



FINDERS

Tailor Made Investments



Lavraga 6, Metaxourgio, Athens

HIGHLIGHTS



Status of the property	Key ready end of January 2025
Number of apartments	11
Number of private parking spots	8
Total built area in sqm	924
Construction year	1997
Renovation year	2023
Google map	38°0'25.4484"N;23°49'40.9404"E

"Lavraga " residence is a project of Finders in one of the developing areas in Athens - the Metaxourgio district near the city center.

Eleven apartments located in a quiet street, though in the center of Athens, and just off the busy district of Metaxourgio square, it combines city luxury, comfort and easy access to any place using your own car, the metro station or an uber service.

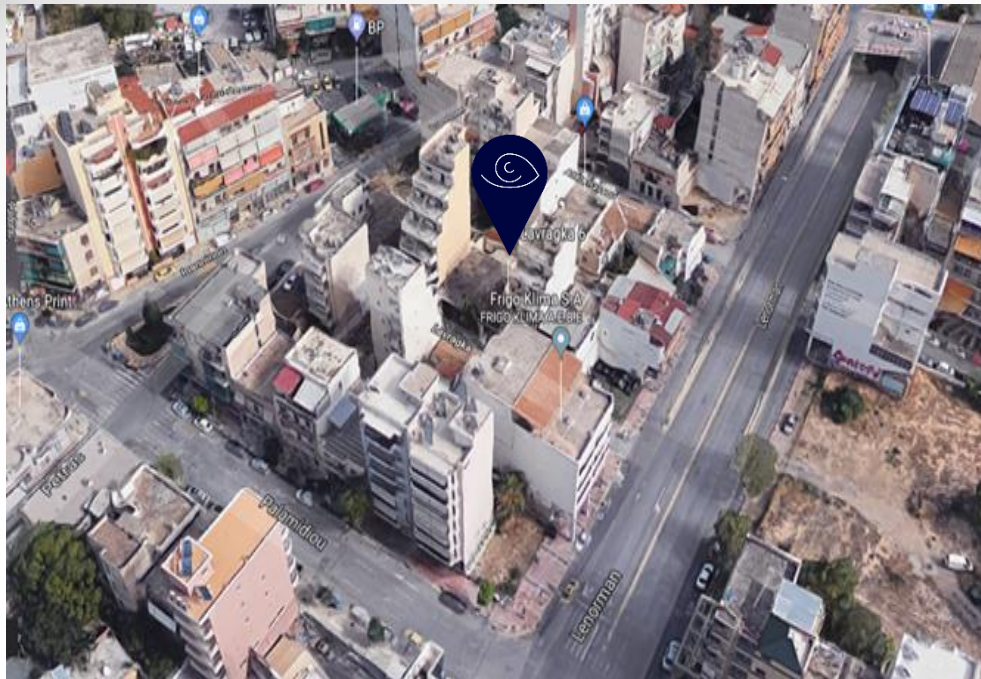
The apartments will be sold including full furniture and accessories. A local management company will manage the project for the owners.

Unit	Sqm	Floor	Balcony sqm	Property Features	Parking	Selling price
Ground floor	57.3	Duplex with façade view	no	1 spacious bedroom, a cozy living room, 2 showers and toilets, private backyard and a parking spot	P1: 10.13sqm-2nd basement	250,000 €
Ground floor	65.85	Duplex with Exclusive use of Back Yard	40,26	1 bedroom, a cozy living room, 2 showers and toilets, and a parking spot	P2: 10.13sqm-2nd basement	260,000 €
Apartment A1 (front)	32.4	1st	8,50	1 functional open space room featuring 1 bathroom with shower and front balcony		135,000 €
Apartment A2 (front)	33.95	1st	8,50	1 functional open space room featuring 1 bathroom with shower and front balcony	P3: 10.13sqm-2nd basement	142,000 €
Apartment A3 (back)	22	1st	1,68	1 functional open space room featuring 1 bathroom with shower and back small balcony		SOLD
Apartment B1 (front)	32.4	2nd	8,50	1 functional open space room featuring 1 bathroom with shower with front balcony		140,000 €
Apartment B2 (front)	33.95	2nd	8,50	1 functional open space room featuring 1 bathroom with shower with front balcony	P4: 10.13sqm/2nd basement	155,000 €
Apartment B3 (back)	22	2nd	1,68	1 functional open space room featuring 1 bathromm with shower and back small balcony		SOLD
Apartment C1 (front & back)	31	3rd	12,80	1 functional open space room featuring 1 bathromm with shower with front balcony	P5: 10.13sqm/1st basement	140,000 €
Apartment C2	42,45	3rd	8,80+1,68	1 bedroom, living room, kitchenette, bathroom with shower and front balcony	P6: 10.13sqm/1st basement	175,000 €
Penthouse	61.65+7.71+12.4 = 81.76	4rth	.26,70+1,68+ Terrace exclusivity	2 bedrooms, living room, front balcony, 2 showers and toilets, exclusive use of the terrace. The elevator has direct access in the apartment. The terrace features a private jacuzzi with Acropolis view	P7: 12.15sqm/1st basement	425,000 €

