

# ATHINUM 7

LUXURY LOFTS & APARTMENTS

**PANGRATI - ATHENS**



# ATHINUM 7

Experience Urban Elegance at ATHINUM 7 | Varnava Square, Pagrati

Discover modern residences in the heart of Athens, featuring:

**2 Stylish Lofts (1-bedroom and 2-bedroom)**

**5 Elegant 1-bedroom Apartments**

**3 Smartly Designed Studios**

**1 Spacious 3-bedroom Apartment**

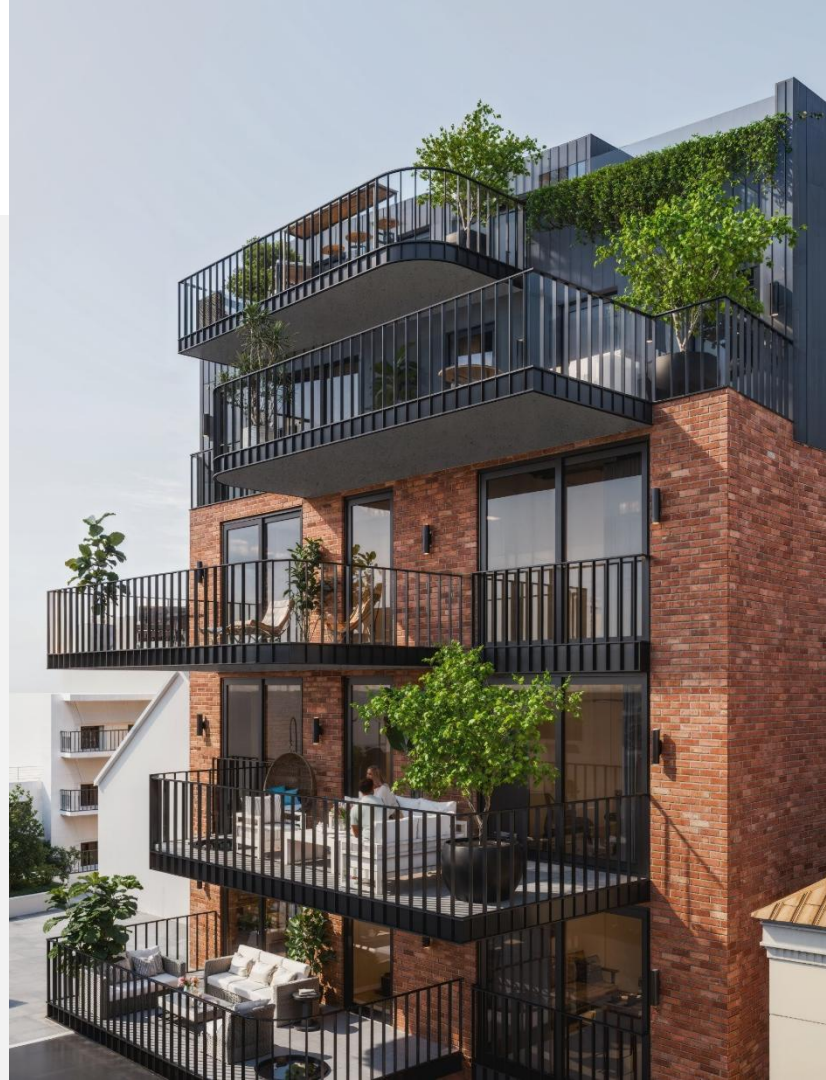
**1 Signature 3-bedroom Penthouse** With A Private Pool And Roof Terrace

**ATHINUM 7** offers a dynamic urban lifestyle with striking exposed brick facades and sleek, contemporary interiors. Each unit is crafted with premium materials and exceptional attention to detail.

Enjoy exclusive amenities such as **double-height** ceilings, a **fully equipped gym**, and **private storage rooms** are also available for sale.

Ideally located at Varnava Square in Pagrati, **ATHINUM 7** is just steps away from Athens' most iconic landmarks. Immerse yourself in the vibrant urban life of Pagrati while enjoying sophisticated, high-end living.

