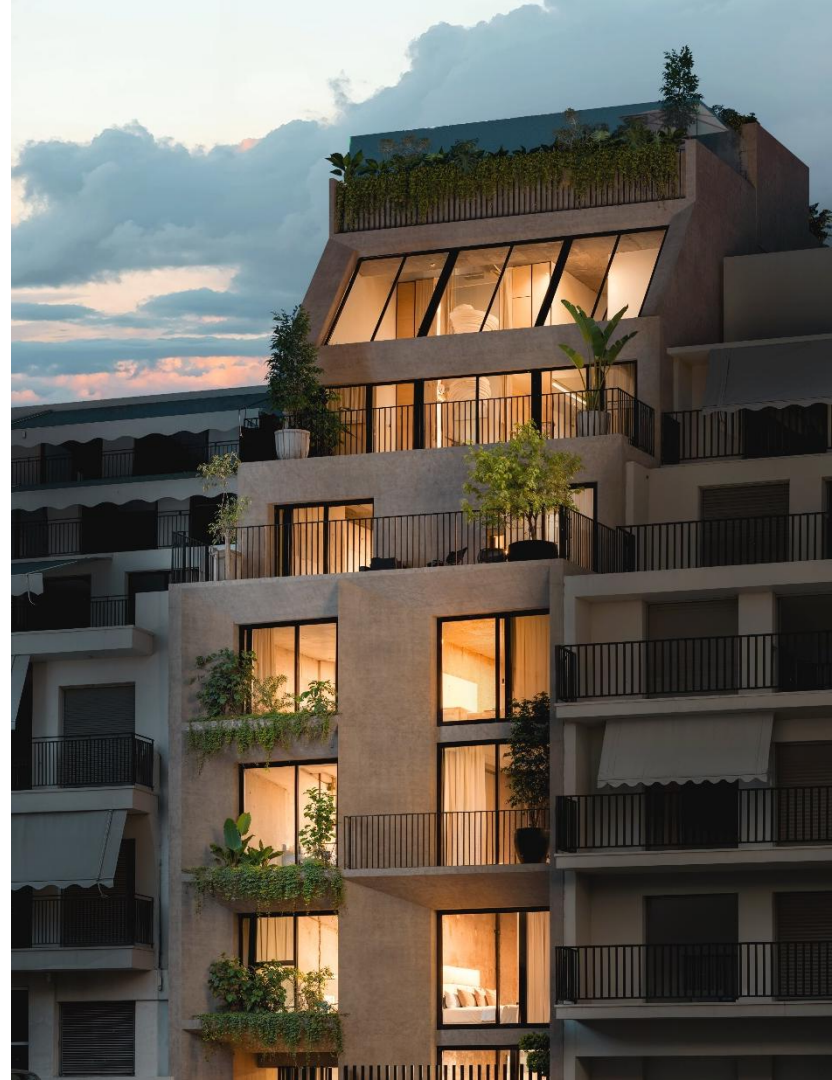


ATHINUM 5

LUXURY LOFTS & APARTMENTS

PANGRATI - ATHENS



ATHINUM 5

The property is a modern mid-rise building designed with meticulous attention to detail, featuring spacious open layouts & ample natural light through large windows.

ATHINUM 5 offers a variety of living spaces, including 2 duplex apartments, 1 Triplex apartment, 2 loft apartments, 3 one-bedroom apartments, 1 two-bedroom apartment and a stunning triplex penthouse with a private rooftop terrace and swimming pool.

Each unit is designed with contemporary style, with open-plan kitchens with sleek countertops and floor-to-ceiling windows.

Situated in the heart of Pangrati, a lively suburb in downtown Athens, ATHINUM 5 is conveniently located within walking distance from all the major points of interest and attractions in the city.

