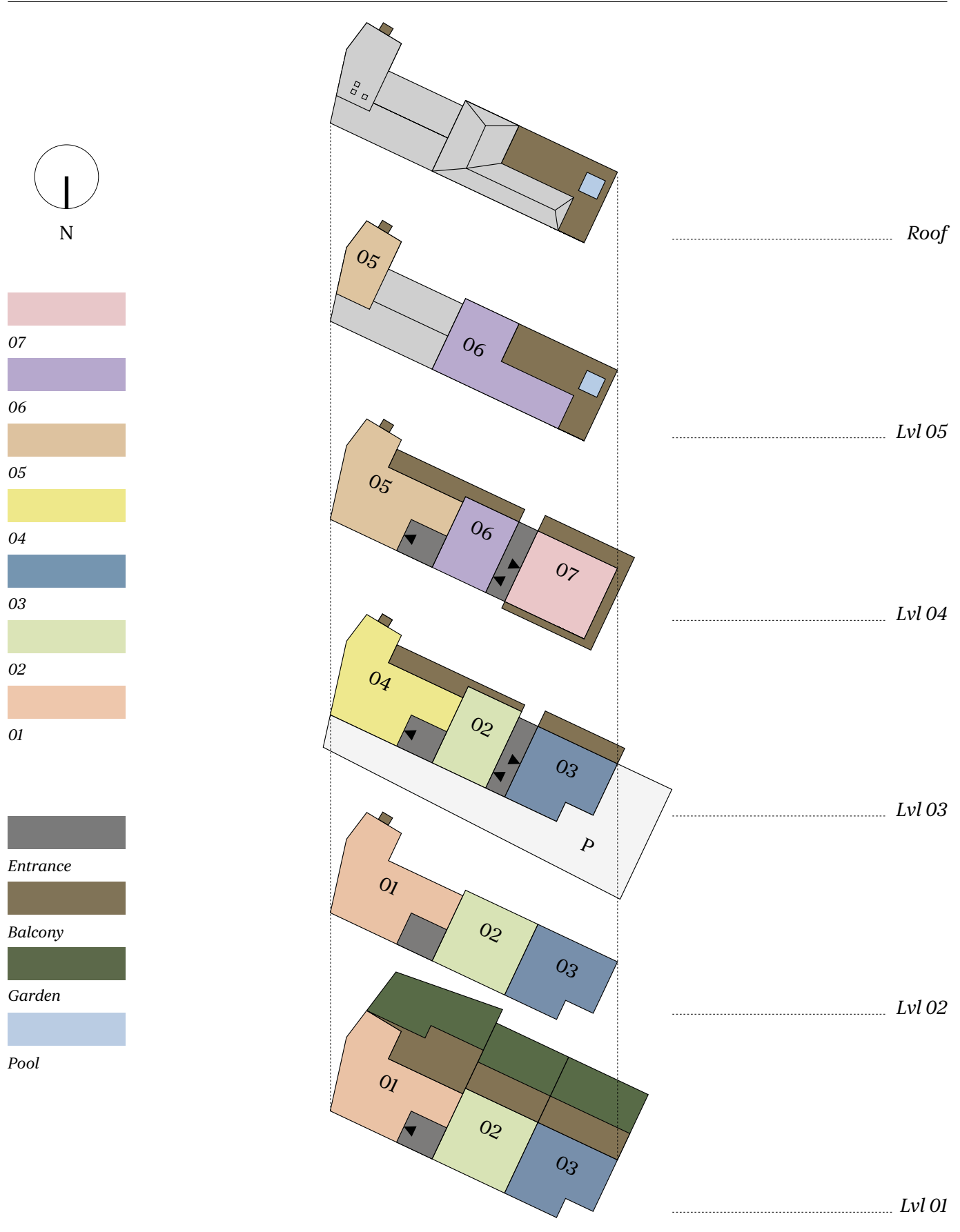
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	01	02	03	04	05	06	07
<i>Area (sqm)</i>	310	307	334	200	274	267	168
<i>Levels</i>	1,2	1,2,3	1,2,3	3	4,5	4,5	4

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3D model of the new building as seen from the side and back garden.

*\*Computer generated image. Indicative only.*



THE HERITAGE



*\*Computer generated image. Indicative only.*



THE HERITAGE



3D model of the new building as seen from the side and back garden.



THE HERITAGE



3D model of property interior.

*\*Computer generated image. Indicative only.*



*Quiet  
Elegance*

# PROPERTIES

Meticulously designed to provide complete modern comfort and style, all properties offer a boutique living experience enriched by thoughtful functionality and effortless elegance. The interiors are inspired by the stately character and proportions of the original mansion and finished with notable materials, with all properties boasting grand openings on both sides for ample natural light and ventilation.

The result is a collection of beautiful yet highly functional homes that work for all family members and aspects of family life, with spaces to retreat, relax, entertain guests, and outdoor areas where children can play freely.

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*\*Computer generated image. Indicative only.*





3D model of property interior.



THE HERITAGE



3D model of property interior.



*\*Computer generated image. Indicative only.*

## EXTERIOR WALL FINISH

Thermal insulation StoTherm Vario, A+ energy class

## MAIN ENTRANCE

Armored door with “new generation” 7-pin security lock  
by GOLDEN DOOR

## WINDOW SYSTEMS

SMARTIA M630 PHOS and SMARTIA S67 URBAN by Alumil,  
handles by CONVEX or Olivari  
double glazed windows low-E Planibel Energy N or similar

## EXTERIOR & ENTRANCE FLOORS

GEO or PETRA SlimmKer by INALCO with marble effect

## INTERIOR FLOORS

European Oak (pre-varnished, 4 mm)

## KITCHEN WORKTOPS & SINK

i-TOPkerr by INALCO with marble effect or LAPITEC

## KITCHEN UNITS

Bakelite HPL or lacquered MDF  
furniture fittings by BLUM

## BATHROOM TILES

SlimmKer by INALCO

## BATHROOM SANITARYWARE

VILLEROY & BOCH, RITMONIO, GEBERIT, SANCO

## SECURITY SYSTEMS

CADDX with touchscreen

## PLUGS & SWITCHES

Arke by VIMAR



THE HERITAGE



3D model of property interior.



*\*Computer generated image. Indicative only.*

THE HERITAGE



3D model of property interior..

*\*Computer generated image. Indicative only.*



THE HERITAGE



3D model of property interior.



*\*Computer generated image. Indicative only.*



THE HERITAGE



3D model of property interior.



*\*Computer generated image. Indicative only.*



Marble floor carving from when the building housed the University of La Verne.

Design Team

ARCHITECTURAL DESIGN

**1 Architects**

STRUCTURAL DESIGN

**T-Protasi**

MEP DESIGN

**MKA Engineering**

LIGHTING DESIGN

**LUUN**

LANDSCAPE DESIGN

**Greenways**

theheritage@  
hellenic-properties.com



18 PANAGI TSALDARI st.  
14561 KIFISIA, GREECE



THE HERITAGE

# 01

## Garden Terrace One

This exquisite family home is designed to take advantage of it all; it assembles the main living and sleeping areas in one expansive level defined by a double-height living-dining area that opens to the private patio and garden and a winter-garden glazed extension that provides an additional living space with a stunning aesthetic.

Spread over 310 sqm and arranged on two levels, the accommodation comprises on the first, lower ground floor level, one primary suite with a walk-through closet, a secondary bedroom with bathroom, a generously sized kitchen with a casual dining table, and a powder room, and on the second level, separate staff quarters and utility room.

The interiors are crafted from the highest-quality, natural materials including cool stones, natural woods, and beautifully finished fixtures and fittings. Luxurious yet practical, they are durable, timeless, and quietly confident.



