

HIGHLIGHTS

Status of the apartment	Operating Asset
Apartment area in sqm	56.33
Construction year	2006

A bright and spacious apartment in a nice apartment building in the center of Athens near Kypseli square!

The apartment was recently renovated, with an air-conditioner, a well-maintained lobby, new elevator and double-glazed windows.

It consists of one living room with an open plan kitchen, two bedrooms, bathroom and two balconies.

Ideal property for student accommodation since there are a lot of higher education institutions, easy and convenient access to public transport and intense nightlife.



Status	Renovated
Floor	1 st
Number of Bedrooms	2
Number of Bathrooms	1
Living Room	1
Balcony	2
Elevator	Yes
Heating System	Central Heating System
Target Group	Students / Tourists

Astipalaias 63 – Athens, Kypseli

1st floor apartment

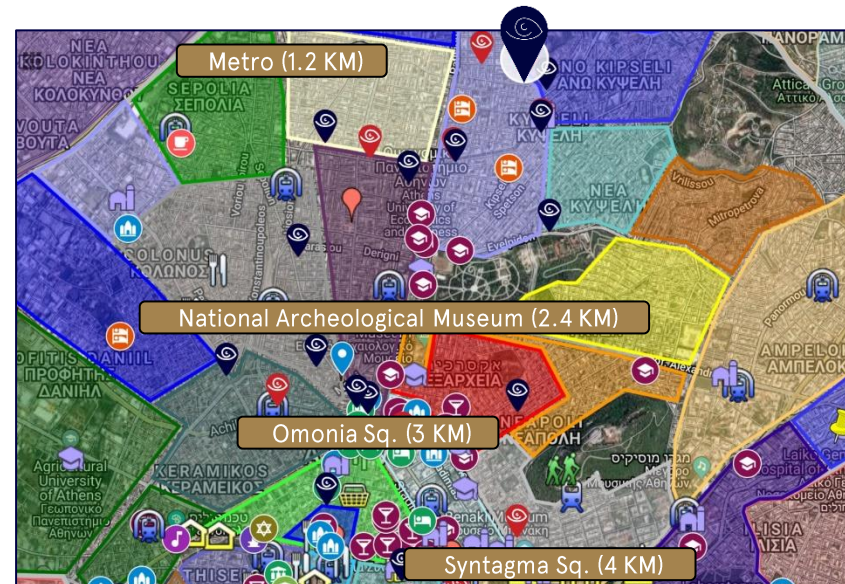
ABOUT THE AREA



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 metro station Agios Nikolaos is located 1.2 km from the property (line M1). The property is also relatively close to the Kato Patissia Metro Station, which is approximately 1.8 km from the property and line M1 also runs through it. In May 2021, work will begin on the construction of a new metro station - Elikonos Station - where the metro line no. 4 will pass. The station is located only 550 m from the apartment. The metro line 4 connects Alsos Veikou (Galatsi area) to Maroussi (North Athens).

Distance from Kypseli square in km	0.5
Distance from metro station in km	1.2
Distance from Omonia square in km	3
Distance from Monastiraki in km	4
Distance from Syntagma square in km	4
Distance from Acropolis in km	4.8
Distance from Athens airport in km	34.5



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 (500m 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 (600m from the property).
- **Demotiki Agora** - A bustling indoor market established in 1930, the "younger brother" of the central market of Athens (750m from the property).
- **Pedion Areos** - The largest park in Athens. The park is full of pleasant corners, water and pleasant walking trails (1.5km 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 (2.2km from the property).





RESTAURANTS & NIGHTLIFE CLOSE TO THE PROPERTY

- Mezedomaxies - A restaurant specializing in seafood and smoked fish (650 m from 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 (700 m from the property)
- Sixty Four Cockait Bar - Cocktail Bar (700 m from the property)
- Roka & Rodi - A restaurant serving burgers and pastas (750 m from the property)
- Geia Kalamaki - A restaurant serving Sublaki (750 m from the property)
- H Pigi Tou Dionysou - Traditional Greek taverna (750 m from the property)
- Beer Tales - A bar specializing in Greek capitals (750 m from the property)
- Orpheas - Trendy and popular music bar (850 m from the property)
- Allotivo - A local night club that plays jazz and soul music (900 m from the property)
- Foibos - Cocktail bar (900 m from the property)
- Taxidi stin Anatoli - A traditional Greek tavern club whith Greek music (900 m from the property)

Academic Institutions near the Apartment

- Athens Theater Workshop - Acting College (550 m from the property)
- AKMI Metropolitan College (1.5 km from the property)
- Mmlab (1.5 km from the property)
- Mediterranean College (1.6 km from the property)
- Akto (1.6 km from the property)
- ICBS Athens International College (1.7 km from the property)
- Athens University Of Economics And Business (1.8 km from the property)
- National Technical University of Athens Patission campus (2.5 km from the property)
- Attic College (2.6 km from the property)
- Vakalo Art & Design College (2.9 km from the property)
- University of Cambridge ESOL (3.8 km from the property)

