3D Restrictions on height development: Greece's Building Code and the implications after Council of State decisions

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Key words: vertical urban development, 3D height restrictions, Greek Building Code, Greek Council of State.

SUMMARY

The paper analyzes the critical conflict between vertical urban growth imperatives and environmental preservation in Greece's regulatory framework. Driven by global urbanization, vertical development is inevitable, yet its governance is complex, relying on the Greek Property Law (GPL) and national Building Code. During the 2011-2020 economic crisis, the Building Code was amended to stimulate the construction sector through "favorable" measures, including height bonuses (e.g., two extra floors for neutral energy footprint buildings) and the exemption of spaces like lofts and balconies from building volume calculations. These provisions were designed to encourage vertical density and sustainable building practices. However, these generalized bonuses generated widespread opposition, as the resulting excessive vertical expansion was perceived by local authorities and citizens as "vertical sprawl," leading to severe environmental degradation and the destruction of traditional urban aesthetics. The subsequent legal challenges culminated in landmark decisions by the Council of State, Greece's supreme administrative court. Asserting constitutional primacy, the court annulled both the blanket height bonuses and the volume exemptions, ruling them unconstitutional due to their failure to consider local planning parameters and their violation of Article 24 of the Greek Constitution (environmental protection). This judicial intervention effectively re- imposed stricter controls on 3D volumetric expansion, revoking numerous building permits. The Greek case highlights the necessity of a context-sensitive and integrated approach to 3D urban planning that rigorously aligns economic development objectives with constitutional mandates for a truly sustainable urban future.

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1. INTRODUCTION

The ongoing vast urbanization is one of the key challenges that cities and societies have to deal with all over the world. According to the United Nations by 2050 global urban will increase to an estimated 68% from 55% in 2018 (U.N., 2018). This demographic shift is already affecting cities and urban space's landscape, infrastructure and overall fuctionalities. Thus, cities vertical expantion, under but mainly over the ground, is inevitable. The concept of "vertical cities", where vertical activities intensification emerge not as an architectural trend, but as an urban development core practice ensuring sustainable development and viable living conditions within increasingly dense urban environments (Al-Kodmany, 2018a, 2018b). Large-scale vertical development is a capital-intensive endeavor, requiring substantial private funding, so to be realized (Bright, Blandy and Bettini, 2025), while they can pose sustainability challenges in terms of energy and water consumption and waste managment (Kennedy, Cuddihy and Engel-Yan, 2007).

At the same time cities vertical development, thus the intensification of uban environment's population density, perplexes the mobility patterns, as the the on road mobilty (including underground patterns) is not adequate to cover the increased mobility demands. The introduction of inovative solutions such as Urban Air Mobility (Straubinger *et al.*, 2020), while integrating Urban Air Mobility to urban planning complexity lies, both in spatial space use and legal restrictions.

Legislative complexity is found also in urban development, through regulations and restrictions on urban space development, costraction activities and land uses. These legal frameworks, alongside mathematical parameters, dictate the permissible scope of construction activities and land use (Ross, 2023). A comprehensive understanding of the technical and legal constraints on urban development is imperative to comprehend the formation of the urban landscape. Key constraints include maximum allowable building area, maximum height, maximum plot coverage area, and the overall stereometric shape of the construction. These constraints, when considered in conjunction with the regulatory framework of property law on rights, restrictions, and regulations that extend three-dimensionally above and below the ground, collectively form powerful 3D objects and instances that profoundly affect cities form and define the urban landscape. At the same time the "right to the city" concept (Lefebvre, 1996), implicates the inhabitants rights not only in accessing urban space and resources, but also in cities shape and transformation through their participation in the overall process.

In Greece, this regulatory landscape is particularly intricate as the Greek Property Law (GPL) forms 3D properties and property rights, over and above the ground, while 3D regulations and restrictions foreseen in GPL, Urban Planninig legislation, Land Uses legislation, the Building Code, but also in technical legislation, like Cultural Heritage Protection Code, affect the overall vertical development of Greek cities within a strict legal framework.