*Iridos 7, Athina 116 35, Greece*





# LOCATION



Iridos 7, Athina  
116 35, Greece



1 min walk from the  
nearest bus stop



20 min walk from  
Sygrou - Fix Metro station



11 min walk from  
Kallimarmaro Stadium



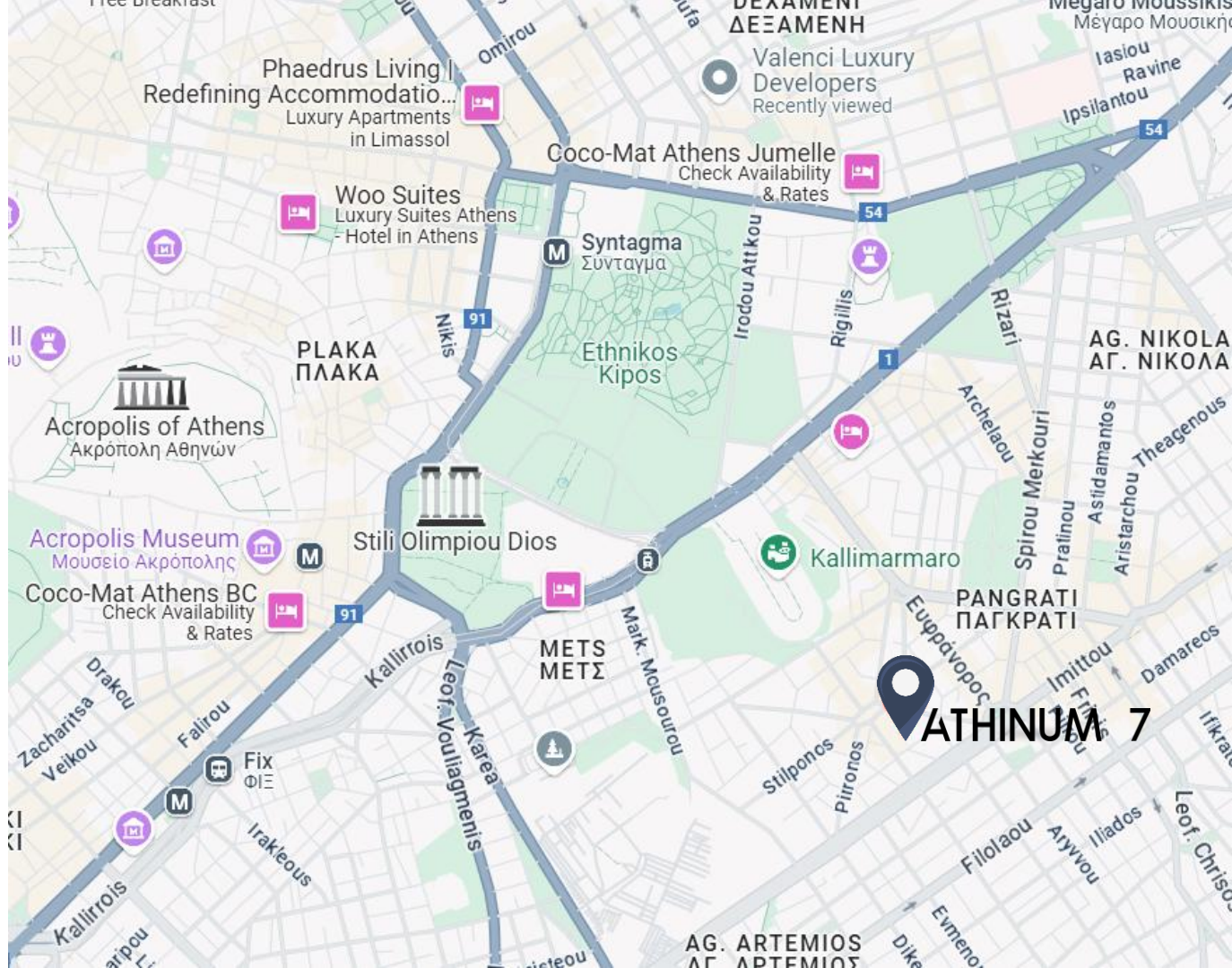
13 min walk from the  
National Gardens



31 min walk from The  
Acropolis of Athens



35 min drive from the  
Athens International Airport





# ATHINUM 7

## EXTERNAL PERSPECTIVES

Architectural Concept

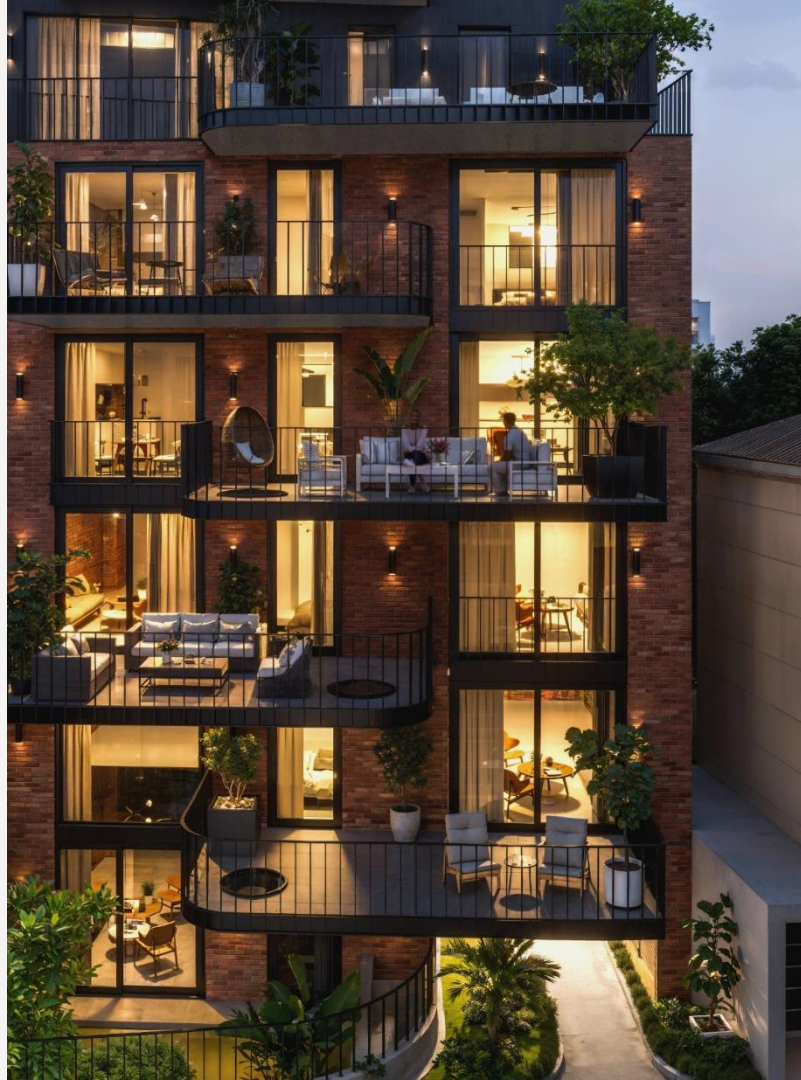




# ATHINUM 7

## EXTERNAL PERSPECTIVES

Architectural Concept





# ATHINUM 7

## TOP VIEW PERSPECTIVES

Architectural Concept



# ATHINUM 7

## R A T E C A R D

UNIT	LEVEL	BEDROOMS	BATHROOMS	WC	INTERIOR SQM	OUTDOOR SQM	TOTAL SQM	PRICE
LOFT GF-A1	GF   1 <sup>st</sup>	2	2	-	66.61	22.41	89.02	SOLD
LOFT GF-A2	GF   1 <sup>st</sup>	2	2	-	72.52	15.59	88.11	SOLD
