
AMPELOKIPI, ATHENS

ATHERIA RESIDENCE

Contemporary Living in the Heart of Athens

ABOUT THE PROJECT

Atheria Residence

Atheria Residence is a contemporary residential project located in a central yet quiet part of Athens. The 7-storey building comprises 17 apartments ranging from 30 to 50 square metres. Each unit features a smart, practical design that makes the most of every square metre while meeting the needs of modern urban living. All homes come with private balconies that bring in natural light and a connection to the outdoors. Its proximity to the Athens Medical School makes the project especially appealing to students and healthcare professionals.

7

FLOORS

17

UNITS

30-50 m²

INTERNAL AREA





LOCATION

Athens

Cradle of Western Civilization

Athens, the capital of Greece, is a city rich in history and culture. As the heart of Ancient Greece, Athens was home to philosophers such as Socrates and Plato and is the birthplace of democracy. Iconic landmarks like the Acropolis and the Parthenon reflect the city's glorious past. Today, Athens is a vibrant metropolis where a lively market culture, a contemporary art scene and a dynamic pace of life blend ancient heritage with modern living — a true symbol of human achievement.

LOCATION

A Residential Area with Privileged Access

The area offers a unique blend of central location, excellent transport connections and everyday conveniences, making it highly attractive for both living and investment. Residents enjoy peace of mind thanks to immediate access to major hospitals and healthcare services. Key metro stations — including Megaro Moussikis and Ampelokipi — are within walking distance, providing fast connections to the city centre and the airport.



Glass office building, Ampelokipi





LOCATION

A Bridge from the Center to Exclusive Neighborhoods

The area is within walking distance of prominent city districts such as Kolonaki and Syntagma, while also being closely connected to the select Neo Psychiko residential district, home to developments such as Oikos Property Developments' The Pavilion. This creates a strong link between central urban living and higher-end residential settings. The neighbourhood is regarded as a genuine 'walker's paradise', with most everyday needs — from shopping to dining, services to entertainment — reachable on foot. This rare balance of accessibility, liveability and investment potential makes the area one of the most promising locations for long-term value creation in Athens.

NEIGHBORHOOD

Ampelokipi

The Practical, Authentic Face of Athens

Ampelokipi is an Athens neighbourhood that defies easy description — lively yet familiar, modern yet rooted in the city's older urban character. The area has a busy daily rhythm of wide avenues, offices, hospitals, cafés, shops and metro stations, while quieter streets and older apartment buildings behind the main roads preserve a genuine neighbourhood feel. Students, professionals, families and long-time residents live side by side here. The area combines convenience, accessibility and energy with a strong sense of local community.