Recent amendments to Greece's Urban Planning and Building Code, introduced between 2011 and 2020, coinciding with Greece's financial crisis, aimed to modernize urban development practices and promote environmental sustainability, while ensuring the economic viability of new investments, particularly in cases of urban development through the creation of new buildings. Those amedements included general provisions that proved advantageous in regard to building heights, thereby resulting in the construction of new buildings that exceeded those that were previously in existence, while certain building spaces were exempeted form building coefficient calculations.
However, these "favorable" provisions, particularly those encouraging increased building volume through height and the exemption of certain spaces from building coefficient calculations, triggered significant public and legal opposition. Concerns arose regarding their adverse environmental impact and their detrimental effect on the urban landscape, especially by local authorities and municipal administrations. Consequently, these provisions became the subject of appeals to the Council of State, Greece's supreme administrative court. Between 2024-2025 two significant decisions by the Council of State led to the termination of bonuses for additional vertical expansion in relation to the authorized maximum heights established in distinct municipalities. This resulted in the revocation of building permits that were contingent on these advantageous provisions, consequently invalidating investment plans and redefining the parameters for establishing building conditions and restrictions at the municipal level.
This paper aims to provide a comprehensive analysis of Greece's legal framework governing 3D height restrictions, examine the specific amendments introduced by the recent Building Code, and critically assess the implications of the Council of State's decisions on those amedments cancelation. It explores the interplay between urban development imperatives, legislative intent, and judicial review. It seeks to illuminate the ongoing challenges and paradoxes inherent in balancing vertical growth with environmental protection and urban aesthetics in the densely populated Greek urban environment.

2. THE CREEK PROPERTY LAW

In order to understand the current debate about building height restrictions in Greece, it is important to understand the fundamental legal framework on properties, property rights and restrictions as those are defined in the Greek Property Law (GPL) and its intricate interplay with urban planning legislation in national but most importantly in local/ municipal level.
The GPL is the Book 3 of the Greek Civil Code introduced in 1946 and replaced the Byzantine-Roman Law, that was in place for centuries in the territories of Greece either as the Greek State, formed in 1830, either as part of the Byzantine Empire or the Ottoman Empire. Under the GPL properties and property rights are three-dimensional both in technical and legal terms, whilst restrictions could be imposed deriving from public interest protection, public law restrictions and relevant legislation regulations (Balis, 1951; Perperidou, Moschopoulos, *et al.*, 2021).
Under GPL the immovable property is defined in three-dimensional in a series of articles, that establish a legal understanding of property that inherently possesses a three-dimensional character, acknowledging both the vertical extension of ownership and the necessary

limitations to facilitate broader public and private interests.

- **Article 945** sets the immovable thing as a “spatial concept” as the property (or immovable thing) is defined as the soil and its components. legally binds the surface of the earth with its vertical extensions, implying that ownership is inherently volumetric. This broad definition sets the stage for the subsequent articles that elaborate on what constitutes these "components" and how ownership extends into the air and subsoil. The immovable thing is a plot or a land parcel (Fig. 1a).
- **Article 954** clarifies what constitutes "components" of an immovable thing by including "things firmly connected to the ground," such as buildings and permanent structures, as well as "products connected to the ground," "underground water and underground springs," and "seeds and plants after plantation.". This comprehensive definition ensures that anything permanently affixed to or naturally occurring within the land is considered part of the property, extending ownership vertically (Fig. 1a).
- **Article 1001** states that "ownership and property right extents in the space above and below the immovable thing, unless the law provides otherwise, but owner cannot forbid action of third party in that height or that depth, that by this forbiddance the owner has no interest." This provision establishes the principle of vertical extension of ownership – both upwards into the air and downwards into the subsoil. However, it introduces a crucial limitation: the owner's right to forbid third-party actions in this extended space is not absolute and exemptions exists for high heights, for aviation flights passing, and deep depths, for underground transportation network and infrastructure development (Fig. 1a).
- **Article 1000** reserves to the property owner the right to dispose of the property as they deem appropriate, provided that this does not contravene legal provisions or the rights of third parties. This right of disposition extends to the exclusion of any actions by other parties in relation to the property.
- **Article 1188** sets the right of limited personal easement by granting certain benefits and powers to a specific person, usually legal entities, according to the needs of this easement e.g. electricity lines easements so as to protect the public from electrocution within certain distance from the electricity lines easements (Fig. 1a &1c).
- **Article 1003** sets the conditions for separate ownership within the same building firmly connected to the ground, setting the conditions for properties horizontal or vertical separation within the same property, plot or land parcel (Fig. 1b).
- **Articles 1003, 1004 and 1005** define that a property owner is obligated to endure emissions (e.g., smoke, light, sound) emanating from another property. These emissions must be deemed as not significantly impairing the property's use or as arising from the standard operation of properties within the vicinity. However, the property owner reserves the right to prohibit the construction of facilities or installations that are deemed harmful and that result in illegal activities on their property. This prohibition may be enforced under the condition that the facility or installation has not been granted an official permit by the relevant public body, in accordance with the specific legal provisions and the preconditions stipulated by the law. Notwithstanding the issuance of an official permit, the latter may be subject to revocation in the event that deleterious consequences manifest. The aforementioned articles established the foundation for the delineation of land uses, encompassing the integration of residential and commercial zones, as well as the separation of land uses, such as residences and heavy industrial activity (Fig. 1d).

