

LONDONIST INVESTMENTS

PRESERVED NEOCLASSICAL RESIDENCE

Neoclassical Mansion

Kypseli, Athens · 1925

546 sqm total · 346 sqm plot



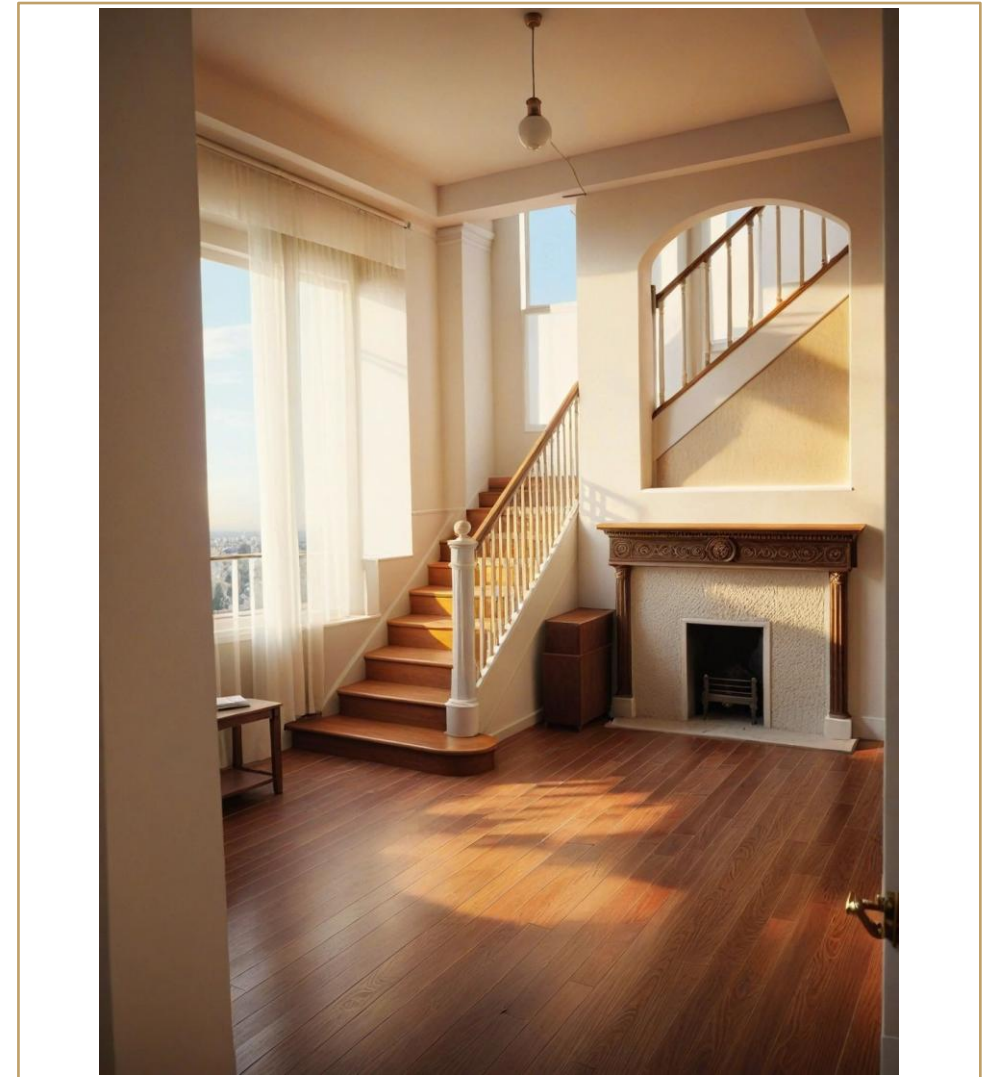
Indicative facade rendering

A Rare Interwar Gem

The residence was built in 1925, representing one of the most characteristic examples of interwar-period neoclassical architecture in Athens.

The building is officially designated as a preserved building, with its facades and outline approved by the relevant urban planning authorities.