LOCATION HIGHLIGHTS

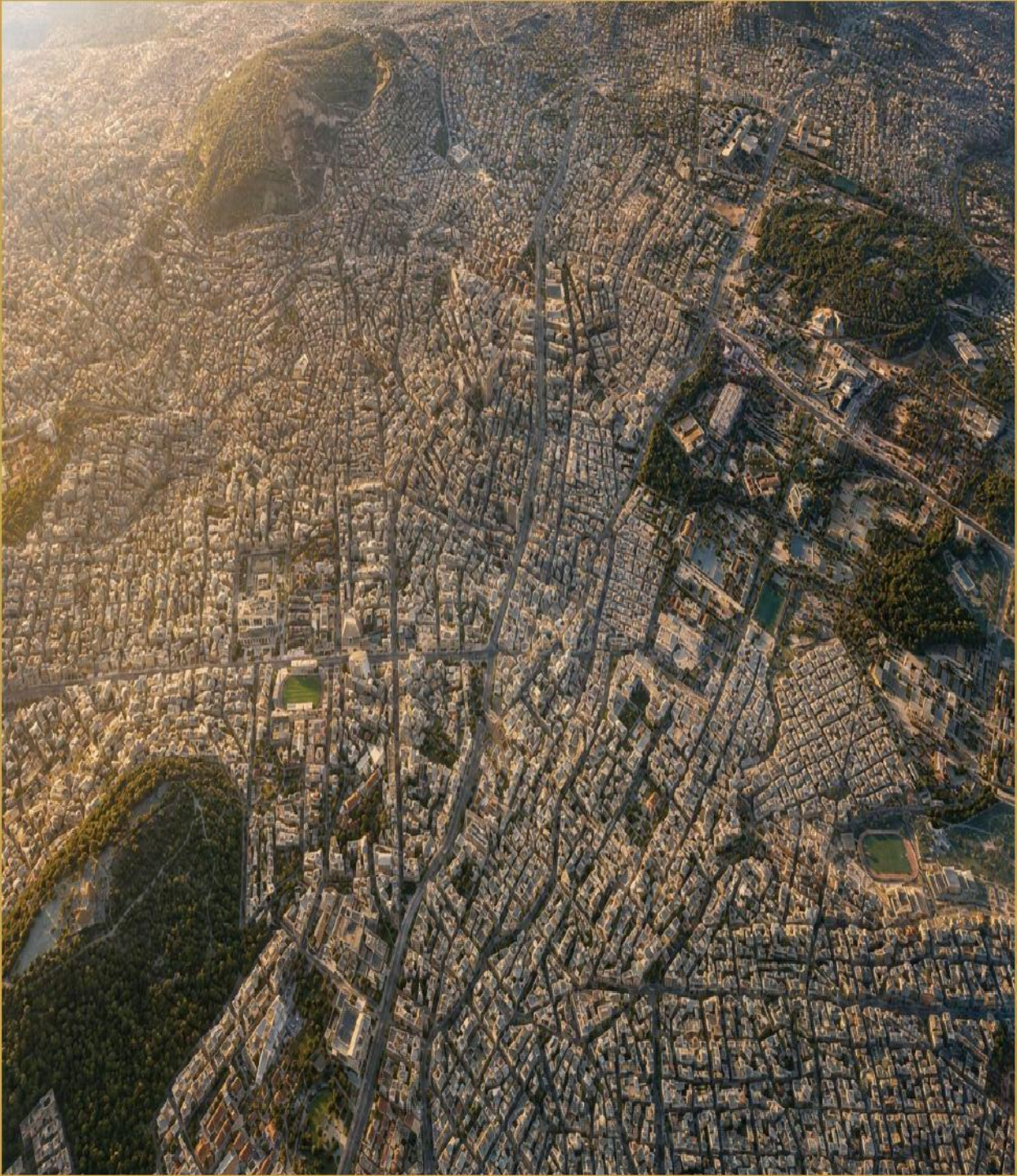
The Project's Key Highlights

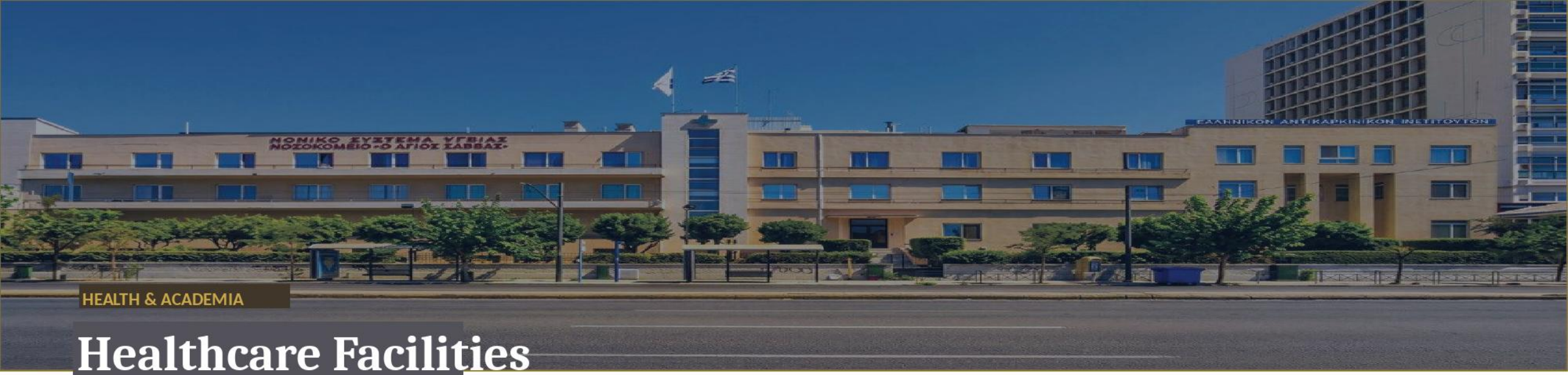
INSTITUTIONS

Ministry of Justice	1.2 km
Ministry of Environment & Energy	1 km
Ministry of Citizen Protection	1.6 km
US Embassy	1.2 km
Athens Medical School	180 m
Cityzen Athens Tower	304 m

HOSPITALS (SELECTED)

Laiko General Hospital	180 m
Ippokrateio General Hospital	450 m
ELPIDA Children's Oncology Unit	700 m





HEALTH & ACADEMIA

Healthcare Facilities

The area offers excellent access to a wide range of well-established healthcare facilities, making it a highly attractive location — especially for healthcare professionals, students and long-term tenants. Within walking distance, residents can reach major public hospitals such as Laiko General Hospital and Ippokrateio General Hospital, as well as leading children's hospitals.

The presence of specialised institutions such as the ELPIDA Children's Oncology Unit and the Agios Savvas General Oncology Hospital further strengthens the area's medical profile. Proximity to the Medical and Dental Schools of the National and Kapodistrian University of Athens contributes to a steady flow of students and healthcare professionals, boosting the area's long-term investment potential.