SIMPLEX F1-A1	1 <sup>st</sup>	1	1	-	53.82	22.95	76.77	SOLD
APARTMENT F2-A1	2 <sup>nd</sup>	1	1	-	43.37	18.45	61.82	SOLD
STUDIO F2-A2	2 <sup>nd</sup>	-	1	-	28.22	3.00	31.22	€ 160.000
APARTMENT F2-A3	2 <sup>nd</sup>	1	1	-	39.68	1.64	41.32	SOLD
APARTMENT F3-A1	3 <sup>rd</sup>	1	1	-	43.37	10.46	53.83	€ 275,000
STUDIO F3-A2	3 <sup>rd</sup>	-	1	-	28.22	3.00	31.22	€ 170.000
APARTMENT F3-A3	3 <sup>rd</sup>	1	1	-	39.68	11.31	50.99	€ 260,000
APARTMENT F4-A1	4 <sup>th</sup>	3	2	-	85.46	20.09	105.55	€ 570,000
STUDIO F4-A2	4 <sup>th</sup>	-	1	-	28.22	3.00	31.22	€ 180.000
PENTHOUSE	4 <sup>th</sup>   5 <sup>th</sup>	3	3	1	181.19	68.53	249.72	SOLD

# ATHINUM 7

## RATE CARD STORAGE

UNIT	LEVEL	INTERIOR SQM	PRICE
STORAGE 1	-1	6.33	SOLD
STORAGE 2	-1	6.00	€ 12,000
STORAGE 3	-1	6.00	€ 12,000
STORAGE 4	-1	6.50	SOLD
STORAGE 5	-1	4.00	SOLD



