

Athens Living Residence II

Athens
City Center



.01

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



Prime location

1.8KM
ANCIENT
OLYMPIC
STADIUM

1.2KM
SYNTAGMA
SQUARE

550M
ACADEMY
OF ATHENS

650M
METRO
STATION

450M
LYCABETTUS
HILL

10KM
THE ELLINIKON
METROPOLITAN
PARK

450M
ATHENS
UNIVERSITY
SCHOOL OF
LAW

2KM
ACROPOLIS

140M
FRENCH
INSTITUTE

1.1KM
NATIONAL
PARK

8KM
AEGEAN
SEA



Airport

29km

Athens Living Residence II, the Experience

Featuring 24 contemporary residences across 7 floors, Athens Living Residence II is a sophisticated reconversion of a former commercial building, tailored for both investment and upscale urban living, in the heart of Athens, offering easy access to the city's most iconic landmarks and a wide range of amenities.

MODERN DESIGN

- EACH APARTMENT IS THOUGHTFULLY DESIGNED TO EMBODY THE PERFECT BALANCE BETWEEN COMFORT, PRACTICALITY, AND A SENSE OF WELL-BEING.

PREMIUM AMENITIES

- A FULLY EQUIPPED, 24/7 GYM ALLOWS RESIDENTS TO ENJOY WELLNESS AND FITNESS AT THEIR CONVENIENCE, ELEVATING THE EVERYDAY LIVING EXPERIENCE.

PRIME LOCATION

- LOCATED IN THE LIVELY CENTER OF ATHENS, CLOSE TO RENOWNED ATTRACTIONS AND AMENITIES, MAKING IT A PRIME CHOICE FOR LIFESTYLE AND HIGH-RETURN INVESTMENT.
-



Athens City Center,
always buzzing with life, is a
destination where the heart of
modern Greece beats.



Ground floor and Mezzanine



	GF1	GF2	GF3	GF4
	1 Bed Loft	1 Bed Loft	1 Bed Duplex	1 Bed Duplex
Bedroom	1	1	1	1
Bathroom	1	1	2	2
Covered Area	53m ²	50m ²	56m ²	56m ²
Garden	-	-	27m ²	28m ²
Total Area	53m ²	50m ²	83m ²	84m ²