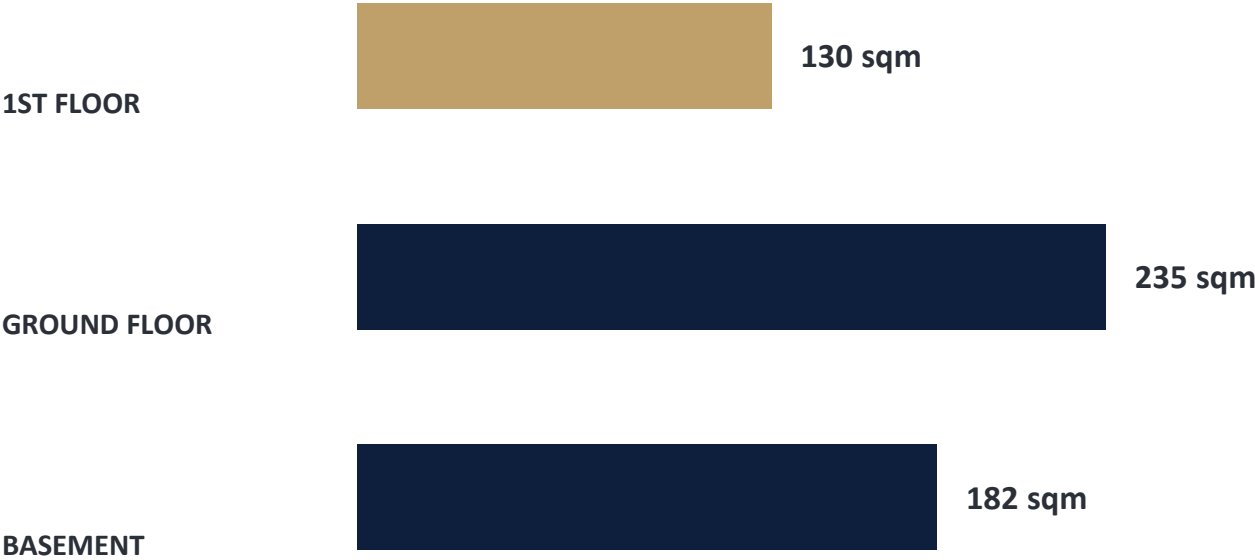
It retains its authentic form — striking pediments, wrought-iron railings, wooden window and door frames, and a three-level interior layout — offering a rare combination of historic character and modern usability.



Indicative interior rendering

LEVELS & AREAS

Three Levels, Two Entrances



Total: 546 sqm built area on a 346 sqm plot

5

bedrooms

4

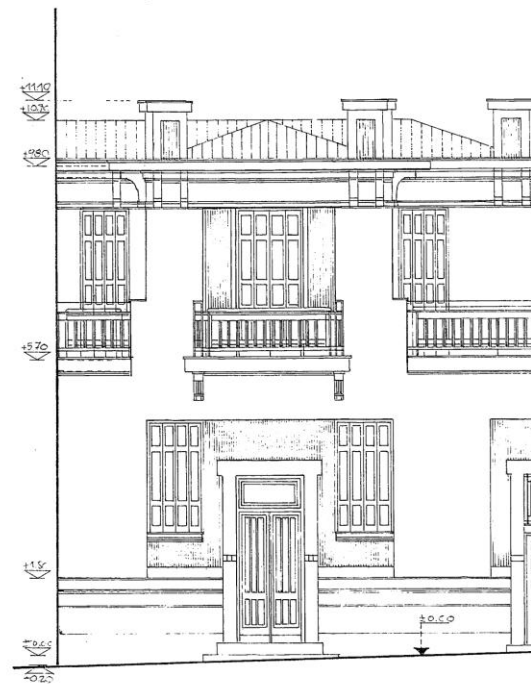
bathrooms (2 fully renovated)

