THE IVY

NORTHERN ATHENS

THE AREA

The Northern suburb of Chalandri is one of the best neighborhoods in Athens and can be characterized as having a “dazzling bit of everything”. Although it retains its suburban atmosphere intact, Chalandri is lacking in literally nothing you need to stay entertained: from restaurants to bars, cinemas, cafes, bakeries and much more. Although Chalandri is best known for its vibrant nightlife, it also hosts a very satisfactory shopping scenery, with plenty of local apparel stores, shopping malls with international brands, bookshops and jewelry boutiques. The majority of international schools are located in the neighborhoods and nearby area.

THE IVY

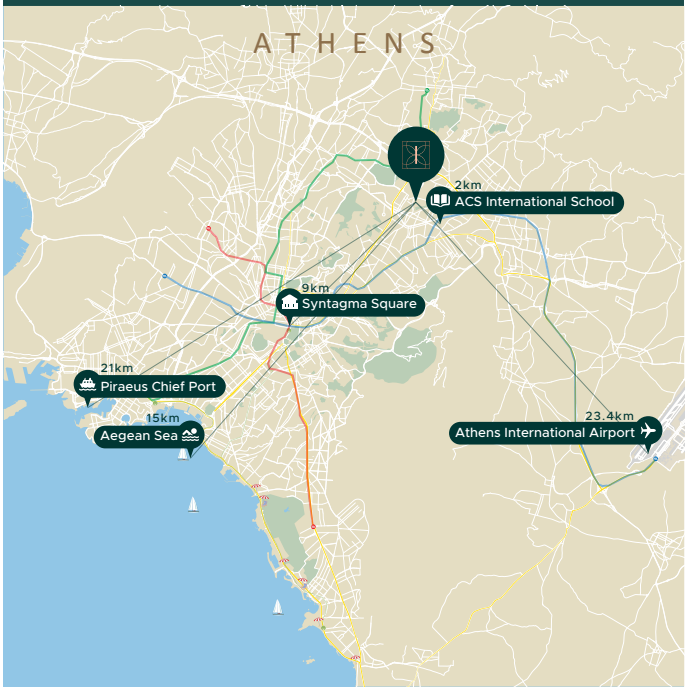
The Ivy is perfectly positioned in the charming neighborhood of Chalandri, at the north side of Athens. It consequently positions itself as an ideal luxury residential development for all type of high-end residents and investors with long-term approach seeking great capital value and rental returns.

The Ivy is comprised of

- 1, 2 & 3 bedroom apartments with private garden on the Ground Floor
- 2 bedroom apartments with balcony on the 1st & 2nd Floor
- 2 & 3 bedroom duplex apartments with balcony on the 3rd & 4th Floor

PRIME LOCATION

Situated in a prime area with convenient transport links, The Ivy provides quick and efficient transport connections across Athens.



GARDEN APARTMENT
GROUND FLOOR

Paleon Patron Germanou Str.

GF1

3 Bedroom Apartment

Bedroom	3
Bathroom	2
Covered Area	95 sqm
Balcony	38 sqm
Garden	59 sqm
Total Area	**192 sqm**
Parking	Yes

GF2

1 Bedroom Apartment

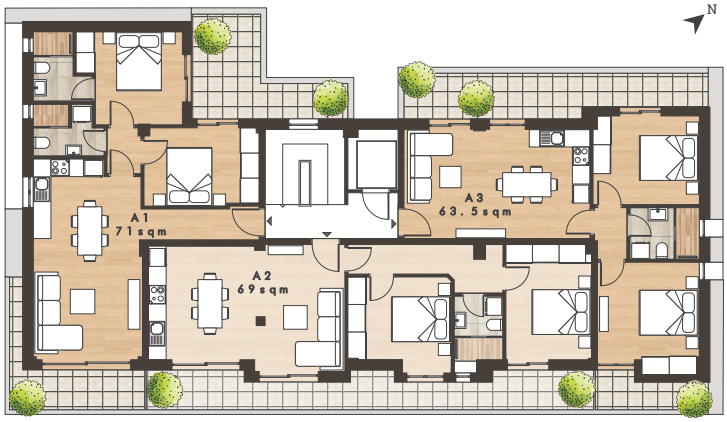
Bedroom	1
Bathroom	1
Covered Area	40 sqm
Balcony	22 sqm
Garden	44.5 sqm
Total Area	**106.5 sqm**

GF3

2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	57 sqm
Balcony	37 sqm
Garden	83 sqm
Total Area	**177 sqm**
Parking	Yes

APARTMENT
1st FLOOR



Paleon Patron Germanou Str.

A1

2 Bedroom Apartment

Bedroom	2
Bathroom	2
Covered Area	71 sqm
Balcony	23 sqm
Total Area	**94 sqm**

A2

2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	69 sqm
Balcony	20 sqm
Total Area	**89 sqm**

A3

2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	63.5 sqm
Balcony	23 sqm
Total Area	**86.5 sqm**

APARTMENT
2nd FLOOR

Paleon Patron Germanou Str.