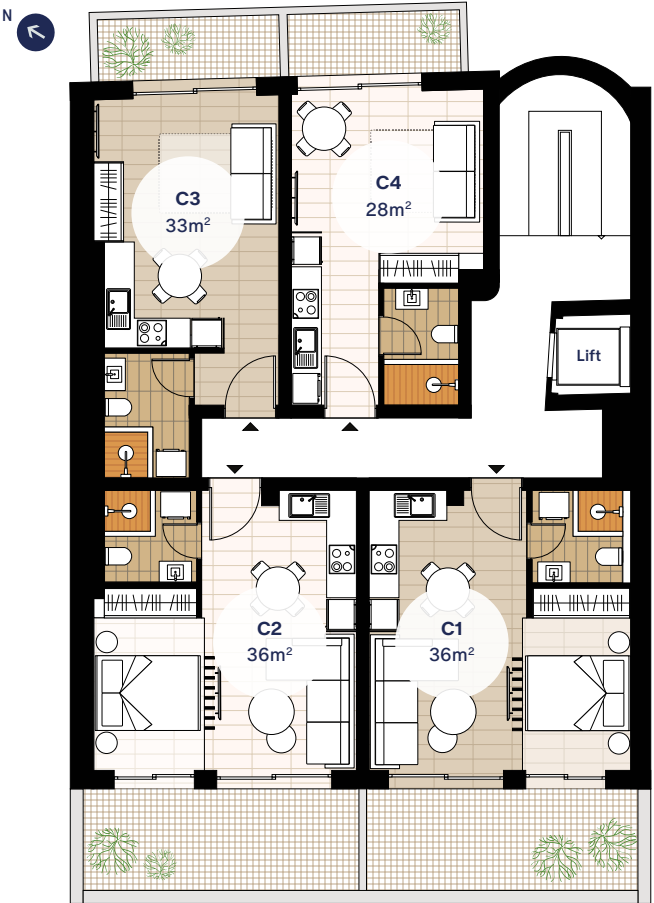
1st floor and 2nd floor



	A1 B1	A2 B2	A3 B3	A4 B4	A5 B5
	1 Bed Apartment	1 Bed Apartment	1 Bed Apartment	Studio	Studio
Bedroom	1	1	1	1	1
Bathroom	1	1	1	1	1
Covered Area	34m ²	32m ²	34m ²	33m ²	28m ²
Balcony	2m ²	2m ²	2m ²	5m ²	5m ²
Total Area	36m ²	34m ²	36m ²	38m ²	33m ²

3rd floor

	C1	C2	C3	C4
	1 Bed Apartment	1 Bed Apartment	Studio	Studio
Bedroom	1	1	1	1
Bathroom	1	1	1	1
Covered Area	36m ²	36m ²	33m ²	28m ²
Balcony	14m ²	14m ²	5m ²	5m ²
Total Area	50m ²	50m ²	38m ²	33m ²



Valtetsiou Street

4th floor

	D1	D2	D3
	1 Bed Apartment	Studio	1 Bed Apartment
Bedroom	1	1	1
Bathroom	1	1	1
Covered Area	37m ²	32m ²	43m ²
Balcony	17m ²	12m ²	11m ²
Total Area	54m ²	44m ²	54m ²



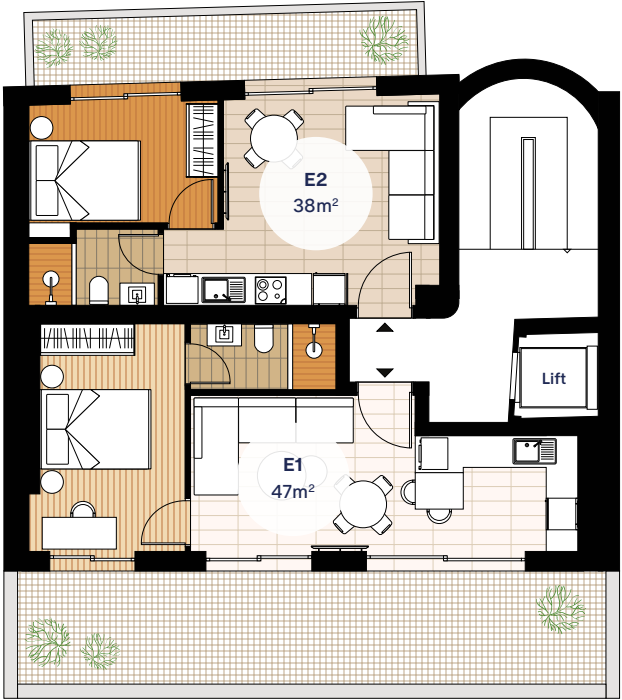
Valtetsiou Street

5th floor

	E1	E2
	1 Bed Apartment	1 Bed Apartment
Bedroom	1	1
Bathroom	1	1
Covered Area	47m ²	38m ²
Balcony	29m ²	11m ²
Total Area	76m ²	49m ²

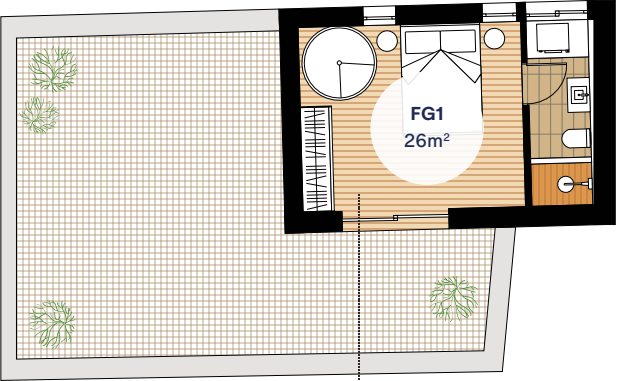
6th floor and 7th floor

	FG1
	2 Bed Duplex
Bedroom	2
Bathroom	2
Covered Area	84m ²
Balcony	30m ²
Terrace	46m ²
Total Area	160m ²