Lavragas 6, Metaxourgio, Athens

Vision Metaxourgio

MAP & STREET VIEW



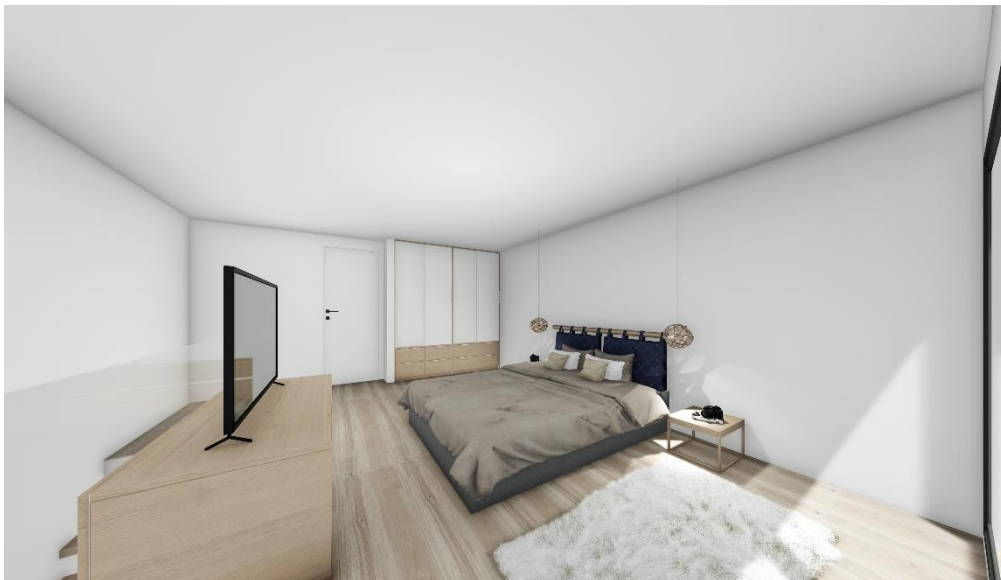
Lavraga 6 – Metaxourgio-11 apartments project
Vision Metaxourgio