2

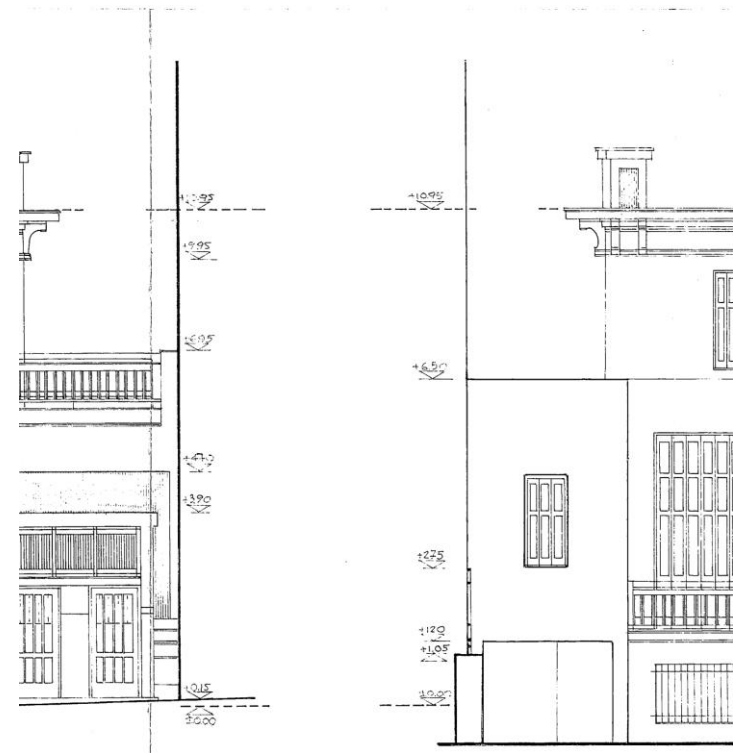
independent-access entrances

+ elevator to all levels

The Original Architectural Plans



Front Elevation

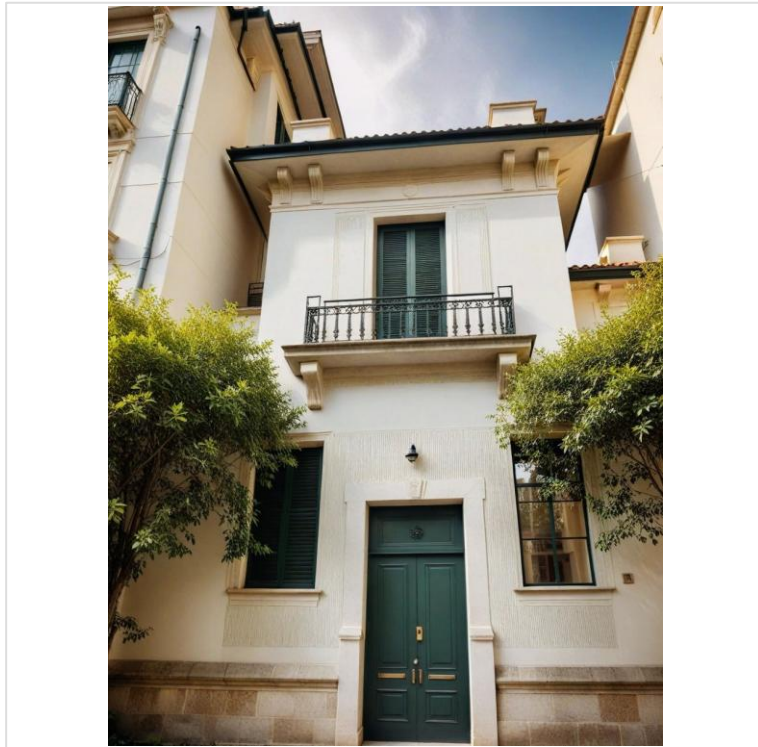


Side / Rear Elevation

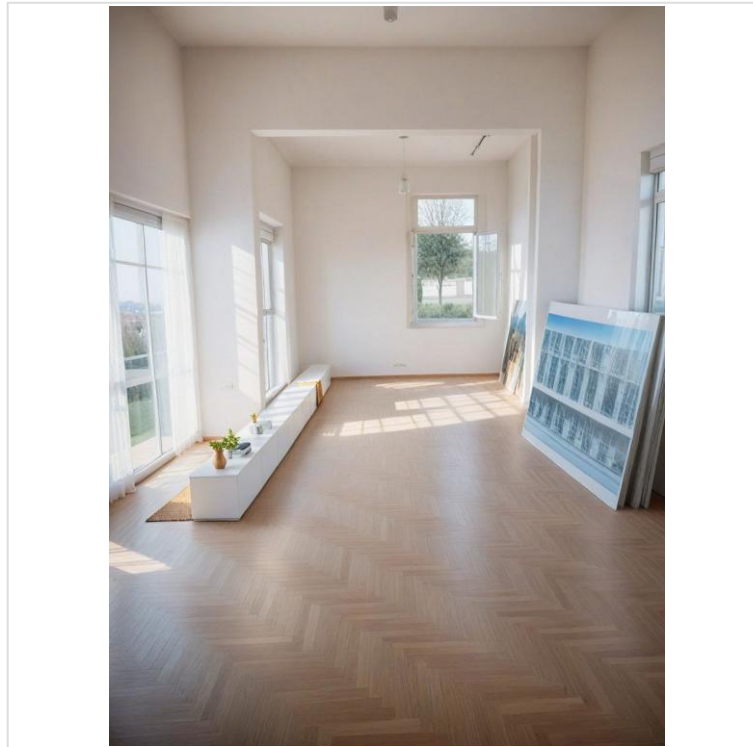
Details That Make the Difference

- Elevator to all levels
- Full-height interior staircase
- Fireplace & atrium — a work of art
- Storage space
- Wooden floors & window frames
- Bright and cross-ventilated
- Garden with trees
- South-facing orientation
- Frontage on paved road
- Independent natural gas heating
- Residential & professional use
- Residential zone, prime location