Appianou 1 , Athina 116 33, Greece



LOCATION



Appianou 1, Athina
116 33, Greece



1 min walk from the
nearest bus stop



15 min walk from
Evangelismos Metro station



10 min walk from
Varnava Square



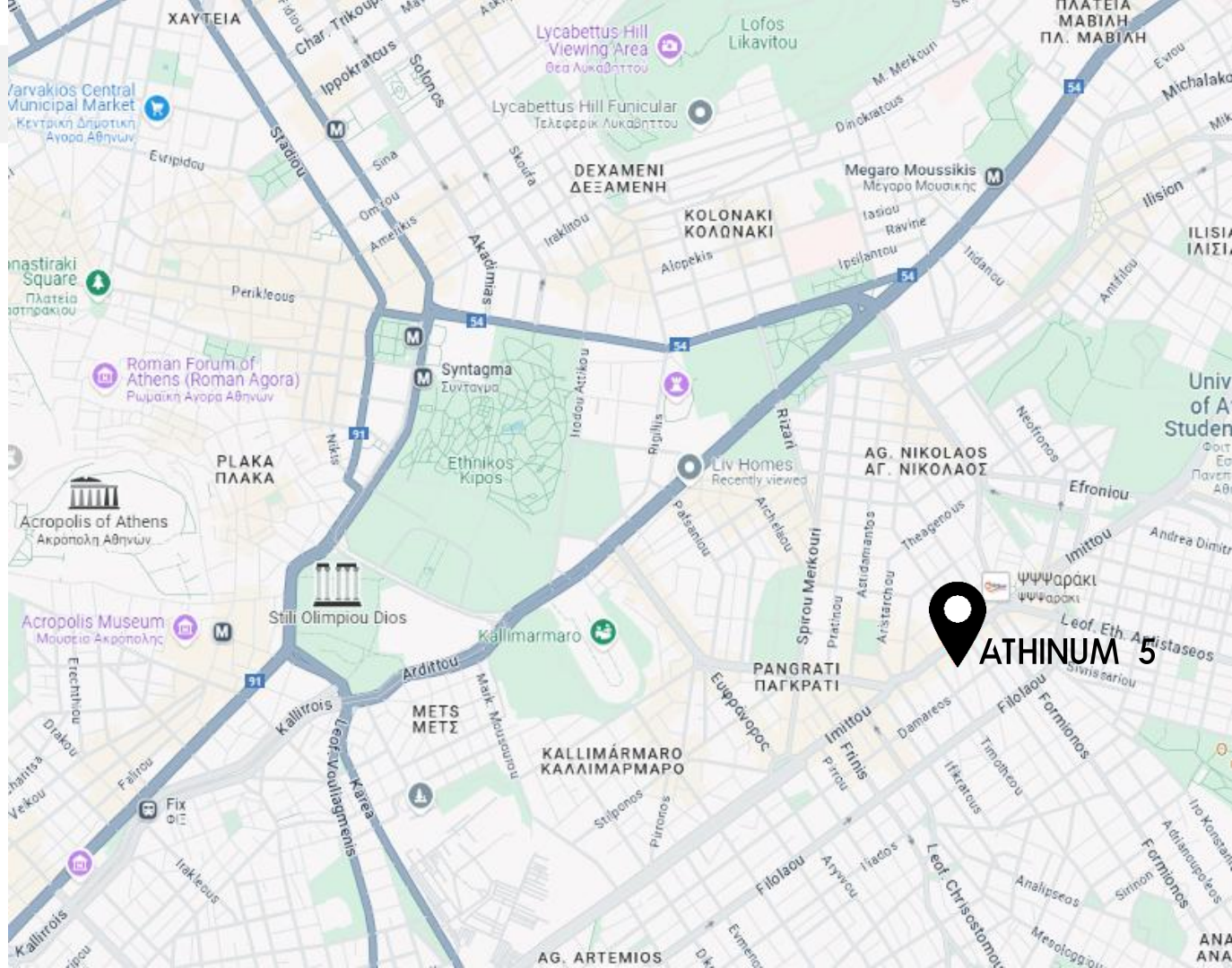
10 min walk from the
nearest Hospital



38 min walk from the
Acropolis of Athens



28 min drive from the
Athens International
Airport



ATHINUM 5

ATHINUM 5

EXTERNAL PERSPECTIVES

Architectural Concept



ATHINUM 5

R A T E C A R D

UNIT	LEVEL	BEDROOMS	BATHROOMS	WC	INTERIOR SQM	GARDEN / TERRACE	BALCONY	TOTAL SQM	PRICE
<u>LOFT GF-A1</u>	GF 1 st	1	1	1	47.11	2.85	-	49.96	€ 227,000
<u>TRIPLEX GF-A2</u>	-1 GF 1 st	2	2	-	69.50	17.44	4.53	91.47	€ 300,000
<u>SIMPLEX F1-A1</u>	1 st	1	1	-	37.44	-	1.63	39.07	€210,000
<u>SIMPLEX F2-A1</u>	2 nd	1	1	-	37.44	-	1.63	39.07	€ 225,000
<u>LOFT F2-A2</u>	2 nd 3 rd	1	1	1	47.11	-	4.13	51.24	SOLD
<u>DUPLEX F2-A3</u>	2 nd 3 rd	1	1	1	47.98	-	9.06	57.04	€ 270,000
<u>SIMPLEX F3-A1</u>	3 rd	1	1	-	38.65	-	1.63	40.28	€ 238,000
<u>SIMPLEX F4-A1</u>	4 th	2	1	-	55.18	16.65	1.63	73.46	SOLD
<u>DUPLEX F4-A2</u>	4 th 5 th	1	1	1	48.64	-	9.12	57.76	€ 311,000
<u>PENTHOUSE F5-A1</u>	5 th 6 th Roof	3	3	-	128.95	79.89	7.60	216.44	€ 921,000










ATHINUM 5


R A T E C A R D S T O R A G E

UNIT	LEVEL	INTERIOR SQM	CELLING HEIGHT (m)	PRICE
<u>STORAGE 2</u>	-1	5.42	2.90	€ 10,000
<u>STORAGE 3</u>	-1	5.40	2.90	SOLD
<u>STORAGE 4</u>	-1	4.69	2.90	€ 10,000
<u>STORAGE 5</u>	-1	4.71	2.90	€ 10,000
<u>STORAGE 6</u>	-1	5.26	2.90	€ 11,000
<u>STORAGE 7</u>	-1	7.46	2.90	€ 16,000
<u>STORAGE 8</u>	-1	5.42	2.90	€ 11,000
<u>STORAGE 9</u>	-1	5.97	2.90	€ 12,000
<u>STORAGE 10</u>	-1	6.65	2.90	€ 13,000

BUILDING AMENITIES

BASEMENT

-  Storage Unit 2 | 5.42 m²
-  Storage Unit 3 | 5.40 m²
-  Storage Unit 4 | 4.69 m²
-  Storage Unit 5 | 4.71 m²
-  Storage Unit 6 | 5.26 m²
-  Storage Unit 7 | 7.46 m²
-  Storage Unit 8 | 5.42 m²
-  Storage Unit 9 | 5.97 m²
-  Storage Unit 10 | 6.65 m²