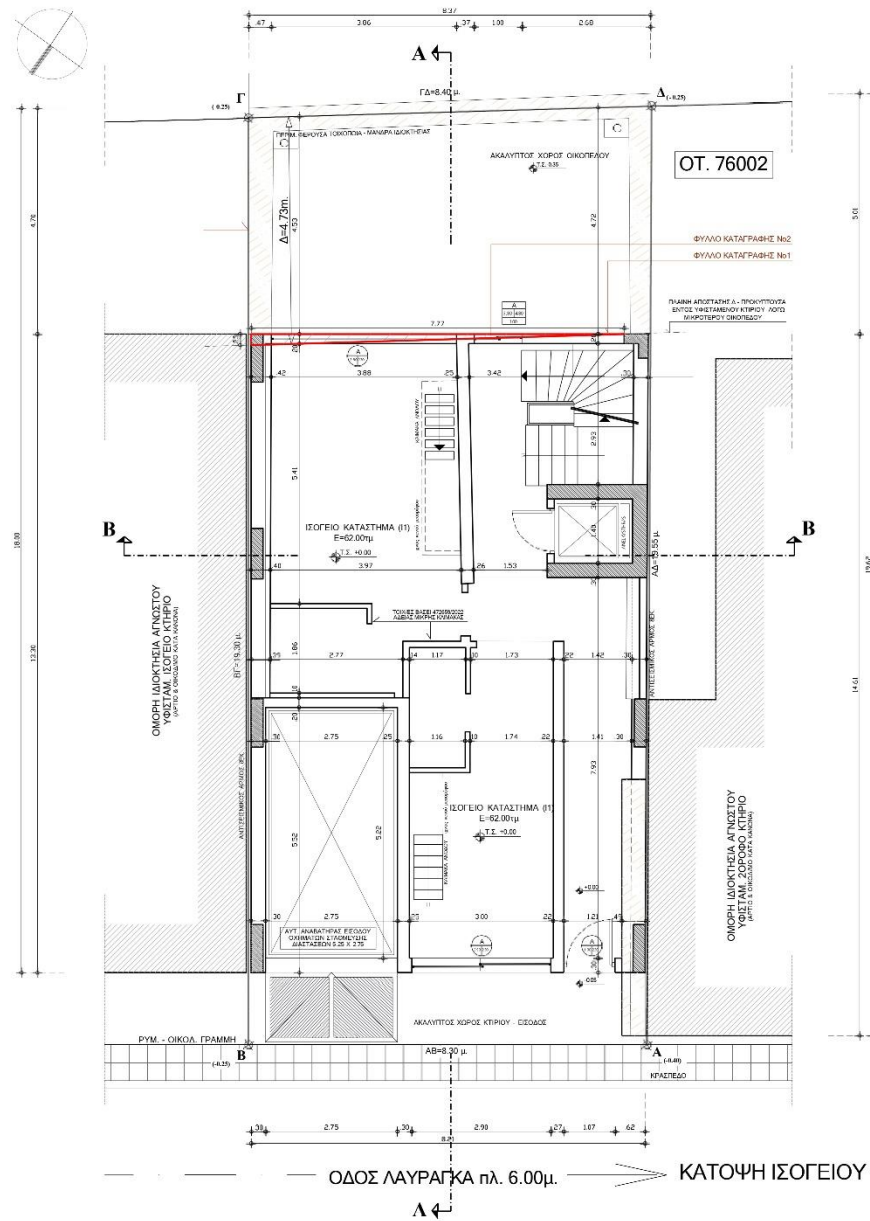


Ground Floor Duplex with Façade View



Ground Floor Duplex with Private Back Yard





ΥΠΟΜΝΗΜΑ

1. ΧΑΡΑΚΤΗΡΙΣΜΟΣ ΥΛΙΚΩΝ

- ΟΠΛΗΜΕΝΟ ΣΚΥΡΩΜΑΤΟ
- ΣΤΙΠΙΩΜΕΝΟΣ ΟΠΛΗΜΕΝΟΣ ΣΚΥΡΩΜΑΤΟ
- ΦΕΡΟΥΣΑ ΙΣΟΚΟΣΙΑ

2. ΧΑΡΑΚΤΗΡΙΣΜΟΣ ΚΟΥΦΩΜΑΤΩΝ

ΠΛΑΙΦΑΝΤΙΑ

- ΤΥΠΟΣ
- ΤΥΠΟΣ
- ΤΥΠΟΣ
- ΤΥΠΟΣ

ΚΟΡΥΦΗ

- ΤΥΠΟΣ
- ΤΥΠΟΣ



A1 & B1-1st & 2nd Floor Apartments



A2 & B2-1st & 2nd Floor Apartments



A2 & B2-1st & 2nd Floor Apartments



C1 – 3rd Floor Apartment



C2 – 3rd Floor Apartment

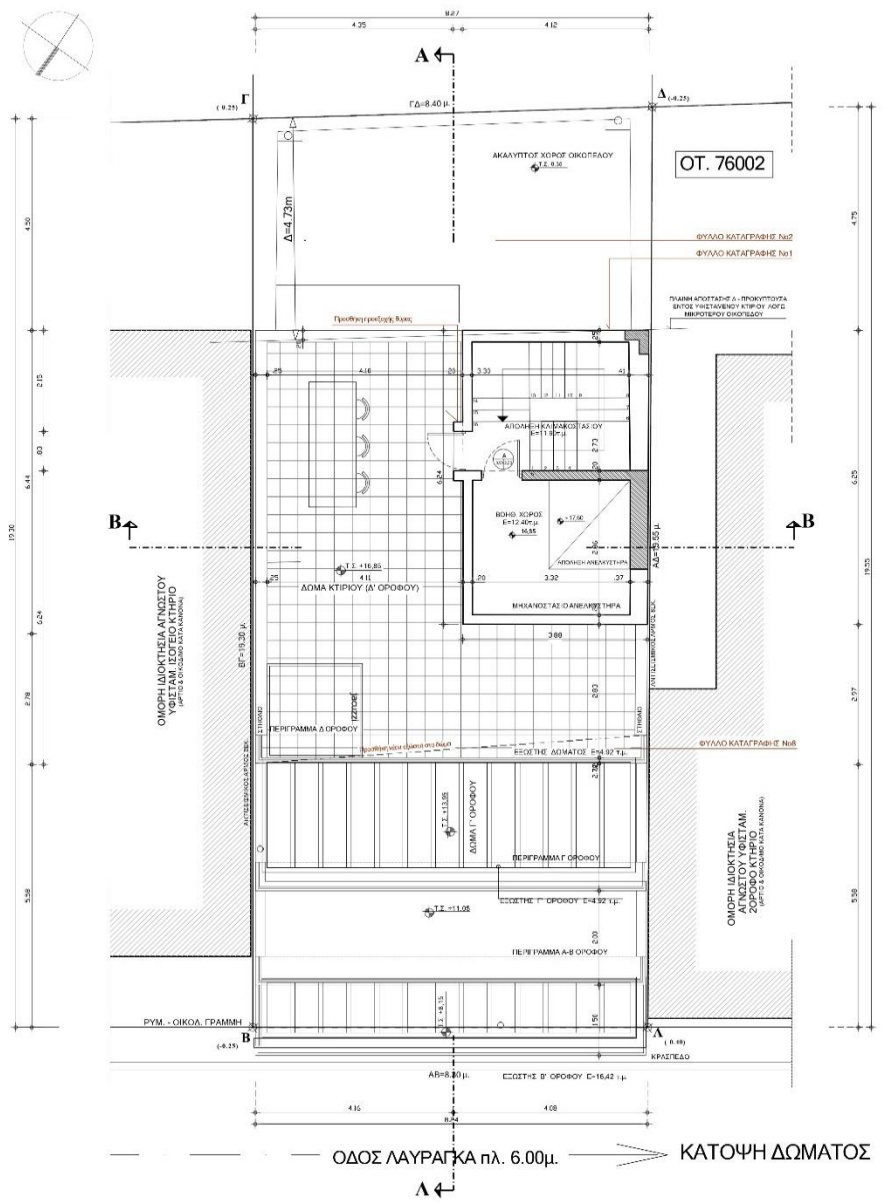


Penthouse – 4rth floor



Penthouse – 4rth floor





ΥΠΟΜΝΗΜΑ

1. ΧΑΡΑΚΤΗΡΙΣΜΟΣ ΥΛΙΚΩΝ

- ΣΦΑΙΡΙΚΟ ΤΕΚΥΡΩΜΑ
- ΟΠΤΙΟΛΑΜΙΝΩΣΗ
- ΦΥΓΟΥΛΑ ΤΟΙΧΟΧΩΡΙΑ

2. ΧΑΡΑΚΤΗΡΙΣΜΟΣ ΚΟΥΦΩΜΑΤΩΝ

ΠΑΡΑΧΩΡΑ

- ΤΥΠΟΣ
- ΜΗΚΟΣ

ΠΟΡΤΕΣ

- ΤΥΠΟΣ
- ΥΨΟΣ ΟΠΤΙΟΛΑΜΙΝΩΣΗ

Lavraga 6, Metaxourgio, Athens



ABOUT THE AREA

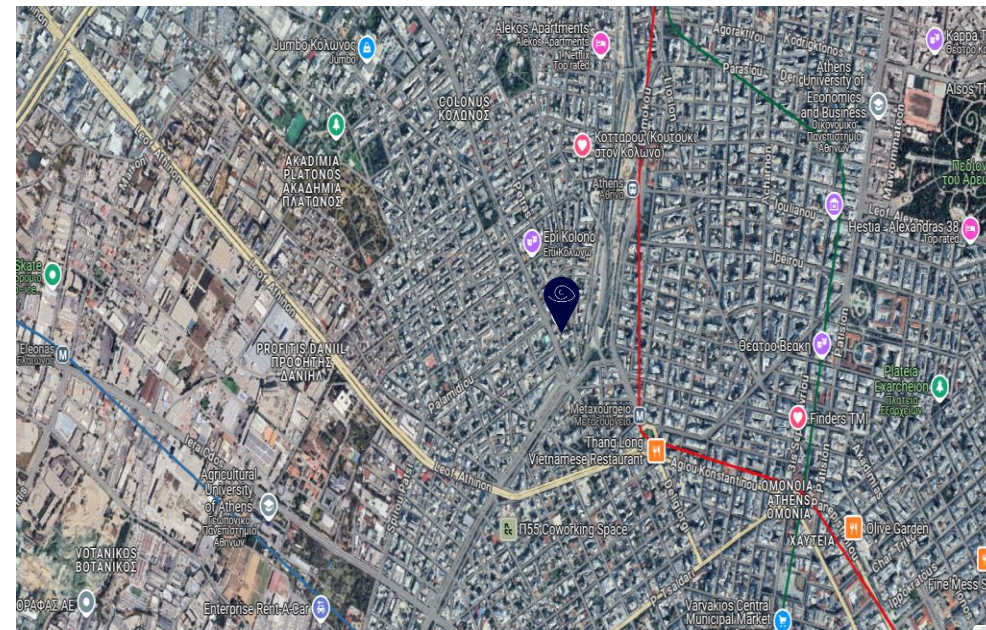
The property is located in the Metaxourgio neighborhood, a 6 minutes walk from "Metaxourgio" metro station offering easy accessibility to all of Athens' historic and contemporary attractions. The nearby areas are Kerameikos, and Gazi Areas.