B1

2 Bedroom Apartment

Bedroom	2
Bathroom	2
Covered Area	71 sqm
Balcony	23 sqm
Total Area	**94 sqm**

B2

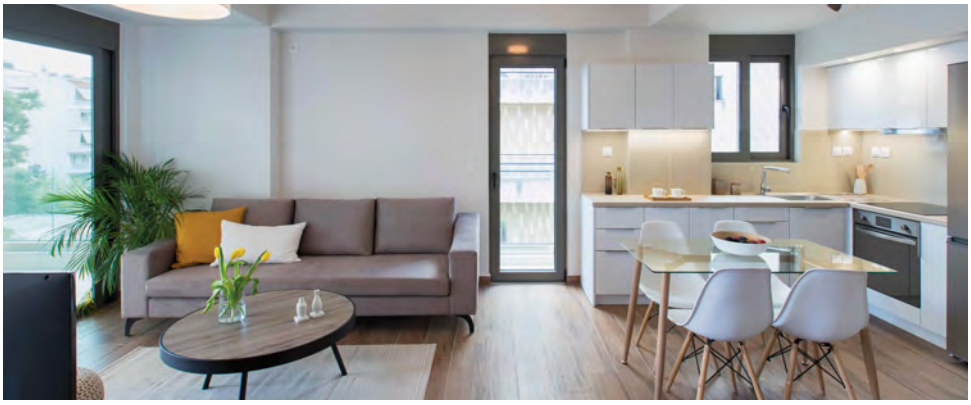
2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	70 sqm
Balcony	19 sqm
Total Area	**89 sqm**

B3

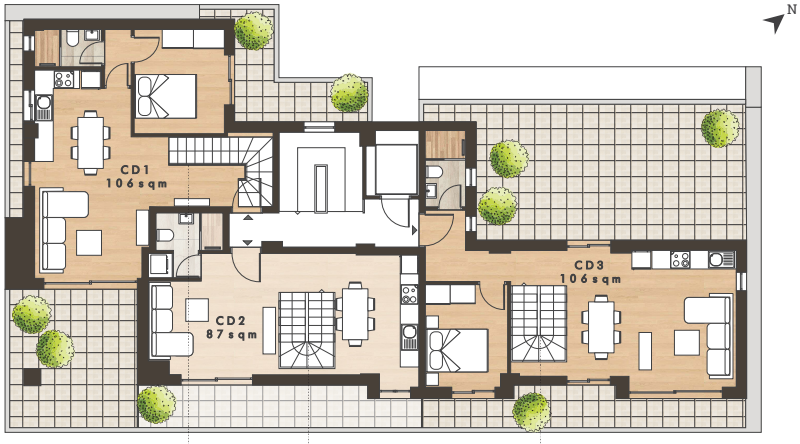
2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	63.5 sqm
Balcony	23 sqm
Total Area	**86.5 sqm**

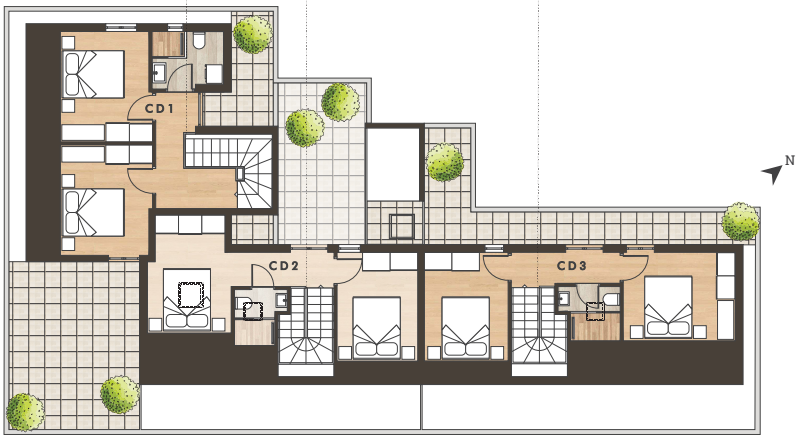


Duplex
3rd & 4th FLOOR

Duplex, 3rd Floor



Duplex, 4th Floor



Paleon Patron Germanou Str.

CD1

3 Bedroom Duplex

Bedroom	3
Bathroom	2
Covered Area	106 sqm
Balcony	60 sqm
Total Area	**166 sqm**
Stoarge	Yes

