

ATHENS CENTER • GAZI-METAXOURGEIO

IROUS RESIDENCE

A boutique transformation of a former commercial building into a modern residential complex in the heart of Athens — designed for comfortable living and long-term investment.

€250,000

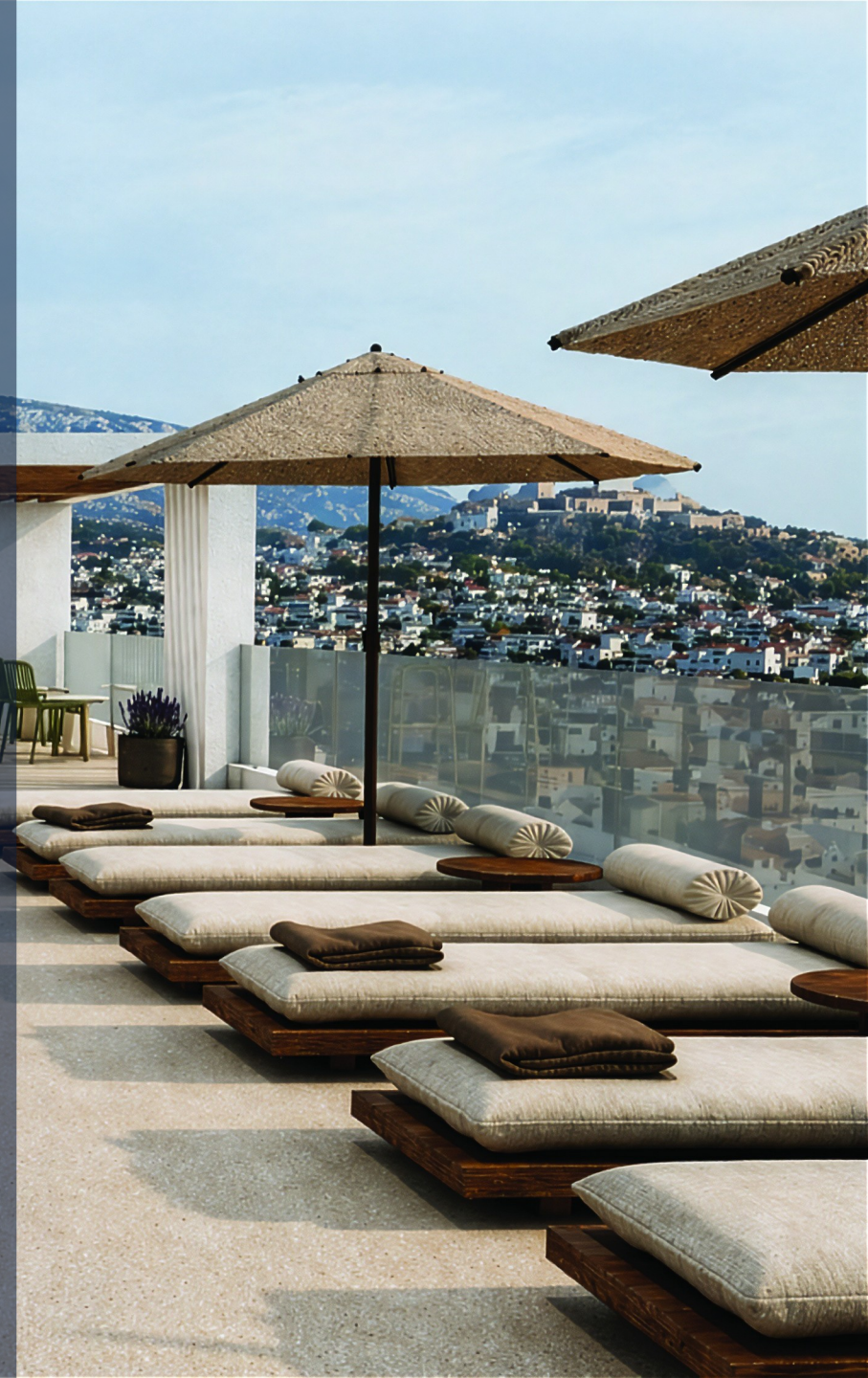
Starting Price

Q2 2027

Delivery

Golden Visa

Residency



ABOUT THE PROJECT

A New Residential Chapter in Central Athens

This upcoming development transforms a former commercial building into a modern residential complex of 57 apartments in central Athens — designed for comfort, functionality and long-term value, in a calm, well-established neighbourhood just moments from the city centre.

