



CENTRAL ATHENS • EXARCHEIA

METSOVOU RESIDENCE

A boutique, fully furnished living & investment
development in the heart of Athens.

€250,000

STARTING PRICE

Q3 2027

DELIVERY DATE

36 Units

BOUTIQUE SCALE



ABOUT THE PROJECT

A Modern Living Concept in Central Athens

Metsovou Residence is a boutique 5-storey development of 36 one-bedroom, one-bathroom apartments rising in the central Athens district of Exarcheia. Unit sizes range from 31–42 m². Its modern architecture and central location make it ideal for both living and rental-yield focused investment.

- 36 one-bedroom, one-bathroom apartment options
- Unit sizes ranging from 31–42 m²
- Private basement parking within the building
- Fully furnished with all electrical appliances included
- Expected delivery: Q3 2027 (31 August 2027)
- Optional professional rental management



LOCATION

In the Heart of Exarcheia, 5 Minutes to the Metro

- 1 min Patission Street
- 3 min National Archaeological Museum
- 4 min Pedion tou Areos Park
- 5 min Metro Station

Exarcheia's central location puts Syntagma Square, the Acropolis and Lycabettus Hill — some of Athens' most iconic landmarks — within easy reach.



SURROUNDING AREA

Location Advantages in the Heart of Athens



PATISSION STREET



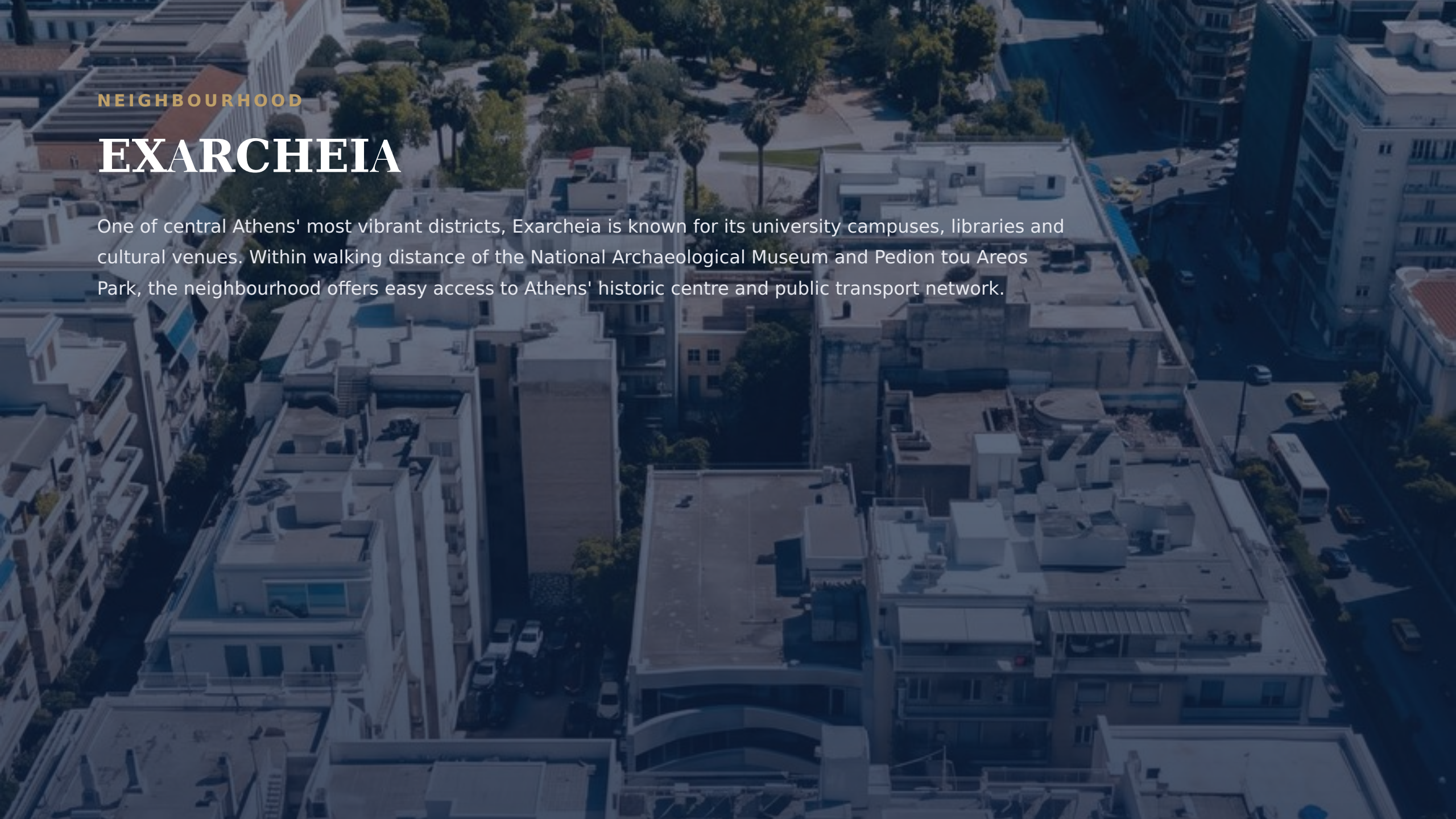
ARCHAEOLOGICAL MUSEUM



PEDION TOU AREOS PARK



METRO STATION

An aerial photograph of the Exarcheia neighborhood in Athens, Greece. The image shows a dense urban environment with numerous multi-story apartment buildings, mostly in shades of white and light grey. The buildings are packed closely together, with narrow streets visible between them. In the upper center of the image, there is a large, open green space with many trees, including several tall palm trees. To the right, a blue river or canal flows through the urban landscape. The overall scene is captured from a high angle, providing a comprehensive view of the neighborhood's layout and its proximity to natural and cultural landmarks.

NEIGHBOURHOOD

EXARCHEIA

One of central Athens' most vibrant districts, Exarcheia is known for its university campuses, libraries and cultural venues. Within walking distance of the National Archaeological Museum and Pedion tou Areos Park, the neighbourhood offers easy access to Athens' historic centre and public transport network.