The three-dimensional provisions of those articles are illustrated in Figure 1

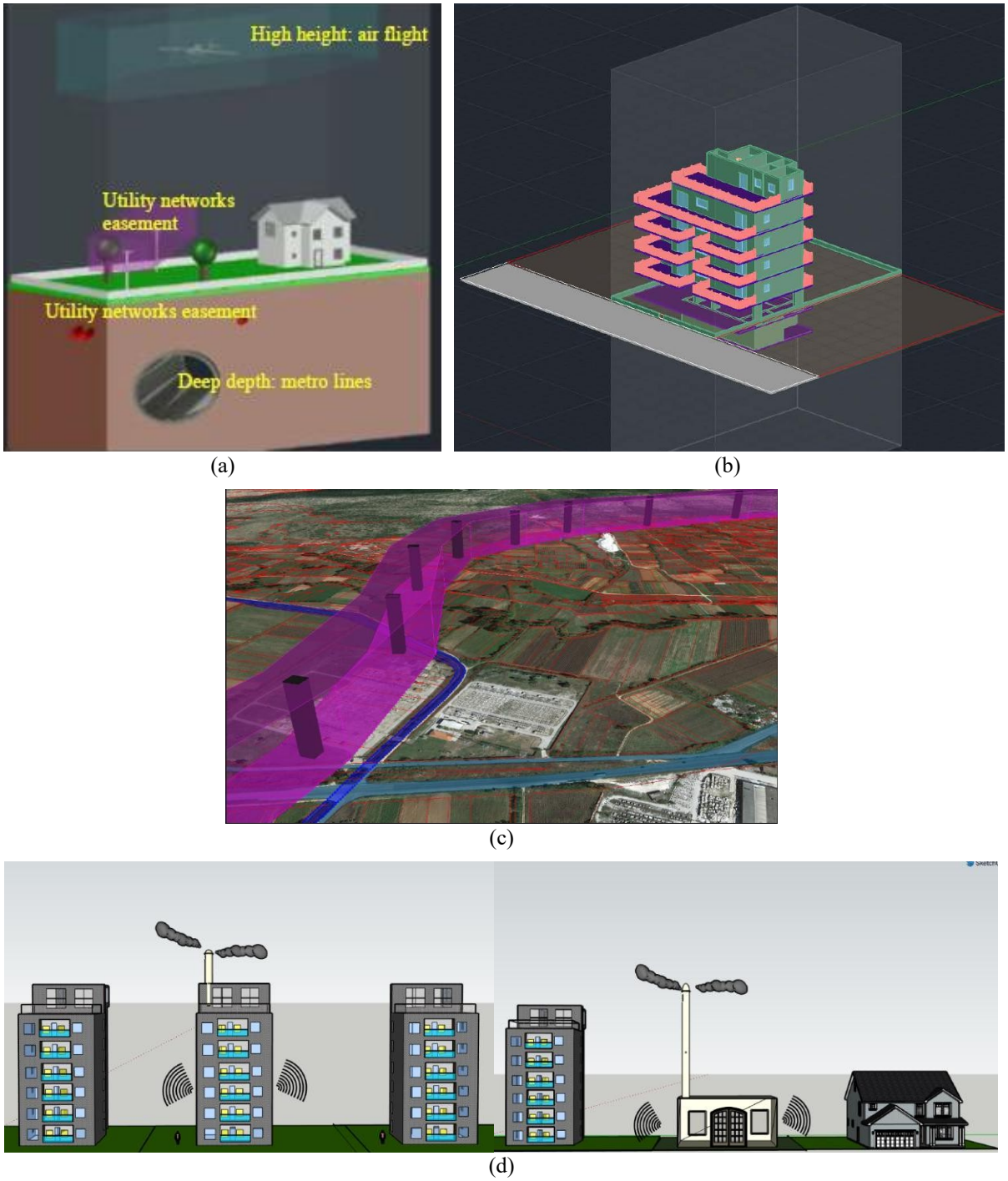

Figure 1. 3D reprezantation of properties and property rights according to GPL: (a) 3D immovable thing, rights & restrictions (source: (Perperidou, Moschopoulos, *et al.*, 2021)), (b) 3D horizontal seperation (source: (Perperidou, Moschopoulos, *et al.*, 2021)), (c) 3D electricity lines easment (source: (Perperidou, Moschopoulos, *et al.*, 2021)), (d) emmissions (source: (Perperidou and Xydopoulos, 2021)).

3. THE REGULATORY ECOSYSTEM OF URBAN SPACE

The Greek Property Law is not an isolated legal system; rather, it operates within a broader context of legal and political frameworks. The principles of this system are subject to continuous refinement and implementation in conjunction with specialized legislation regulating urban development and land uses. This complex legal ecosystem creates a multi-layered regulatory environment that can either facilitate or constrain 3D urban development, often leading to complex interactions and potential conflicts.

Greek Urban Planning Legislation sets the general framework for urban space development and city planning, zoning, land uses (mixture, separation or even exclusion) combined to population densities that also affect development densities. In national scale it defines general principles and general restrictions, e.g. maximum building heights or maximum plot coverage ratio all over Greece.

In local/ municipal level, the specific rules and regulations on urban plans parameters, e.g. common and public spaces, private space that can be built, along to the delineation of urban planning parameters such as the building coefficient, coverage percentage of a plot, and maximum permitted height, which is contingent upon the building coefficient, are determined by presidential decrees that have obtained the positive advisory opinion from the Council of State.

The legislation on Land Uses designates particular uses for land parcels (e.g., residential, commercial, industrial, public green spaces), directly influencing the type and scale of vertical development. The classification of land use directly impacts the economic viability and social function of vertical structures, as certain uses (e.g., high-density residential, office towers) are inherently more suited to verticality than others. This legislation often reflects a societal consensus on how different parts of the city should function, guiding investment and development patterns. Land uses are going to be impacted by the development of new urban activities and transport modes. Urban Air Mobility (UAM) is going to impact the on the ground facilities and land uses as well as the use of the urban airspace (Perperidou and Kirgiafinis, 2022).

