



FINDERS

Tailor Made Investments



Armonias 12A, Ano Kypseli, Athens



HIGHLIGHTS

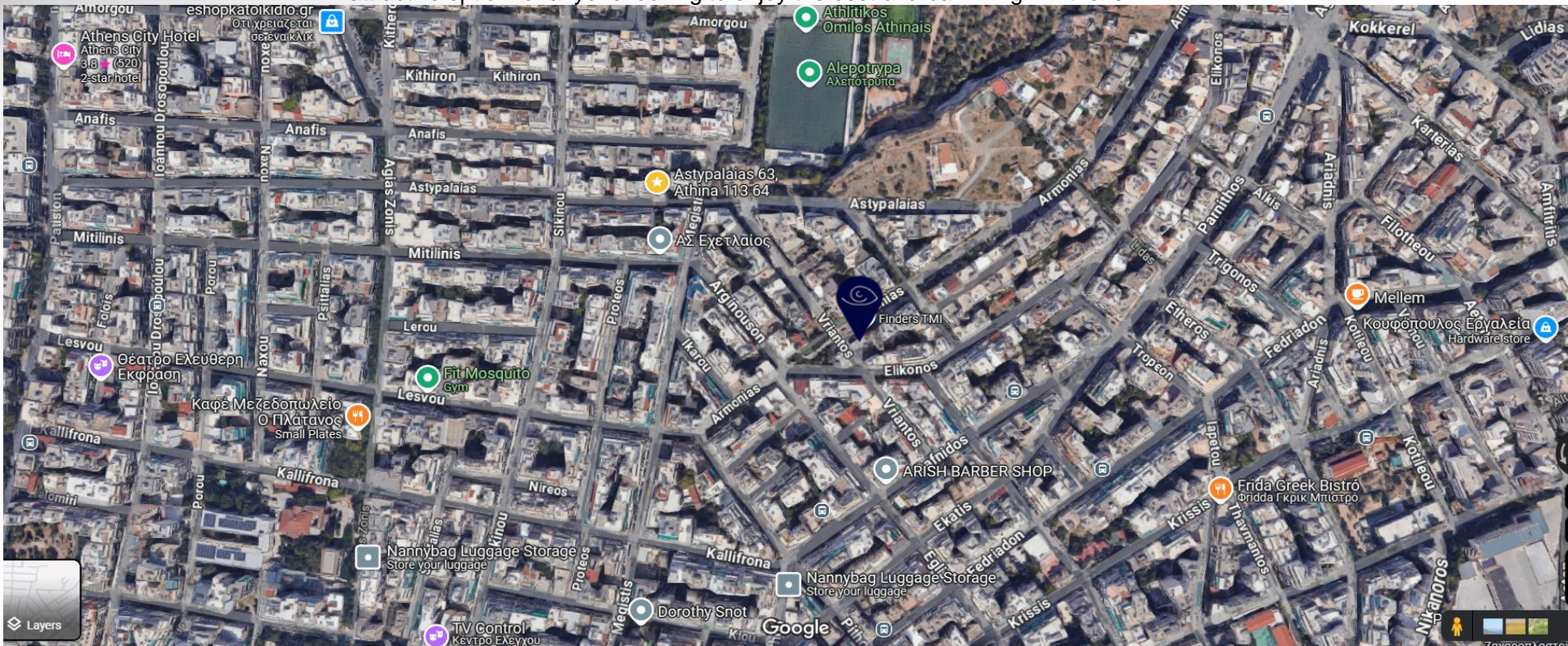
Status of the property	Due to December 2024
Number of units	4
Number of private parking spots	2
Total built area in sqm	496
Renovation year	1st renovation 1998 & 2nd 2024
Google map	https://goo.gl/maps/YDAwg7Z3cg964HCm7

"Armonias" Residence is a modern residential development situated in a vibrant neighborhood in the northern districts of Athens, characterized by a quality demographic of middle-class residents and above. During the 1960s, this area emerged as a cultural and nightlife hub, renowned for its numerous theaters. It continues to attract a diverse community of artists, including directors, painters, musicians, poets, writers, and filmmakers. The residence is positioned in the elevated part of Ano Kypseli, offering breathtaking views of Athens. The five-story building is constructed on a slope, providing spectacular vistas of the Acropolis and the port of Piraeus from the second floor and above. It features balconies and parking facilities and is conveniently located just 350 meters from the new "Elikonos" metro station.