UNIT OPTIONS & PRICING

Unit Plan & Price List

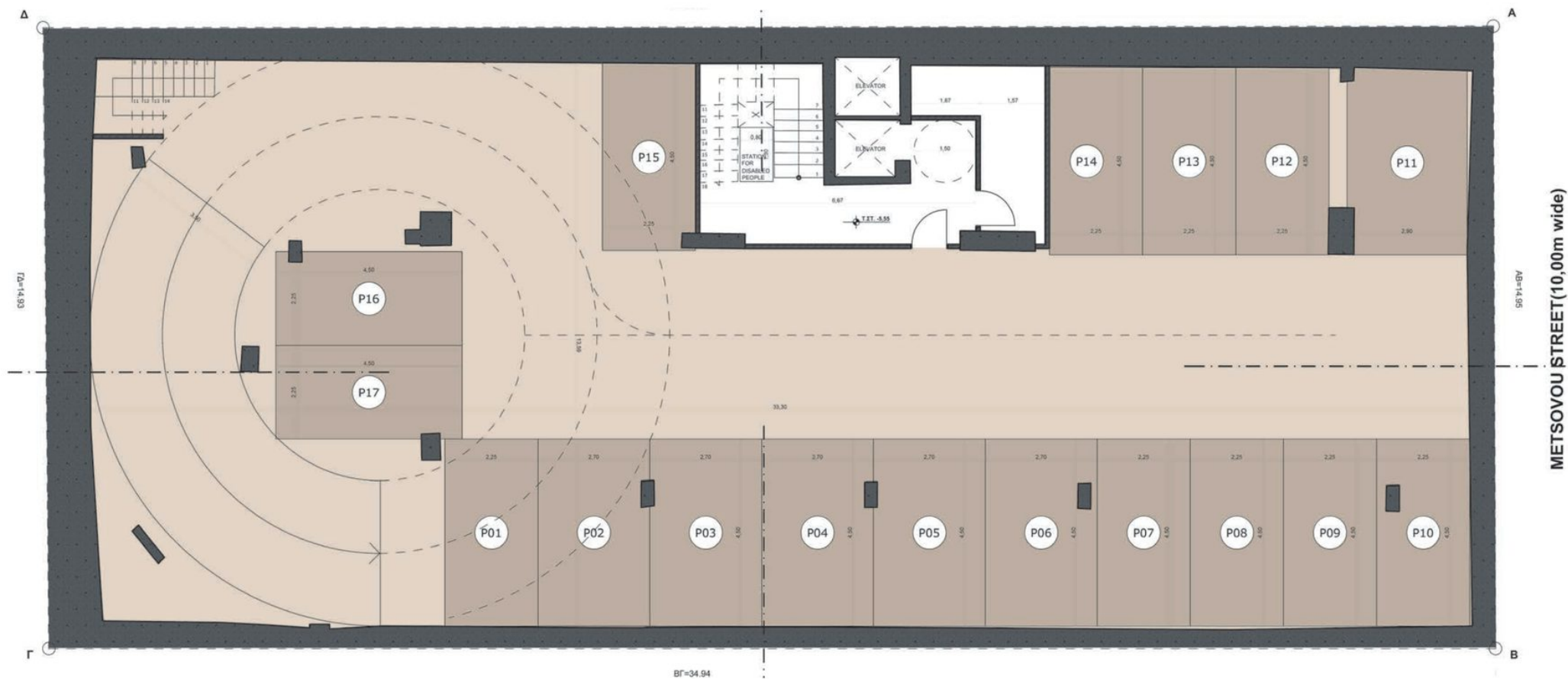
UNIT	FLOOR	INTERNAL M²	BALCONY/GARDEN M²	TOTAL M²	BEDROOM	BATHROOM	PARKING	PRICE	STATUS
001	Ground Floor	41.58	12.61	54.19	1	1	—	€255,000	AVAILABLE
002	Ground Floor	37.93	14.71	52.64	1	1	—	€250,000	AVAILABLE
003	Ground Floor	38.43	49.91	88.34	1	1	—	€260,000	AVAILABLE
004	Ground Floor	41.46	83.84	125.30	1	1	—	€275,000	AVAILABLE
101	1st Floor	37.54	5.71	43.25	1	1	P13	€260,000	AVAILABLE
102	1st Floor	38.48	6.10	44.58	1	1	P8	€270,000	AVAILABLE
103	1st Floor	37.20	5.05	42.25	1	1	P12	€260,000	AVAILABLE
104	1st Floor	41.68	5.45	47.13	1	1	P23	€285,000	AVAILABLE
105	1st Floor	41.65	5.47	47.12	1	1	P6	€295,000	AVAILABLE
106	1st Floor	36.83	5.17	42.00	1	1	P9	€270,000	AVAILABLE
107	1st Floor	39.47	5.34	44.81	1	1	P27	€285,000	AVAILABLE
108	1st Floor	30.71	9.19	39.90	1	1	P14	€250,000	RESERVED
201	2nd Floor	37.54	5.71	43.25	1	1	P16	€265,000	AVAILABLE
202	2nd Floor	38.48	6.10	44.58	1	1	P3	€275,000	AVAILABLE
203	2nd Floor	37.20	5.05	42.25	1	1	P11	€265,000	AVAILABLE
204	2nd Floor	41.68	5.45	47.13	1	1	P18	€290,000	AVAILABLE
205	2nd Floor	41.65	5.47	47.12	1	1	P31	€298,000	AVAILABLE
206	2nd Floor	36.83	5.17	42.00	1	1	P4	€273,000	AVAILABLE
207	2nd Floor	39.47	5.34	44.81	1	1	P1	€290,000	AVAILABLE
208	2nd Floor	30.71	9.19	39.90	1	1	P7	€255,000	RESERVED
301	3rd Floor	37.54	5.71	43.25	1	1	P2	€270,000	AVAILABLE
302	3rd Floor	38.48	6.10	44.58	1	1	P22	€280,000	AVAILABLE
303	3rd Floor	37.20	5.05	42.25	1	1	P25 (moto)	€265,000	AVAILABLE
304	3rd Floor	41.68	5.45	47.13	1	1	P17	—	SOLD