The Greek Building Code is the most direct regulatory instrument for construction activities. It contains detailed technical specifications, safety standards, and specific rules regarding building dimensions, volume, height, and setbacks, (Perperidou *et al.*, 2023).

Greece, with its rich history, has extensive laws protecting archaeological sites, historic buildings, and traditional settlements. These laws impose strict limitations on new construction, particularly regarding height, aesthetics, and compatibility with the surrounding historical context. This often creates tension with the imperative for modern vertical development, as seen in areas like the Athens Historic Triangle (Perperidou, Siori, et al., 2021). From an analytical perspective, this legislation represents a societal prioritization of cultural preservation over unbridled development. It introduces a qualitative constraint on vertical growth, emphasizing the importance of urban character, historical continuity, and visual integrity, often leading to conflicts with purely economic or density-driven development models (Bandarin and Van Oers, 2012). This tension reflects a broader debate on the preservation of the historical aspect the collective identity within a rapidly changing urban landscape, that is under enormous pressure for further development.

AMENDMENTS TO THE GREEK URBAN PLANNING AND BUILDING CODE (2011-2020): INTENT VS. OUTCOME

In an effort to modernize its urban planning framework and align with contemporary environmental and energy efficiency standards, in the heart of the economic crisis Greece introduced significant amendments to its Urban Planning and Building Code between 2011 and 2020. These legislative changes, particularly those enacted in 2011-2012 and further refined in 2017-2020, aimed to foster a more sustainable and efficient use of urban space.

The core of the new legislation brought about several notable shifts in building regulations, impacting both the horizontal and vertical dimensions of urban development, with a clear emphasis on intensifying the use of 3D space.