Click to go to slide



**ATHINUM 7**  
**UNIT DIVISIONS**



**COMMON GYM – Basement**  
Internal perspectives





# BUILDING AMENITIES

## BASEMENT



Common Gym



Storage Unit 1 | 6.33 m<sup>2</sup>



Storage Unit 2 | 6.00 m<sup>2</sup>



Storage Unit 3 | 6.00 m<sup>2</sup>



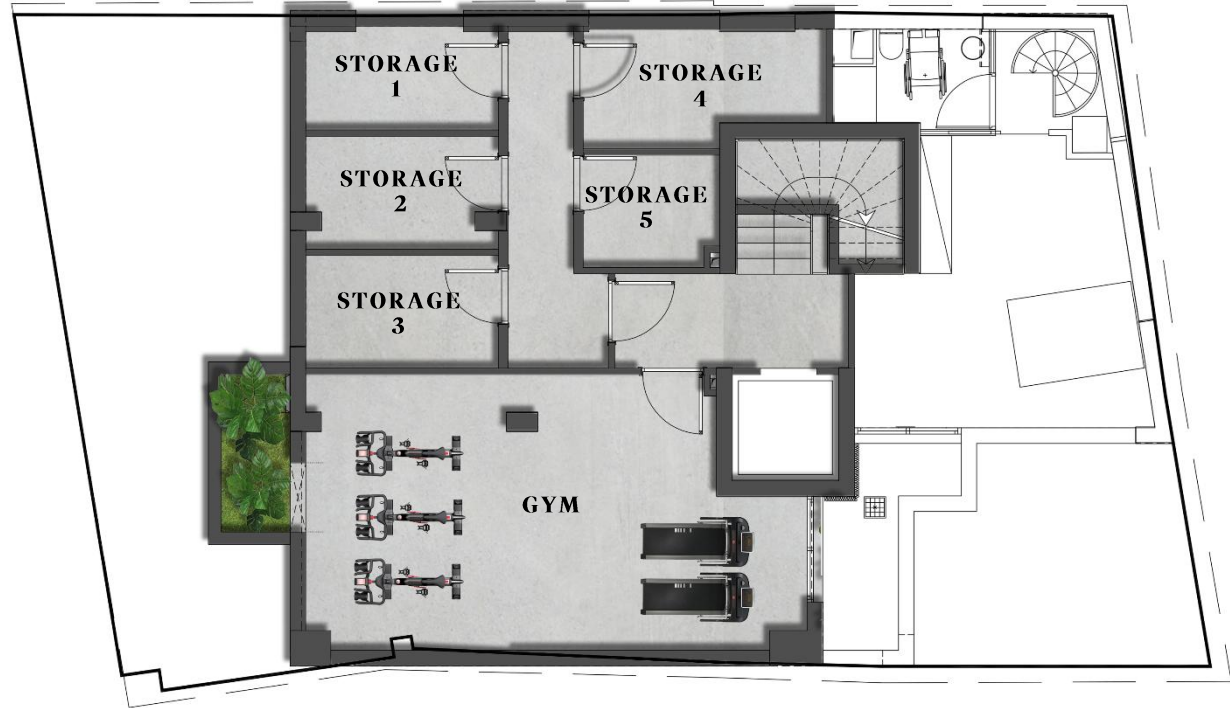
Storage Unit 4 | 6.50 m<sup>2</sup>



Storage Unit 5 | 4.00 m<sup>2</sup>



-1 Floor



**LOFTS – Ground Floor | 1<sup>st</sup>**  
Internal perspectives





**LOFTS – Ground Floor | 1<sup>st</sup>**  
Internal perspectives



**LOFTS – Ground Floor | 1<sup>ST</sup>**  
Internal perspectives