HELLENIC PROPERTIES







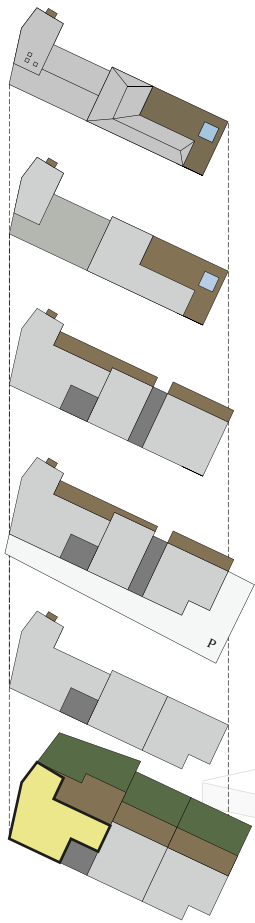
THE HERITAGE

# 01

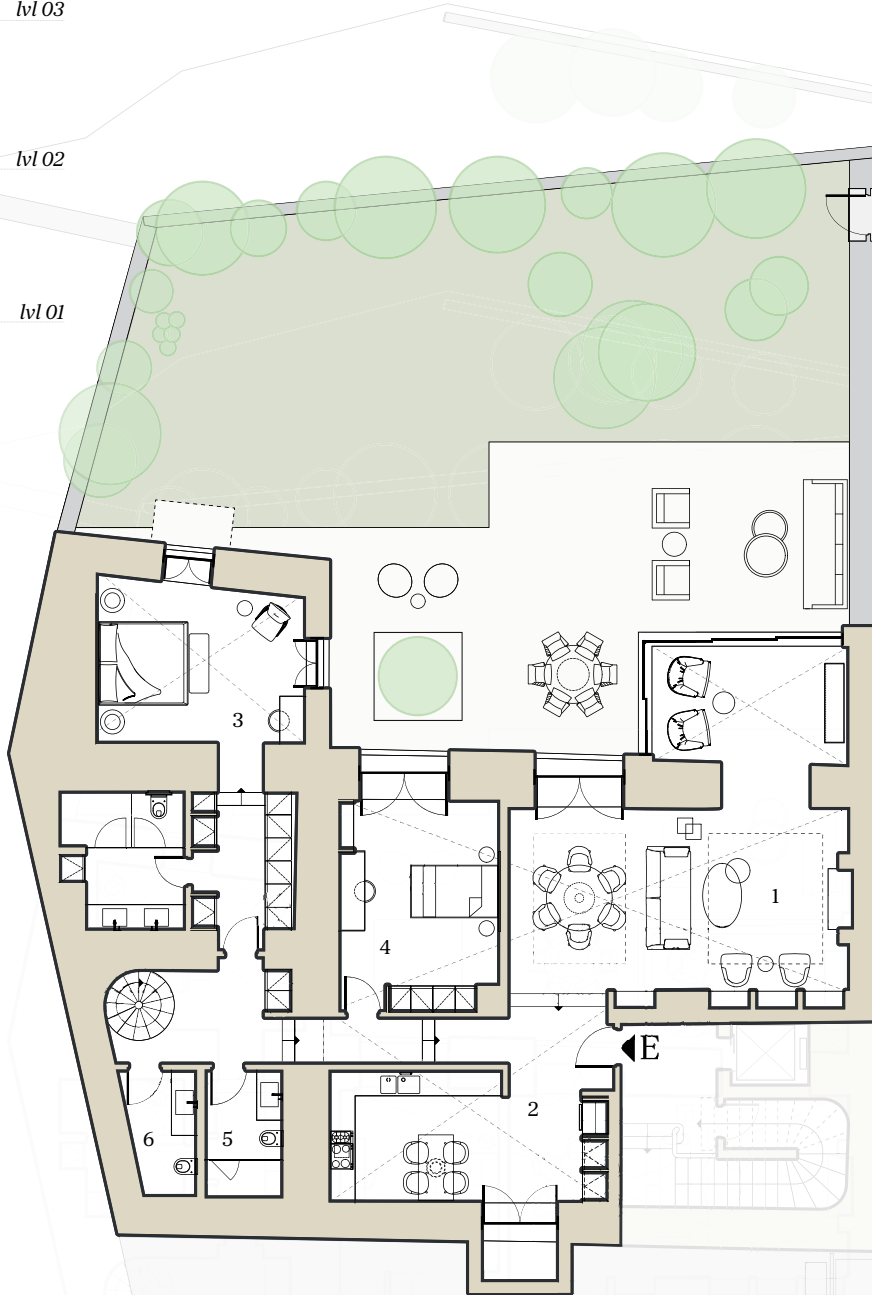
## Garden Terrace One

BEDROOMS / 2  
TOTAL GROSS FLOOR AREA / 310 m<sup>2</sup>  
GARDEN / 190 m<sup>2</sup>

1 / LIVING ROOM - DINING AREA  
2 / KITCHEN  
3 / PRIMARY BEDROOM  
4 / SECONDARY BEDROOM  
5 / BATHROOM  
6 / WC



Roof  
lvl 05  
lvl 04  
lvl 03  
lvl 02  
lvl 01



level 1  
219 m<sup>2</sup>



HELLENIC PROPERTIES





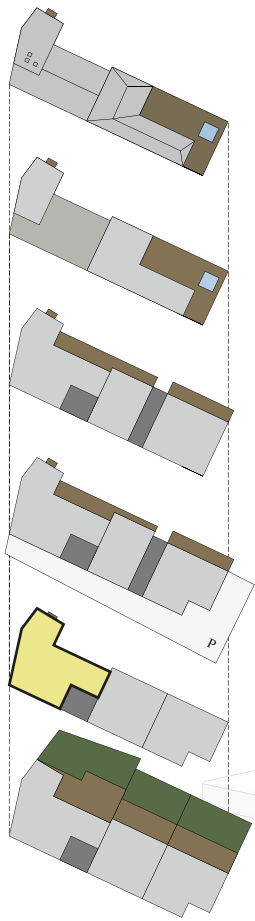
THE HERITAGE

# 01

## Garden Terrace One

BEDROOMS / 2  
TOTAL GROSS FLOOR AREA / 310 m<sup>2</sup>  
GARDEN / 190 m<sup>2</sup>

