

Armonias 12A, Ano Kypseli, Athens

HIGHLIGHTS

Status of the property	Coming soon due to March 31st 2023
Number of units	4
Number of private parking spots	2
Total built area in sqm	496
Construction year	1963
Renovation year	1st renovation 1998 & 2nd 2023
Google map	https://goo.gl/maps/YDAwg7Z3cg964HCm7



"Armonias" Residence is a residential project in a fashionable neighborhood, one of the northern neighborhoods in Athens with a quality population (middle class and above). In the 1960s, the neighborhood became a center of culture and nightlife, and to this day it is known for its abundance of theaters. Many artists live in the neighborhood – directors, painters, musicians, poets, writers, filmmakers and more. The property is located in the northern and higher part of the neighborhood - Ano Kypseli, overlooking amazing views of the whole of Athens.

The building is a 5-storey building and is situated on a hill, with a spectacular view from the second floor and up of the Acropolis and all the Piraeus port. The building has balconies and two floors of underground parking. The property is located next to the house of the former Prime Minister (Alexis Tsipras).

Unit	Sqm	Floor	Balcony sqm	Parking	Storage Room sqm	Property Features	Price
GA	91.86	Ground	Front & back yard		22.4+9.83=32.23	1 master bedroom, 1 bedroom with private exit to a back balcony leading to the back yard, 1 bathroom with shower, kitchen with dinning table, living room and front yard	350,000 €
A1	76.8	1st	4.65+5		7.3		275,000 €
B1	75	2nd	4.6+7	1	9.1	1 bedroom with access to front balcony, kitchen with dinning table and private balcony and spacious living room with a fireplace	300,000 €
C & D	132.83 (89.26+43.57 =132.83sqm)	4 & 3	2+46+24	1	13.52	C: 1 master bedroom with walking closet, a fireplace with a small living room and jacuzzi inside the room with panoramic view and a 2nd master bedroom D: living area with fireplace, WC, balcony with breathtaking view of Athens and Pireaus.	600,000 €

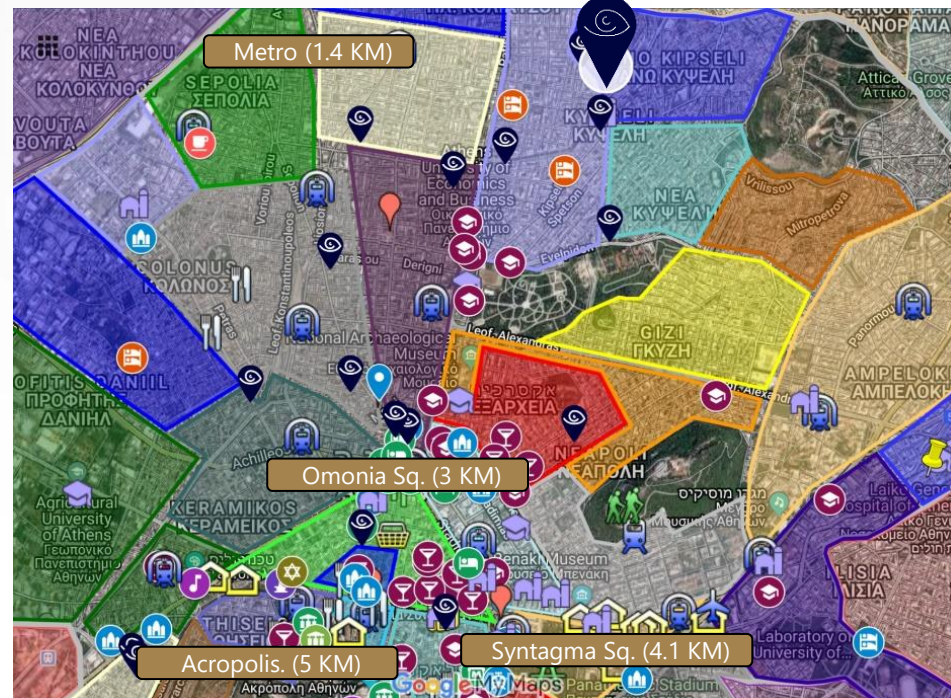
Armonias 12A, Ano Kypseli, Athens

ABOUT THE AREA

The property is located in the Ano Kypseli area. The neighborhood is one of the largest in Athens. In 2019, the neighborhood was ranked 16th by Timeout magazine in the ranking of the trendiest neighborhoods in the world. Fokionos Negri Street is one of the lively streets in the Greek capital and offers its visitors shops, cafes, bars, restaurants and lovely entertainment and relaxation spots. The property is close to Elikonas Hill, a pleasant and beautiful park.

The metro station Agios Nikolaos is located 1.4 km from the property (line M1). The property is also relatively close to the Kato Patissia Metro Station, which is approximately 1.8 km from the property (line M1). The construction of a new metro line 350 m from the property has begun.

Distance from Elikonas Hill	0.4
Distance from metro station in km	1.4
Distance from Omonia square in km	3
Distance from the central market in km	3.6
Distance from Lycabettus hill in km	3.5
Distance from Monastiraki in km	4
Distance from Syntagma square in km	4.1
Distance from Acropolis in km	4.8
Distance from Acropolis museum in km	5
Distance from Athens airport in km	33



PLACES OF INTEREST

- **Elikonas Hill** - In the area of Kypseli stands a beautiful, small hill, with an area of 34,59 acres, at an altitude of 184 meters. In the late 1980s, a youth center was established and sports facilities were built, including football and basketball courts. Travelers may encounter sports lovers, but also children and pets along with their guardians. This hill is suitable for walking, running, football, basketball, playing, offering relaxing walks and moments of relief from everyday life (400m from the property).
- **Kanari Square** - The main square of the neighborhood is full of benches, a fountain, statues and nice corners. A favorite spot for neighborhood residents and tourists alike (450m from the property).
- **Demotiki Agora** - A bustling indoor market established in 1930, the "younger brother" of the central market of Athens (750m 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 middle of the neighborhood, and is full of shops, restaurants and cafes (800m from the property).
- **Pedion Areos** - The largest park in Athens. The park is full of pleasant corners, water and pleasant walking trails (1.7km 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 (2.3km from the property).



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Restaurants & Nightlife close to the Property



- Rena's - Tavern and Ouzo Bar (200m from the property)
- Allotivo - A local night club that plays jazz and soul music (200m from the property)
- Mezedomaxies - A restaurant specializing in seafood and smoked fish (600m from the property)
- Sixty-Four Cocktail Bar - Cocktail Bar (650m from the property)
- O Bakalogatos - One of the best restaurants in the neighborhood and perhaps in Athens. The restaurant is frequented by the leading chefs of Athens (650m from the property)
- Orpheas - Trendy and popular music bar (700m from the property)
- Foibos - Cocktail bar (700m from the property)
- Taxidi stin Anatoli - A traditional Greek tavern club with Greek music (700m from the property)
- Beer Tales - A bar specializing in Greek capitals (700m from the property)
- The Topou Allou Theater - A well-known theater that shows Greek plays, some of them in English (700m from the property)
- Blasis Psaradiko-Psarafago - Tavern and fish Restaurant (700m from the property)
- After Crepe - A restaurant specializes in Belgian waffles and crepes (700m from the property)
- Roka & Rodi - A restaurant serving burgers and pastas (750m from the property)
- Geia Kalamaki - A restaurant serving Sublaki (750m from the property)