- Rooftop thermal pool, gym, lounge area and private storage units
- 57 apartments from 40 to 114 sqm, each with a private balcony
- Quiet, secure residential setting minutes from public transport, shopping, cafes and restaurants
- Close to Technopolis-Gazi, Kolonaki, Plaka, Syntagma and the Acropolis
- Qualifies for the Greek Golden Visa Program



LOCATION

Steps From the City, Rooted in a Quiet Neighborhood

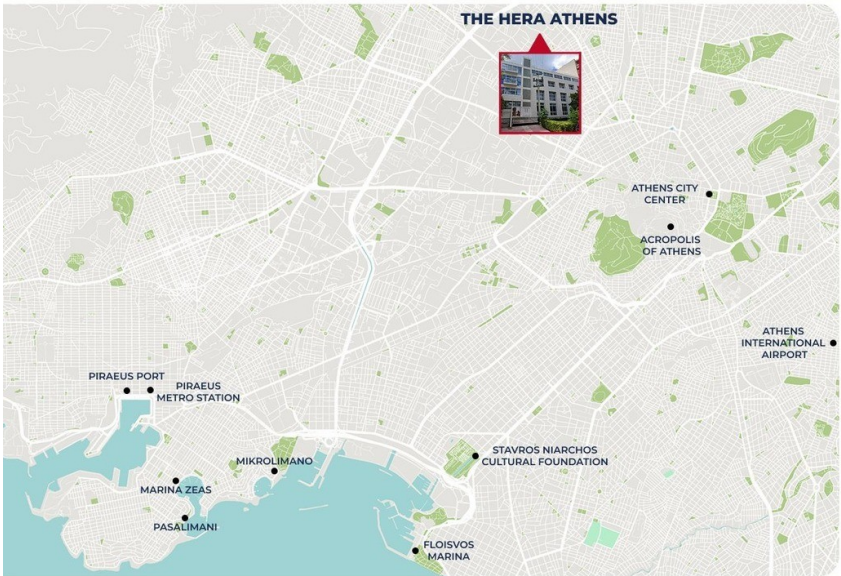
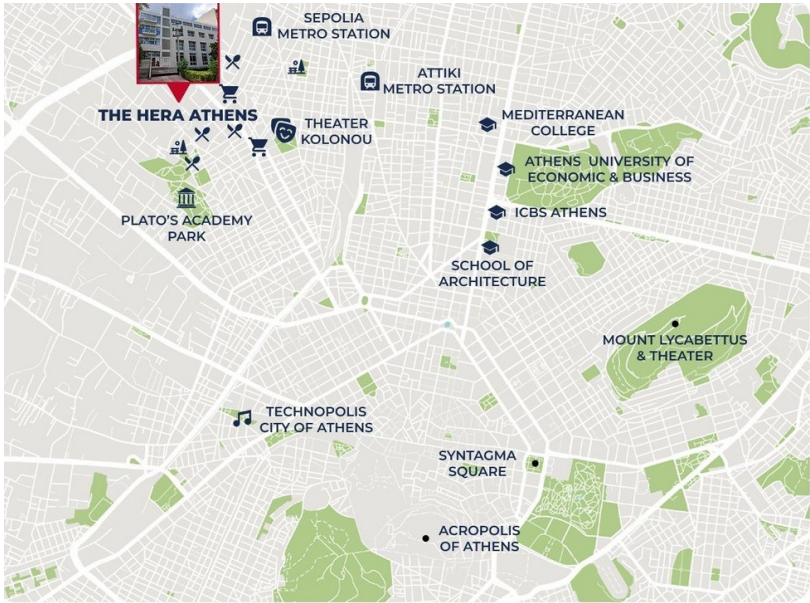
22 Irous Street, Athens

ON FOOT

Metro Station	10 min
Supermarkets	2-3 min
Cafes & Local Shops	2-3 min
Squares & Parks	2-10 min
Universities	20 min by metro

BY CAR

National Road (E75)	2 min
Piraeus Port	15 min
Stavros Niarchos Foundation	15 min
Athens City Center	10-15 min
Athens Airport	35 min



Culture, Green Space and City Life on the Doorstep



Technopolis – City of Athens

A vibrant cultural hub in Gazi hosting events, exhibitions and festivals that blend history, art and innovation.



Kolonaki

An elegant Athens district known for its upscale boutiques, stylish cafes, art galleries and vibrant urban atmosphere.