 -1 Floor



LOFT GF-A1

GROUND FLOOR | 1ST

TOTAL INTERIOR SURFACE : 47.11 SQM

TOTAL EXTERIOR SURFACE : 2.85 SQM



1 Bedroom



1 Bathroom



1 WC



Interior Surface 47.11 m²

Entry Level 26.84 m²

Upper Level 20.27 m²



Garden Terrace Surface 2.85 m²



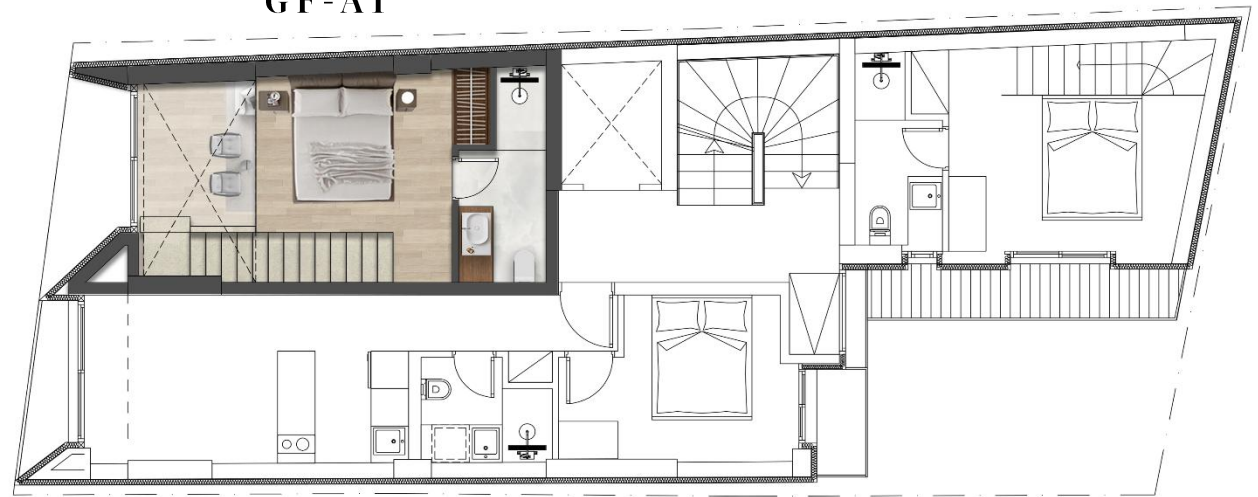
GF | 1st Floors

GF - A1



ENTRY LEVEL | GF
26.84 m²

GF-A1



UPPER LEVEL | 1st
20.27 m²

TRIPLEX – GF – A2

Internal & External perspectives



TRIPLEX GF-A2

BASEMENT | GF | 1ST FLOORS

TOTAL INTERIOR SURFACE : 69.50 SQM