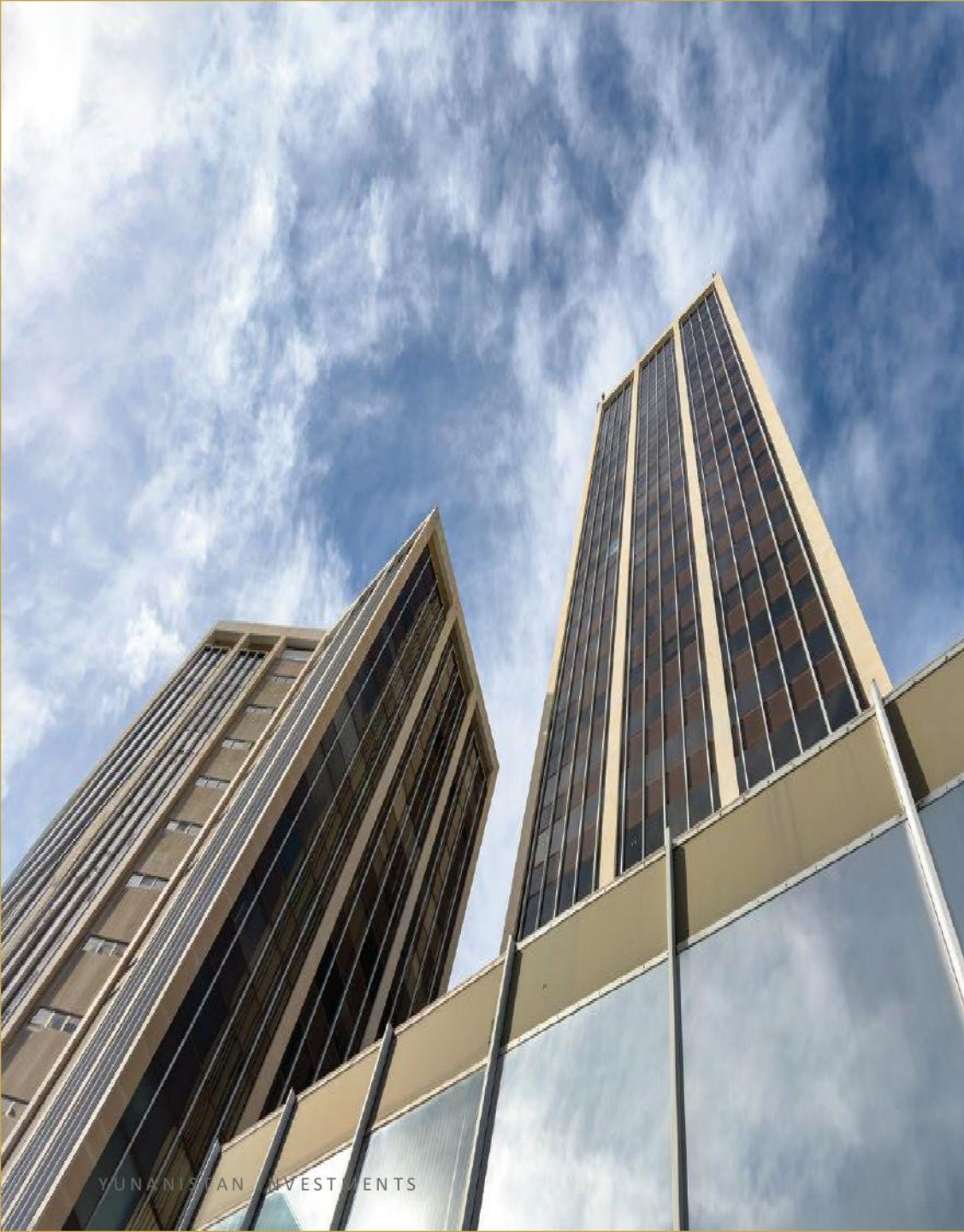
LOCATION

Embassies

Athens' Diplomatic Axis

The area benefits from its proximity to Kifisias Avenue, the starting point of one of the city's most important diplomatic corridors. The US Embassy is a short distance away, while the embassies of Israel, Japan, Qatar and other international missions are easily accessible along the avenue. This concentration of diplomatic institutions reinforces the area's international character while adding a strong sense of security and prestige. For residents and investors alike, proximity to this diplomatic network adds long-term value and underscores the location's global appeal.