The Technopolis Gazi Live Music Stage, the Benaki Museum, and the Kerameikos Archaeological site are all within a short distance.

The tranquil ambiance of this building apartment is a pleasant contrast to the bustling charm of the nearby Metaxourgio Square and its hip multicultural vibes. Just a leisurely stroll away, the popular areas of Monastiraki and Plaka offer a journey through Athens' rich tapestry of history and modernity.



Distance from Karaiskaki square in km	0.65
Distance from metro station in km	0.6
Distance from Avdi square in km	0.85
Distance from National Theatre of Greece in km	1.1
Distance from Greek Film Archive in km	1.2
Distance from Omonia square in km	1.3
Distance from Plato's Academy Archeological Park in km	1.3
Distance from Technopolis in km	1.6
Distance from Monastiraki in km	1.8
Distance from Syntagma square in km	1.9
Distance from Acropolis in km	2.4
Distance from Athens airport in km	38.8





The square has undergone a recent redesign, unveiled in May 2020, which has restored the iconic fountain and incorporated eco-friendly materials and technologies. The square is located at the nexus of several major streets and is considered a symbol of the modern city. It has a rich history, dating back to 1862 when it was the site of an informal political truce between rival political parties.

Big change is in the air: starting with the latest revamp of Omonia Square by the City of Athens and new hotels like Brown Acropol at 1 Pireos Street (a rebranding of the iconic Acropol hotel), Moxy hotel part of the chain Marriott, and the upcoming hospitality management company [Vision Greece](#) with its flagship hotel [Vision Omonia](#). This building is under the same hospitality management company with the name of [Vision Metaxourgio](#).

These worldly arrivals are bringing rooftop bars and cool cafes and are sure to alter the beat of this working-class district that typically packs up its wares at the end of the day and turns out the lights. Omonia—as the planned origin for the e in the birth of a more pedestrian-friendly Athens.



FINDERS

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