Plato's Academy Park

An ancient site blending history, philosophy and nature, on the very ground where Plato once taught.

THE CITY

Athens — Where Everyday Living Meets Timeless Culture

Set in a well-organized central district with wide roads, local markets and a genuine sense of community, Irous Residence keeps residents minutes from Technopolis-Gazi, Kolonaki, Plaka, Syntagma and the Acropolis. A ten-minute walk reaches the nearest metro station, with the National Road, Piraeus Port and Athens International Airport all easily accessible — a practical, well-connected setting for everyday living and long-term investment alike.

10

min walk to metro

15

min to Piraeus Port

35

min to the airport

PROJECT OVERVIEW

Designed for Modern City Living

Multiple Units	Strategic Location	Fully Furnished
A+ Energy Efficiency	Golden Visa Eligible	Investment Opportunity

57	Apartments
1	Residents' Only Pool
60m ²	Gym
30	Storage Units
31	Parking Spaces



Executive Residence

1ST - 3RD FLOOR APARTMENTS



2 BDS



2 BATHS



Kitchen



Open-Concept
Living/Dining Room



Balcony

Interior Surface: 54.46 - 92.00m²



EXECUTIVE RESIDENCE — 2 BD / 2 BATH — 54.46-92.00 m²

Compact Residence



1ST - 3RD FLOOR APARTMENTS

COMPACT RESIDENCE

-  1 BD
-  1 BATH
-  Kitchen
-  Open-Concept
Living/Dining Room
-  Balcony

Interior Surface: 40.00 - 46.00m²

COMPACT RESIDENCE — 1 BD / 1 BATH — 40.00-46.00 m²

Apartment Type — Option A

OPTION A APARTMENT TYPE



EXECUTIVE
RESIDENCE



2 BDS



2 BATHS



Kitchen



Open-Concept
Living/Dining Room



Balcony

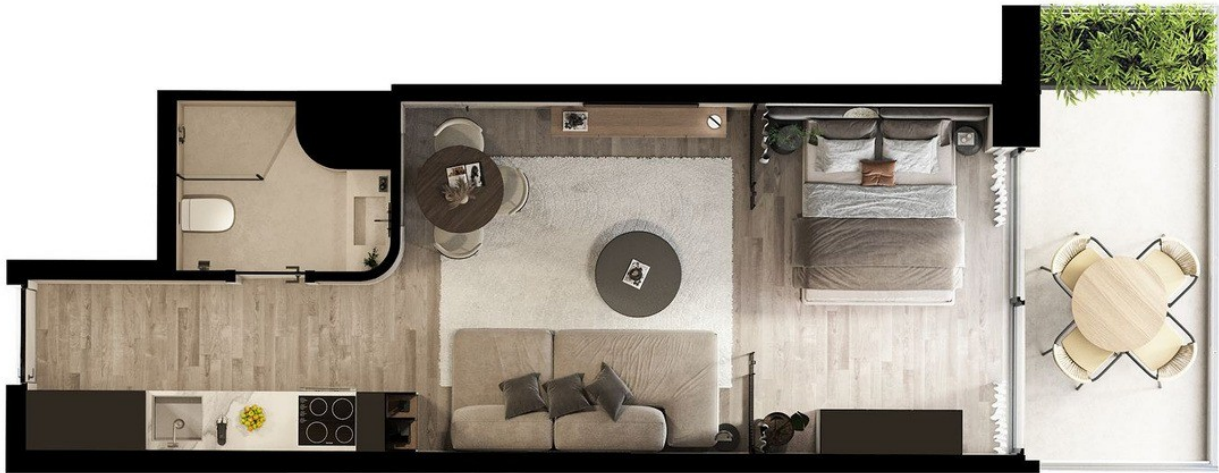
Interior Surface: 54.46 - 92.00m²



OPTION A — EXECUTIVE RESIDENCE

Apartment Type — Option B

OPTION B APARTMENT TYPE



COMPACT
RESIDENCE

1 BD

1 BATH

Kitchen

Open-Concept
Living/Dining Room

Balcony

Interior Surface: 40.00 - 46.00m²

OPTION B — COMPACT RESIDENCE

LIVING SPACES

Warm, Modern Interiors for Every Lifestyle

Rooftop pool, private gym, and secure parking — every resident's daily comfort, built in.





Reserve Your Place at Irous Residence Today

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