1 / SHIFT ROOM  
2 / LAUNDRY  
3 / BATHROOM



Roof

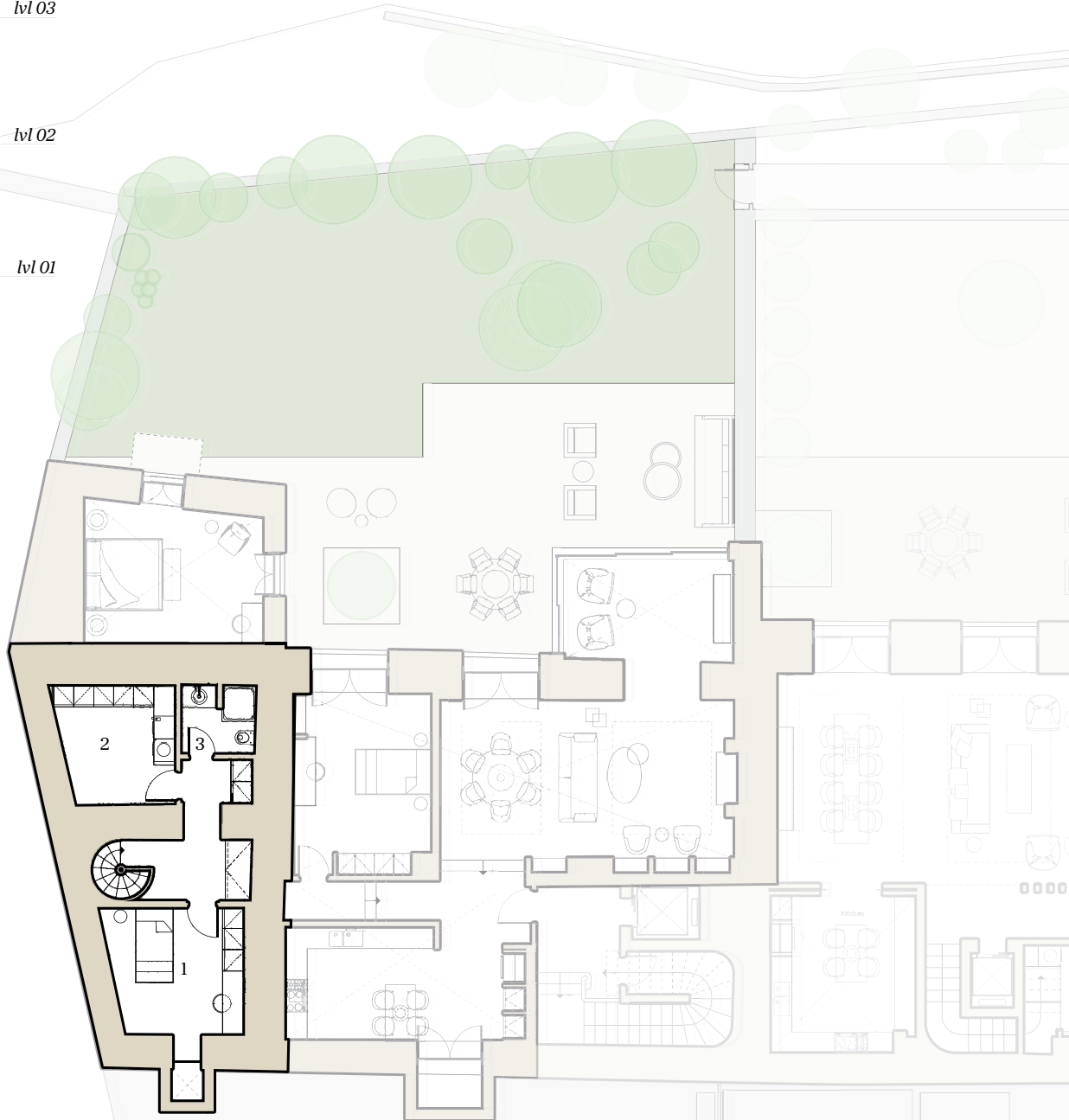
lvl 05

lvl 04

lvl 03

lvl 02

lvl 01



level 2  
91 m<sup>2</sup>



HELLENIC PROPERTIES







THE HERITAGE

# 02

## Garden Terrace Two

This impressive residence is meticulously designed to offer a boutique living experience enriched by thoughtful functionality and effortless elegance. With an individually designed layout of 317 sqm set over three levels, this expansive family home has a harmonious balance of space, proportion, and seamless flow.

The accommodation comprises a double-height living-dining area with large windows that open to a private terrace, creating a conversation between the indoor and outdoor living spaces. On the same level, there is also a large kitchen with a casual dining table, a laundry room, a powder room, and a spiral staircase leading to the staff quarters. A separate staircase and an in-home, private elevator lead to the third level, consisting of one primary bedroom with an ensuite bathroom and two secondary bedrooms with a shared bathroom.

The interiors are suitably eye-catching, with cool stones, natural woods, beautifully finished fixtures, and fittings, setting the tone for a unique residential experience.



HELLENIC PROPERTIES





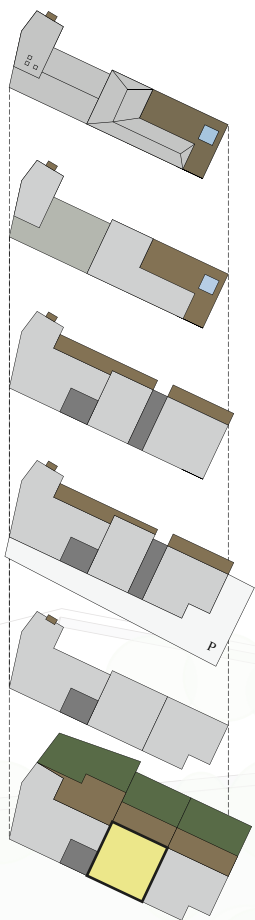
THE HERITAGE

02

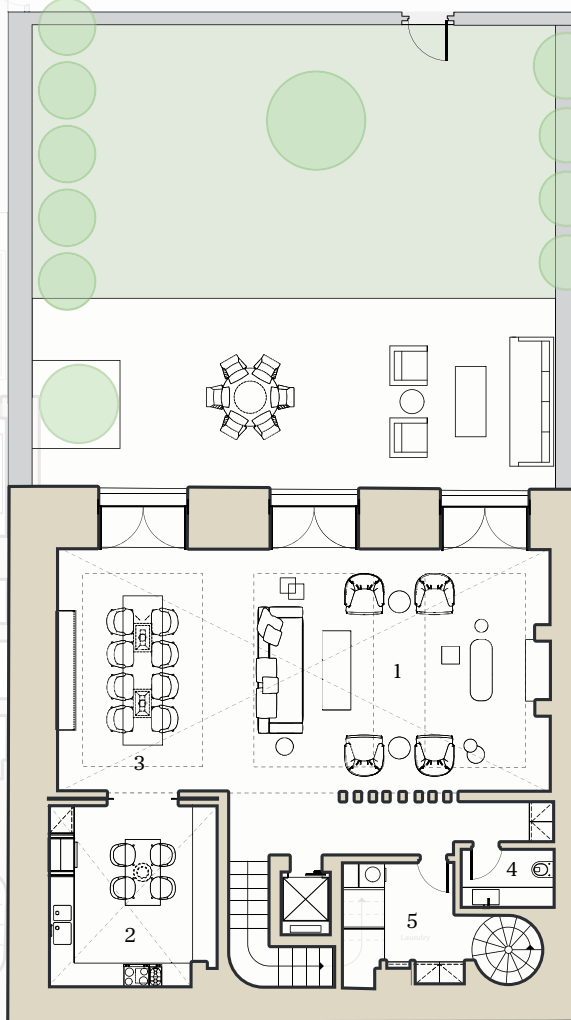
Garden Terrace Two

BEDROOMS / 3  
TOTAL GROSS FLOOR AREA / 317 m<sup>2</sup>  
GARDEN / 138 m<sup>2</sup>  
BALCONIES / 12 m<sup>2</sup>

1 / LIVING ROOM  
2 / KITCHEN  
3 / DINING AREA  
4 / WC  
5 / LAUNDRY



Roof  
lvl 05  
lvl 04  
lvl 03  
lvl 02  
lvl 01



level 1  
146 m<sup>2</sup>



HELLENIC PROPERTIES







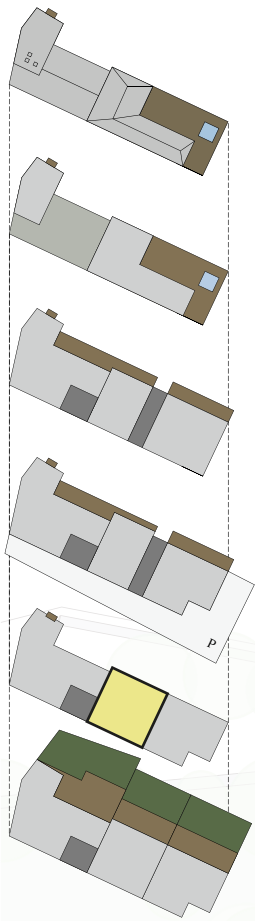
THE HERITAGE

# 02

## Garden Terrace Two

BEDROOMS / 3  
TOTAL GROSS FLOOR AREA / 317 m<sup>2</sup>  
GARDEN / 138 m<sup>2</sup>  
BALCONIES / 12 m<sup>2</sup>