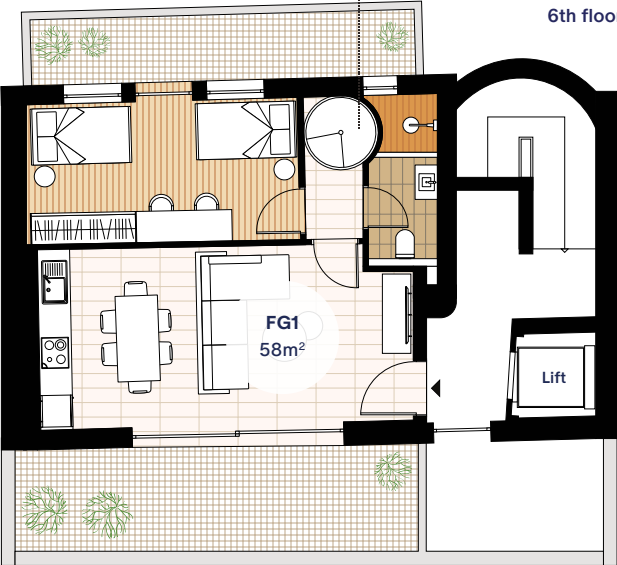


Valtetsiou Street

7th floor



6th floor



Valtetsiou Street

Unit Summary

.04

Unit	Floor	Type	Beds	Baths	Total Area (m²)	Covered Area (m²)	Balcony (m²)	Gym	Storage
GF1	G/F - Mezzanine	Loft	1	1	53	53 (36+17)	-	Communal	Additional Charge
GF2	G/F - Mezzanine	Loft	1	1	50	50 (36+14)	-	Communal	Additional Charge
GF3	G/F - Mezzanine	Duplex	1	2	83	56 (30+26)	27(Garden)	Communal	Additional Charge
GF4	G/F - Mezzanine	Duplex	1	2	84	56 (29+27)	28(Garden)	Communal	Additional Charge
A1	1st	Apartment	1	1	36	34	2	Communal	Additional Charge
A2	1st	Apartment	1	1	34	32	2	Communal	Additional Charge
A3	1st	Apartment	1	1	36	34	2	Communal	Additional Charge
A4	1st	Studio	1	1	38	33	5	Communal	Additional Charge
A5	1st	Studio	1	1	33	28	5	Communal	Additional Charge
B1	2nd	Apartment	1	1	36	34	2	Communal	Additional Charge
B2	2nd	Apartment	1	1	34	32	2	Communal	Additional Charge
B3	2nd	Apartment	1	1	36	34	2	Communal	Additional Charge
B4	2nd	Studio	1	1	38	33	5	Communal	Additional Charge
B5	2nd	Studio	1	1	33	28	5	Communal	Additional Charge
C1	3rd	Apartment	1	1	50	36	14	Communal	Additional Charge
C2	3rd	Apartment	1	1	50	36	14	Communal	Additional Charge
C3	3rd	Studio	1	1	38	33	5	Communal	Additional Charge
C4	3rd	Studio	1	1	33	28	5	Communal	Additional Charge
D1	4th	Apartment	1	1	54	37	17	Communal	Additional Charge
D2	4th	Studio	1	1	44	32	12	Communal	Additional Charge
D3	4th	Apartment	1	1	54	43	11	Communal	Additional Charge
E1	5th	Apartment	1	1	76	47	29	Communal	Additional Charge
E2	5th	Apartment	1	1	49	38	11	Communal	Additional Charge
FG1	6th - 7th	Duplex	2	2	160	84 (58+26)	30+46 (Terrace)	Communal	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