**BUSINESS
DISTRICT**

Athens Tower — A Thriving Central Business District

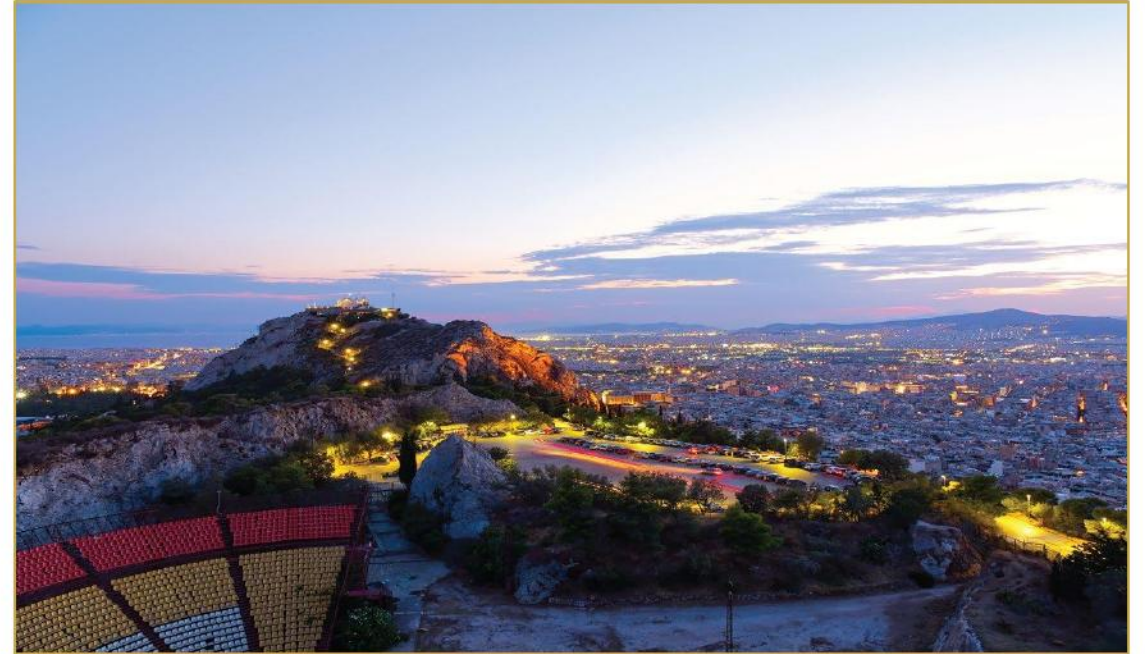
The area around Athens Tower is regarded as one of the city's most important business and commercial centres. Home to major corporate offices, financial institutions, professional service firms and multinational companies, the district draws a large daily workforce and plays a central role in Athens' economic activity. The recent renovation of Athens Tower, together with ongoing investment in the area, has further strengthened its position as a modern business destination. Proximity to this dynamic employment hub increases the appeal of nearby residential projects for professionals seeking easy access to work, services and public transport.

Where the City Breathes Green



ELEFThERIAS PARK

Located right next to the Athens Concert Hall (Megaron Mousikis) and directly above the exit of Megaro Moussikis metro station, it is one of the city's most accessible green spaces. In summer, it becomes a popular meeting spot for young crowds relaxing on the grass.



LYCABETTUS HILL

One of Athens' most iconic natural viewpoints, offering uninterrupted panoramic views of the city. At the summit, an open-air theatre hosts concerts and performances in summer, and the hill is easily reached via footpaths or the funicular.

LOCATION

Comfortable Living in Athens

TRANSPORT

● Airport	29.9 km
● Piraeus Port	14.9 km
● Bus Stop	220 m
● Ampelokipi Metro	800 m