1 / SHIFT ROOM



Roof

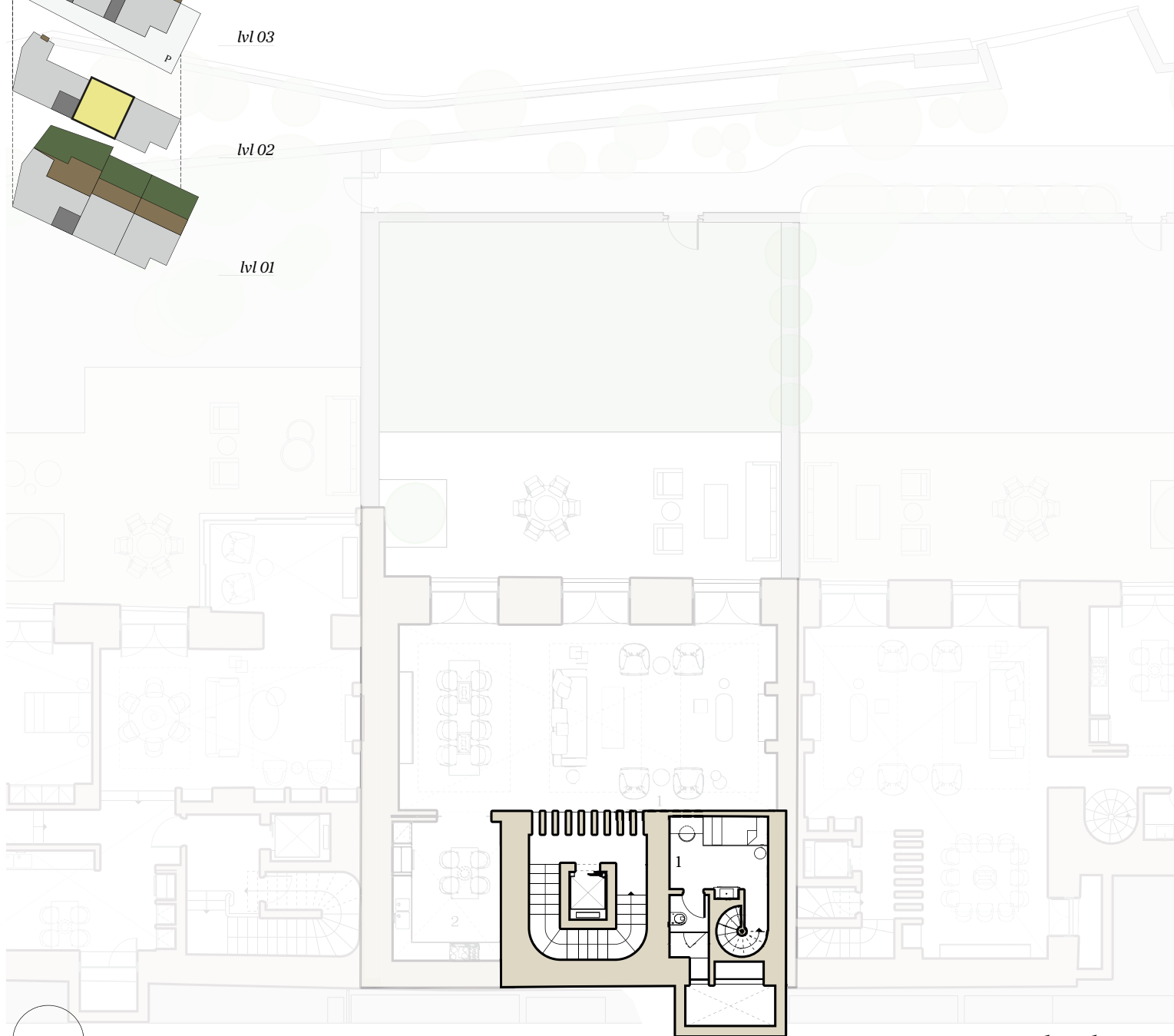
lvl 05

lvl 04

lvl 03

lvl 02

lvl 01



level 2  
56 m<sup>2</sup>



HELLENIC PROPERTIES







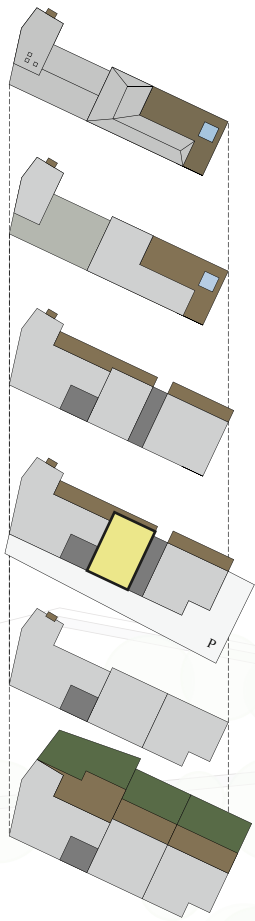
THE HERITAGE

02

Garden Terrace Two

BEDROOMS / 3  
TOTAL GROSS FLOOR AREA / 317 m<sup>2</sup>  
GARDEN / 138 m<sup>2</sup>  
BALCONIES / 12 m<sup>2</sup>

1 / PRIMARY BEDROOM  
2 / SECONDARY BEDROOM  
3 / BATHROOM



Roof

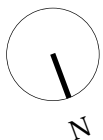
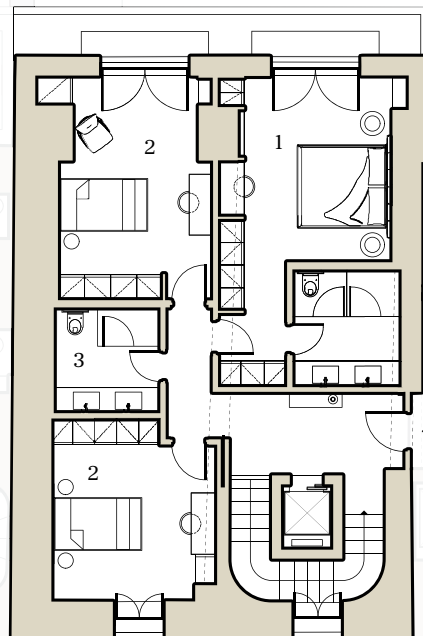
lvl 05

lvl 04

lvl 03

lvl 02

lvl 01



level 3  
115 m<sup>2</sup>



HELLENIC PROPERTIES





THE HERITAGE

# 03

## Garden Terrace Three

This impressive residence is meticulously designed to offer a boutique living experience enriched by thoughtful functionality and effortless elegance. Spread over 334 sqm and arranged over three levels, it is an expansive family home with a harmonious balance of space and proportion, ample natural light, and ventilation.

The accommodation comprises a double-height lounge with an open fireplace and formal dining area, which open up to the landscaped private gardens, a large kitchen with a casual dining table, three spacious bedrooms, including a primary bedroom with an en-suite bathroom and private balcony, a laundry-service room, staff quarters, an in-home, private elevator, and private parking.

The high-spec interiors are finished to an exceptional standard, showing a sensitive mix of timeless, classic design and contemporary style.



