

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.

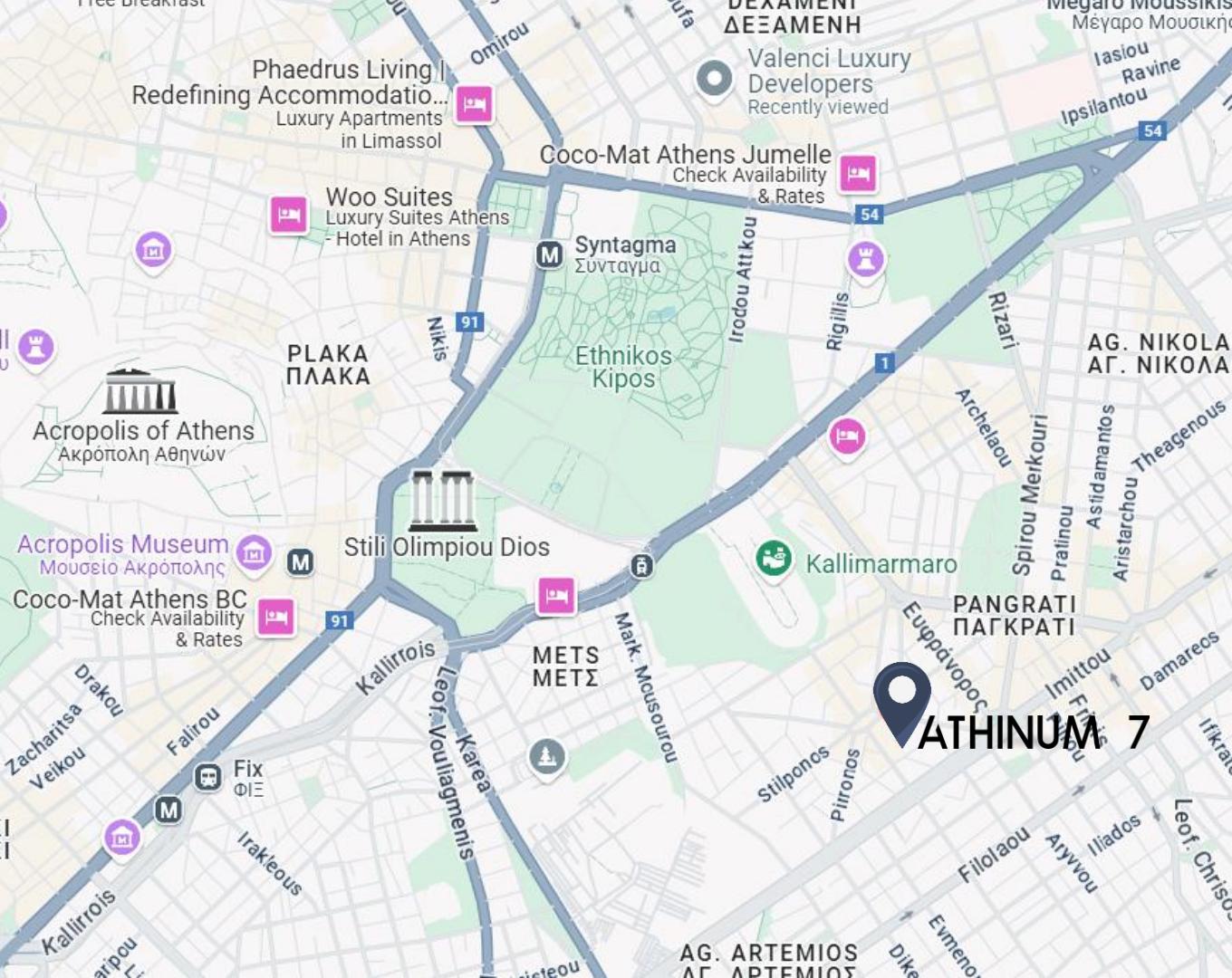
Ideally located at Varnava Square in Pagrati, **ATHINUM 7** is just steps away from Athens' most iconic landmarks. Immerse yourself in the vibrant urban life of Pagrati while enjoying sophisticated, high-end living.

