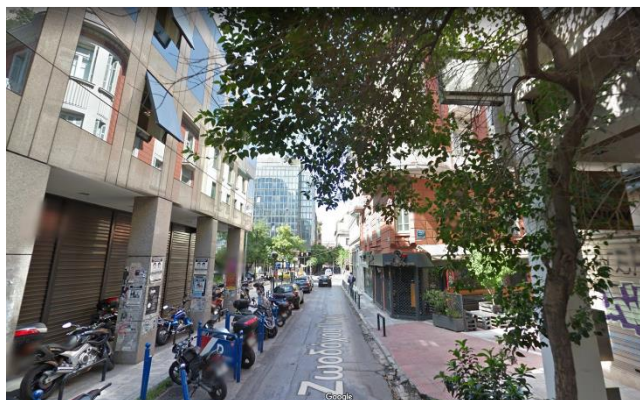
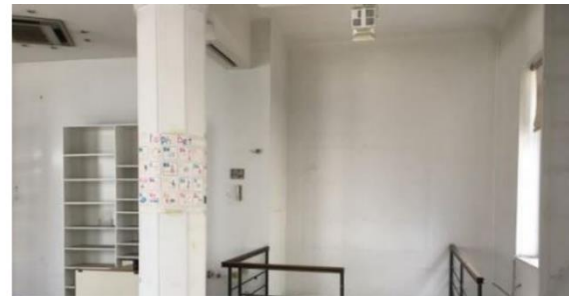


## HIGHLIGHTS

Status	Sold
Total area in sqm	114
Floor	1 <sup>st</sup>
Construction year	1920

The property occupies an entire floor area of a building in the Akadimia neighborhood of central Athens, where many students live due to its proximity to several leading academic institutions in Athens.

The apartment has a separate entrance from the street. The property used to be a bookstore and is designed as an open space. The apartment has a kitchenette and a bathroom. The business plan is optimally improving the property and converting the floor into four rental units.



# Zoodochou Pigis 1 – Athens, Akadimia

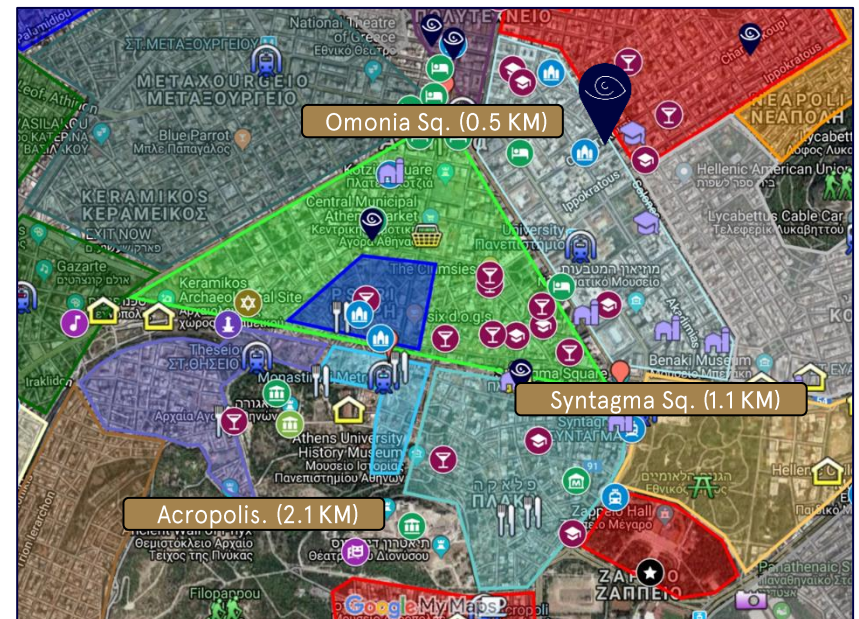
## ABOUT THE AREA



The apartment is located in downtown Athens and very close to Omonia Square. The Akadimia neighborhood is named after the Academy of Athens that was the first building of an educational institution that was built in the neighborhood on 1859. It is one of the busiest areas in Athens and is home to many important buildings, such as the University of Athens buildings, the National Library of Greece, the Eye Hospital, the central office of the National Bank of Greece and many more.

The apartment is located just 400 m from the metro station University, with the M2 line, which also runs through Syntagma square and Acropolis stations

Distance from metro station in km	0.4
Distance from Omonia square in km	0.5
Distance from the National Archaeological Museum in km	0.8
Distance from Lycabettus Hill in km	1
Distance from Syntagma square in km	1.1
Distance from Montsitraki in km	1.2
Distance from Acropolis in km	2.1
Distance from Athens airport in km	32



## PLACES OF INTEREST

- **Strefi hill** - Green hill overlooking Athens. On the hill is a pleasant park with sports fields and spectacular vantage points over the entire city of Athens (700 m from the property).
- **The Epigraphic Museum** - The Epigraphic Museum is a unique museum in Greece, the largest of its kind in the world. It has 14,078 inscriptions, mostly in Greek, from early historical periods to the Late Roman period (750 m of the property).
- **The National Archaeological Museum of Athens** is one of the most important and beautiful museums of its kind. The museum, which opened in 1874, contains more than any other museum in the world, the ancient treasures of the various coffers in ancient Greece, including the Mycenaean period, frescoes unearthed in Akrotiri on the island of Santorini, exhibits from the island of Delos and another 800 meters 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 (1.2 km from the property).
- **Lycabettus Theater** - Open amphitheater on Lycabettus Hill, the amphitheater can accommodate about 3,000 spectators and hosts huge performances and musical performances (1.6 km from the property).



## RESTAURANTS & NIGHTLIFE CLOSE TO THE PROPERTY

- BlackbirD bar (350 m from the property)
- Revolt street bar (400 m from the property)
- An Club - Night club and Live (450 m from the property)
- The Black Cat bar - Cocktail bar (450 m from the property)
- Dr Feelgood - Coffee Bar (450 m from the property)
- Rakoumel - Greek restaurant (450m from the property)
- Barba Yanis - Traditional Greek tavern (500m from the property)
- Starbucks - International coffee shop branch (550m from the property)
- Avli - Greek restaurant (600m from the property)
- Sélas - Coffee shop (600m from the property)
- Ama Lachei - Traditional family restaurant (750m from the property)
- O Aris - Greek restaurant and tavern (750m from the property)
- Rockwood Bar (950 m from the property)
- Diporto - Greek restaurant (1km from the property)
- six d.o.g.s - One of the most famous and trendy bars in Athens (1.1 km from the property)
- Tavern Klimataria - Traditional greek tavern (1.1km from the property)
- McDonald's - Branch of the international burger chain (1.1km from the property)



## ACADEMIC INSTITUTIONS NEAR THE APARTMENT

- National and Kapodistrian University of Athens (240 m from the property)
- Hellenic Open University (300 m from the property)
- Athens University School of Education (450 m from the property)
- IEK (550 m from the property)
- Athens University School of Communication and Media (550 m from the property)
- Attic College (650 m from the property)
- National Technical University of Athens Patission campus (700 m from the property)
- Vellios School of Art (600 m from the property)
- University of The Aegean (1 km from the property)
- British Hellenic College (1.3 km from the property)
- Astropaideia College (1.3 km from the property)
- Athens University Of Economics And Business (1.4 km from the property)
- Mediterranean College (1.6 km from the property)
- AKTO (1.6 km from the property)