HELLENIC PROPERTIES







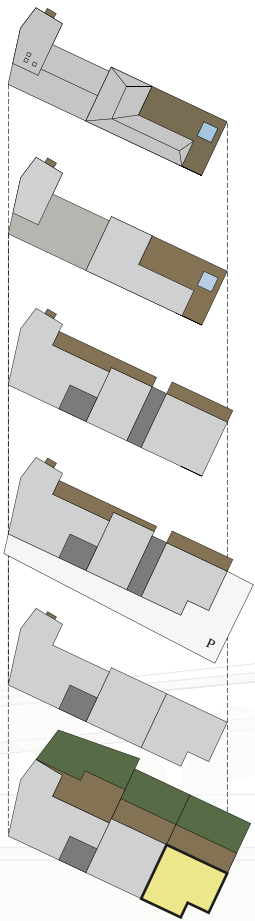
THE HERITAGE

# 03

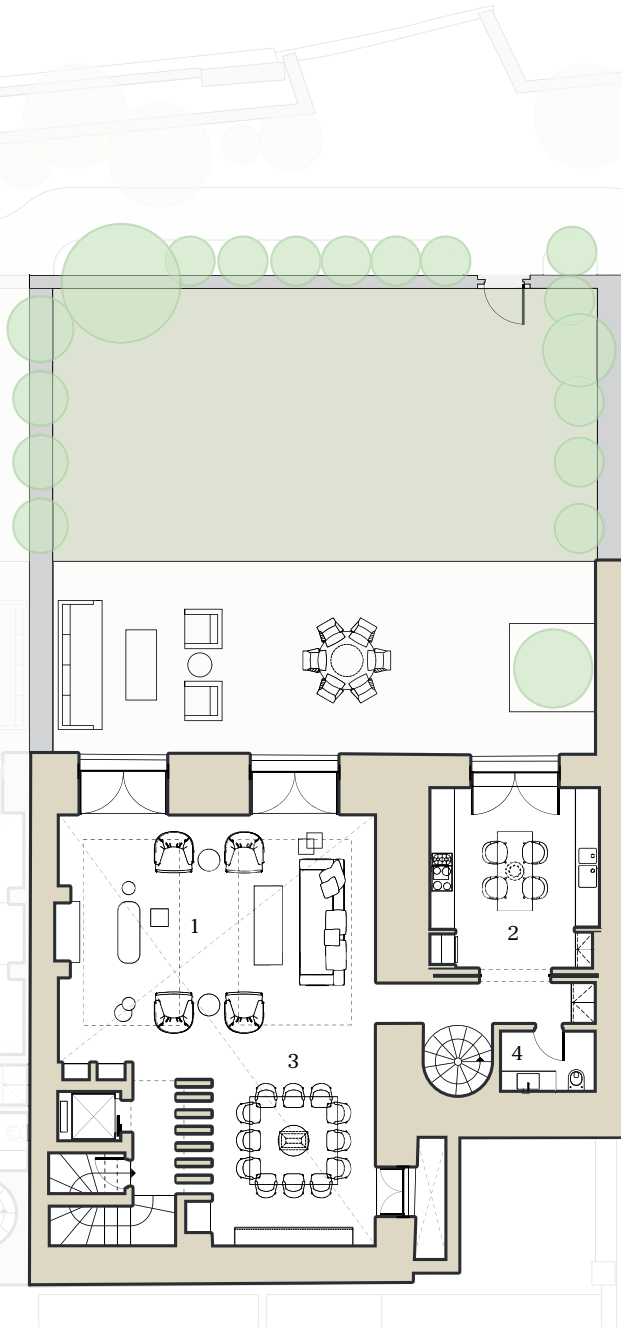
## Garden Terrace Three

ROOMS / 3  
TOTAL GROSS FLOOR AREA / 334 m<sup>2</sup>  
GARDEN / 147 m<sup>2</sup>  
BALCONIES / 52 m<sup>2</sup>

1 / LIVING ROOM  
2 / KITCHEN  
3 / DINING AREA  
4 / WC



Roof  
lvl 05  
lvl 04  
lvl 03  
lvl 02  
lvl 01



level 1  
139 m<sup>2</sup>



HELLENIC PROPERTIES





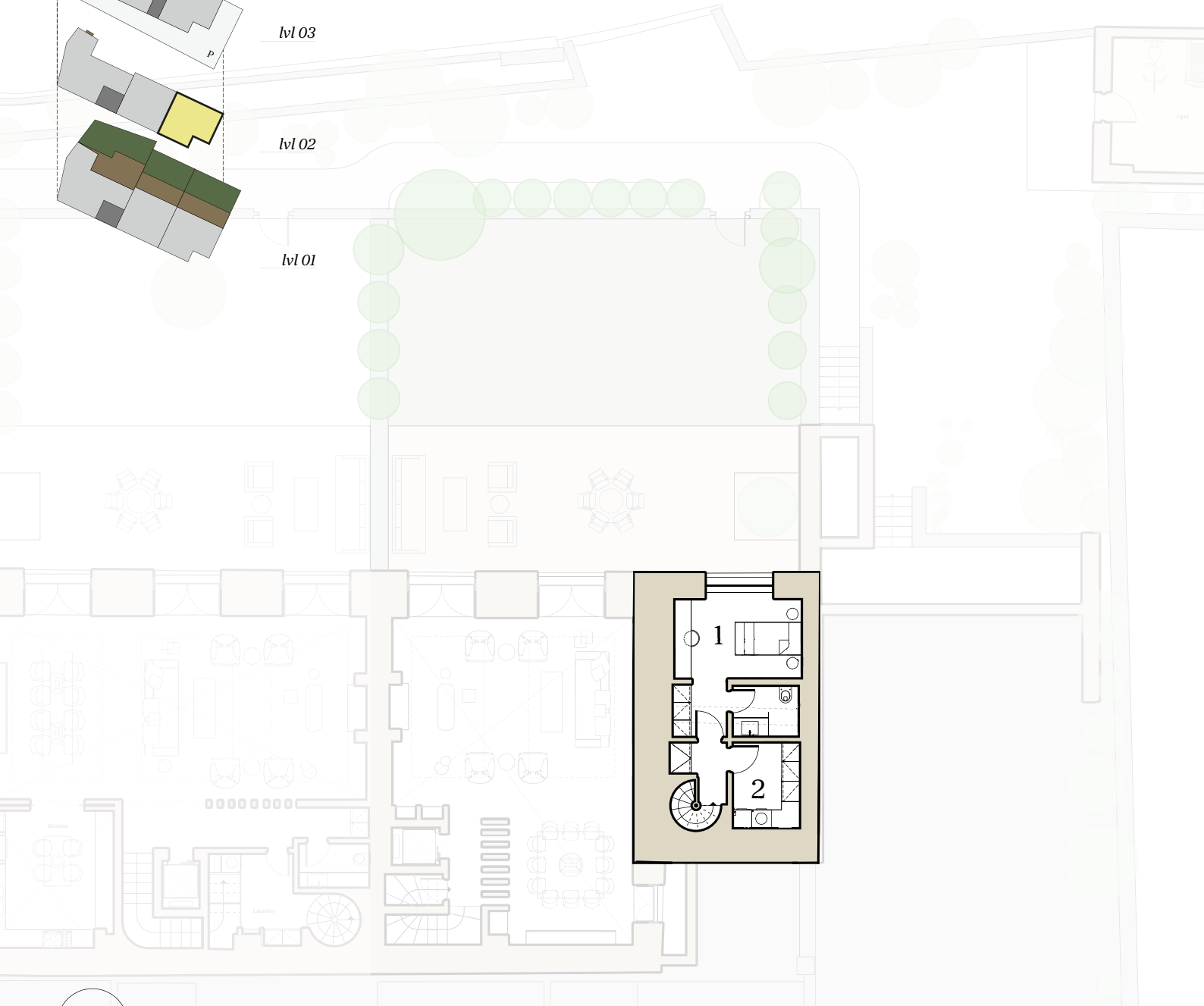
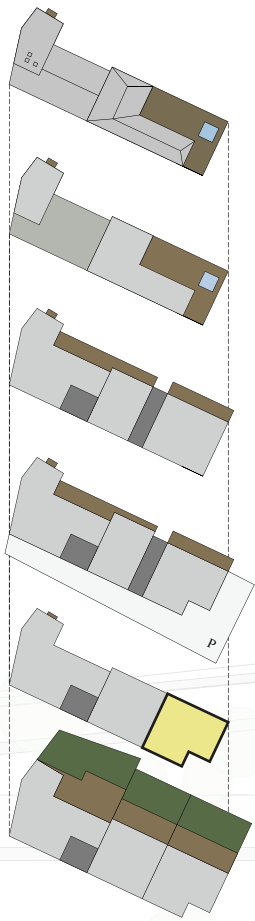
THE HERITAGE

# 03

## Garden Terrace Three

BEDROOMS / 3  
TOTAL GROSS FLOOR AREA / 334 m<sup>2</sup>  
GARDEN / 147 m<sup>2</sup>  
BALCONIES / 92 m<sup>2</sup>

1 / SHIFT ROOM  
2 / LAUNDRY



level 2  
69 m<sup>2</sup>



HELLENIC PROPERTIES







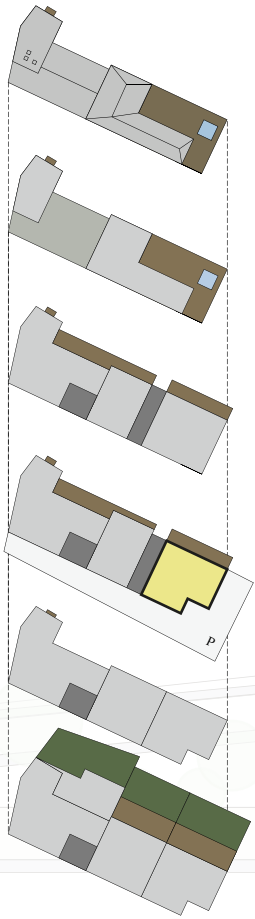
THE HERITAGE

# 03

## Garden Terrace Three

BEDROOMS / 3  
TOTAL GROSS FLOOR AREA / 334 m<sup>2</sup>  
GARDEN / 147 m<sup>2</sup>  
BALCONIES / 52 m<sup>2</sup>