Unit	Sqm	Balcony	Parking	Storage Room	Property Features	Selling Price	Price/sqm
GA-Ground floor	92,45	Front yard: 14,80sqm Back balcony: 2,10sqm		Yes	1 master bedroom, 1 bedroom with private exit to a back balcony leading to the back yard, 1 bathroom with shower, kitchen with dining table, living room and front yard	€ 350,000	€3,786
A1-1 st Floor	85,74	Front balcony: 7,80sqm Back side balcony: 5,60sqm		Yes	1 master bedroom with a small balcony, 2 nd bedroom, open space kitchen with living room, 1 bathroom	€275,000	€3,207
B1-2 nd Floor	88,31	Front balcony:10,20sqm Back side balcony: 5,60sqm		Yes	1 bedroom with access to front balcony, kitchen with dining table and private balcony and spacious living room with a fireplace	€300,000	€3,397
C & D-3 rd & 4 th Floors	137,84	Front balcony: 3,40sqm (3 rd level) Terrace: 51,70sqm (4 th level)	Yes	Yes	C: 1 master bedroom with walking closet, a fireplace with a small living room and jacuzzi inside the room with panoramic view and a 2nd master bedroom D: living area with fireplace, WC, balcony with breathtaking view of Athens and Pireaus.	€600,000	€4,353

ABOUT THE AREA

The property is ideally located in the vibrant Ano Kypseli area, which is celebrated as one of the largest and most dynamic neighborhoods in Athens. This neighborhood has gained significant recognition for its unique character and cultural offerings, and in 2019, it was featured as the 16th most fashionable neighborhood in the world by Timeout magazine, a testament to its appeal and trendiness. One of the standout features of the area is the nearby hill of Elikonas, which provides residents with a picturesque and serene park. This green space is perfect for leisurely strolls, picnics, and outdoor activities, making it a valuable asset for those who appreciate nature and tranquility amidst the urban environment. In terms of transportation, the property is conveniently situated just 350 meters from a new metro station currently under construction on line 4, which is expected to be named "Elikonas." This upcoming station will enhance connectivity and accessibility for residents, making it easier to navigate the city and reach various destinations. The existing metro options, the Agios Nikolaos metro station, which is part of line M1, is located approximately 1.4 kilometers away. Additionally, the "Kato Patissia" metro station is about 1.8 kilometers from the property. These nearby stations provide further public transportation choices, ensuring that commuting and exploring Athens is both convenient and efficient. Overall, the combination of a fashionable neighborhood, scenic parks, and excellent transportation links makes this property an attractive option for anyone looking to enjoy the best of urban living in Athens.



