

HIGHLIGHTS

Status of the property	Sold
Total built area in sqm	106
Construction year	1972

A great opportunity! Large and bright 106 sqm apartment in a very attractive price! The apartment and the area are ideal for student accommodation!

The apartment has a living room, kitchen, two bedrooms, a bathroom, a toilet and a storage room. The apartment also has three balconies. The apartment can be renovated and divided into 3 bedrooms - each with en-suite shower and toilet and a private balcony. Ideal property for student accommodation since there are a lot of academic institutions, an easy and convenient access to public transportation and intense nightlife.



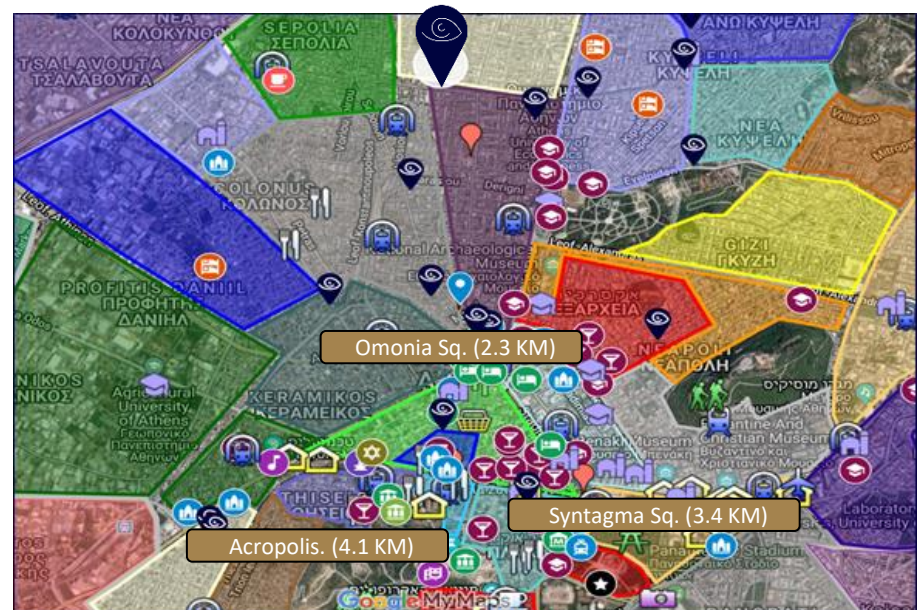
Status	Needs Renovation
Floor	Ground floor
Number of Bedrooms	2
Number of Bathrooms	1.5
Living Room	1
Balcony	3
Elevator	Yes
Storage	Yes
Close to Metro	Yes
Heating System	Central Heating System

ABOUT THE AREA



It's located in Agios Panteleimonas neighborhood - a pleasant and quiet residential area between two busy city squares - Victoria and Attiki, and very close to Athens University of Economics and Business. The area is named after the Church of Agios Panteleimonas located on Acharnon Avenue - the main avenue of the neighborhood. The apartment is also close to the central Kypseli neighborhood. Patisision and Fokionos Negri are the main shopping streets of the neighborhood. The property is located just 500m from Attiki metro station and 600m from Agios Nikolaos metro station. There are many bus and tram stations nearby as well.

Distance from metro station in km	0.5
Distance from Omonia square in km	2.3
Distance from Monastiraki in km	3.2
Distance from Syntagma square in km	3.4
Distance from the Acropolis in km	4.1
Distance from Athens airport in km	37.3



PLACES OF INTEREST



- **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 (950m from the property).
- **National Bank of Greece Historical Archive** - Historical Museum displaying collections of coins, notes and historical reviews of the development of banking in Greece (1km from the property).
- **Demotiki Agora** - A bustling indoor market established in 1930, the "younger brother" of the central market of Athens (1.2km 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** - The museum has an impressive display of ancient and modern vehicles (1.7km from the property).



RESTAURANTS & NIGHTLIFE CLOSE TO THE PROPERTY

- Smart s.Ober - Café (140 m from the property)
- The Oven of our Attica - Delicatessen and bakery (300 m from the property)
- Oasis Cafe - Coffee shop (300 m from the property)
- Geia Kalamak205 - Live performance hall (350 m from the property)
- Prestige - Popular Greek restaurant (400 m from the property)
- Mamas Pizza - Neighborhood pizzeria (500 m from the property)
- Vangelis - Family tavern (600 m from the property)
- Orpheas - Trendy and popular music bar (1 km from the property)
- Aello Cinemax - Cinema (1 km from the property)
- Allotivo - Neighborhood nightclub (1 km from the property)
- Foibos - Cocktail bar (1 km from the property)
- Taxidi stin Anatoli - Traditional greek club and tavern (1 km from the property)



Academic Institutions near the Property

- AKMI Metropolitan College (1.2km from the property)
- Athens Theater College (1.3km from property)
- Mediterranean College (1.3km from the property)
- Athens University of Economics and Business (1.5km from the property)
- ICBS Athens International College (1.5km from the property)
- Akto (1.7 km from the property)
- Mmlab (1.8 km from the property)
- National Technical University of Athens Patission campus (2.2km from the property)
- Attic College (2.2km from the property)
- University of Cambridge ESOL (3.3km from property)