TOTAL EXTERIOR SURFACE : 21.97 SQM



2 Bedrooms



2 Bathrooms



Interior Surface 69.50 m²

Lower Level 22.19 m²

Entry Level 23.64 m²

Upper Level 23.67 m²



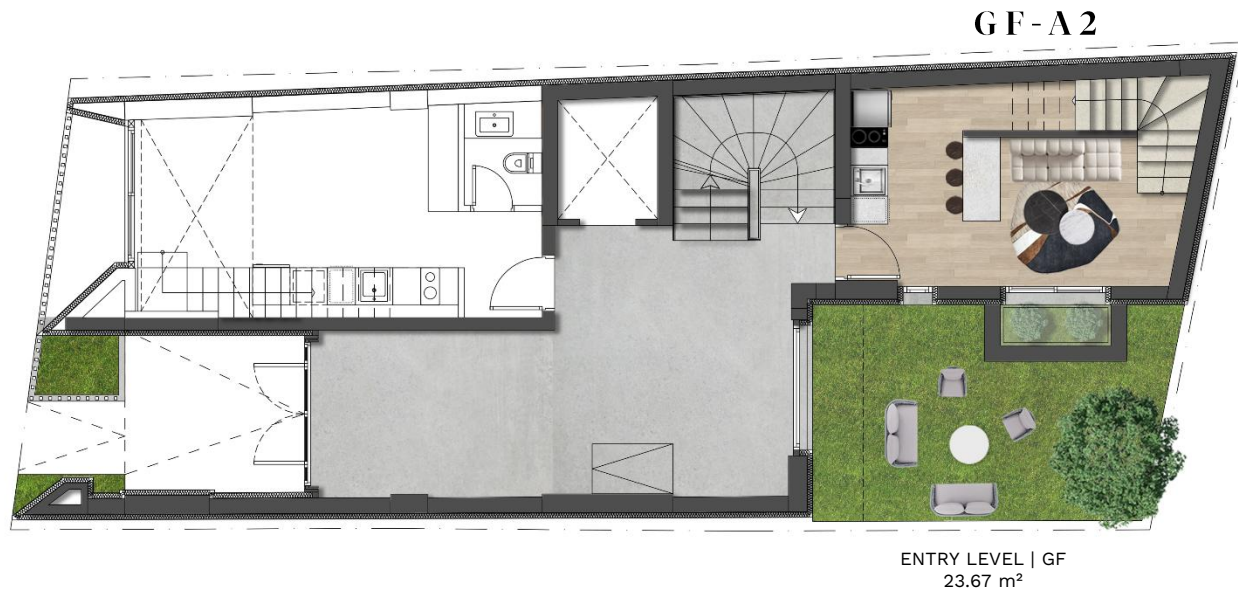
Garden Terrace Surface 17.44 m²



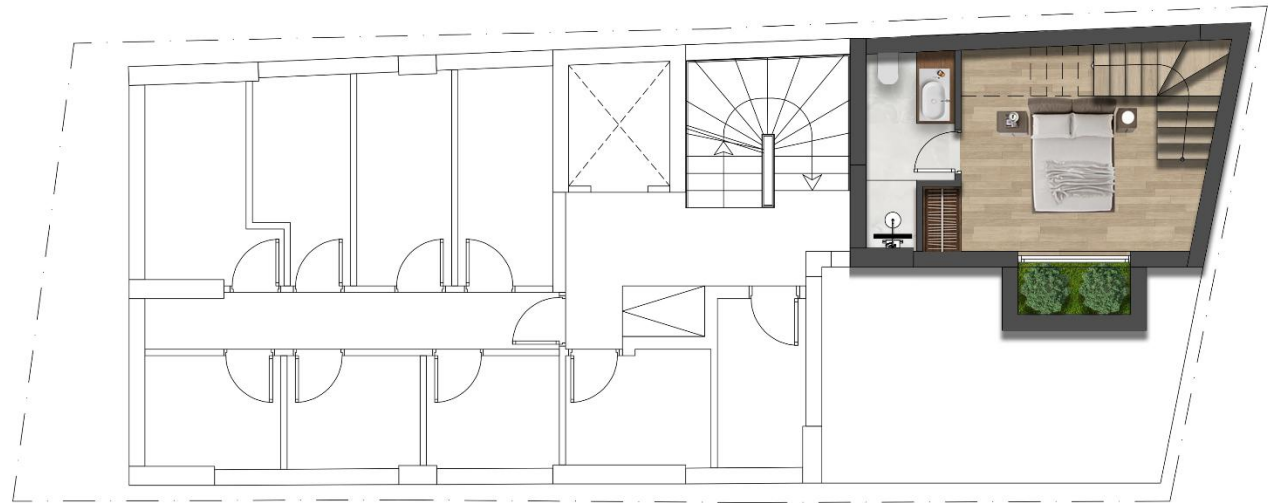
Balcony Surface 4.53 m²



-1 | GF | 1st Floors

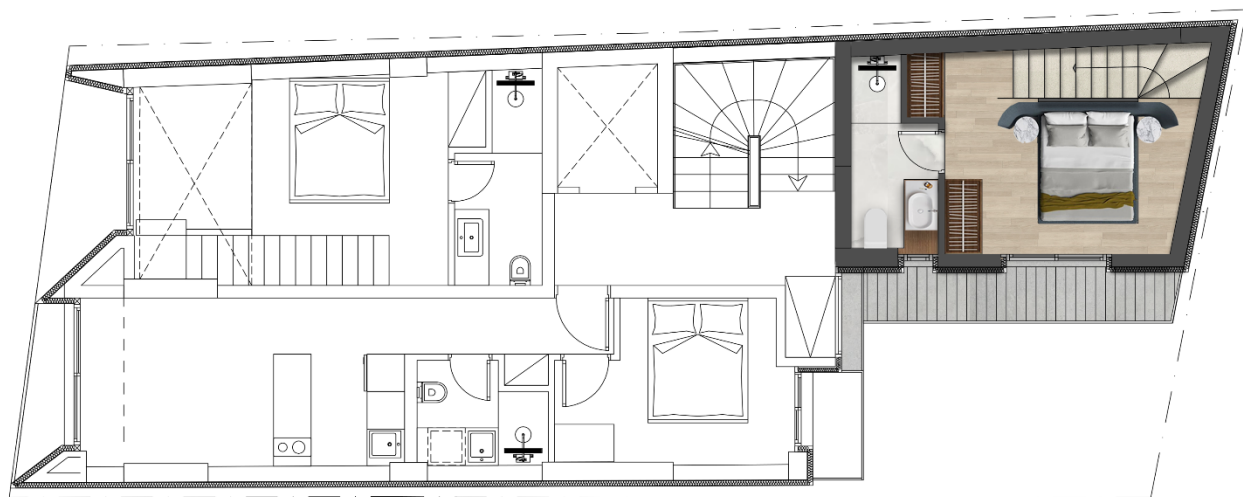


GF-A2



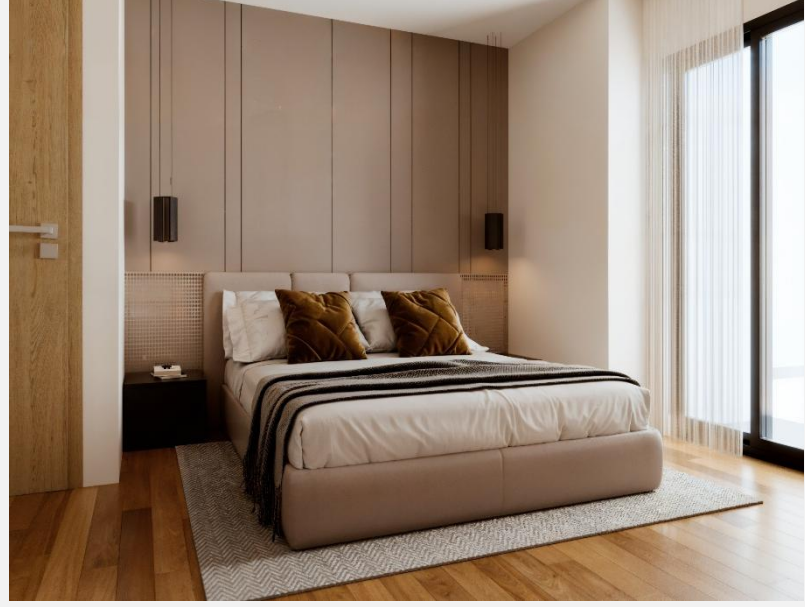
LOWER LEVEL | -1
22.19 m²

GF - A 2



UPPER LEVEL | 1st
23.67 m²