Armonias 12A, Ano Kypseli, Athens

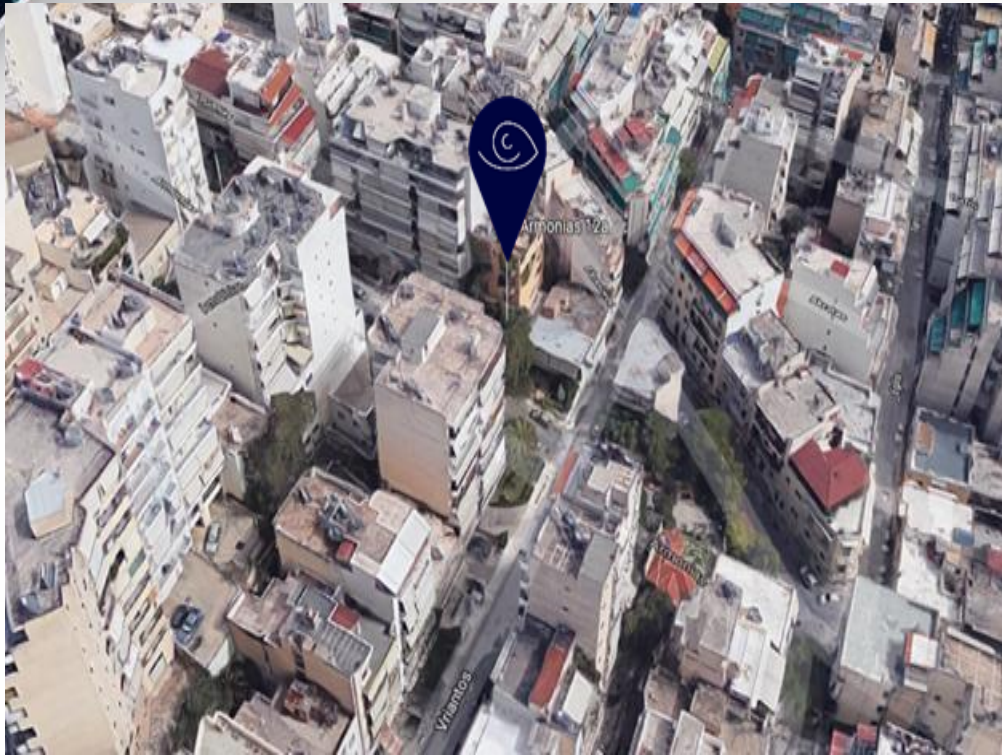


Distance from New Metro Station in km	0.35
Distance from Elikonas Hill in km	0.5
Distance from metro station in km	1.4
Distance from Omonia square in km	3
Distance from the central market in km	3.6
Distance from Lycabettus hill in km	3.5
Distance from Monastiraki in km	4
Distance from Syntagma square in km	4.1
Distance from Acropolis in km	4.8
Distance from Acropolis museum in km	5
Distance from Athens airport in km	33



