
Orelia Residence

Athens
City Center



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Living in the vibrant center of Athens, where culture and gastronomy meets the commercial life of the city, ensuring the ultimate urban living experience.



Orelia Residence, the Experience

Converted from a former commercial building and complemented by a newly constructed floor, Orelia Residence is a modern residential complex, within short distance from the center of Athens, ensuring a holistic experience of modern, high-end living.

LUXURY LIVING

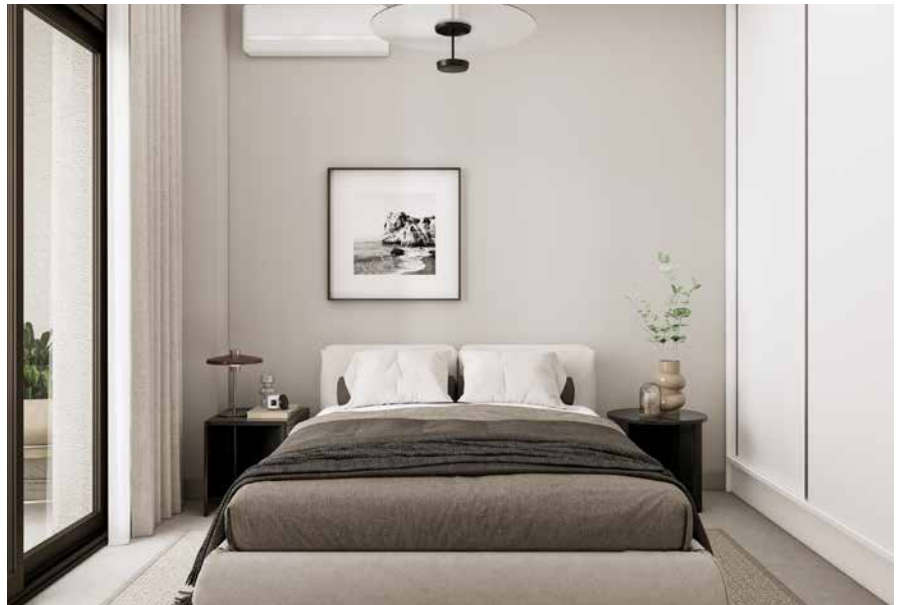
- ORELIA RESIDENCE FEATURES LUXURY AMENITIES WITH EMPHASIS ON COMFORT AND MINIMALIST AESTHETICS.

STRONG ROI

- LOCATED IN A PRIME AREA IN THE CENTER OF ATHENS, IT IS IDEAL FOR INVESTMENT WITH HIGH RETURNS AND STRONG APPRECIATION VALUE.

MODERN DESIGN

- SEAMLESSLY COMBINES CONTEMPORARY ARCHITECTURE WITH PRACTICALITY, CREATING A RESIDENTIAL DEVELOPMENT THAT EXCEEDS EXPECTATIONS.
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Prime location