1 / PRIMARY BEDROOM  
2 / SECONDARY BEDROOM  
3 / BATHROOM



Roof

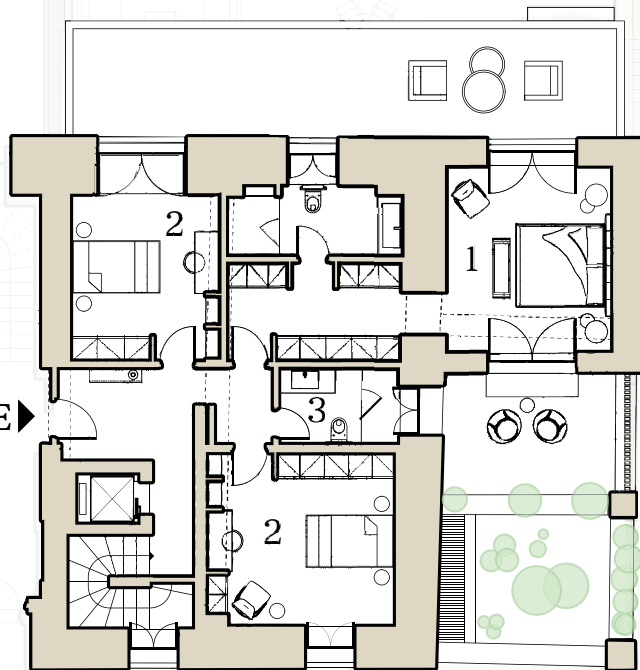
lvl 05

lvl 04

lvl 03

lvl 02

lvl 01



*level 3*  
126 m<sup>2</sup>



HELLENIC PROPERTIES





THE HERITAGE

# 04

## The Suite One

This stylish, functional, and flawlessly designed apartment suite exudes refined elegance in every corner of the property. It is set over 200 sqm with bright and clear spaces and floor-to-ceiling windows that maximise natural light throughout and open to a private balcony with garden views. The accommodation comprises a primary bedroom with an ensuite bathroom, a secondary bedroom with a separate bathroom, a generously sized living-dining area with an open fireplace, a kitchen with a casual dining table, and a powder room.

Carefully curated materials such as cool stones, natural woods, and soft neutral tones create a warm and comforting haven.



HELLENIC PROPERTIES







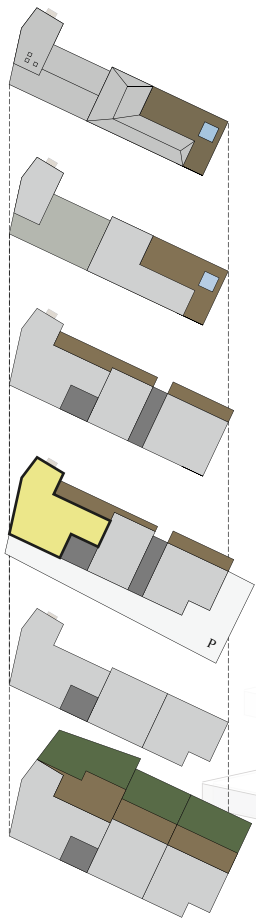
THE HERITAGE

04

The Suite One

BEDROOMS / 2  
TOTAL GROSS FLOOR AREA / 200 m<sup>2</sup>  
BALCONIES / 47 m<sup>2</sup>

- 1 / LIVING ROOM
- 2 / KITCHEN
- 3 / DINING AREA
- 4 / PRIMARY BEDROOM
- 5 / SECONDARY BEDROOM
- 6 / BATHROOM
- 7 / WC



Roof

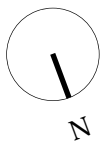
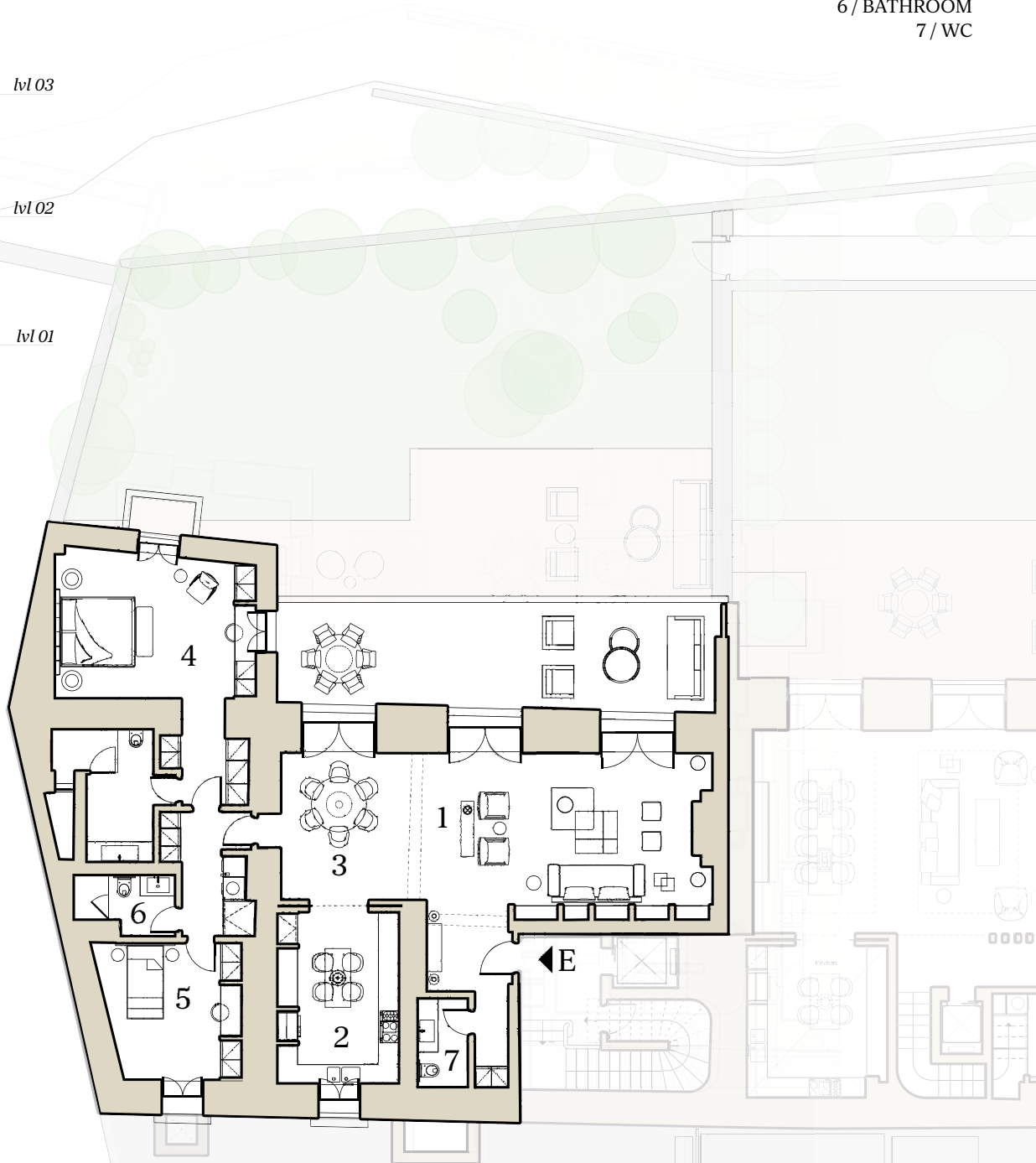
lvl 05

lvl 04

lvl 03

lvl 02

lvl 01



level 3  
200 m<sup>2</sup>



HELLENIC PROPERTIES





THE HERITAGE

# 05

## The Maisonette

This handsome three-bedroom duplex residence is spread over a layout of 274 sqm, thoroughly considered, and faultlessly delivered to offer an elevated living experience for families with children and professionals.

The accommodation comprises a lounge with an open fireplace and a formal dining area with floor-to-ceiling windows that open to a generously sized balcony overlooking the garden, a reception and powder room, a large kitchen with a casual dining table, and a small storage room. On the same level, there are two bedrooms with a shared bathroom, and on the upper level, a separate primary bedroom with a spacious walk-in closet and plush bathroom, offering unique privacy and comfort.

The intricate interior aesthetic comprises cool stones, natural woods, beautifully finished fixtures, and fittings, conjuring the subtle interplay of light and materiality that brings this unique property to life.