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

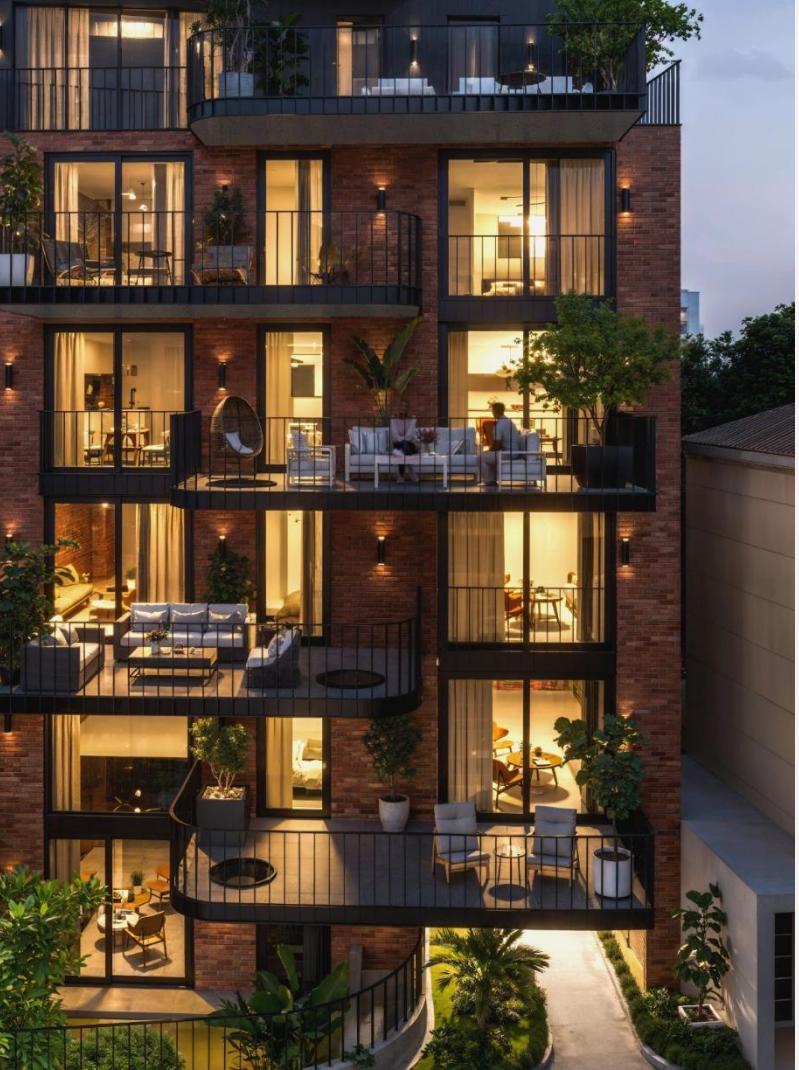
Architectural Concept



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

ATHINUM 7

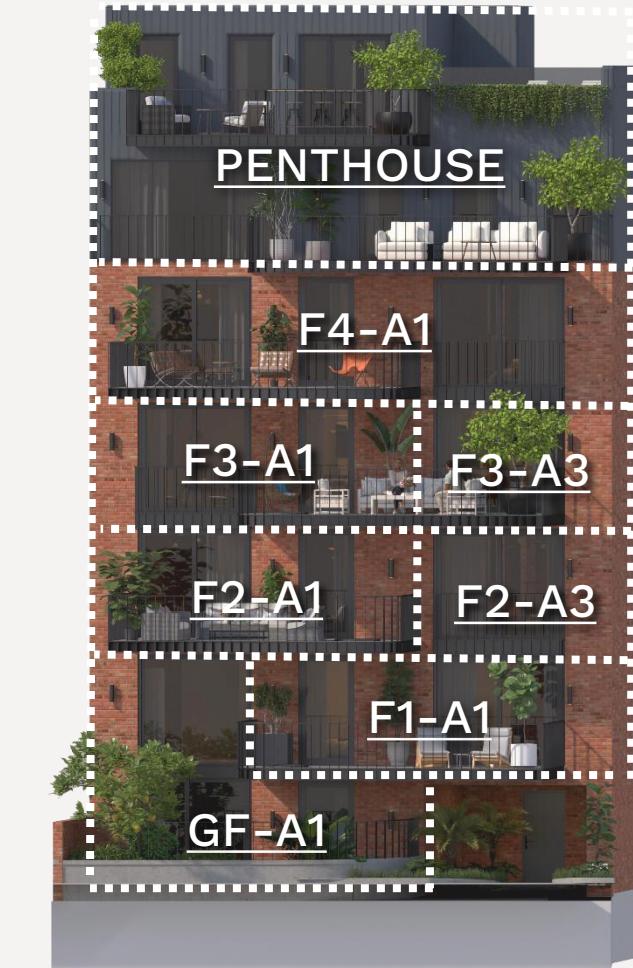
R A T E C A R D S T O R A G E

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

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UNIT DIVISIONS



COMMON GYM – Basement

Internal perspectives





BUILDING AMENITIES

BASEMENT

 Common Gym

 Storage Unit 1 | 6.33 m²

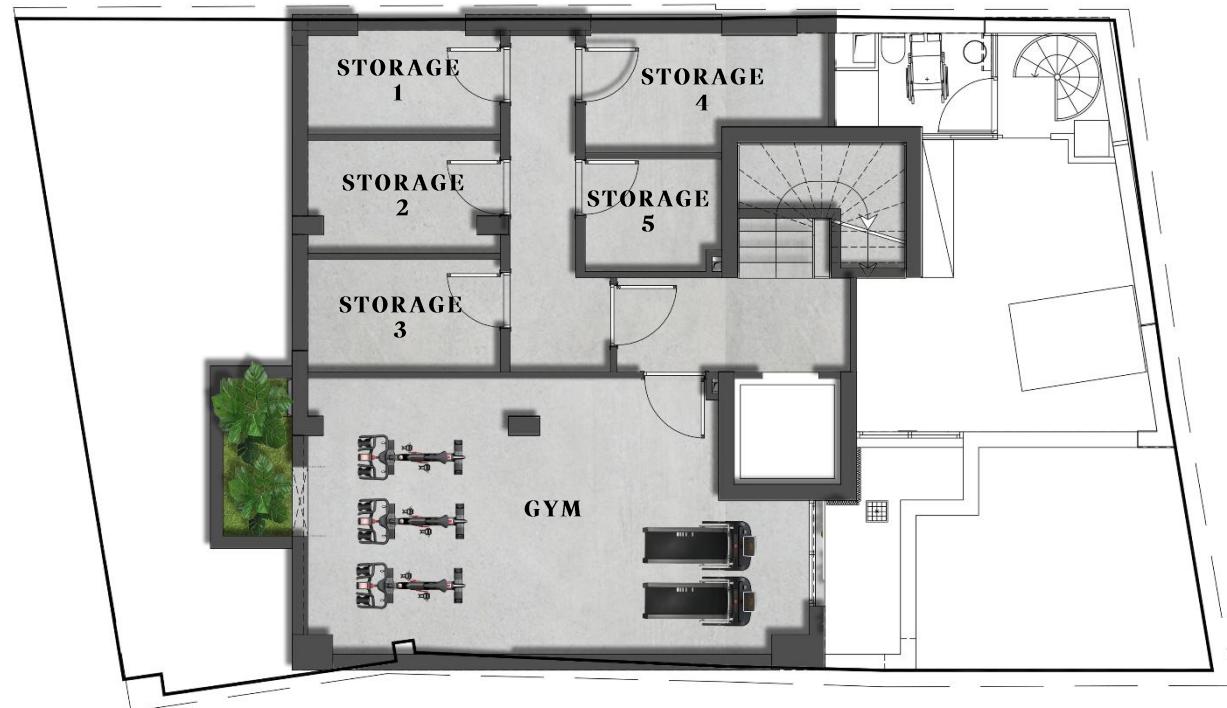
 Storage Unit 2 | 6.00 m²

