

HIGHLIGHTS

Status of the apartment	Sold
Built area in sqm	81
Construction year	2001

A bright, spacious and modern apartment in a great condition with a perfect location in the Patisia neighborhood in the center of Athens!

A very nice and fully renovated apartment in a new 9-story building with well-maintained entrance and lobby, 2 elevators and double-glazed windows which consists of one spacious living room with an open plan kitchen, dining area and two bedrooms with a large balcony. There is a playground for kids in the property's back yard.



Status	Renovated
Floor	4 th
Number of Bedrooms	2
Number of Bathrooms	1
Living Room	1
Balcony	Yes
Storage Room	No
Elevator	Yes
Close to Metro	Yes
Heating System	Central Heating System
Target Group	Families / Young Couples / Students

Kourtidou 37-41 – Athens, Kato Patisia

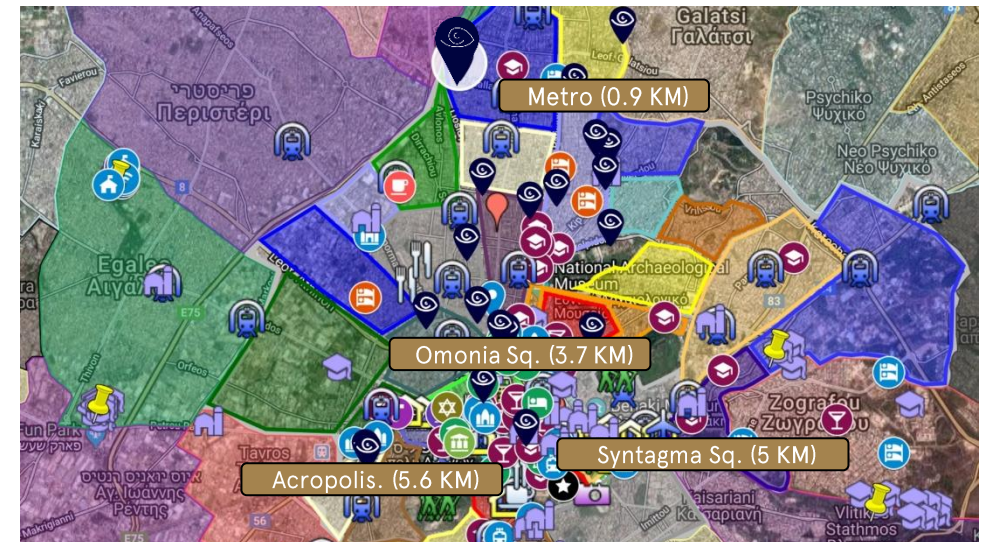
ABOUT THE AREA



The apartment is conveniently located in the lower and southern region of Patisia - Kato Patisia with a lot of higher education institutions, an easy and convenient access to public transportation and Geniko Nosokomeio Patision Hospital is nearby.

The Kato Patisia metro station is located only 900 meters from the apartment.

The building is very centrally located, at the corner of Kourtidou and Nirvana streets, close to public transportation, to the markets, supermarkets and schools. It is ideal for residential use and for student accommodation.



Distance from metro station in km	0.9
Distance from Omonia square in km	3.7
Distance from Monastiraki in km	4.6
Distance from Syntagma square in km	5
Distance from Acropolis in km	5.6
Distance from Athens airport in km	35

PLACES OF INTEREST

- **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 (3.2 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 holds 14,078 addresses, mostly in Greek, from early historical periods to the Late Roman period (3.7 km from the property).
- **National Museum of Archeology of Athens** - This 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 monuments in ancient Greece, including the Mycenaean period, murals unearthed at Acrotiri on Santorini Island, exhibits from Delos Island and more (4.1 km from the property).
- **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 (4.3 km from the property).





RESTAURANTS & NIGHTLIFE CLOSE TO THE APARTMENT

- b..eat - Coffee Shop (300 m from the property)
- Taverna Thanasis - Traditional Greek tavern (600 m from the property)
- Nirvana Swingers Club (600 m from the property)
- Achilleion - Traditional Greek restaurant with modern touches (950 m from the property)
- Pizza Fan Πατήσια - Pizzeria (1 km from the property)
- ABC Indian Restaurant - Indian restaurant (1.1 km from the property)
- Martinis Kitchen- Popular Greek restaurant (1.5 km from the property)
- Enzo De Cuba - Dance club (2.3 km from the property)
- Fame Music Bar - Nightclub and bar (2.3 km from the property)
- Beer Tales - A bar specializing in Greek beers (2.7 km from the property)
- Bamboo Athens club - Nightclub (2.8 km from the property)
- Theater At Colonus (3.1 km from the property)
- MoMix Bar Koromikos (4.1 km from the property)
- James Bbar Bar (4.2 km from the property)
- Noiz club - Nightclub (4.2 km from the property)



Academic Institutions near the Apartment

- ICBS Athens International College (600 m from the property)
- Athens Theater Workshop - Community college (2 km from the property)
- Mediterranean College (2.9 km from the property)
- Athens University of Economics And Business (3.1 km from the property)
- AKTO (3.3 km from the property)
- British Hellenic College (3.3 km from the property)
- Vellios School of Art (3.5 km from the property)
- National Technical University of Athens - School of Architecture (3.7 km from the property)
- National Technical University of Athens Patission campus (3.6 km from the property)
- Attic College (3.6 km from the property)
- ΙΕΚ (3.6 km from the property)
- Aegean College (4.6 km from the property)
- University of West Attica - Campus 1 (5.6 km from the property)

