

### HIGHLIGHTS

Status of the apartment	Sold
Area of the apartment in sqm	51.4

A nice apartment in a multi-story building which is located in Pagrati neighborhood in the center of Athens – one of the most popular and trendy neighborhoods in the capital of Greece.

A well-maintained boutique building with an elevator and a nice lobby.

The apartment consists of a bright and spacious living room, one-bedroom and a balcony (accessed both from the living room and from the bedroom).



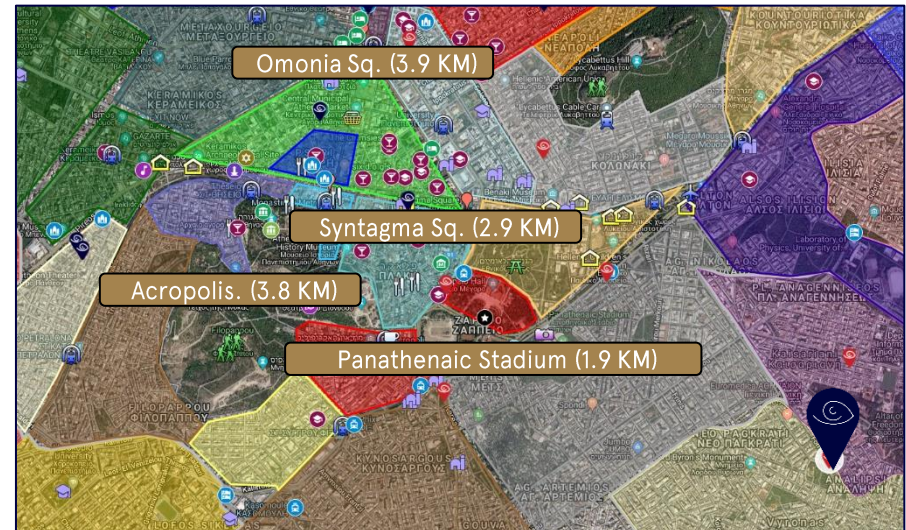
### ABOUT THE AREA



The building is close to the imposing Panathenaic Stadium, where the first modern Olympic Games were held in 1896. The only stadium in the world made entirely of marble. The neighborhood has modern office spaces, boutique clothing stores which are mixed with cafés, restaurants, bars and art galleries. The first study-abroad program in Greece for English-speaking undergraduate students was established in 1962 in Pagrati.

The building is located 50 m from an Amusement Park, 500 m from famous Vrahon theater, 300 m from park for kids, 400 m from police station & 200 m from 3-4 big supermarkets. The nearest metro station is Evangelismos Station, 1.9 km from the property and through it passes line No. 3 (which also reaches the airport).

Distance from a bus station in km	0.05
Distance from Panathenaic stadium in km	1.9
Distance from Kaisariani monastery in km	2.1
Distance from national gardens in km	2.5
Distance from Syntagma square in km	2.9
Distance from Acropolis in km	3.8
Distance from Omonia square in km	3.9
Distance from Athens airport in km	30



## PLACES OF INTEREST

- **Alsos Park** - The beautiful pine trees park was established in 1903 by the neighborhood residents (1.6 km from the property).
- **Panathenaic Stadium** - The only stadium in the world made entirely of marble. The stadium was renovated for the first modern Olympics in 1896 and today underneath the stadium there is a museum to commemorate the modern Olympic competitions, and its upper part has a spectacular view of the city (1.9 km from the property).
- **Kesariani Monastery** - One of the oldest monasteries in the area. Situated on the slopes of the hill, on the north side of Mount Himatus, at a height of 350 meters. The medieval church was founded in the Byzantine period in the late 11th century. According to a number of historical sources, the monastery was erected on the remains of a Roman temple (2.1 km from the property).
- **First Cemetery of Athens** - The first cemetery in Athens has become an artistic, architectural, spiritual creation that commemorates the historical memory through the special tombstones and their poetry and written words. Its construction began in 1837 and it was expanded in the 1940s to include plots for Protestants, Catholics and Jews. (2.5 km from the property).



## Restaurants & Nightlife close to the Property

- Laura Cinema (550m from the property)
- Byron Social Cultural Center in Lampidona Park (600m from the property)
- BYRON'S \*\* All Day Cafe Bar - 24-hour bar (750m from the property)
- Nonna Edda - Italian restaurant (800m from the property)
- Osonoupo - Traditional Greek restaurant (850m from the property)
- Tráta - Traditional Greek restaurant (900m from the property)
- The Retro Pub 27 (900m from the property)
- Berlin Bar by 5 drunk men - Pub specializing in German beers (1.1km from the property)
- Village Cinemas (1.2km from the property)
- The National Stadium of Vyronas (1.3km from the property)
- Superfly Cafe - Retro design cafe with 1980s computer games, comic magazines and the like (1.5km from the property)



# Academic Institutions near the Property

- College Year Athens (2km from the property)
- Athens University (2.7km from the property)
- New York College (3km from the property)
- Technical University (3km from the property)
- University of Cambridge ESOL (3.1km from the property)
- Webster Athens (3.3 km from the property)
- IST College | Independent Studies of Science & Technology (3.7km from the property)
- iCon International Training (3.9km from the property)