 Storage Unit 3 | 6.00 m²

 Storage Unit 4 | 6.50 m²

 Storage Unit 5 | 4.00 m²

 -1 Floor



LOFTS – Ground Floor | 1st

Internal perspectives



LOFTS – Ground Floor | 1st

Internal perspectives



LOFTS – Ground Floor | 1st

Internal perspectives





LOFT GF-A1

GROUND FLOOR | 1ST

TOTAL INTERIOR SURFACE : 66.61 SQM

TOTAL EXTERIOR SURFACE : 22.41 SQM

2 Bedrooms

2 Bathrooms

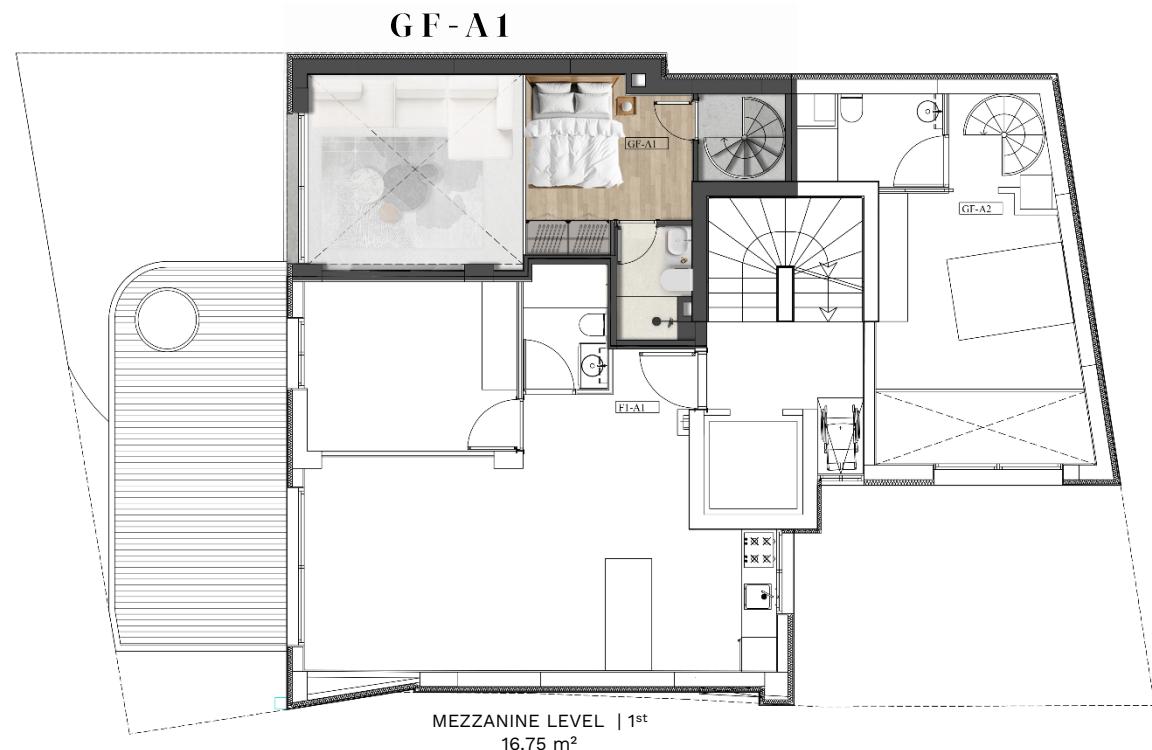
Interior Surface 66.61 m²

Garden Terrace Surface 22.41 m²

GF | 1ST Floors

GF-A1







LOFT GF-A2

GROUND FLOOR | 1ST

TOTAL INTERIOR SURFACE : 72.52 SQM

