

HIGHLIGHTS

Price of the property	420,000 €
Apartment area in sqm	170
Price per sqm	2,471 €
Floor	5
Construction year	1960
Renovation year	2022

A lovely and spacious 5th floor apartment in a central location, close to Victoria Square, renovated 2022

The apartment is located in the area of Kypseli, in a very central neighborhood. It appeals to people who want to live a comfortable everyday life in a completely new, functional and modernly designed space.

The property features an open living room with the kitchen, one Master bedroom, 3 smaller ones and four bathrooms, one W.C., one hall, a walk-in closet, a small storage space and 4 balconies.

Radar alarm installation, fiber optics for Wi-Fi, safety door, aluminum frames, double glazed frames, screens, energy class A + and autonomous heating with Natural gas boiler.



ABOUT THE AREA



The apartment is located in Victoria area next to Kypseli neighborhood in the center of Athens. Victoria Square is characterized by a central spectacular sculpture and its sidewalks are lined with street vendors, cafes and traditional restaurants. The square borders with Pedion of Areos Park - the largest park in Athens.

The Victoria metro station is located 900m away (with line M1). The line travels from Piraeus Port in the south to Kipissia [Northern Athens]. The metro station ATTIKI is also within 1 km of the apartment, with metro lines M1 and M2.

Distance from metro station in km	0.9
Distance from Victoria square in km	0.9
Distance from Omonia square in km	1.8
Distance from Monastiraki in km	2.9
Distance from Syntagma square in km	3
Distance from the Acropolis in km	3.8
Distance from Athens airport in km	34.8





PLACES OF INTEREST



- **Platia Amerikis** – A lovely square that boasts huge chess boards painted on its sidewalks (350 m from the property)
- **Fokionos Negri** - One of the main streets in the neighborhood. The street is built like a green avenue, a kind of park in the center of the neighborhood, and is full of shops, restaurants and cafes (550 m from the property)
- **Demotiki Agora** - A bustling indoor market established in 1930, the "younger brother" of the central market of Athens (600 m from the property)
- **Pedion Areos** - The largest park in Athens. The park is full of pleasant corners, water and pleasant walking trails (800 m 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 km from the property)
- **National Archaeological Museum** - 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 (1.5 km from the property)

- Asia Minor - Turkish Restaurant (180m from the property)
- Allotivo - A local night club that plays jazz and soul music (250m from the property)
- Aello Cinemax - Cinemas (250m from the property)
- Foibos - Cocktail bar (400m from the property)
- Taxidi stin Anatoli - A traditional Greek tavern club with Greek music (40m from the property)
- Metropolitan Bowling Alley - Bowling alley open until the wee hours (450m from the property)
- Orpheas - Trendy and popular music bar (500m from the property)
- The Topou Allou Theater - A well-known theater that shows Greek plays, some of them in English (550m from the property)
- Roka & Rodi - A restaurant serving burgers and pastas (600m from the property)
- After Crepe - A restaurant specializing in Belgian waffles and crepes (600m from the property)
- Geia Kalamaki - A restaurant serving Sublaki delicacy (600m from the property)
- Kybeli - Traditional Greek cuisine (600m from the property)
- Allotino Jazz Cafe - A pleasant and popular cafe for the neighborhood residents (650m from the property)
- Beer Tales - A bar specializing in Greek capitals (700m from the property)
- Mezedomaxies - A restaurant specializing in seafood and smoked fish (750m from the property)
- To Ouzeri Tou Laki - Fish restaurant, one of the best in Athens (750m from the property)



RESTAURANTS & NIGHTLIFE CLOSE TO THE PROPERTY



Academic Institutions near the Apartment

- AKMI Metropolitan College (450 m from the property)
- Mediterranean College (650 m from the property)
- Athens University Of Economics And Business (850 m from the property)
- Theatrical workshop Athens - College for acting (850 m from the property)
- Akto (1 km from the property)
- Mmlab (1.1 km from property)
- National Technical University of Athens Patission campus (1.5 km from the property)
- Attic College (1.6 km from the property)
- ICBS Athens International College (1.8 km from property)
- Vakalo Art & Design College (2.7 km from the property)
- University of Cambridge ESOL (2.8 km from property)