1KM
TRAIN
STATION

2.8KM
NATIONAL
OBSERVATORY

3KM
ACROPOLIS

200M
PUBLIC
SCHOOL OF
ARTS &
CRAFT

5.2KM
LYCABETTUS
HILL

2.2KM
FILOPAPPOU
HILL

220M
METRO
STATION

4.5KM
SYNTAGMA
SQUARE

40M
PUBLIC
HIGH
SCHOOL

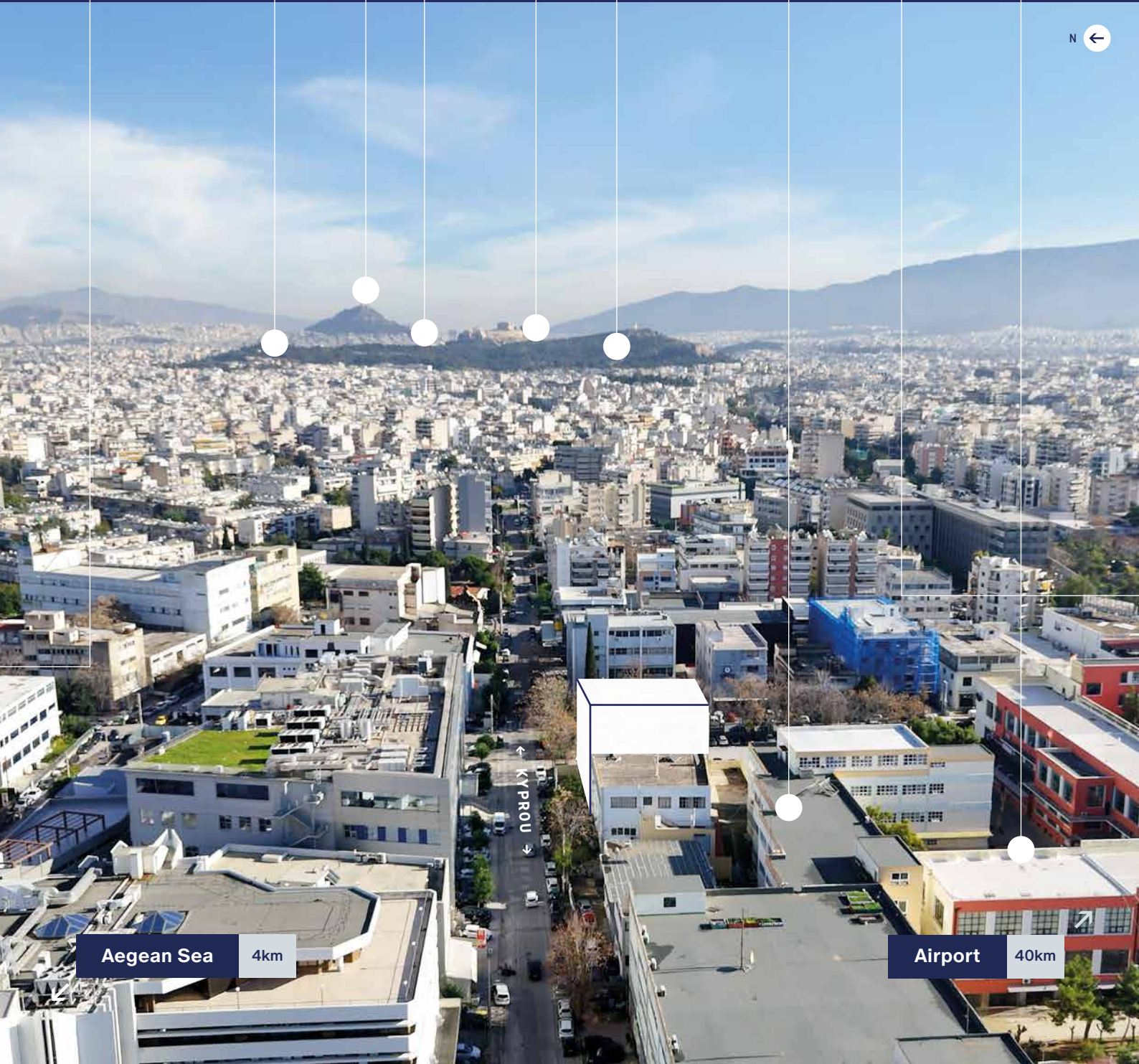


Aegean Sea

4km

Airport

40km



Kallithea, between central Athens and the seaside, is a dynamic, authentic neighborhood, full of hidden gems.

Just a few kilometers from the heart of Athens

Cultural hotspot for art exhibitions and music festivals

Michelin starred restaurants





Ground floor and 1st floor



	GF1	GF2	GF3	GF4	GF5	GF6	GF7	GF8	A1	A2
	1 Bed Apartment	1 Bed Apartment	1 Bed Duplex	1 Bed Duplex	2 Bed Duplex	2 Bed Duplex	1 Bed Duplex	1 Bed Duplex	2 Bed Apartment	1 Bed Apartment
Bedroom	1	1	1	1	2	2	1	1	2	1
Bathroom	1	1	1	1	1	1	1	1	1	1
Covered Area	36m ²	39m ²	42m ²	43m ²	68m ²	68m ²	42m ²	43m ²	54m ²	33m ²
Garden	21m ²	13m ²	8m ²	13m ²	58m ²	56m ²	12m ²	13m ²	-	-
Balcony	-	-	2m ²	2m ²	7m ²	7m ²	2m ²	2m ²	18m ²	9m ²
Total Area	57m ²	52m ²	52m ²	58m ²	133m ²	131m ²	57m ²	58m ²	72m ²	42m ²