# LOFT GF-A1

## GROUND FLOOR | 1<sup>ST</sup>

TOTAL INTERIOR SURFACE : 66.61 SQM

TOTAL EXTERIOR SURFACE : 22.41 SQM



2 Bedrooms



2 Bathrooms



Interior Surface 66.61 m<sup>2</sup>

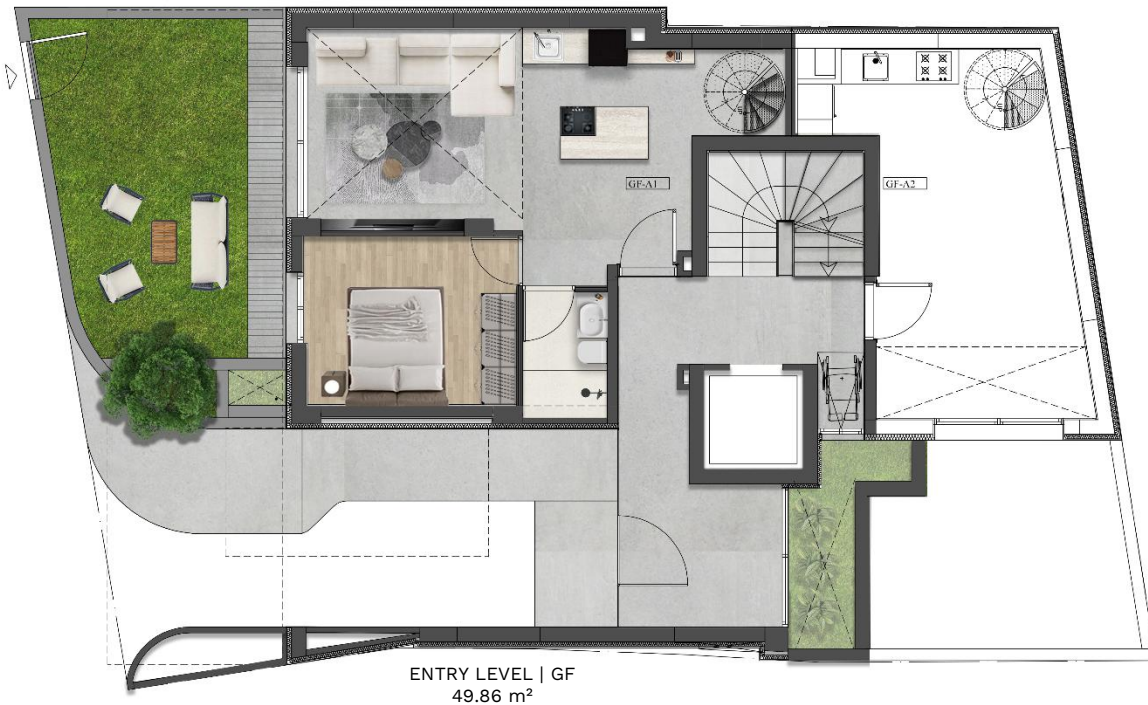


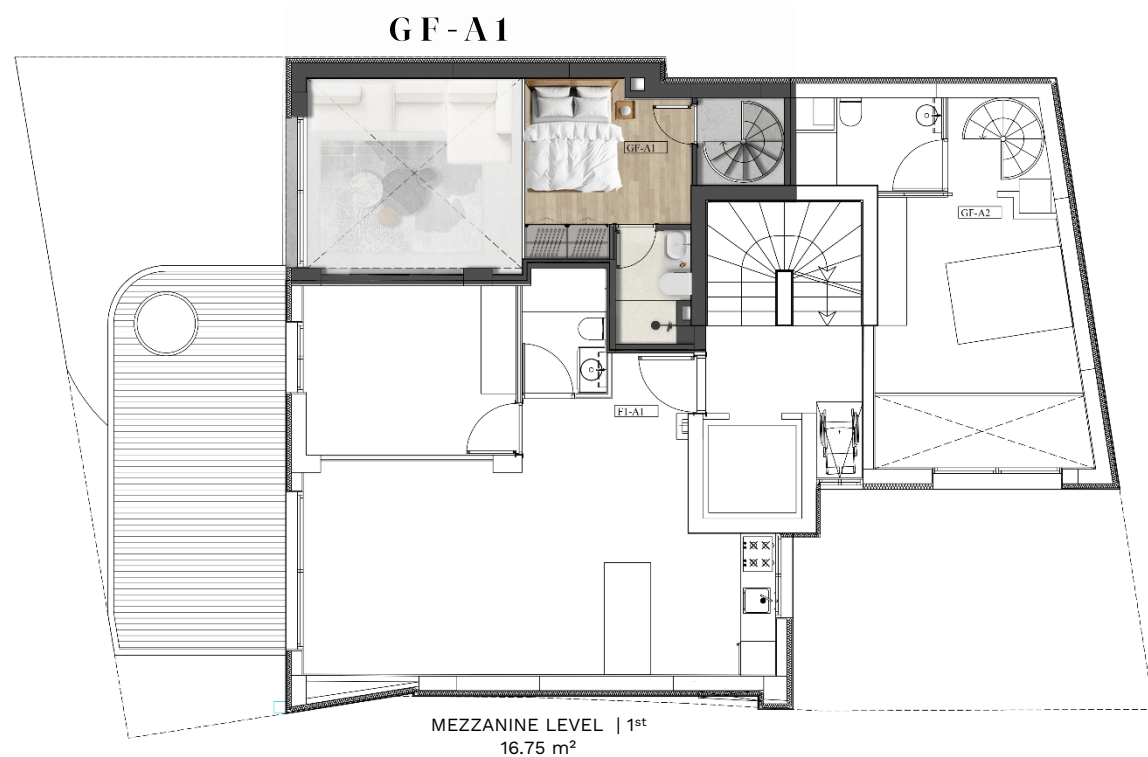
Garden Terrace Surface 22.41 m<sup>2</sup>



GF | 1<sup>st</sup> Floors

## GF-A1







# LOFT GF-A2

## GROUND FLOOR | 1<sup>ST</sup>

TOTAL INTERIOR SURFACE : 72.52 SQM

TOTAL EXTERIOR SURFACE : 15.59 SQM



2 Bedrooms



2 Bathrooms



Interior Surface 72.52 m<sup>2</sup>



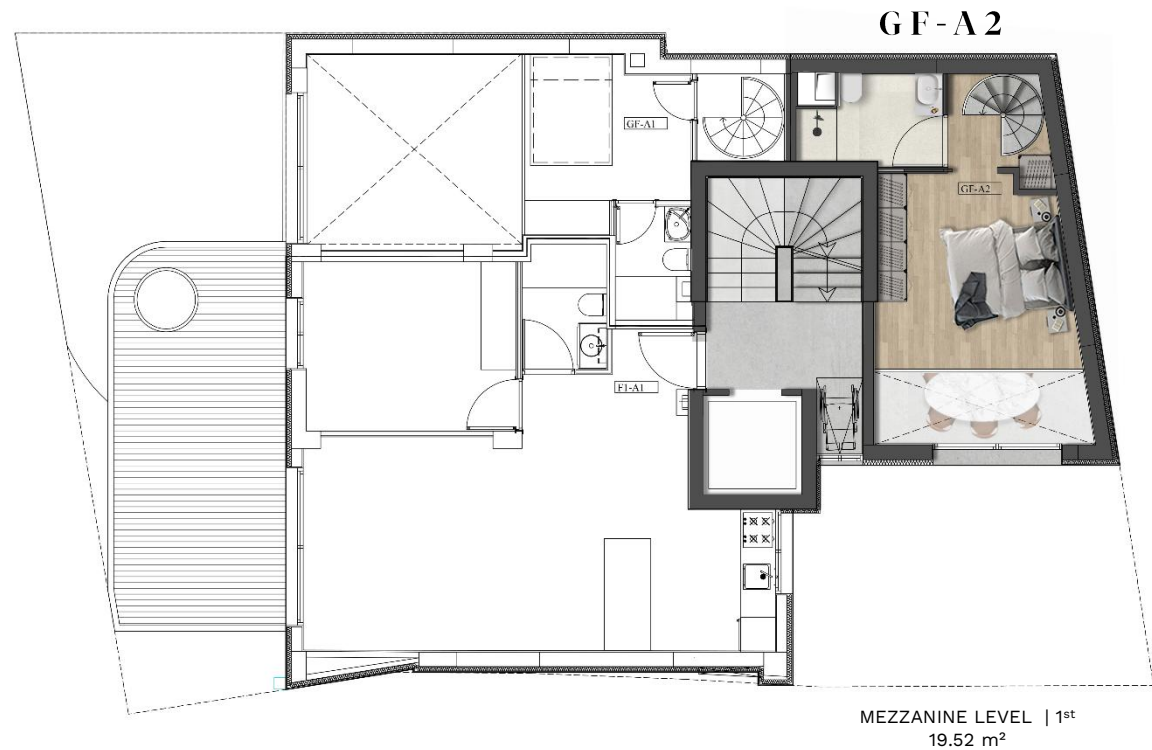
Garden Terrace Surface 15.59 m<sup>2</sup>