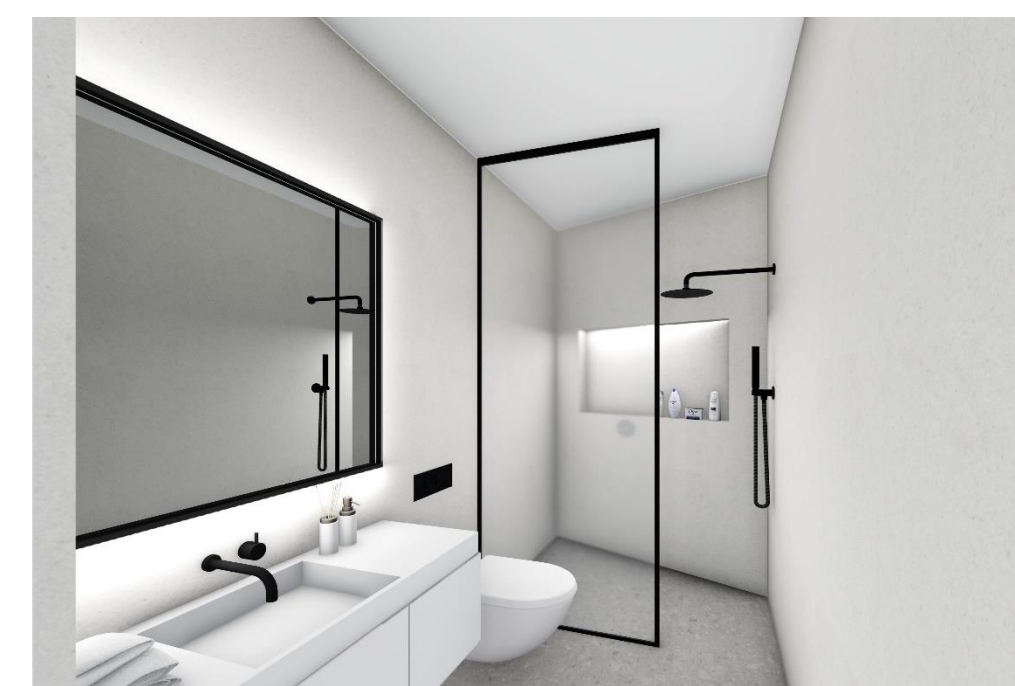
Armonias 12A, Ano Kypseli, Athens

MAP & STREET VIEW





3d Proposal of the Ground Floor Apartment



3d Proposal of the Penthouse-3rd Floor



3d Proposal of the Penthouse-4rth Floor



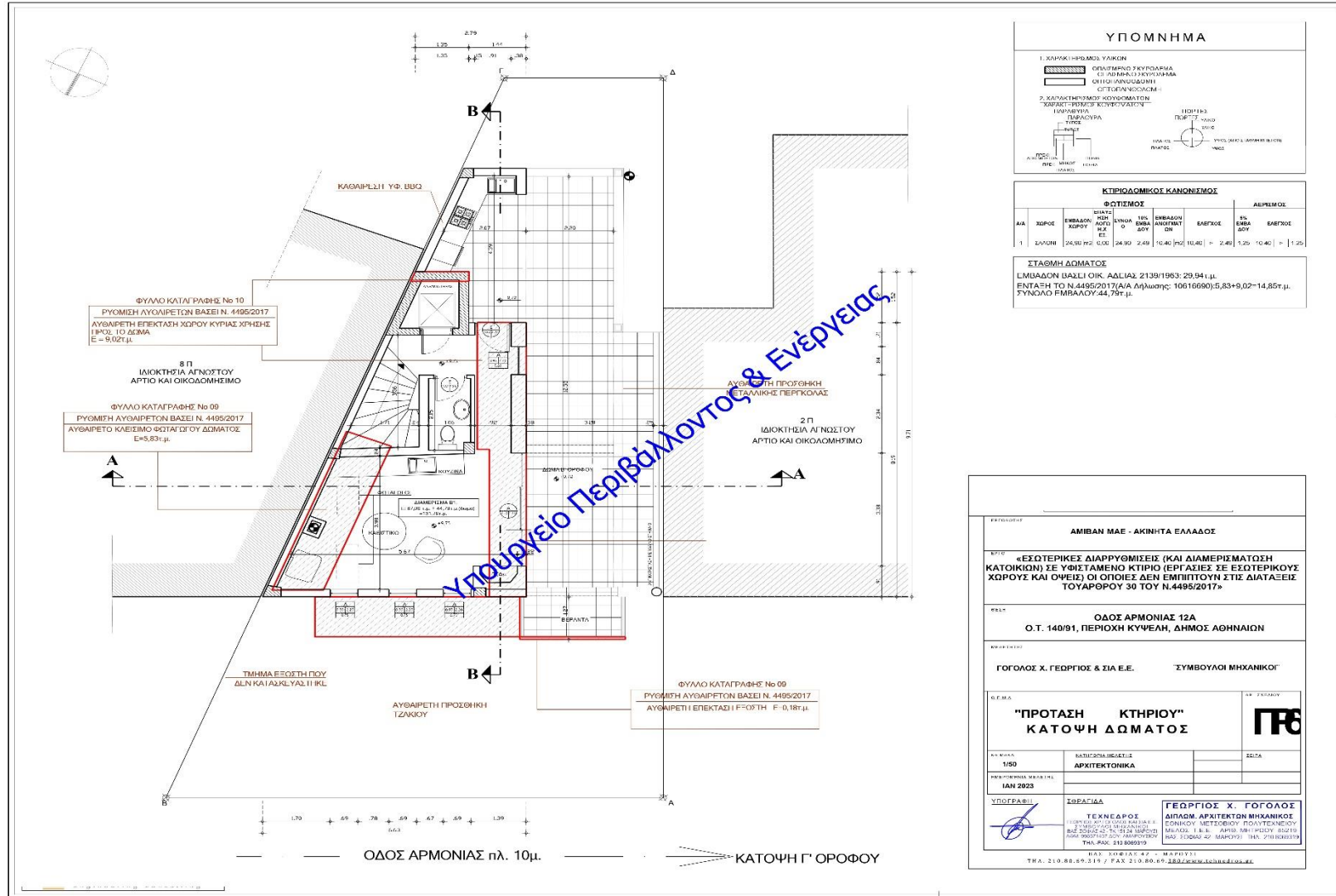
3d Proposal of the Penthouse-4th Floor



The View from the Penthouse



Penthouse 2nd Level



ΥΠΟΜΝΗΜΑ

1. ΧΑΡΑΚΤΗΡΙΣΜΟΣ ΥΛΙΚΩΝ
 ΟΡΥΖΗΡΙΝΟ ΞΥΛΟΡΑΦΙΑ
 ΣΤΙΒΗΡΟΚΟΥΡΩΣΗ
 ΟΠΙΟΙ ΑΝΥΨΘΑΝΤΙ
 ΣΤΕΓΑΝΩΣΕΙΣ

2. ΧΑΡΑΚΤΗΡΙΣΜΟΣ ΚΟΥΦΩΜΑΤΩΝ
 ΧΩΡΑΚΤΗΡΕΣ ΚΟΥΦΩΣΕΙΣ
 ΠΡΑΚΤΟΡΑ
 ΤΙΣΕΣ

3. ΚΑΤΑΣΤΑΣΗ ΚΑΙ ΧΡΗΣΗ
 ΠΡΩΤΟΚΑΤΑΣΤΑΣΗ
 ΠΑΡΑΧΩΡΗ
 ΠΑΡΑΧΩΡΗ

4. ΚΑΤΑΣΤΑΣΗ ΚΑΙ ΧΡΗΣΗ
 ΠΡΩΤΟΚΑΤΑΣΤΑΣΗ
 ΠΑΡΑΧΩΡΗ
 ΠΑΡΑΧΩΡΗ

ΚΤΗΡΙΑΚΟ ΚΑΝΟΝΙΣΜΟΣ

Α/Α	ΧΩΡΟΣ	ΕΜΒΛΟΣ ΚΟΡΥΦΗΣ	ΠΛΑΤΟΣ	ΥΨΟΣ	1% ΑΝΩΤΕΡΑ	1% ΑΝΩΤΕΡΑ	ΕΜΒΛΟΣ ΟΡΥΖΗΡΙΝΟ	ΕΜΒΛΟΣ ΟΡΥΖΗΡΙΝΟ	ΕΜΒΛΟΣ ΟΡΥΖΗΡΙΝΟ	ΕΜΒΛΟΣ ΟΡΥΖΗΡΙΝΟ	ΕΜΒΛΟΣ ΟΡΥΖΗΡΙΝΟ
