

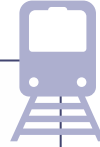
HIGHLIGHTS

Price of the apartment	150,000 €
Apartment area in sqm (net sqm)	55.38 + 3.12 (warehouse)
Price per sqm	2,585 €
Construction year	1957

A spacious, modern apartment on the 1st floor of a six-story building in a perfect location in the Patissia neighborhood, in Koliatsou square. All rooms have view to the square.

It's conveniently located in the lower and southern region of Patissia with a lot of higher education institutions, an easy and convenient access to public transportation, commercial market and also a General Hospital. A thorough renovation has just completed with a high quality materials used. Another rare benefit is that the apartment comes with a storage space in the basement of the building.

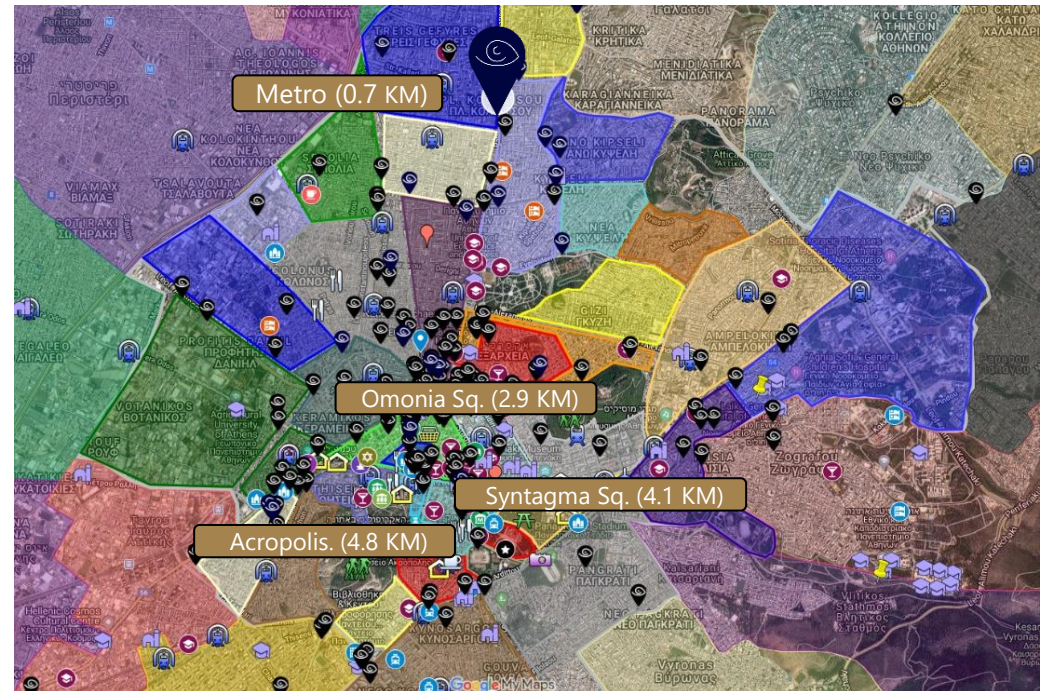




ABOUT THE AREA

The apartment is located in the Kato Patissia neighborhood in central Athens. The building is located next to Koliatsou Square which offers a shady and pleasant garden.

Kato Patissia Metro Station is just 700 meters from the building.



Distance from student dorms in km	0.3
Distance from metro station in km	0.7
Distance from national archeological museum in km	2.5
Distance from Omonia square in km	2.9
Distance from the central market in km	3.4
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 Athens airport in km	37



PLACES OF INTEREST

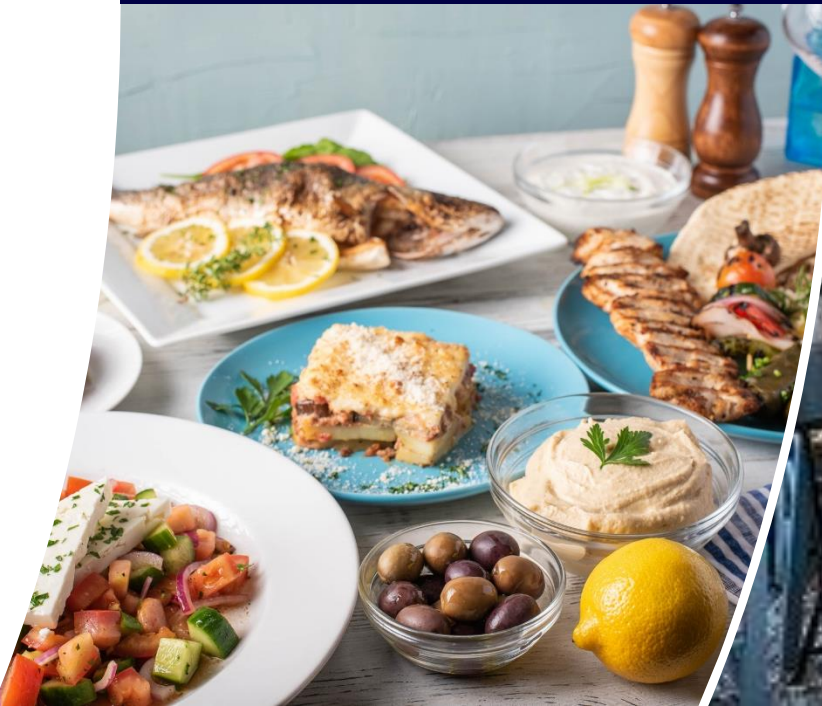
- **The Epigraphic Museum** - The Epigraphic Museum is a unique museum in Greece, the largest of its kind in the world. It holds 14,078 addresses, mostly in Greek, from early historical periods to the Late Roman period (2.1 km from the property).
- **Hellenic Motor Museum** - A unique and impressive 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 (2.3 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 (2.5 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 (3.1 km from the property).



- Creperie Framboise - French Crepe restaurant (30 m from the property)
- V Bar (30 m from the property)
- The Delights of Koliatsos - Meat restaurant (40 m from the property)
- House of Flavors - Indian restaurant (40 m from the property)
- Bitter Sweet - Patisserie (140 m from the property)
- Achilleion - A traditional Greek restaurant with modern touches (650 m from the property)
- Pizza Fan - Pizzeria (800 m from the property)
- Nirvana Swingers Club (1 km from the property)
- Bamboo Athens club nightclub (2.9 km from the property)
- Enzzo De Cuba - Dance club (3 km from the property)
- Fame Music Bar - Nightclub and bar (3 km from the property)
- Theater At Colonus (3.5 km from the property)
- James Bbar bar (4 km from the property)
- MoMix bar Keramikos (4.4 km from the property)
- Noiz club nightclub (4.4 km from the property)



RESTAURANTS & NIGHTLIFE CLOSE TO THE APARTMENT



Academic Institutions near the Apartment

- Athens Theater Workshop - Community college (450 m from the property)
- ICBS Athens International College (900 m from the property)
- Mediterranean College (1.7 km from the property)
- Athens University Of Economics And Business (1.8 km from the property)
- AKTO (2 km from the property)
- British Hellenic College (2 km from the property)
- National Technical University of Athens Patission campus (2.5 km from the property)
- Attic College (2.6 km from the property)
- IEK (2.7 km from the property)
- Vellios School of Art (2.8 km from the property)
- University of West Attica - Campus 1 (6.4 km from the property)