The 2012 Greece's "New Building Code" brought significant changes in plot's coverage ration and in buildings height. The national upper coverage ratio was reduced from 70% to 60%, whilst the national maximum building height rose to 32 meters, with the building height to be directly connected to building surface coefficient. The rationale was to compensate developers for the reduced horizontal footprint by allowing for greater vertical expansion, thereby maintaining the total allowable building volume. This policy represents a direct trade-off: sacrificing horizontal density for vertical density, predicated on the assumption that the benefits of increased open space at ground level would outweigh the visual and environmental impacts of taller structures.

Alongside the changes in plot coverage ratio and increased building height, the New Building Code gave further and horizontal in national level height bonuses for building with neutral energy footprint, regardless to the specific building regulations of the building's area. This was primarily achieved through the mandatory construction of thermal facades and green roofs. To encourage these environmentally friendly features, the legislation granted a significant height bonus: an additional two floors could be added to buildings that incorporated these features. This provision effectively allowed for the construction of seven- and eight-story buildings even in areas previously restricted to a maximum of four or five floors. The intent was to promote energy efficiency and environmental sustainability by rewarding green building practices, aligning with broader European Union directives on building performance.

The legislation also sought to enhance public spaces. A process was introduced to increase the width of pavements and other common areas by allowing developers to grant a part of their plot at ground level for public use. Crucially, this concession was linked to a parallel increase in the underground development of the building, extending beyond the limits of its surface top view. This meant that while a portion of the ground floor might be ceded for public benefit, the building could expand its footprint underground, maximizing usable space without impacting the above-ground coverage ratio. This aimed to create more pedestrian-friendly environments while still allowing for increased building volume.

A particularly controversial provision exempted certain spaces from being calculated towards the total building volume (and thus the total built-up area). These exempted spaces included lofts, balconies, and attics. The rationale behind this exemption was to provide more flexible and usable space within buildings without penalizing developers by counting these areas towards density limits. This effectively allowed for larger structures than the nominal building coefficient might suggest, by encouraging the utilization of these traditionally "marginal"

spaces.
The stated intentions behind those amendments reflected a more efficient and sustainable urban planning and development policy in Greece, especially within the context of the economic crisis, where building activity had demonstrated a significant vertical decrease. The reduction of plot coverage and the promotion of green roofs is directly connected with the aim of the State to improve urban environment and the overall cities environmental conditions, whilst thermal facedes intent to promote energy efficient buildings, reducing energy consumption, making in parallel buildings more resilient to environmental conditions. The overall heights bonuses aimed to facilitate development. By allowing for increased vertical and underground development, and by exempting certain spaces, the legislation aimed to provide developers with greater flexibility and economic incentives, potentially stimulating the construction sector and meeting the demand for new building stock in a country recovering from economic crises and facing ongoing urbanization
But local communities, especially of areas in close distance to Athens with low building heights, oposed to this new type of urban development. Local authorities and municipal councils argued that when height development (e.g., the two-floor bonus for energy efficiency) was combined with extensive underground development (extending beyond the building's surface top view), the cumulative impact on the urban environment was overwhelmingly negative. The excess vertical development combined to increased underground development followed by reduction of plot plantation and trees in general, was considered as catastrophic for the local urban environment with direct environemntal effects leading to microclimate worsening.
In parallel, the most visible and contentious impact was on the overall urban landscape, particularly in areas previously characterized by low-rise, human-scale development. The introduction of taller buildings, especially the seven- and eight-story structures in areas restricted to a maximum of four or five floors, was seen as a severe disruption to the established urban fabric. This "vertical sprawl" was criticized for destroying traditional neighborhood aesthetics, blocking views, reducing sunlight access for neighboring properties, and creating a sense of disproportion and visual chaos.