TOTAL EXTERIOR SURFACE : 15.59 SQM

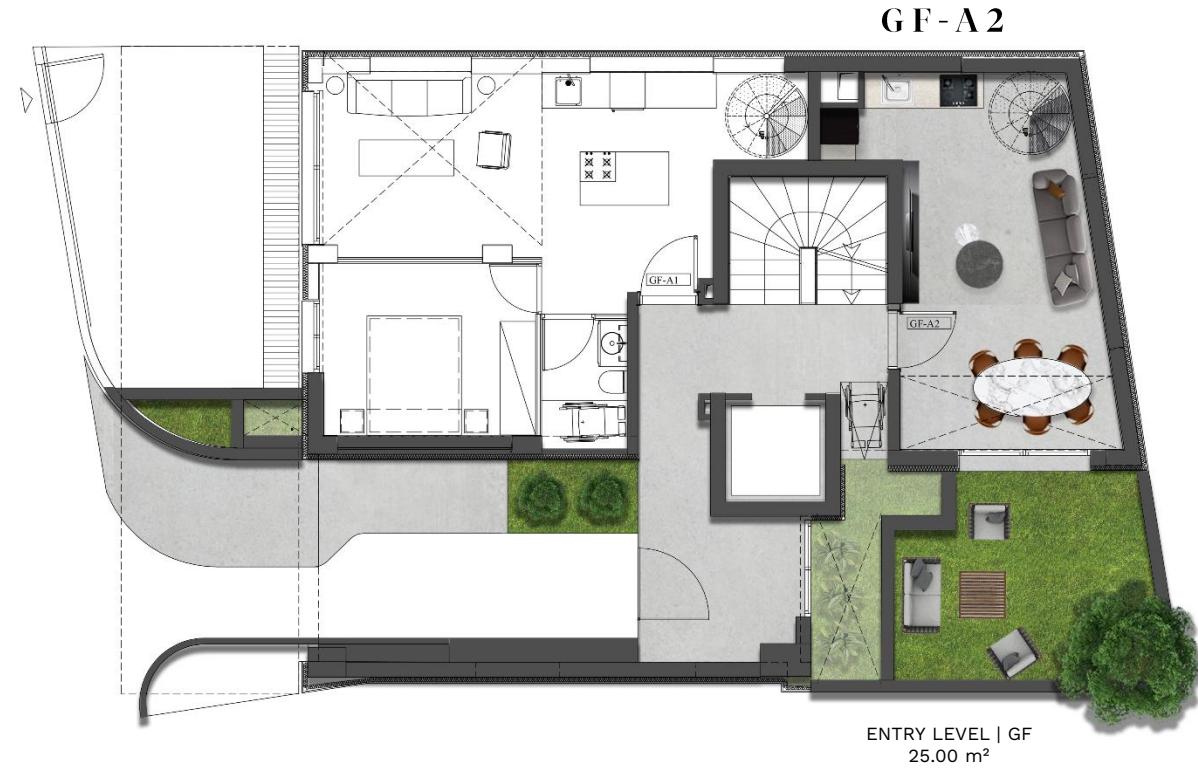
2 Bedrooms

2 Bathrooms

Interior Surface 72.52 m²

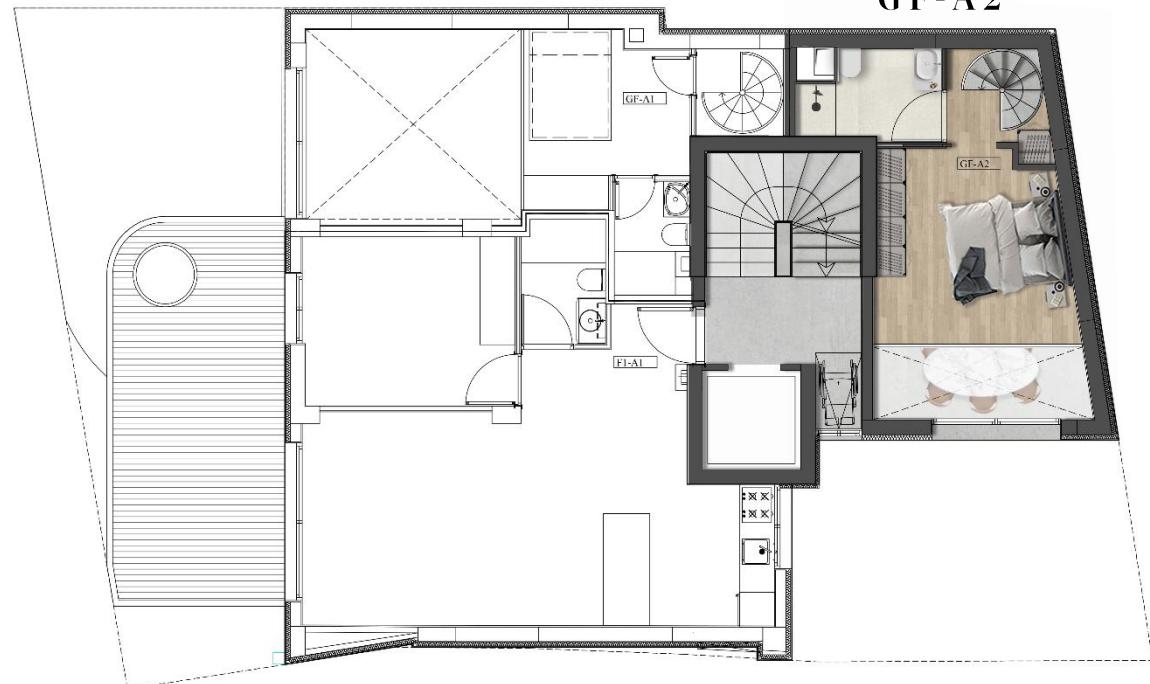
Garden Terrace Surface 15.59 m²

GF | 1ST Floors





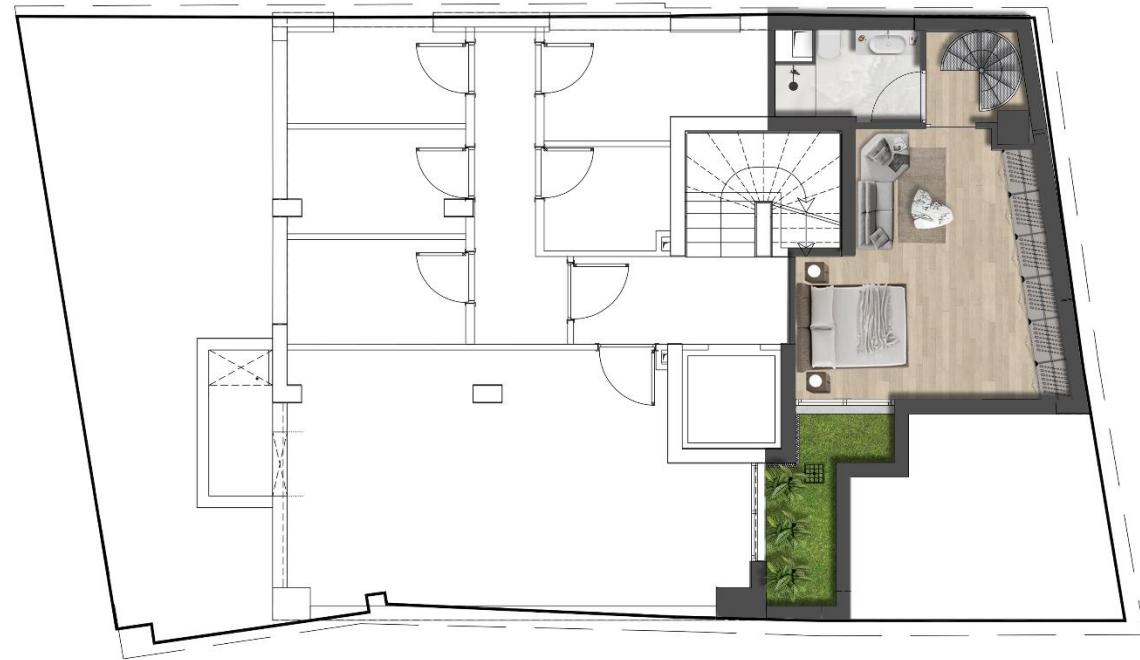
GF-A2



MEZZANINE LEVEL | 1st
19.52 m²



G F - A 2



LOWER LEVEL | -1st
28.00 m²

APARTMENTS – 2nd | 3rd | 4th

Internal perspectives



APARTMENTS – 2nd | 3rd | 4th

Internal perspectives



APARTMENTS – 2nd | 3rd | 4th

Internal perspectives



SIMPLEX F1-A1

1ST FLOOR

TOTAL INTERIOR SURFACE : 53.82 SQM