2nd floor



	B1	B2	B3	B4	B5	B6
	2 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment
Bedroom	2	1	1	1	1	1
Bathroom	1	1	1	1	1	1
Covered Area	58m ²	35m ²	36m ²	39m ²	38m ²	37m ²
Balcony	18m ²	9m ²	8m ²	20m ²	14m ²	4m ²
Total Area	76m ²	44m ²	44m ²	59m ²	52m ²	41m ²

3rd floor



Kyprou Street

	C1	C2	C3	C4	C5	C6
	2 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment
Bedroom	2	1	1	1	1	1
Bathroom	1	1	1	1	1	1
Covered Area	58m ²	35m ²	36m ²	39m ²	38m ²	37m ²
Balcony	18m ²	9m ²	8m ²	20m ²	14m ²	4m ²
Total Area	76m ²	44m ²	44m ²	59m ²	52m ²	41m ²

4th floor



	D1	D2	D3	D4	D5	D6
	2 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment
Bedroom	2	1	1	1	1	1
Bathroom	1	1	1	1	1	1
Covered Area	58m ²	35m ²	36m ²	39m ²	38m ²	37m ²
Balcony	18m ²	9m ²	8m ²	20m ²	14m ²	4m ²
Total Area	76m ²	44m ²	44m ²	59m ²	52m ²	41m ²



Unit Summary

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Unit	Floor	Type	Beds	Baths	Total Area (m ²)	Covered Area (m ²)	Garden (m ²)	Balcony (m ²)	Parking & Storage
GF1	G/F	Apartment	1	1	57	36	21	-	Additional Charge
GF2	G/F	Apartment	1	1	52	39	13	-	Additional Charge
GF3	G/F-1st	Duplex	1	1	52	42 (21+21)	8	2	Additional Charge
GF4	G/F-1st	Duplex	1	1	58	43 (20+23)	13	2	Additional Charge
GF5	G/F-1st	Duplex	2	1	133	68 (33+35)	58	7	Additional Charge
GF6	G/F-1st	Duplex	2	1	131	68 (33+35)	56	7	Additional Charge
GF7	G/F-1st	Duplex	1	1	57	43 (20+23)	12	2	Additional Charge
GF8	G/F-1st	Duplex	1	1	58	43 (21+22)	13	2	Additional Charge
A1	1st	Apartment	2	1	72	54	-	18	Additional Charge
A2	1st	Apartment	1	1	42	33	-	9	Additional Charge
B1	2nd	Apartment	2	1	76	58	-	18	Additional Charge
B2	2nd	Apartment	1	1	44	35	-	9	Additional Charge
B3	2nd	Apartment	1	1	44	36	-	8	Additional Charge
B4	2nd	Apartment	1	1	59	39	-	20	Additional Charge
B5	2nd	Apartment	1	1	52	38	-	14	Additional Charge
B6	2nd	Apartment	1	1	41	37	-	4	Additional Charge
C1	3rd	Apartment	2	1	76	58	-	18	Additional Charge
C2	3rd	Apartment	1	1	44	35	-	9	Additional Charge
C3	3rd	Apartment	1	1	44	36	-	8	Additional Charge
C4	3rd	Apartment	1	1	59	39	-	20	Additional Charge
C5	3rd	Apartment	1	1	52	38	-	14	Additional Charge
C6	3rd	Apartment	1	1	41	37	-	4	Additional Charge
D1	4th	Apartment	2	1	76	58	-	18	Additional Charge
D2	4th	Apartment	1	1	44	35	-	9	Additional Charge
D3	4th	Apartment	1	1	44	36	-	8	Additional Charge
D4	4th	Apartment	1	1	59	39	-	20	Additional Charge
D5	4th	Apartment	1	1	52	38	-	14	Additional Charge
D6	4th	Apartment	1	1	41	37	-	4	Additional Charge

* Information is subject to change. All the above floor areas are subject to verification following completion.
All dimensions are within + or -5%

*Transfer Tax 3.09%

TRUE TO
L I V I N G SPACES