HELLENIC PROPERTIES







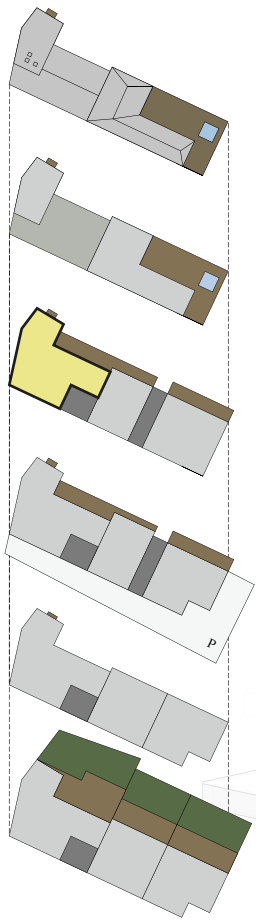
THE HERITAGE

05

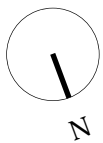
The Maisonette

BEDROOMS / 3  
TOTAL GROSS FLOOR AREA / 274 m<sup>2</sup>  
BALCONIES / 52 m<sup>2</sup>

1 / LIVING ROOM  
2 / KITCHEN  
3 / DINING AREA  
4 / SECONDARY BEDROOM  
5 / BATHROOM  
6 / STORAGE  
7 / WC



Roof  
lvl 05  
lvl 04  
lvl 03  
lvl 02  
lvl 01



level 4  
200 m<sup>2</sup>



HELLENIC PROPERTIES





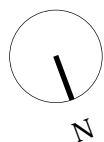
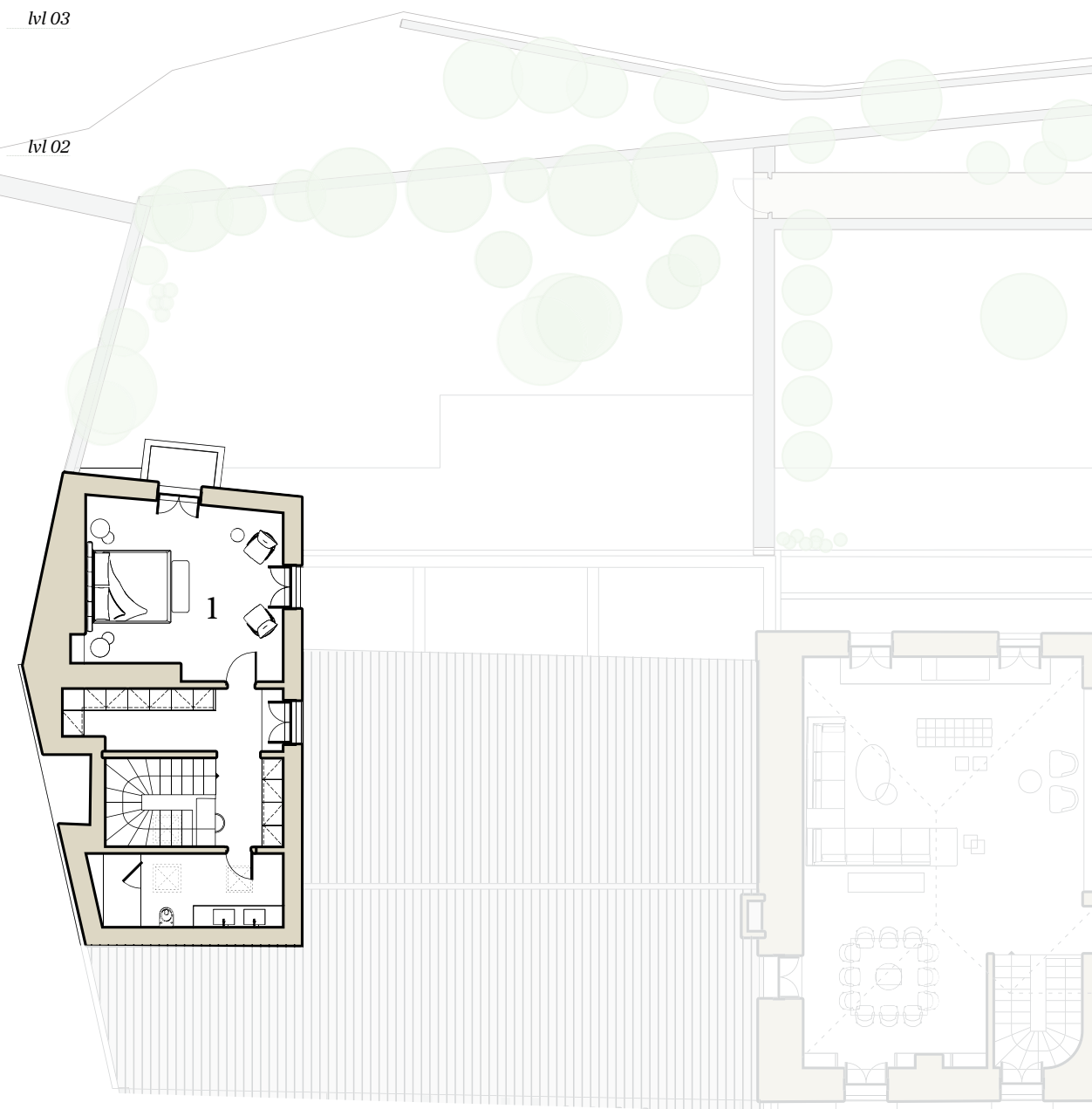
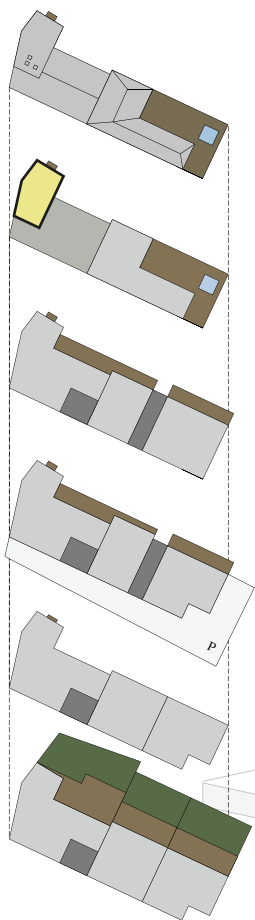
THE HERITAGE

05

The Maisonette

BEDROOMS / 3  
TOTAL GROSS FLOOR AREA / 274 m<sup>2</sup>  
BALCONIES / 52 m<sup>2</sup>

1 / PRIMARY BEDROOM



level 5  
74 m<sup>2</sup>



HELLENIC PROPERTIES







THE HERITAGE

# 06

## The Penthouse

This bespoke private residence enjoys inspiring design and sweeping panoramic views of the surrounding area and Mount Parnitha. It spans over 267 sqm and offers impressive entertaining space while also being ideal for family living.

It is arranged over two levels with the L-shaped upper-level housing all the living areas wrapped around an expansive rooftop terrace with a private open-air jacuzzi. Flooded with natural light, the indoor space is open plan and refined yet relaxed, comprising a large living and formal dining area with a feature fireplace, an impressive kitchen, and a utility room. The accommodation on the lower level consists of a primary bedroom with an ensuite bathroom and two secondary bedrooms, all with in-built wardrobes, a bathroom, and a utility room.

Every inch of this extraordinary apartment has been meticulously crafted for optimum elegance, with cool stones, natural woods, and soft neutral tones creating a warm and comforting haven.