TOTAL EXTERIOR SURFACE : 22.95 SQM

 1 Bedroom

 1 Bathroom

 Interior Surface 53.82 m²

 Terrace Surface 22.95 m²

 1st Floor



APARTMENT F2-A1

2ND FLOOR

TOTAL INTERIOR SURFACE : 43.37 SQM

TOTAL EXTERIOR SURFACE : 18.45 SQM

 1 Bedroom

 1 Bathroom

 Interior Surface 45.00 m²

 Terrace Surface 18.45 m²

 2nd Floor

F2 - A1



STUDIO F2-A2

2ND FLOOR

TOTAL INTERIOR SURFACE : 28.22 SQM

TOTAL EXTERIOR SURFACE : 3.00 SQM



1 Bathroom



Interior Surface 28.22 m²



Balcony Surface 3.00 m²



2nd Floor



APARTMENT F2-A3

2ND FLOOR

TOTAL INTERIOR SURFACE : 39.68 SQM

TOTAL EXTERIOR SURFACE : 1.64 SQM

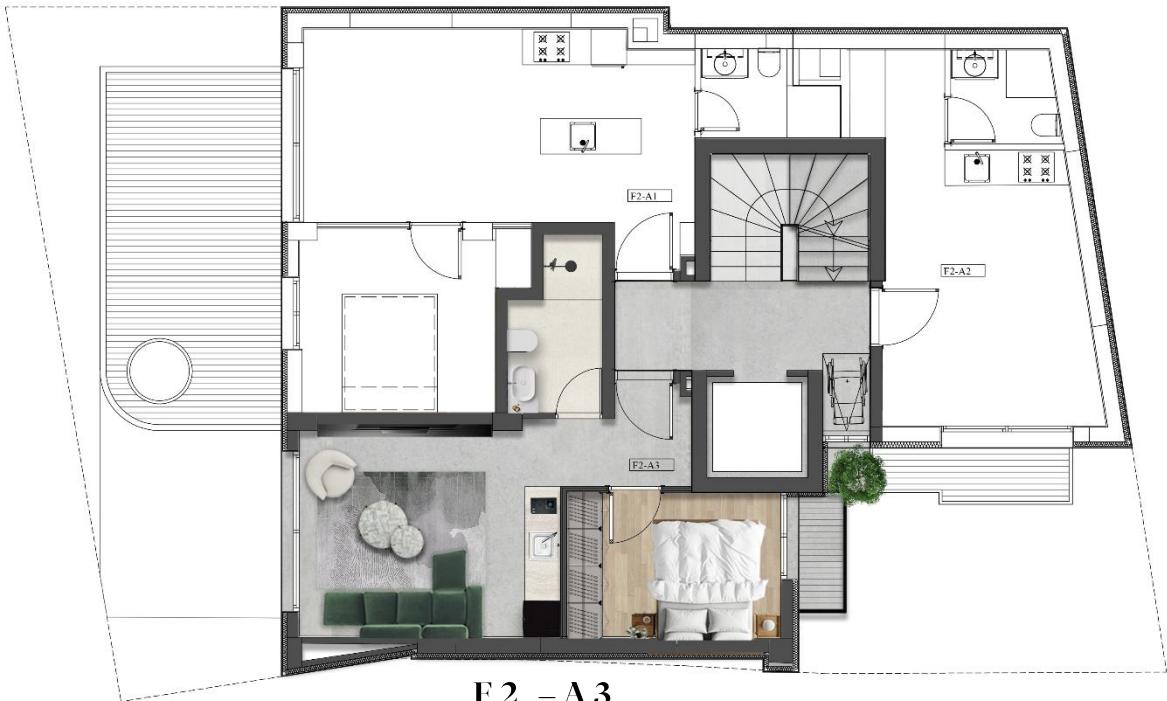
 1 Bedroom

 1 Bathroom

 Interior Surface 39.68 m²

 Balcony Surface 1.64 m²

 2nd Floor



F 2 - A 3

APARTMENT F3-A1

3RD FLOOR

TOTAL INTERIOR SURFACE : 43.37 SQM

TOTAL EXTERIOR SURFACE : 10.46 SQM

 1 Bedroom

 1 Bathroom

 Interior Surface 43.37 m²

 Terrace Surface 10.46 m²

 3rd Floor

F3 - A1



STUDIO F3-A2

3RD FLOOR

TOTAL INTERIOR SURFACE : 28.22 SQM

TOTAL EXTERIOR SURFACE : 3.00 SQM



1 Bathroom



Interior Surface 28.22 m²



Balcony Surface 3.00 m²



3rd Floor



APARTMENT F3-A3

3RD FLOOR