1	ΕΛΛΗΝ	25,00	0,00	24,00	2,40	10,40	10,40	2,40	1,25	10,40	11,25

ΣΤΑΣΗ ΔΩΜΑΤΟΣ
 ΕΜΒΛΟΣ ΒΑΣΕΙ ΟΙΚ. ΔΕΔ. 2139/1983: 20,94 μ.
 ΕΝΤΑΞΗ ΤΟ Ν. 4495/2017/Α/Α Αθήνας: 10616690/5,83+9,02=14,85 μ.
 ΣΥΝΟΛΟ ΕΜΒΛΟΥ: 44,79 μ.

ΑΜΒΙΑΝ ΜΑΕ - ΑΚΙΝΗΤΑ ΕΛΛΑΔΟΣ

«ΕΣΩΤΕΡΙΚΕΣ ΔΙΑΡΡΥΘΜΙΣΕΙΣ (ΚΑΙ ΔΙΑΜΕΡΙΣΜΑΤΟΣΗ ΚΑΤΟΨΗ) ΣΕ ΥΦΙΣΤΑΜΕΝΟ ΚΤΗΡΙΟ (ΕΡΓΑΣΙΕΣ ΣΕ ΕΣΩΤΕΡΙΚΟΥΣ ΧΩΡΟΥΣ ΚΑΙ ΟΥΧΙΣ) ΟΙ ΟΠΟΙΕΣ ΔΕΙΝ ΕΜΠΛΟΥΝ ΣΤΙΣ ΔΙΑΤΑΞΕΙΣ ΤΟΥ ΑΡΘΡΟΥ 30 ΤΟΥ Ν. 4495/2017»

ΟΔΟΣ ΑΡΜΟΝΙΑΣ 12Α
 Ο.Τ. 140/91, ΠΕΡΙΟΧΗ ΚΥΨΕΛΗ, ΔΗΜΟΣ ΑΘΗΝΑΙΩΝ

ΓΟΓΟΛΟΣ Χ. ΓΕΩΡΓΙΟΣ & ΣΙΑ Ε.Ε. ΣΥΜΒΟΥΛΟΙ ΜΗΧΑΝΙΚΟΙ

«ΠΡΟΤΑΣΗ ΚΤΗΡΙΟΥ»
 ΚΑΤΟΨΗ ΔΩΜΑΤΟΣ

1/50 ΑΡΧΙΤΕΚΤΟΝΙΚΑ

ΙΑΝ 2023

ΓΕΩΡΓΙΟΣ Χ. ΓΟΓΟΛΟΣ
 ΔΙΠΛΩΣ ΑΡΧΙΤΕΚΤΟΝ ΜΗΧΑΝΙΚΟΣ
 ΕΠΙΧΕΙΡΗΣΙΑΚΟ ΠΡΟΤΥΠΟ ΚΑΤΟΨΗΣ ΔΩΜΑΤΟΣ

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Basement





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