SIMPLEX -A1 | 1st | 2nd | 3rd Floors Internal perspectives



SIMPLEX F1-A1

1ST FLOOR

TOTAL INTERIOR SURFACE : 37.44 SQM

TOTAL EXTERIOR SURFACE : 1.63 SQM



1 Bedroom



1 Bathroom



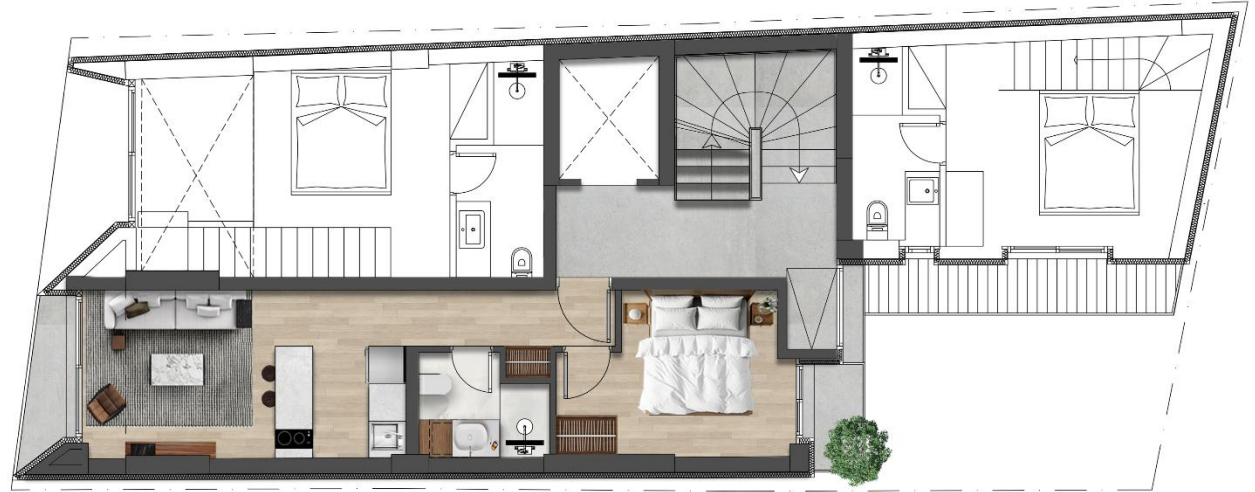
Interior Surface 37.44 m²



Balcony Surface 1.63 m²



1st Floor








F1 - A1

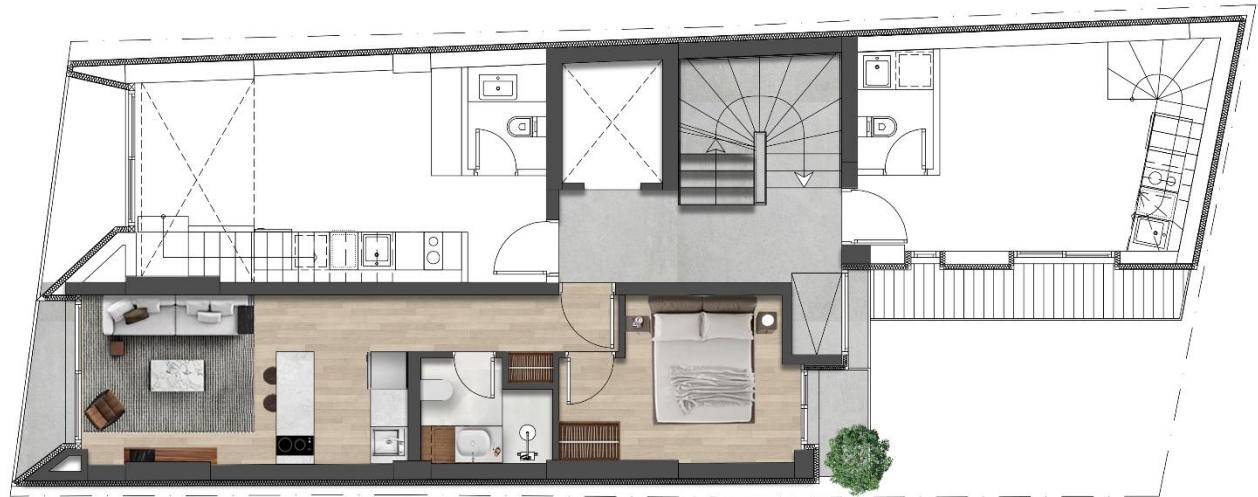
SIMPLEX F2-A1

2ND FLOOR

TOTAL INTERIOR SURFACE : 37.44 SQM

TOTAL EXTERIOR SURFACE : 1.63 SQM

-  1 Bedroom
-  1 Bathroom
-  Interior Surface 37.44 m²
-  Balcony Surface 1.63 m²
-  2nd Floor