GF | 1<sup>st</sup> Floors



ENTRY LEVEL | GF  
25.00 m<sup>2</sup>





## GF - A2



LOWER LEVEL | -1<sup>st</sup>  
28.00 m<sup>2</sup>

**APARTMENTS – 2<sup>nd</sup> | 3<sup>rd</sup> | 4<sup>th</sup>**  
Internal perspectives





**APARTMENTS – 2<sup>nd</sup> | 3<sup>rd</sup> | 4<sup>th</sup>**  
Internal perspectives



**APARTMENTS – 2<sup>nd</sup> | 3<sup>rd</sup> | 4<sup>th</sup>**  
Internal perspectives





# SIMPLEX F1-A1

## 1<sup>ST</sup> FLOOR

TOTAL INTERIOR SURFACE : 53.82 SQM

TOTAL EXTERIOR SURFACE : 22.95 SQM



1 Bedroom



1 Bathroom



Interior Surface 53.82 m<sup>2</sup>



Terrace Surface 22.95 m<sup>2</sup>



1<sup>st</sup> Floor



# APARTMENT F2-A1

## 2<sup>ND</sup> FLOOR

TOTAL INTERIOR SURFACE : 43.37 SQM

TOTAL EXTERIOR SURFACE : 18.45 SQM



1 Bedroom



1 Bathroom



Interior Surface 45.00 m<sup>2</sup>



Terrace Surface 18.45 m<sup>2</sup>



2<sup>nd</sup> Floor

## F2 - A1



# STUDIO F2-A2

## 2<sup>ND</sup> FLOOR

TOTAL INTERIOR SURFACE : 28.22 SQM

TOTAL EXTERIOR SURFACE : 3.00 SQM



1 Bathroom



Interior Surface 28.22 m<sup>2</sup>



Balcony Surface 3.00 m<sup>2</sup>



2<sup>nd</sup> Floor





# APARTMENT F2-A3

## 2<sup>ND</sup> FLOOR

TOTAL INTERIOR SURFACE : 39.68 SQM

TOTAL EXTERIOR SURFACE : 1.64 SQM



1 Bedroom



