



FINDERS

Tailor Made Investments

השקעות נדל"ן
אטרקטיביות ביוון

Dekeleon 50, Gazi, Athens

HIGHLIGHTS

This five floor building measures 1,448 m2 and is ideally located in the contemporary area of Gazi, a mere 300 meters from the Kerameikos metro station. The building has balconies with a view, an operating elevator, central heating and air conditioning systems installed.

The first floor has a charming outside patio area and from the spacious rooftop you can explore Athens by top!

At the present time the building is under construction to be converted in an apartment building with 20 units and 20 storages on the basement. One of the units will be having a spacious patio with a private jacuzzi along with contemporary outdoor furniture, the penthouse will be having a partly exclusive use of the rooftop with the breathtaking view of the Acropolis, jacuzzi and outdoor living space and the rest of the roof top will be at the disposal of the rest of the units, again with shared jacuzzi and outdoor living space.



Floor	Sqm	Upcoming conditio
Basement	206.39sqm	21 storage s & machinery/control room
Ground floor Mezzanine	206.36sqm 200.90sqm	Entrance, lobby, shop
1st floor	209.44 sqm	5 units
2st floor	209.44 sqm	5 units
3rd floor	209.44 sqm	5 units
4th floor	204.44 sqm	5 units
Attic	36.52 sqm	1 shared space 88 sqm with jacuzzi + sunbeds

Vision Gazi



Vision Gazi – The Elegant Rooms

- 4 Units of 28sqm ,open space bedroom, with a day bedroom, and a charming balcony of 4sqm to enjoy the amazing Greek Summer



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Vision Gazi – The Junior Suites

- 4 Units with 2 separate rooms, living room and bedroom. Very Spacious room of 42sqm, consisting of a bedroom with a double bed and a living room with a sofa bed, bar, wc with walk in rain shower and a private balcony of 10 sqm.



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Vision Gazi – Acropolis View Maisonette

- 67sqm open space living room and bedroom maisonette, with king size bed, a day bed, 2 bathrooms and an internal staircase that leads to a private terrace space of 79 sqm, featuring a private Jacuzzi and an outdoor living space area 2 sunbeds



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Vision Gazi – The Roof Garden



Vision Gazi – Details



Building Overview

Balcony m					
Floor Number	Apt. Number	Apt. Type	Apartment m ²	²	Apartment Facing
3	1	A1	42	10	South-East
3	2	A2	40	7	South
3	3	A3	29	4	East
3	4	A4	43	47	West
3	5	A5	29	5	East
4	6	B1	42	10	South-East
4	7	B2	40	7	South
4	8	B3	29	4	East
4	9	B4	43	5	East
4	10	B5	29	5	South-East
5	11	C1	42	10	South-East
5	12	C2	40	7	South
5	13	C3	28	4	East
5	14	C4	43	5	West
5	15	C5	29	5	East
6	16	D1	42	10	South-East
6	17	D2	40	7	South
6	18	D3	29	4	East
6+7	19	D4	67	79	South-East West
6	20	D4	29	5	East

Dekeleon 50, Gazi, Athens

MAP & STREET VIEW



Dekeleon 50, Gazi, Athens

Gazi was named after the gas factory that some decades ago was operating there. It is the place to have a cup of coffee or a strong cocktail, have lunch or dinner or even a theatrical play or a concert to watch. Since then every Athenian knows that if they are downtown and would like to have some fun, they should go to Gazi.

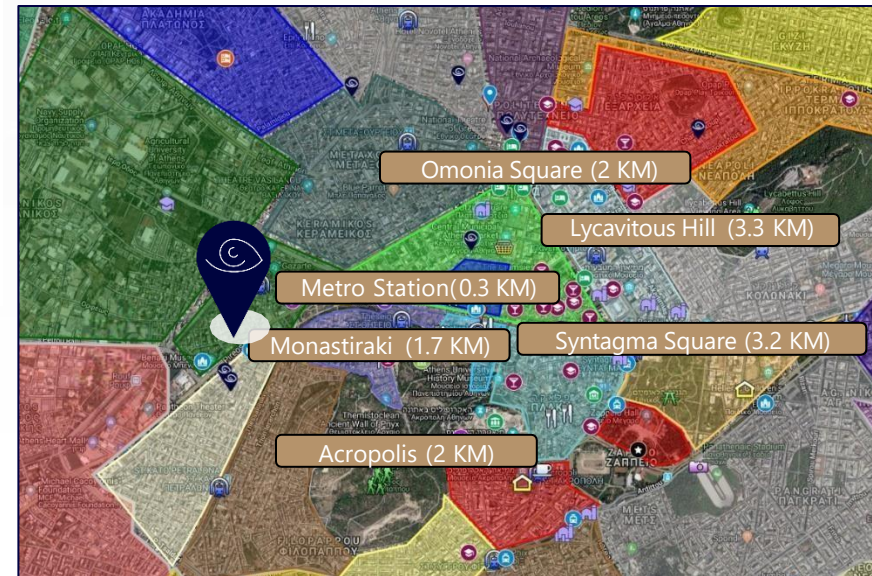
The last 15 years the area revealed its different aspects with modern restaurants and fancy coffee shops, local style tavernas and hip bars and clubs, rooftops and small backyards and of course the trendy lofts that took the place of the stone houses. Every day and particularly on weekends, hundreds and hundreds of people are going to Gazi to spend their evenings and meet with friends and family. In the summertime, in the Technopolis area, where the Gas Industry was, many live concerts and performances are taking place. Then the whole area is overwhelming with music, laughter and happy voices.

If you are keen on art and culture there is for you one of the affiliated departments of Benaki Museum. Always brings something new concerning an exhibition of an artist or an event or a contemporary presentation.

Gazi has every day a new suggestion for entertainment to its enthusiasts and always an innovative idea to introduce to the public. It is the upcoming and trendsetting region of Athens that still finds a way to surprise the locals and impress the guests.

Distance from nearest metro station in km (Keramikos, Line 3)	0.3
Distance from Technopolis in km	0.5
Distance from Acropolis in km	2
Distance from Syntagma square in km	3.2
Distance from Piraeus port in km	11
Distance from Athens airport in km	36.2

ABOUT THE AREA





FINDERS

Tailor Made Investments

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