F2 - A1

LOFT F2-A2

2ND | 3RD FLOORS

TOTAL INTERIOR SURFACE : 47.11 SQM

TOTAL EXTERIOR SURFACE : 4.13 SQM

F2-A2



1 Bedroom



1 Bathroom



1 WC



Interior Surface 47.11 m²

Entry Level 26.15 m²

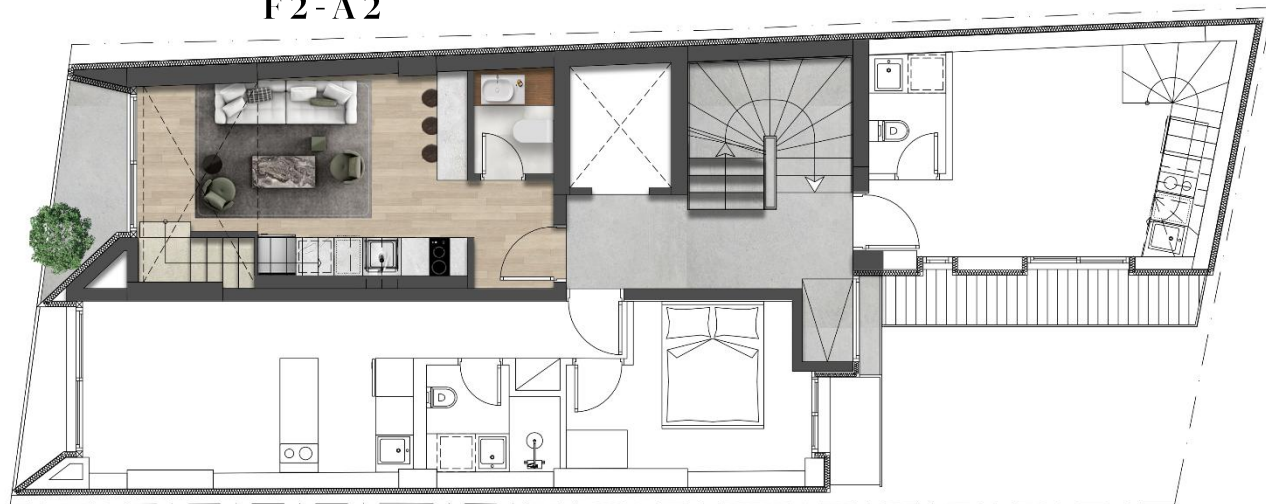
Upper Level 20.96 m²



Balcony Surface 4.13 m²

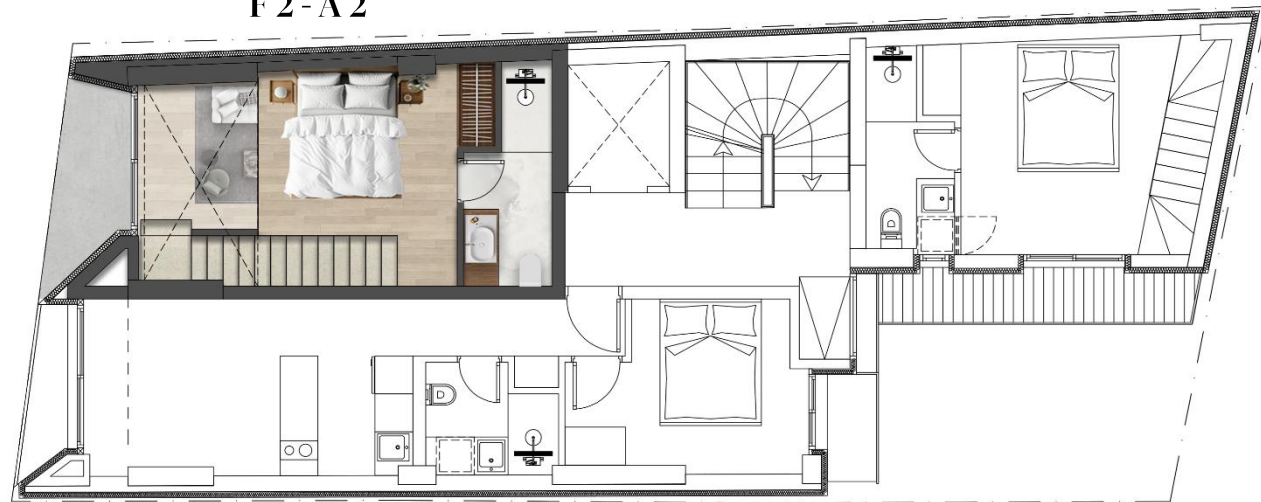


2nd | 3rd Floors



ENTRY LEVEL | 2nd
26.15 m²

F 2 - A 2



UPPER LEVEL | 3rd
20.96 m²

DUPLEX F2-A3

2ND | 3RD FLOORS

TOTAL INTERIOR SURFACE : 47.98 SQM

TOTAL EXTERIOR SURFACE : 9.06 SQM



1 Bedroom