305	3rd Floor	41.65	5.47	47.12	1	1	P26	€300,000	AVAILABLE
306	3rd Floor	36.83	5.17	42.00	1	1	P28	€280,000	AVAILABLE
307	3rd Floor	39.47	5.34	44.81	1	1	P32	€295,000	AVAILABLE
308	3rd Floor	30.71	9.19	39.90	1	1	P5	€260,000	RESERVED
401	4th Floor	37.54	5.71	43.25	1	1	—	€260,000	AVAILABLE
402	4th Floor	38.48	6.10	44.58	1	1	—	€265,000	AVAILABLE
403	4th Floor	37.20	5.05	42.25	1	1	P20	€275,000	AVAILABLE
404	4th Floor	41.68	5.45	47.13	1	1	P29	€299,000	AVAILABLE
405	4th Floor	41.65	5.47	47.12	1	1	P10 (moto)	—	SOLD
406	4th Floor	36.83	5.17	42.00	1	1	P21	€285,000	AVAILABLE
407	4th Floor	39.47	5.34	44.81	1	1	P19	—	SOLD
408	4th Floor	30.71	9.19	39.90	1	1	P24	€265,000	RESERVED

Rental management: offered over 3 years with a 3% management fee. • All units are delivered fully furnished and equipped. • LONDONIST INVESTMENTS — 05

Floor Plan – 2nd Basement



Floor Plan – 1st Basement



Floor Plan — Ground Floor



Floor Plan — Typical Floor



LIVING SPACES

Warm, Modern and Comfortable Interiors

Open-plan kitchens, bright living areas and elegant bedroom design give every unit a comfortable living experience.



INVESTMENT HIGHLIGHTS

A Secure Investment in a Central Location

31 Aug 2027

Expected delivery date

Fully Furnished

Delivered complete with furniture and all electrical appliances

Private Parking

Dedicated basement parking within the development

3% Management

3-year professional rental management for passive income

LONDONIST INVESTMENTS

Reserve Your Place at Metsovou Residence Today

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