4. APPEALS TO THE COUNCIL OF STATE AND REASSERTING CONSTITUTIONAL PRIMACY

In response to these growing concerns and the perceived environmental degradation, a broad coalition of stakeholders decided to challenge the legality of the new Building Code's "beneficial" provisions. This led to a series of appeals lodged with the Council of State, Greece's supreme administrative court, which is responsible for reviewing the legality of administrative acts and regulations. These appeals represent a collective assertion, where citizens and local authorities utilize legal avenues to reclaim agency over the shaping of their urban environment, demonstrating a bottom-up challenge to state authority.
In the Council of State appealed individuals, NGOs and municipal authorities for the cancelation of building permits that were taking full-scale advantage of the New Building Code provisions. Individuals' appeals typically focused on the loss of sunlight, views, privacy, and the general degradation of their living environment due to the new taller and

denser constructions. nvironmental and urban heritage protection NGOs played a crucial role in organizing and leading the legal challenges. These organizations argued that the Building Code amendments violated fundamental constitutional principles related to environmental protection, sustainable development, and the preservation of urban character and cultural heritage protection. They often presented expert testimonies and detailed analyses of the environmental consequences of the new provisions. ignificantly, several municipalities also joined the appeals. Local authorities, being at the forefront of urban management and directly experiencing the consequences of the new building regulations on their local plans and communities, sought the annulment of provisions they deemed detrimental to their urban fabric and residents' quality of life.

The appeals lodged against the new Greek Building Code's "beneficial" provisions culminated in a series of landmark decisions by the Council of State. These rulings have had profound implications, effectively re-establishing stricter controls on 3D urban development and sparking a renewed debate on the balance between growth, environmental protection, and the right to a quality urban environment.

One of the most impactful decisions by the Council of State, 146/2025 of the plenary session, concerned the annulment of the special bonus for height development. This bonus, granted for the construction of buildings with a neutral energy footprint (e.g., incorporating thermal facades and green roofs), allowed for the addition of two extra floors, leading to seven- and eight-story buildings in areas previously limited to four or five stories.

The Council of State ruled that this provision was unconstitutional, primarily on environmental grounds. The court reasoned that while promoting energy efficiency is a legitimate public interest, the automatic and generalized increase in building height across various urban zones, without proper consideration of local urban planning parameters, environmental capacity, and the specific characteristics of each area, violated the constitutional principle of environmental protection and the right to a quality urban environment (Article 24 of the Greek Constitution).

Another critical ruling by the Council of State, that the official publication is expected, involved the annulment of the provisions that exempted spaces such as lofts, balconies, and attics from being calculated towards the building coefficient (and thus the total built-up area). The court found that these exemptions, while seemingly minor in isolation, collectively led to a substantial increase in the actual built volume of buildings beyond what was intended by the established building coefficients. This "hidden" increase in density contributed to the overall overbuilding and strained urban infrastructure. Analytically, this decision highlights the importance of transparency and accuracy in urban planning metrics. The Council of State argued that these spaces, despite their specific architectural functions, contributed to the overall volume and density of a building and, therefore, should be included in the calculation of the building coefficient to accurately reflect the true extent of development. This ruling aimed to restore transparency and strictness to the calculation of building volume, preventing unintended densification and ensuring that the stated building coefficients genuinely reflected the permissible development intensity.

While the Council of State has issued definitive rulings on height bonuses and volume exemptions, a decision regarding the controversial provision on underground development remains pending. This provision allowed for the expansion of underground building areas beyond the surface top view of the building, often linked to the granting of ground-level plot

portions for public use.
The outcome of this pending decision is highly anticipated, as it will further define the boundaries of 3D property rights and environmental protection in Greece's urban context. Critics argue that extensive underground development can lead to significant environmental problems, including disruption of groundwater flow, increased energy consumption for ventilation and lighting, and further reduction of permeable surfaces for tree planting.
The Council of State's decisions have effectively reopened the issue of strict restrictions on height and depth development in Greece. By annulling key provisions that aimed to facilitate greater building volume, the court has signaled a clear preference for a more conservative approach to urban densification.
But the re-imposition of stricter height and volume restrictions is viewed by many in the construction and real estate sectors as an obstacle to meeting the increased demand for building stock. As urban populations continue to grow, there is a genuine need for more housing and commercial spaces. Limiting vertical expansion, particularly in already dense urban centers, can exacerbate housing shortages, drive up property prices, and potentially push development towards less regulated peri-urban areas, leading to further sprawl.