1 Bathroom



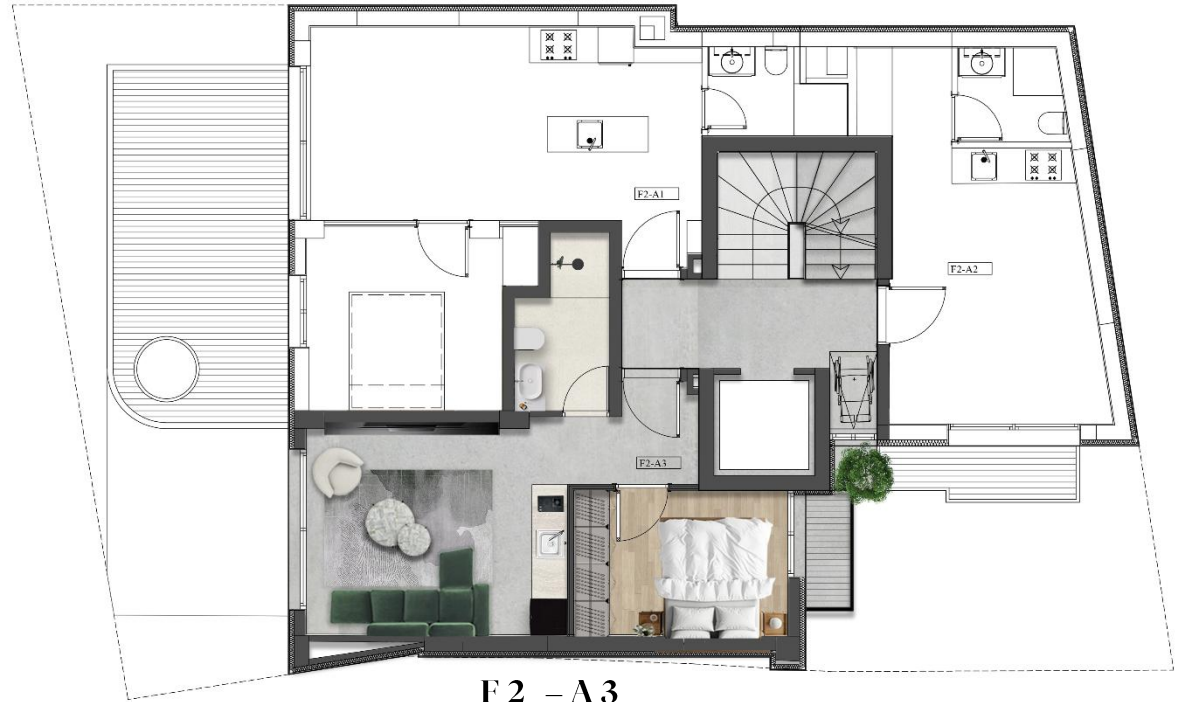
Interior Surface 39.68 m<sup>2</sup>



Balcony Surface 1.64 m<sup>2</sup>



2<sup>nd</sup> Floor



F2 - A3

# APARTMENT F3-A1

## 3<sup>RD</sup> FLOOR

TOTAL INTERIOR SURFACE : 43.37 SQM

TOTAL EXTERIOR SURFACE : 10.46 SQM



1 Bedroom



1 Bathroom



Interior Surface 43.37 m<sup>2</sup>



Terrace Surface 10.46 m<sup>2</sup>



3<sup>rd</sup> Floor

## F3 - A1



# STUDIO F3-A2

## 3<sup>RD</sup> FLOOR

TOTAL INTERIOR SURFACE : 28.22 SQM

TOTAL EXTERIOR SURFACE : 3.00 SQM



1 Bathroom



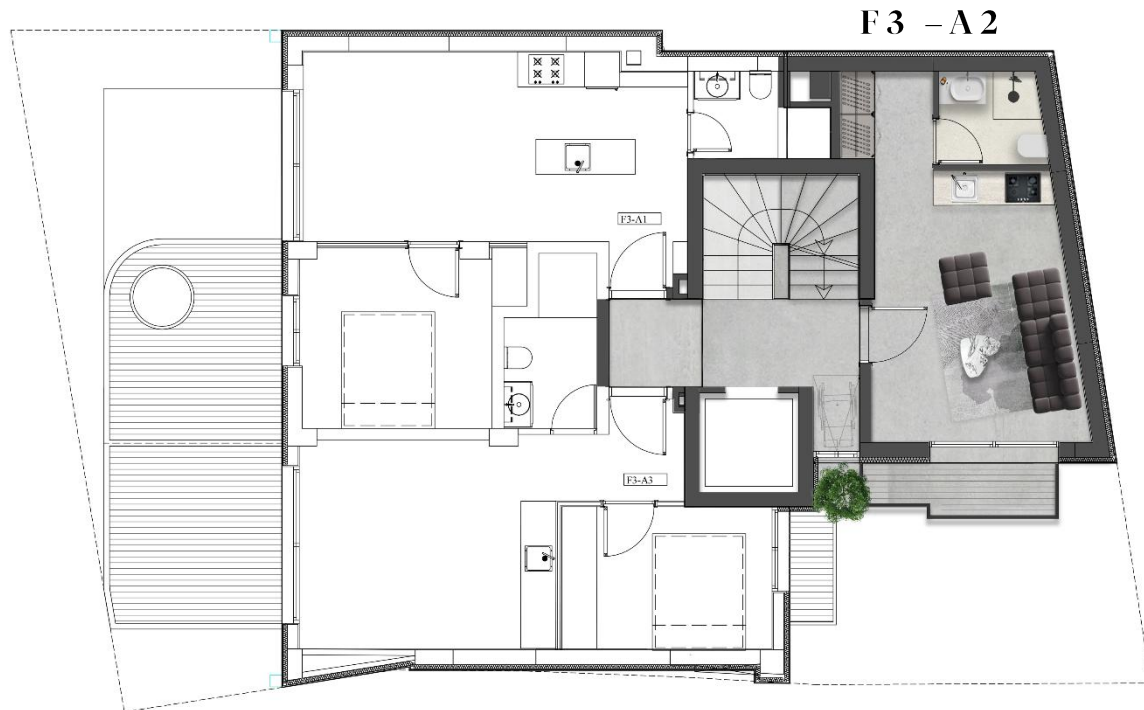
Interior Surface 28.22 m<sup>2</sup>



Balcony Surface 3.00 m<sup>2</sup>



3<sup>rd</sup> Floor





# APARTMENT F3-A3

## 3<sup>RD</sup> FLOOR

TOTAL INTERIOR SURFACE : 39.68 SQM

TOTAL EXTERIOR SURFACE : 11.31 SQM



1 Bedroom



1 Bathroom



Interior Surface 39.68 m<sup>2</sup>



Terrace Surface 9.67 m<sup>2</sup>



Balcony Surface 1.64 m<sup>2</sup>



3<sup>rd</sup> Floor



F3 - A3

# APARTMENT F4-A1

## 4<sup>TH</sup> FLOOR

TOTAL INTERIOR SURFACE : 85.46 SQM

TOTAL EXTERIOR SURFACE : 20.09 SQM



1 Master suite with en-suite Bathroom



2 Bedrooms



2 Bathrooms



Interior Surface 85.46 m<sup>2</sup>



Terrace Surface 18.45 m<sup>2</sup>

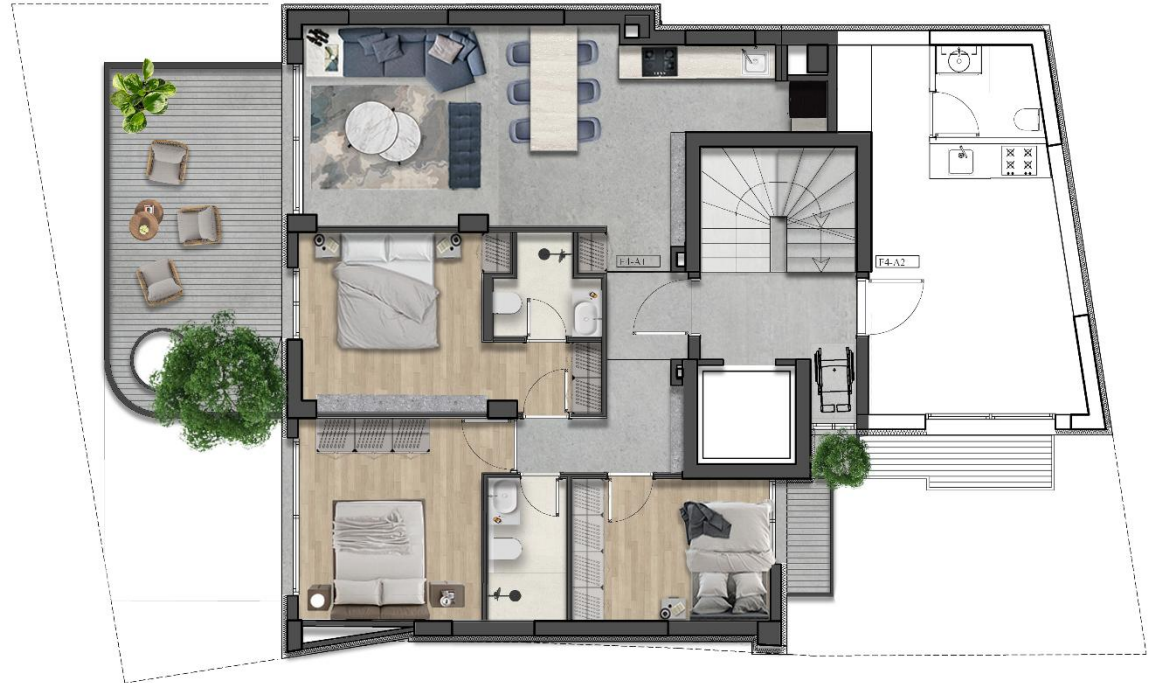


