

# **Student Housing in Greece : national policies, investment strategies and challenges**

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# Outline

I. Current Situation: Student Housing Coverage gap, regional disparities and pressures

II. Ongoing strategy for creating new/upgrade existing units

III. Emerging good practices

# Student Housing Coverage gap and regional disparities and pressures

**National average coverage 3%** (under 6% in most HEIs)  
**(EU average coverage 15%)**

Approximately 450,000 active students (all cycles), roughly 13,000 free student beds

**Big Cities:** Athens and Thessaloniki concentrate the highest student numbers but exhibit critical coverage rates often below 1,5%..

**Island locations:** University departments situated in the Aegean and Ionian islands face intensifying pressure due to tourism demand and high real estate prices.  
+ underutilized, inadequate or closed existing halls of residence

# Housing Support Modalities for University Students in Greece

## University Student Residences

Institutional halls of residence providing free accommodation based on socio-economic criteria.



free of charge or at a very low monthly fee, social and income criteria (as defined **ad hoc** in the Internal Regulations of each University's residence).

## Contracted Hotels

Complementary housing solutions via university or INEDIVIM-funded private hotel agreements for students.

## Student Housing Benefit

Annual financial subsidy for students renting in the private sector who meet specific income requirements

*(46,176 beneficiaries in 2025)*



Surge of rental prices over the past decade by 110% nationwide. In Athens: cumulative increases up to 147% since 2016.

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# Strategy for the development of Student Housing

Unified Government Policy Plan 2026, National Action Plan 2026, and National Strategy for Higher Education 2026–2030

## Objectives :

- Creation of new units
- Upgrading of existing ones
- Conversion of vacant or underutilized public buildings into student residences

## Main financial mechanisms:

- Public Investment Program/National Development Program (NDP) 2021-2025: €165 Million
- PPPs (Public-Private Partnerships) : €737.5M over 35 Years
- +New program: Social Climate Fund: €220 Million for the further energy upgrading of 18 student residences
- HEI's initiatives for mobilizing their inactive real estate property

# The PPP Model: +8,609 New Beds

Public-Private Partnerships

Total budget of €737.5M over 35 years to add 8,609 beds.

5 regions, Athens/Attica+ 10 regional university cities

**Macedonia region : cities of Kozani, Florina, Kastoria, and Ptolemaida  
-+ up to 750 beds**

**Crete: cities of Rethymno and Heraklion: + 4,846 beds**

**Thrace region: cities of Alexandroupoli and Komotini: +700 beds**

**Thessaly region: cities Volos and Lamia : + 763 beds**

**West Attica: +1,100 beds, Athens (NTUA): +450 beds**



# NDP Renovation and expansion of student dormitories Strategy

**Three pillars :** Modernization & Structural Upgrades, Targeted property acquisitions by universities, Funding of technical, engineering, and architectural studies to prepare future development

## Spatial distribution

**Metropolitan areas of Athens/Attica and Thessalonique:** Renovations and extensive equipment and infrastructure modernizations of existing student dormitories/campuses

**The Periphery:**

**Key projects:**

- Expansion of the Dormitory of the Technical University of Crete in Chania
- Targeted property acquisitions by Universities in the islands of Rhodes, Samos, Corfu and Zakynthos and in peripheral cities such as Tripoli
- Modernization & Structural Upgrades of the dormitories of more than ten regional cities

✓ **NDP 2026-2030: Anticipated 6% budget increase for new building stock.**

# PPP horizontal characteristics

## nZEB Standard

Ultra-low consumption exceeding national efficiency requirements

Bioclimatic design, renewable energy sources.

## PwD accessibility

Full building and surrounding area accessibility  
1:12 slope ramps, lifts, and wide corridors/doors, etc.

PwD tailored rooms

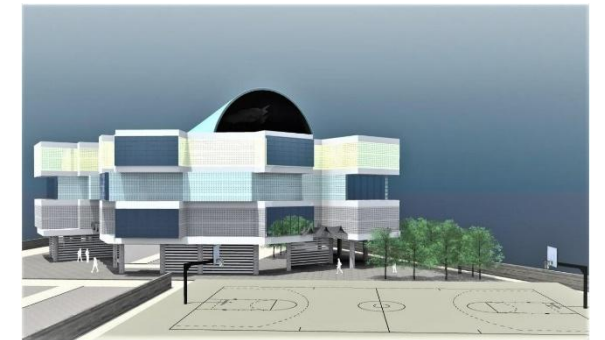
## Holistic Campus Environment

A complete student living and social ecosystem

Modern student restaurants

Functional conference center for academic events in Kozani

Extensive green spaces and communal areas for study and leisure.



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# Emerging good practices: NKUA : Mobilize inactive real estate property of the Institution

Real estate assets of the University include:

- Neoclassical buildings in the center of Athens
- Land plots and residential units in the suburbs

Action plan of the University's Asset Development and Management Company underway to:

- a. Convert a building on the center of Athens (Chalkokondyli Str.) and another in Piraeus (Ypsilantou Str.) into student residences via long-term leasing.
- b. Renovate or reconstruct a number of old apartments and residential buildings scattered across various areas of Athens, via cooperation with a facility management company that will undertake their renovation and management

# Emerging good practices: Programmatic Agreement between the Ionian University and the “Petridis bequest” managed by the Greek Orthodox Church

- Long-term lease of the historic property, covering an area of 508 sq.m., located in the old town of Corfu, for a period of thirty years
- Completion of restoration and consolidation and in accordance with the university's needs
- use as a student residence



**THANK YOU FOR YOUR ATTENTION**

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