1 Bathroom



1 WC



Interior Surface 47.98 m²

Entry Level 23.66 m²

Upper Level 24.32 m²



Balcony Surface 4.13 m²

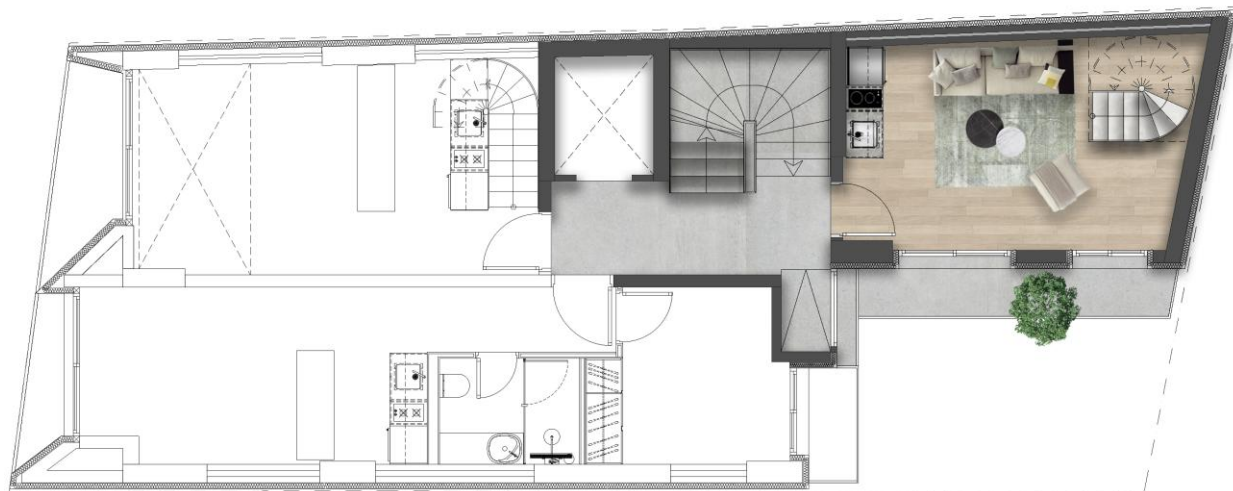
Entry Level 4.53 m²

Upper Level 4.53 m²



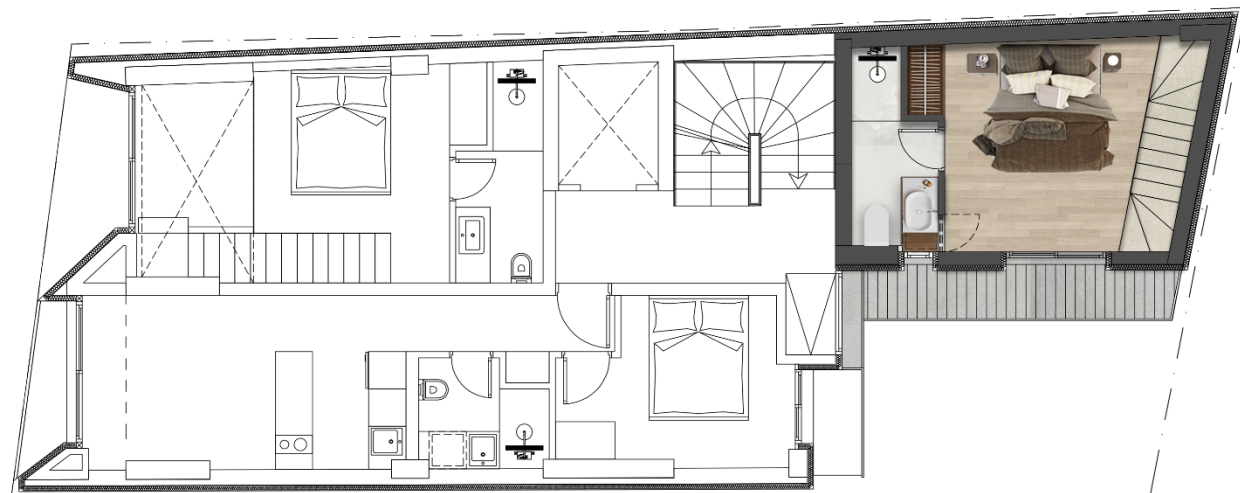
2nd | 3rd Floors

F 2 - A 3



ENTRY LEVEL | 2nd
23.66 m²

F 2 - A 3








UPPER LEVEL | 3rd
24.32 m²

SIMPLEX F3-A1

3RD FLOOR

TOTAL INTERIOR SURFACE : 38.65 SQM

TOTAL EXTERIOR SURFACE : 1.63 SQM

-  1 Bedroom
-  1 Bathroom
-  Interior Surface 38.65 m²
-  Balcony Surface 1.63 m²
-  3rd Floor