Balcony Surface 1.64 m<sup>2</sup>



4<sup>th</sup> Floor

## F4 - A1



# STUDIO F4-A2

## 4<sup>TH</sup> FLOOR

TOTAL INTERIOR SURFACE : 28.22 SQM

TOTAL EXTERIOR SURFACE : 3.00 SQM



1 Bathroom



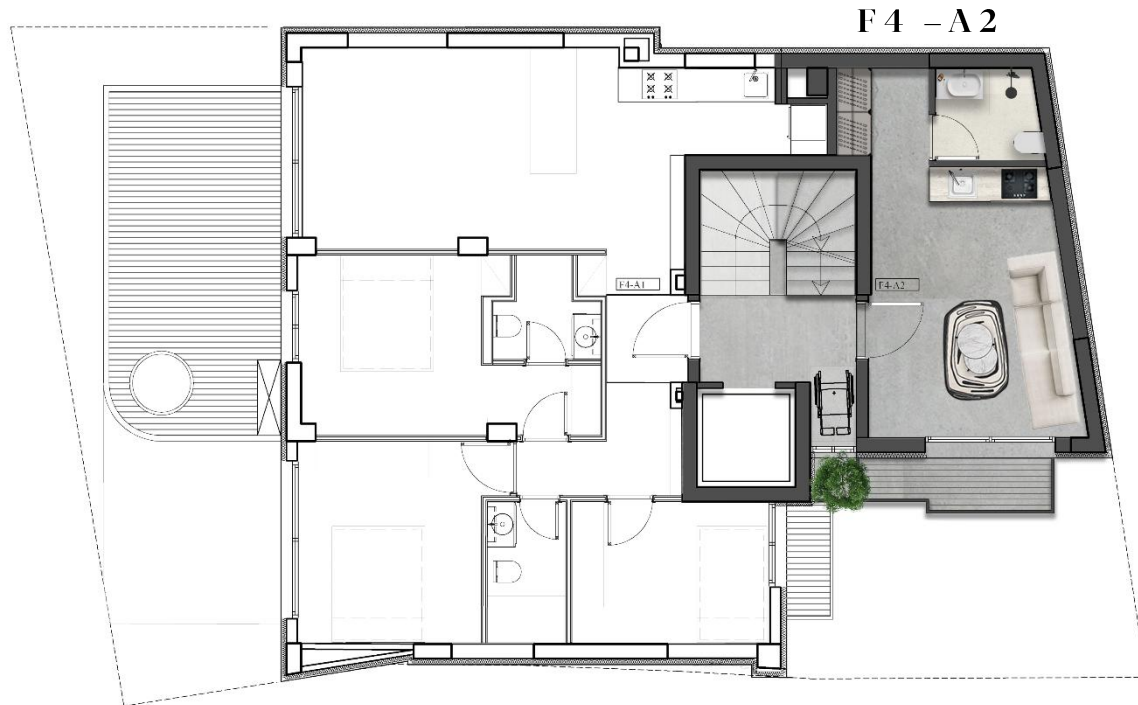
Interior Surface 28.22 m<sup>2</sup>



Balcony Surface 3.00 m<sup>2</sup>



4<sup>th</sup> Floor





**PENTHOUSE – 5<sup>th</sup> | 6<sup>th</sup>**  
Internal perspectives



**PENTHOUSE – 5<sup>th</sup> | 6<sup>th</sup>**  
Internal perspectives



**PENTHOUSE – 5<sup>th</sup> | 6<sup>th</sup>**  
Internal perspectives





**PENTHOUSE – 5<sup>th</sup> | 6<sup>th</sup>**  
Internal perspectives



**PENTHOUSE – 5<sup>th</sup> | 6<sup>th</sup>**  
External perspectives





# PENTHOUSE

## 4<sup>TH</sup> | 5<sup>TH</sup> FLOORS

TOTAL INTERIOR SURFACE : 181.19 SQM

TOTAL EXTERIOR SURFACE : 68.53 SQM



1 Master suite with en-suite Bathroom and walk-in closet



2 Master Bedrooms with en-suite Bathrooms



3 Bathrooms



1 WC



Interior Surface 181.19 m<sup>2</sup>



Terrace Surface 26.76 m<sup>2</sup>



Roof Terrace Surface 29.14 m<sup>2</sup>



Balcony Surface 3.00 m<sup>2</sup>



Swimming Pool area 10.08 m<sup>2</sup>



4<sup>th</sup> | 5<sup>th</sup> Floors



ENTRY LEVEL | 4<sup>th</sup>  
107.57 m<sup>2</sup>





*Thank you*