TOTAL INTERIOR SURFACE : 39.68 SQM

TOTAL EXTERIOR SURFACE : 11.31 SQM

 1 Bedroom

 1 Bathroom

 Interior Surface 39.68 m²

 Terrace Surface 9.67 m²

 Balcony Surface 1.64 m²

 3rd Floor



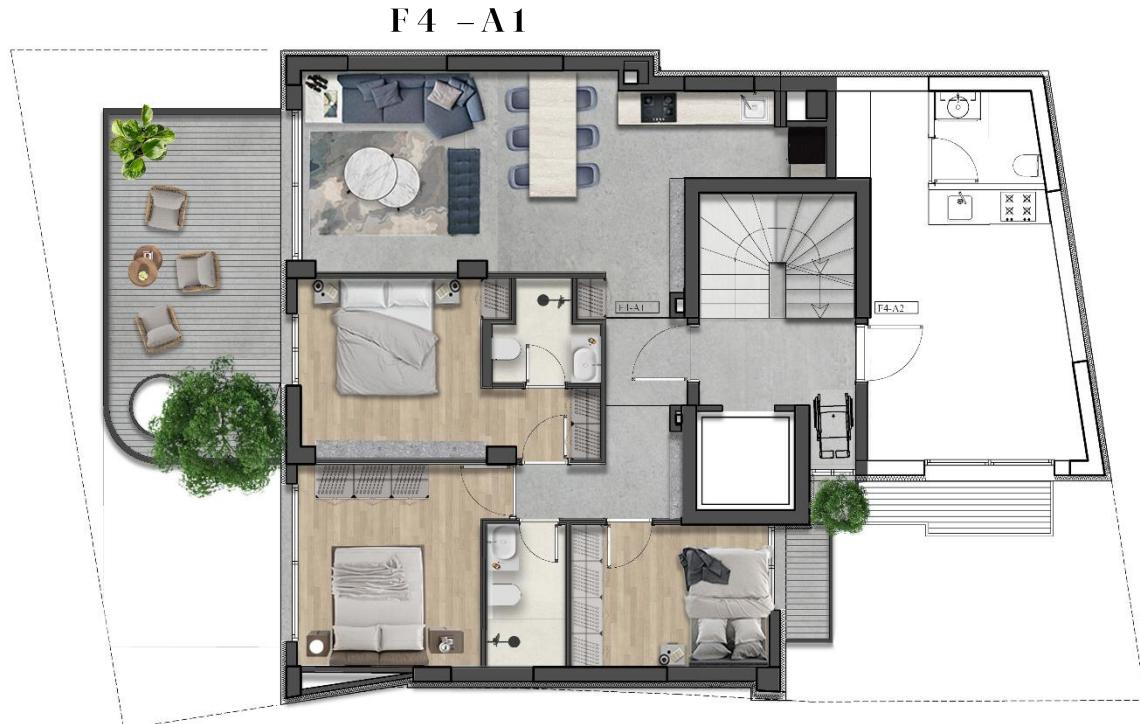
APARTMENT F4-A1

4TH 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 m²
-  Terrace Surface 18.45 m²
-  Balcony Surface 1.64 m²
-  4th Floor



STUDIO F4-A2

4TH FLOOR

TOTAL INTERIOR SURFACE : 28.22 SQM

TOTAL EXTERIOR SURFACE : 3.00 SQM



1 Bathroom



Interior Surface 28.22 m²



Balcony Surface 3.00 m²



4th Floor



PENTHOUSE – 5th | 6th

Internal perspectives



PENTHOUSE – 5th | 6th

Internal perspectives



PENTHOUSE – 5th | 6th

Internal perspectives



PENTHOUSE – 5th | 6th

Internal perspectives



PENTHOUSE – 5th | 6th

External perspectives



PENTHOUSE

4TH | 5TH 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 m²
-  Terrace Surface 26.76 m²
-  Roof Terrace Surface 29.14 m²
-  Balcony Surface 3.00 m²
-  Swimming Pool area 10.08 m²
-  4th | 5th Floors



ENTRY LEVEL | 4th
107.57 m²



The construction drawing areas might subject to changes after the issuance of the As-Built documents

Thank you