HELLENIC PROPERTIES





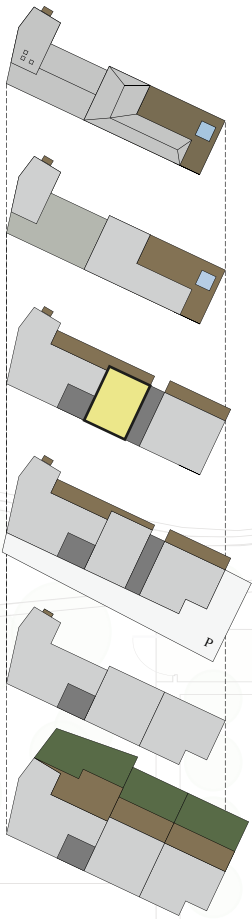
THE HERITAGE

06

The Penthouse

BEDROOMS / 3  
TOTAL GROSS FLOOR AREA / 267 m<sup>2</sup>  
BALCONIES / 162 m<sup>2</sup>

1 / PRIMARY BEDROOM  
2 / SECONDARY BEDROOM  
3 / BATHROOM  
4 / LAUNDRY



Roof

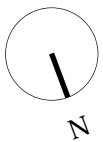
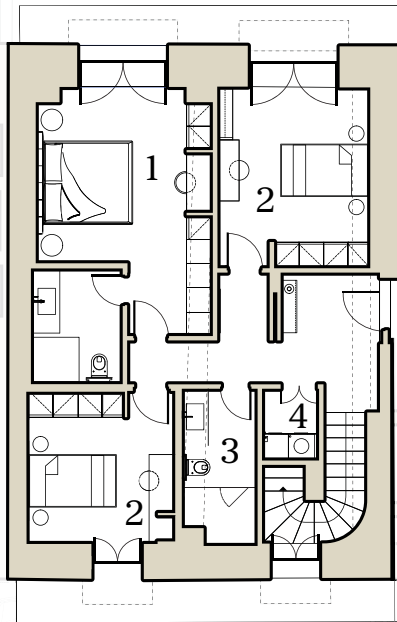
lvl 05

lvl 04

lvl 03

lvl 02

lvl 01



level 4  
102 m<sup>2</sup>



HELLENIC PROPERTIES





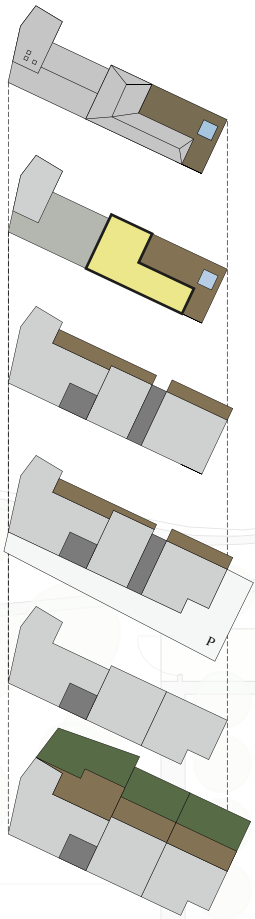
THE HERITAGE

06

The Penthouse

BEDROOMS / 3  
TOTAL GROSS FLOOR AREA / 267 m<sup>2</sup>  
BALCONIES / 162 m<sup>2</sup>

1 / LIVING ROOM  
2 / KITCHEN  
3 / DINING AREA  
4 / WC  
5 / STORAGE



Roof

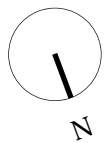
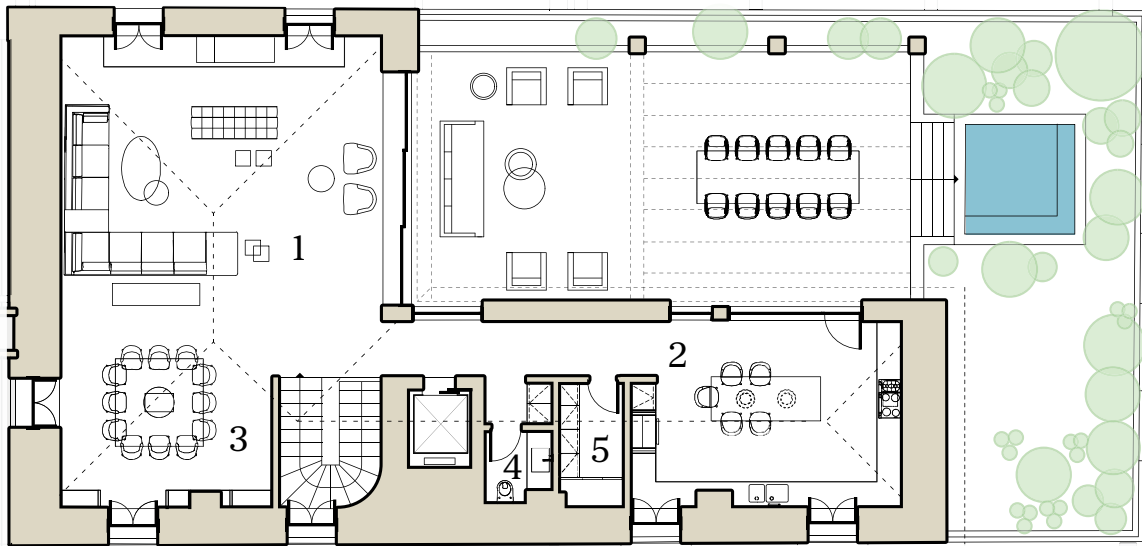
lvl 05

lvl 04

lvl 03

lvl 02

lvl 01



level 5  
165 m<sup>2</sup>



HELLENIC PROPERTIES







THE HERITAGE

# 07

## The Suite Two

This exceptional apartment suite reimagines aspirational—yet achievable—city living. Designed with three façades that open to a perimetrical private balcony for abundant natural light throughout the day, it comprises 168 sqm thoughtfully arranged to include a primary bedroom suite with a walk-through closet and bathroom, a secondary en-suite bedroom, and a generously sized open-floor designed living area with a lounge, open fireplace, formal dining area, and kitchen.

The high-spec interiors are finished to an excellent standard, delivering a sharp blend of timeless, classic design and modern style.



HELLENIC PROPERTIES





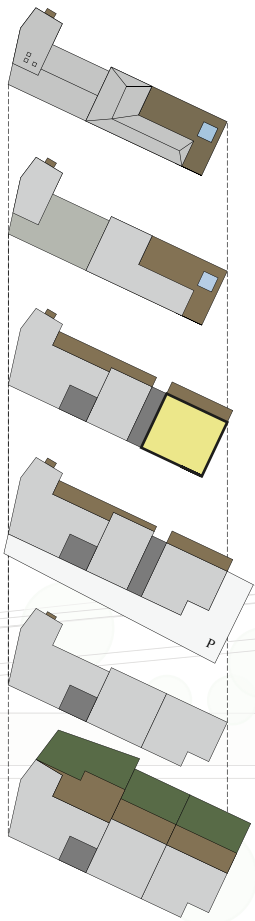
THE HERITAGE

07

The Suite Two

BEDROOMS / 2  
TOTAL GROSS FLOOR AREA / 168 m<sup>2</sup>  
BALCONIES / 78 m<sup>2</sup>

- 1 / LIVING ROOM
- 2 / KITCHEN
- 3 / DINING AREA
- 4 / PRIMARY BEDROOM
- 5 / SECONDARY BEDROOM ENSUITE
- 6 / BATHROOM
- 7 / LAUNDRY
- 8 / WC



Roof

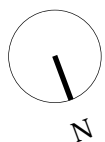
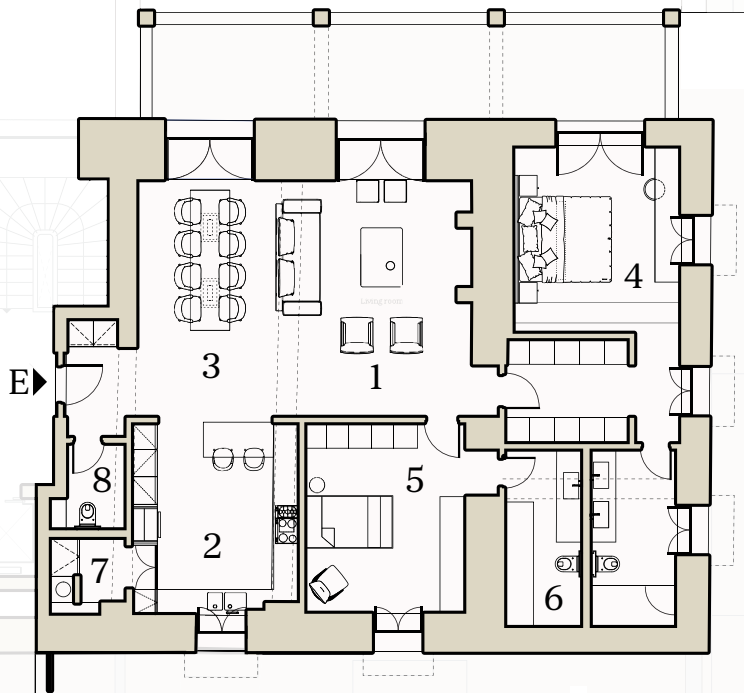
lvl 05

lvl 04

lvl 03

lvl 02

lvl 01



level 4  
168 m<sup>2</sup>



HELLENIC PROPERTIES