DAILY ESSENTIALS

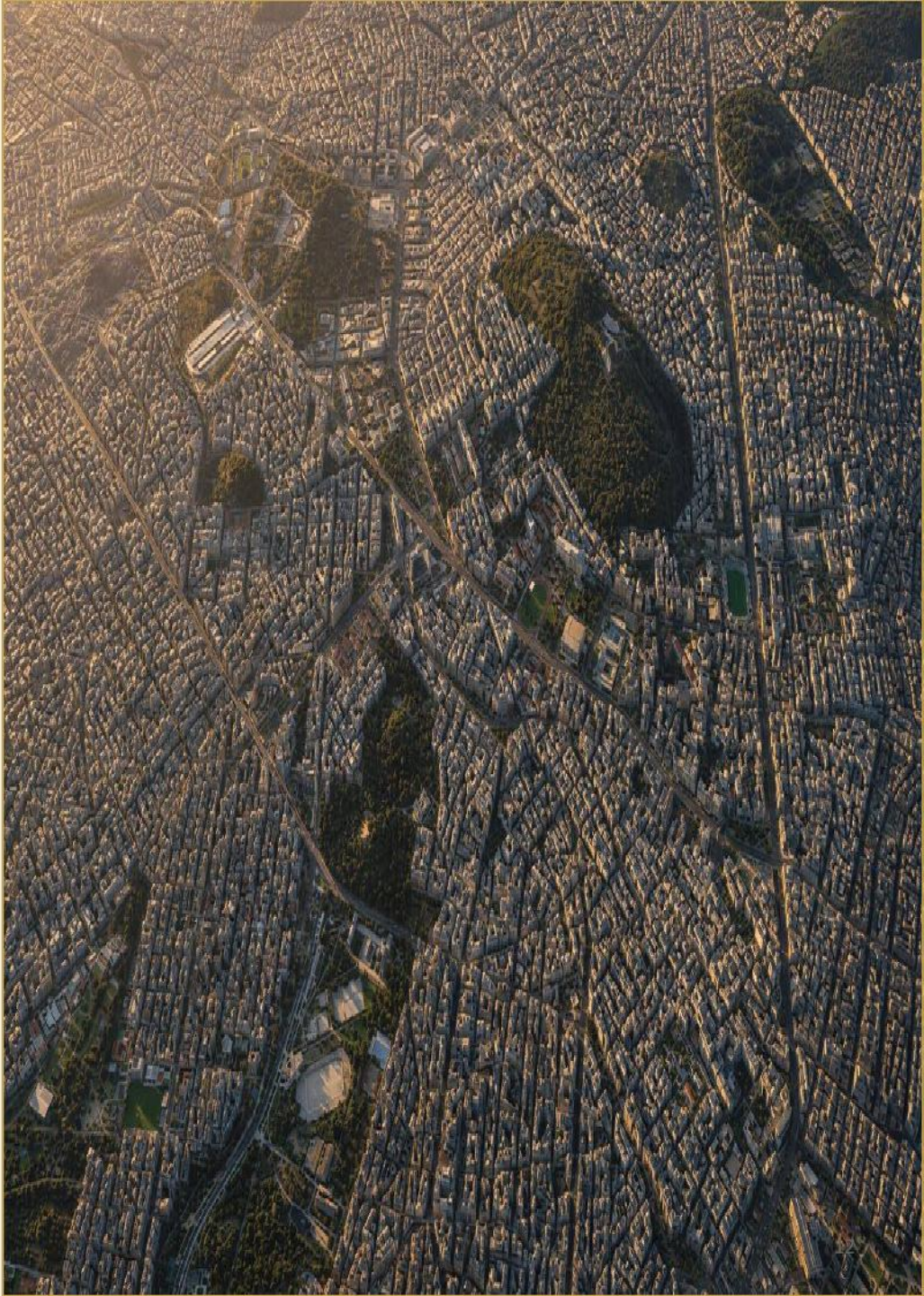
● Pharmacy	130 m
● AB Shop & Go	100 m
● AB Vasilopoulos	400 m
● Lidl	700 m

SPORTS

● BodyChallenge Gym	260 m
● Martial Arts	350 m
● AFC Fitness Center	400 m
● Goudi Tennis Club	900 m

OTHER

● EKO Gas Station	130 m
● Alba Residences Hotel	200 m
● Univ. of Athens Campus	1.44 km
● Kolonaki	2.16 km



A Timeless Standard in Education



Franco-Hellenic Ursulines School

With a history dating back to 1670, it is one of Greece's oldest and most respected schools. Its trilingual education system (Greek-French-English) gives students a genuinely international academic foundation.



University of Athens Campus

One of Greece's leading academic centres, home to approximately 30,000–50,000 students at undergraduate, graduate and doctoral level, sustaining housing demand in the surrounding area.



Alba Graduate Business School

Part of The American College of Greece, it offers MBA and postgraduate programmes in finance, marketing and international business. It is accredited by NECHE and AMBA.



LIFESTYLE

Kolonaki & Megaron Moussikis

Kolonaki — Athens' Exclusive Lifestyle

Known for its elegant character, lively atmosphere and cosmopolitan appeal, it is one of Athens' most prestigious neighbourhoods. Luxury boutiques, award-winning restaurants, chic cafés and art galleries make it a major destination for residents and visitors alike.