5. DISCUSSION

The core of the issue lies in the fundamental conflict between the undeniable need for vertical development in densely populated urban areas and the desire to preserve the existing urban character, aesthetic coherence, and environmental quality. As highlighted by Al-Kodmany (2018a), vertical cities are an inevitable response to population concentration. However, the Greek experience demonstrates that simply increasing height and density through blanket provisions can lead to unintended consequences. The "vertical sprawl" perceived by citizens and municipalities underscores that urban growth must be managed with sensitivity to local contexts, historical fabric, and the visual impact on the cityscape and the overall urban landscape.
The Council of State's intervention underscores the crucial role of the judiciary in interpreting and enforcing environmental and urban planning laws, particularly when legislative acts are perceived to overstep constitutional boundaries. In Greece, the Council of State acts as a crucial check on legislative and administrative power, ensuring that development policies align with broader public interest and constitutional mandates, such as the right to a healthy environment (Article 24 of the Greek Constitution).
The rulings also demonstrate that even well-intentioned legislative efforts to promote sustainability (e.g., energy efficiency bonuses) can be overturned if their implementation leads to disproportionate negative impacts on the urban environment. This highlights the need for legislative bodies to conduct thorough environmental impact assessments and engage in more comprehensive spatial planning before enacting broad-brush amendments to building codes. The judiciary's role ensures accountability and reinforces the principle that environmental protection is not merely a policy goal but a constitutional imperative that can override specific development incentives if they are deemed to cause significant harm.
The debate also exposes the inherent tension between economic incentives for development and environmental protection. The "favorable" provisions of the initial Building Code

amendments were partly designed to make vertical development more economically attractive by allowing greater building volumes. The Council of State's annulment of these provisions, while environmentally motivated, inadvertently removes some of these economic incentives. The ongoing legal challenges and the Council of State's decisions highlight the critical need for a robust and comprehensive 3D Land Administration System (LAS) in Greece. Effective management of 3D property rights is essential for navigating the complexities of vertical and underground development. The current situation, where legal uncertainties lead to judicial interventions, suggests that existing cadastral and planning systems may not be fully equipped to handle the intricacies of 3D property in a dynamic urban context.
The Greek experience offers valuable lessons for other countries grappling with similar urban development challenges, emphasizing the need for a more integrated, contextual, and participatory approach to urban planning in respect to holistic 3D planning, robust environmental safeguards and impact assessment, contextual sensitivity, local communities' involvement and aiming to true sustainable urban development.

6. CONCLUSIONS

The trajectory of urban development in Greece, particularly concerning 3D height restrictions, presents a compelling case study of the intricate balance required between accommodating inevitable urban growth and safeguarding environmental quality and urban aesthetics. As global urbanization accelerates, the concept of vertical cities becomes increasingly relevant, driven by the need for sustainable living conditions in densely populated areas. However, as demonstrated by Greece's recent experience, the implementation of policies aimed at facilitating vertical expansion can lead to unforeseen challenges and public contention, highlighting a critical need for analytical rigor in policy formulation and implementation.
This paper has systematically analyzed the Greek legal framework, highlighting how the foundational Greek Property Law, with its provisions on the vertical extension of ownership, interacts with a complex web of urban planning, land use, and building code legislation. The amendments introduced between 2011 and 2020 to the Greek Urban Planning and Building Code were initially conceived to modernize practices, promote energy efficiency, and optimize urban space through increased height and depth development, alongside exemptions for certain building volumes. These "favorable" provisions aimed to stimulate construction and meet the growing demand for urban stock, reflecting a policy vision of economic recovery and environmental modernization. However, the practical application of these amendments generated significant public and environmental concerns. The perceived adverse impacts, particularly the detrimental effects on the urban landscape, the excessive environmental burden from combined height and depth development, and the limitations imposed on crucial planting areas by extensive underground construction, led to widespread appeals.
The Council of State's subsequent landmark decisions proved to be a pivotal moment. By annulling both the height development bonus (linked to energy efficiency) and the exemption of spaces like lofts, balconies, and attics from building coefficient calculations, the court effectively re-imposed stricter controls on vertical and volumetric expansion. While a decision on underground development remains pending, these rulings have unequivocally

reopened the debate on the stringency of 3D development restrictions.
The Greek case study serves as a powerful reminder that urban development is a complex interplay of legal, economic, environmental, and social factors. The Council of State's decisions, while challenging the status quo, provide an opportunity for Greece to refine its approach to 3D urban planning, aiming for a more balanced, equitable, and truly sustainable urban future.

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