F3 - A1

SIMPLEX – F4 – A1
Internal perspectives



SIMPLEX F4-A1

4TH FLOOR

TOTAL INTERIOR SURFACE : 55.18 SQM

TOTAL EXTERIOR SURFACE : 18.28 SQM



2 Bedrooms



1 Bathroom



Interior Surface 55.18 m²



Terrace Surface 16.65 m²

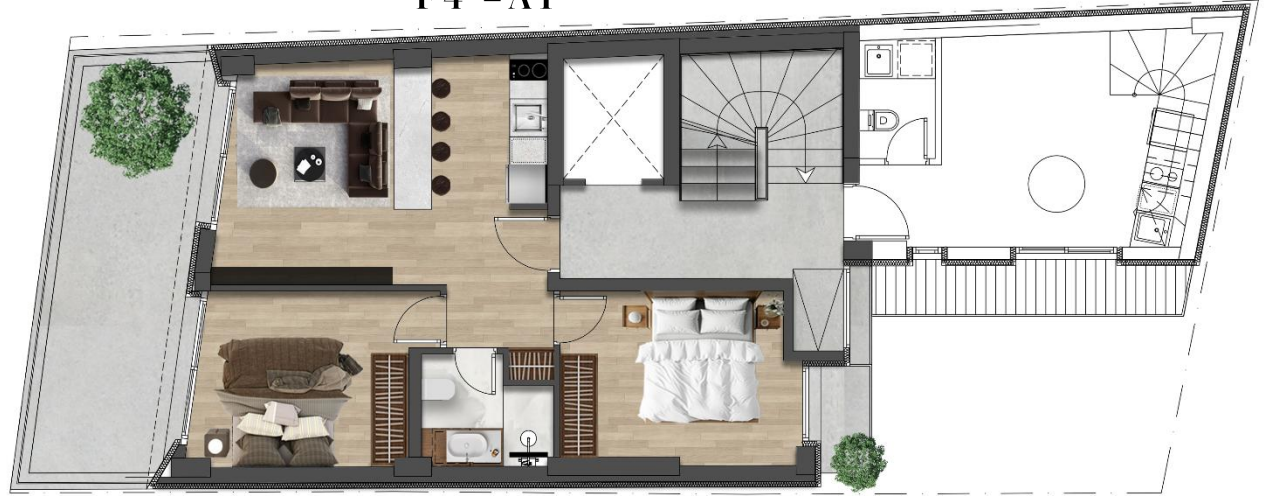


Balcony Surface 1.63 m²



4th Floor

F4 - A1



DUPLEX F4-A2

4TH | 5TH FLOORS

TOTAL INTERIOR SURFACE : 48.64 SQM

TOTAL EXTERIOR SURFACE : 9.06 SQM



1 Bedroom



1 Bathroom



1 WC



Interior Surface 48.64 m²

Entry Level 24.32 m²

Upper Level 24.32 m²



Balcony Surface 4.13 m²

Entry Level 4.53 m²

Upper Level 4.53 m²



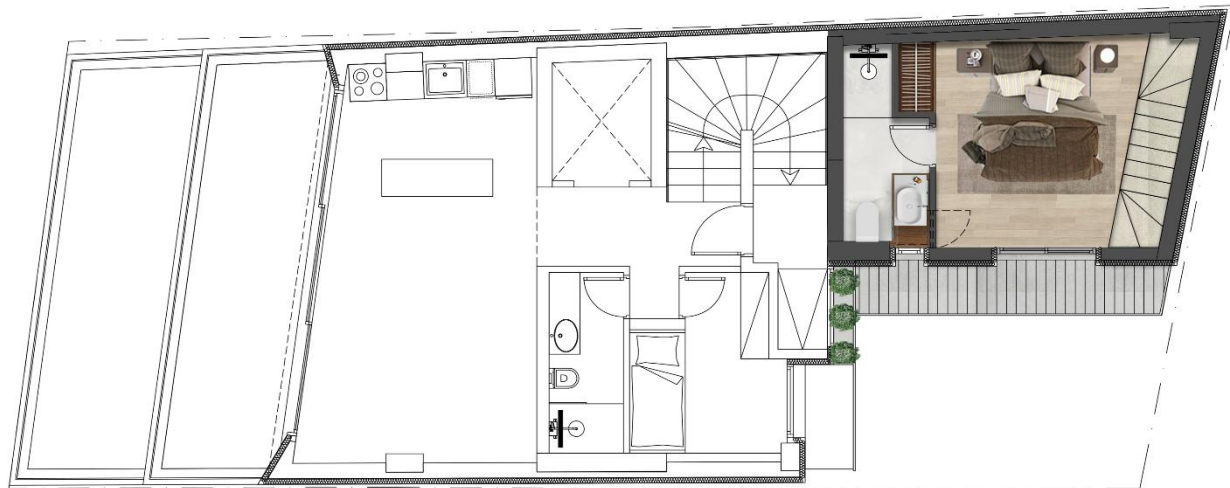
2nd | 3rd Floors

F4-A2



ENTRY LEVEL | 4th
24.32 m²

F4-A2



UPPER LEVEL | 5th
24.32 m²

PENTHOUSE – F5 – A2
Internal perspectives



PENTHOUSE – F5 – A2
Internal perspectives



PENTHOUSE – F5 – A2
External perspectives











PENTHOUSE F5-A1

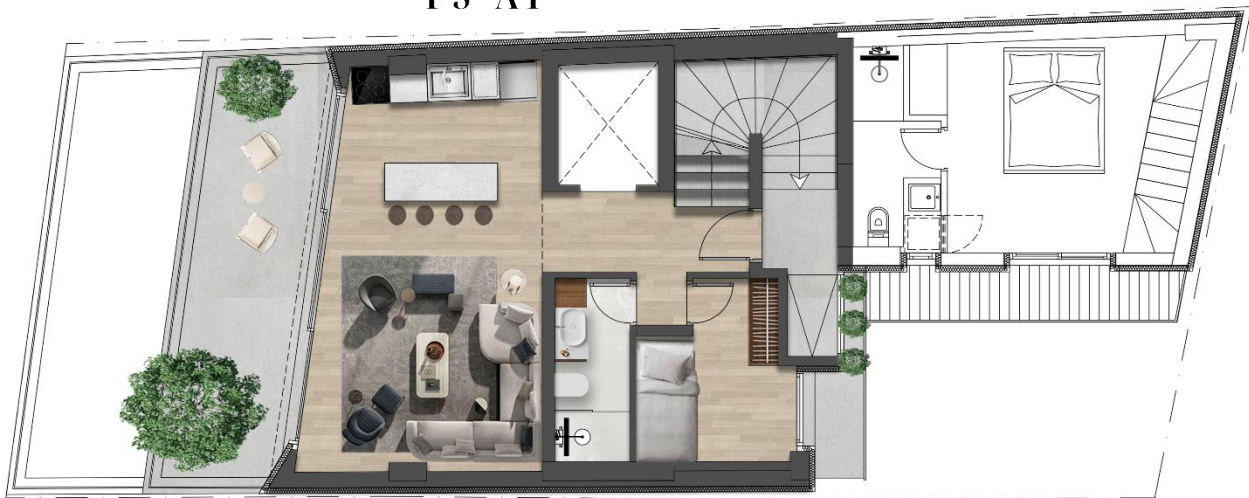
5TH | 6TH | 7TH FLOORS

TOTAL INTERIOR SURFACE : 128.95 SQM

TOTAL EXTERIOR SURFACE : 87.49 SQM

-  3 Bedrooms
-  3 Bathrooms
-  Interior Surface 128.95 m²
Entry Level 54.69 m²
Upper Level 61.66 m²
Rooftop 12.6 m²
-  Terrace Surface 15.18 m²
-  Balcony Surface 7.60 m²
-  Roof Terrace Surface 64.71 m²
-  Swimming Pool area 8.80 m²
-  5th | 6th | 7th Floors

F5 - A1



ENTRY LEVEL | 5th
54.99 m²

F 5 - A1



UPPER LEVEL | 6th
61.66 m²

F 5 - A1



ROOF LEVEL | 7th
12.60 m²

Thank you