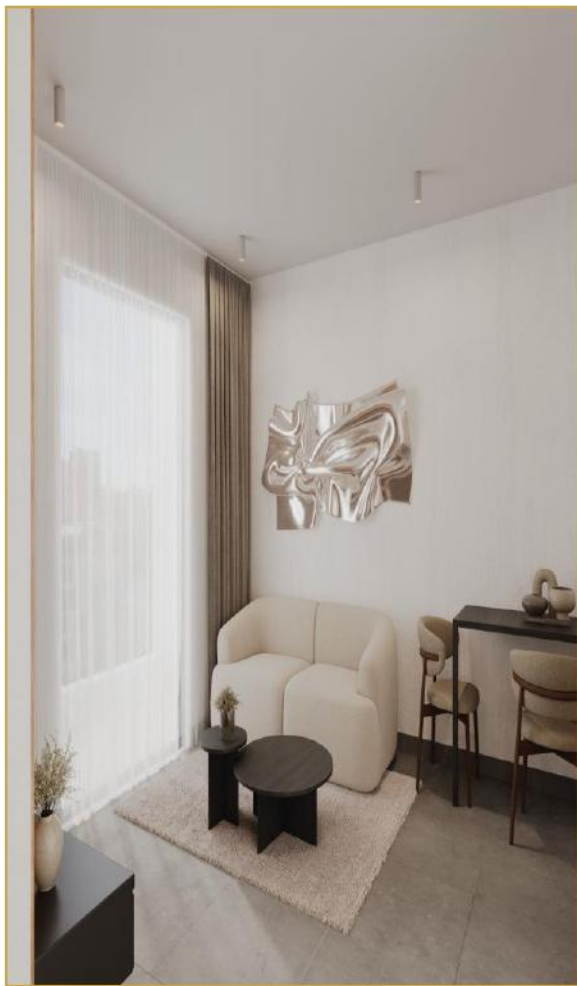
Megaron Moussikis — A Cultural Icon

With world-class acoustics and striking architecture, it hosts international orchestras, opera productions and cultural events, making it Athens' most prestigious cultural institution.

Architecture — Exterior



Interior Design



Overall Building Layout





FLOOR PLAN

Ground Floor

G01 · G02 · Studio

UNIT	BED	INT. m ²	BALC. m ²	TOTAL m ²
G 01	1	40.19	12.60	52.79
G 02	1	40.90	4.57	45.47
STUDIO	1	13.13	2.74	15.87



FLOOR PLAN

1st Floor — Block A

A01 · A02

UNIT	BED	INT. m ²	BALC. m ²	TOTAL m ²
A 01	1	31.29	5.79	37.08
A 02	1	39.81	4.32	44.13



FLOOR PLAN

2nd Floor — Block B

B01 · B02 · B03

UNIT	BED	INT. m ²	BALC. m ²	TOTAL m ²
B 01	1	33.32	3.18	36.50
B 02	1	32.61	5.20	37.81
B 03	1	31.27	4.22	35.49



FLOOR PLAN

3rd Floor — Block C

C01 · C02 · C03

UNIT	BED	INT. m ²	BALC. m ²	TOTAL m ²
C 01	1	33.32	3.18	36.50
C 02	1	32.61	5.20	37.81
C 03	1	31.27	4.22	35.49



FLOOR PLAN

4th Floor — Block D

D01 · D02 · D03

UNIT	BED	INT. m ²	BALC. m ²	TOTAL m ²
D 01	1	33.32	3.18	36.50
D 02	1	32.61	5.20	37.81
D 03	1	31.27	4.22	35.49



FLOOR PLAN

5th Floor — Block E

E01 · E02 · E03

UNIT	BED	INT. m ²	BALC. m ²	TOTAL m ²
E 01	1	33.32	3.18	36.50
E 02	1	32.61	5.20	37.81
E 03	1	31.27	4.22	35.49



FLOOR PLAN

6th Floor — Rooftop Duplex

F01 · 2-Bedroom

UNIT	BED	INT. m ²	BALC. m ²	TOTAL m ²
F 01	2	51.49	61.69	113.18