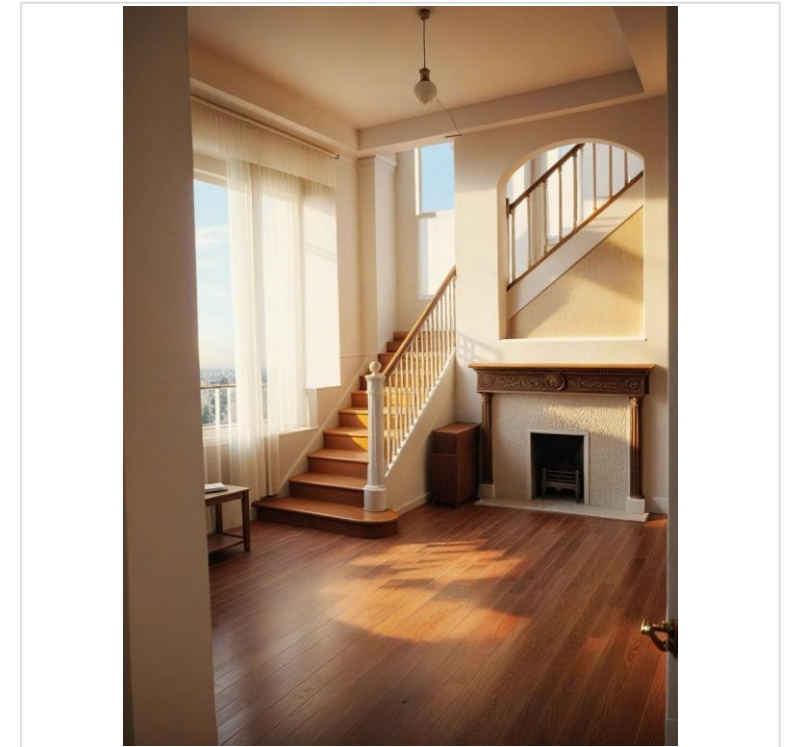
The Vision for the New Owner



Indicative facade rendering



Indicative main room rendering



Indicative interior rendering

LOCATION

Kypseli — In the Heart of Athens

500 m

from a metro station

Next to

a well-known parish church in the area

800 m

from the courthouses

Close to

museums, the commercial market & universities

LAND USE

Residential & Professional

Thanks to its prime location, the property offers flexibility of use beyond residential purposes.

Let's Talk

For more information or to schedule a viewing, please contact our team.

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