CD2

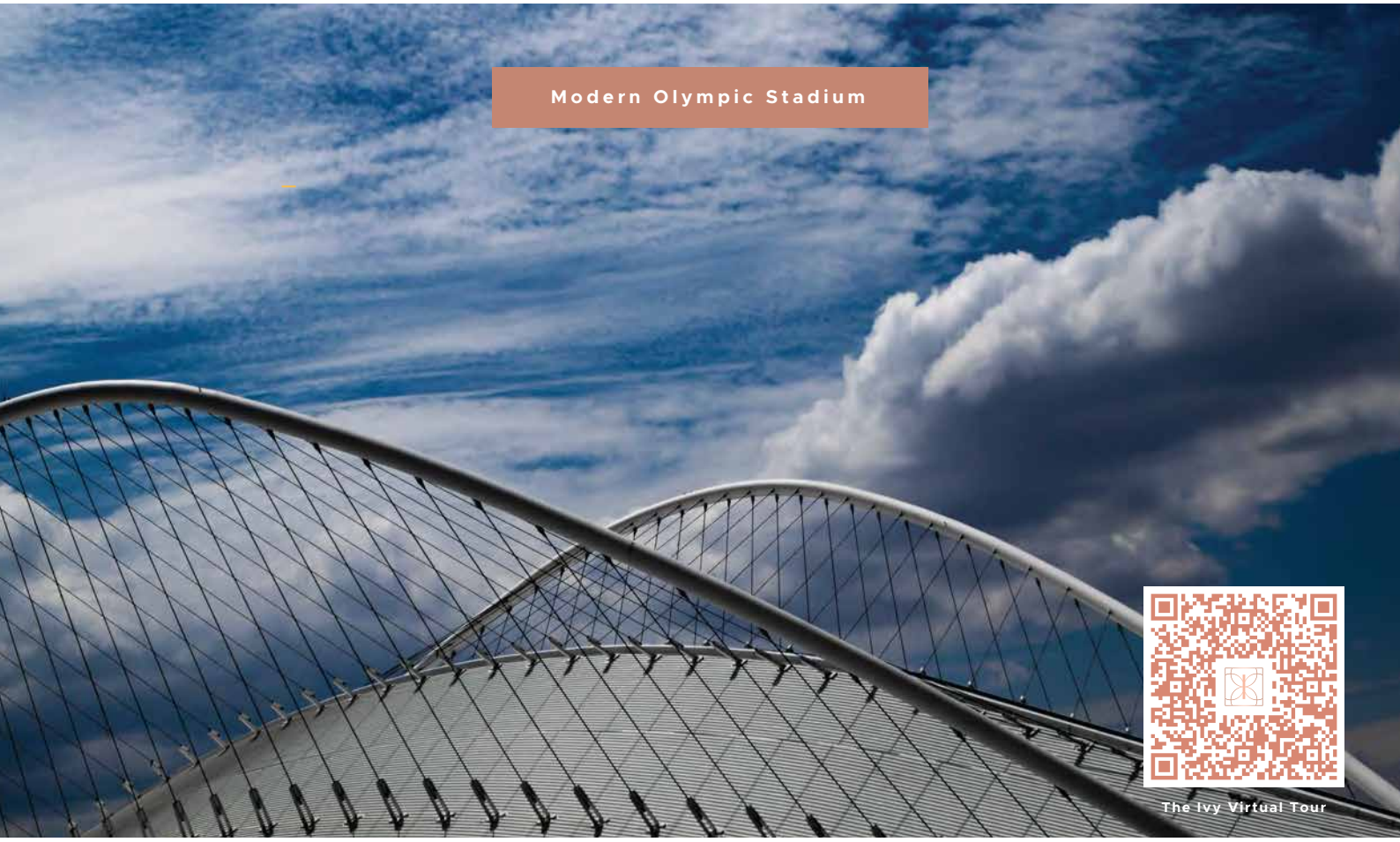
2 Bedroom Duplex

Bedroom	2
Bathroom	2
Covered Area	87 sqm
Balcony	25 sqm
Total Area	**112 sqm**
Stoarge	Yes

CD3

3 Bedroom Duplex

Bedroom	3
Bathroom	2
Covered Area	106 sqm
Balcony	73 sqm
Total Area	**179 sqm**
Stoarge	Yes



UNIT SUMMARY

Unit	Floor	Type	Beds	Baths	Total Area (sqm)	Covered Area (sqm)	Balconies (sqm)	Parking/Storage
GF1	G/F	Garden Apartment	3	2	**192**	95	38 + 59 (Garden)	Yes / No
GF2	G/F	Garden Apartment	1	1	**106.5**	40	22 + 44.5 (Garden)	No / No
GF3	G/F	Garden Apartment	2	1	**177**	57	37 + 83 (Garden)	Yes / No
A1	1st	Apartment	2	2	**94**	71	23	No / No
A2	1st	Apartment	2	1	**89**	69	20	No / No
A3	1st	Apartment	2	1	**86.5**	63.5	23	No / No
B1	2nd	Apartment	2	2	**94**	71	23	No / No
B2	2nd	Apartment	2	1	**89**	70	19	No / No
B3	2nd	Apartment	2	1	**86.5**	63.5	23	No / No
CD1	3rd & 4th	Duplex	3	2	**166**	106 (56 + 50)	60	No / Yes
CD2	3rd & 4th	Duplex	2	2	**112**	87 (44 + 43)	25	No / Yes
CD3	3rd & 4th	Duplex	3	2	**179**	106 (59 + 47)	73	No / Yes

*Transfer Tax 3.09%

* All the above floor areas are subject to verification following completion.
Purchasers must therefore rely on their own inspection to verify any information provided.
All dimensions are within + or -5%

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