

## HIGHLIGHTS

Status	Sold
Built area in sqm	51
Floor	4
Construction year	2007

A Spacious and bright apartment in a very central location. located in the heart of a quality, green and beautiful residential neighborhood with a lot of restaurants, cafes and a vibrant atmosphere.

The apartment has a reception area, a kitchen, a bedroom and a bathroom. The front of the apartment faces Krissis Street.

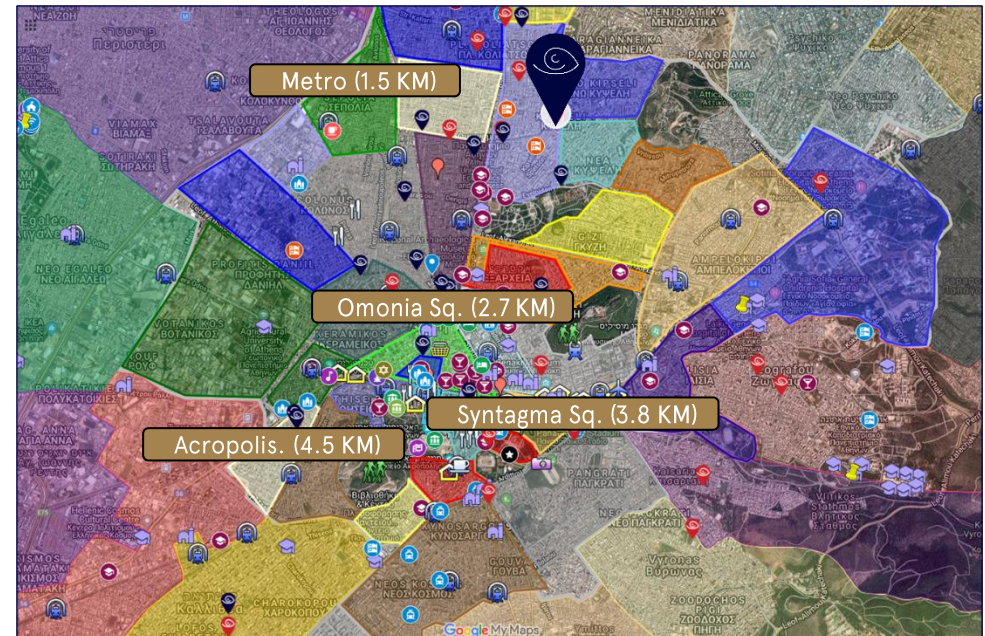


## ABOUT THE AREA



The property is located in Kypseli neighborhood in the center of Athens. The neighborhood is one of the largest in Athens. In the 1960s, the neighborhood became a center of culture and nightlife, and to this day it is known for its abundance of theaters. Patission and Fokionos Negri are the main shopping streets of the neighborhood. Many artists live in the.

The Agios Nikolaos Metro Station is located 1.5 km from the apartment (line M1). The metro station Attiki is also within 2 km of the apartment, with metro lines M1 and M2.



Distance from Kipseli square in km	0.07
Distance from metro station in km	1.5
Distance from the School of Economics & Business in km	1.5
Distance from Omonia square in km	2.7
Distance from Monastiraki in km	3.6
Distance from Syntagma square in km	3.8
Distance from Acropolis in km	4.5
Distance from Athens airport in km	33

## PLACES OF INTEREST

- **Kanari Square** - The main square of the neighborhood is full of benches, a fountain, statues and nice corners. A favorite spot for neighborhood residents and tourists alike (70m from the property).
- **Fokionos Negri** - One of the main streets in the neighborhood. The street is built like a green avenue, a kind of park in the middle of the neighborhood, and is full of shops, restaurants and cafes (90m from the property).
- **Demotiki Agora** - A bustling indoor market established in 1930, the "younger brother" of the central market of Athens (450m from the property).
- **Pedion Areos** - The largest park in Athens. The park is full of pleasant corners, water and pleasant walking trails (1.3km from the property).
- **Hellenic Motor Museum** - A unique and impressive car museum that displays over 100 different vehicles from the 19th and 20th centuries. Visitors are given the opportunity to experience driving a Formula 1 simulator (2km from the property).



## RESTAURANTS & NIGHTLIFE CLOSE TO THE PROPERTY



- O Bakalogatos - One of the best restaurants in the neighborhood and perhaps in Athens. The restaurant is frequented by the leading chefs of Athens (240m from the property)
- Mezedomaxies - A restaurant specializing in seafood and smoked fish (280m from the property)
- Sixty Four Cockait Bar - Cocktail Bar (290m from the property)
- Beer Tales - A bar specializing in Greek capitals (400m from the property)
- Roka & Rodi - A restaurant serving burgers and pastas (450m from the property)
- Geia Kalamaki - A restaurant serving Sublaki (450m from the property)
- H Pigi Tou Dionysou - Traditional Greek taverna (450m from the property)
- Orpheas - Trendy and popular music bar (550m from the property)
- Allotivo - A local night club that plays jazz and soul music (600m from the property)
- Foibos - Cocktail bar (600m from the property)
- Taxidi stin Anatoli - A traditional Greek tavern club whith Greek music (600m from the property)
- The Topou Allou Theater - A well-known theater that shows Greek plays, some of them in English (800m from the property)
- Aello Cinemax - Cinemas (950m from the property)
- Kybeli - A restaurant serving traditional Greek cuisine (950m from the property)
- Allotino Jazz Cafe - A cozy and pleasant cafe (1km from the property)



# Academic Institutions near the Property

- Athens Theater Workshop - Acting College (850m from the property)
- AKMI Metropolitan College (1.2km from the property)
- Mmlab (1.2km from the property)
- Mediterranean College (1.3km from the property)
- Akto (1.3km from the property)
- Athens University Of Economics And Business (1.5km from the property)
- ICBS Athens International College (2.1km from the property)
- National Technical University of Athens Patission campus (2.2km from the property)
- Attic College (2.3km from the property)
- Vakalo Art & Design College (2.5km from the property)
- University of Cambridge ESOL (3.4km from the property)

