

ATHINUM 8

LUXURY URBAN LIVING

GAZI - ATHENS



ATHINUM 8

Discover a new standard of contemporary living in the heart of Athens.

ATHINUM 8 offers a boutique collection of residences:

- **1 Three-Bedroom Maisonette** with private garden and high ceilings
- **4 Modern One-Bedroom Duplex Lofts**
- **1 Exclusive Two-Bedroom Duplex Penthouse** with expansive terraces.

With open-plan layouts, floor-to-ceiling windows, and refined finishes, each home is designed to maximize light, space, and comfort.

Just 100m from Kerameikos metro and minutes from the city center, Gazi is Athens' most vibrant neighborhood; alive with restaurants, cafés, art, and music, all within walking distance of iconic landmarks.

ATHINUM 8 brings together luxury, lifestyle, and location in one exceptional address.

Gargittion 23, Athina 118 54, Greece



LOCATION



Gargition 23, Athina
118 54, Greece



4 min walk from the
nearest bus stop



1 min walk from Kerameikos
Metro station



1 min walk from
Persefonis Square



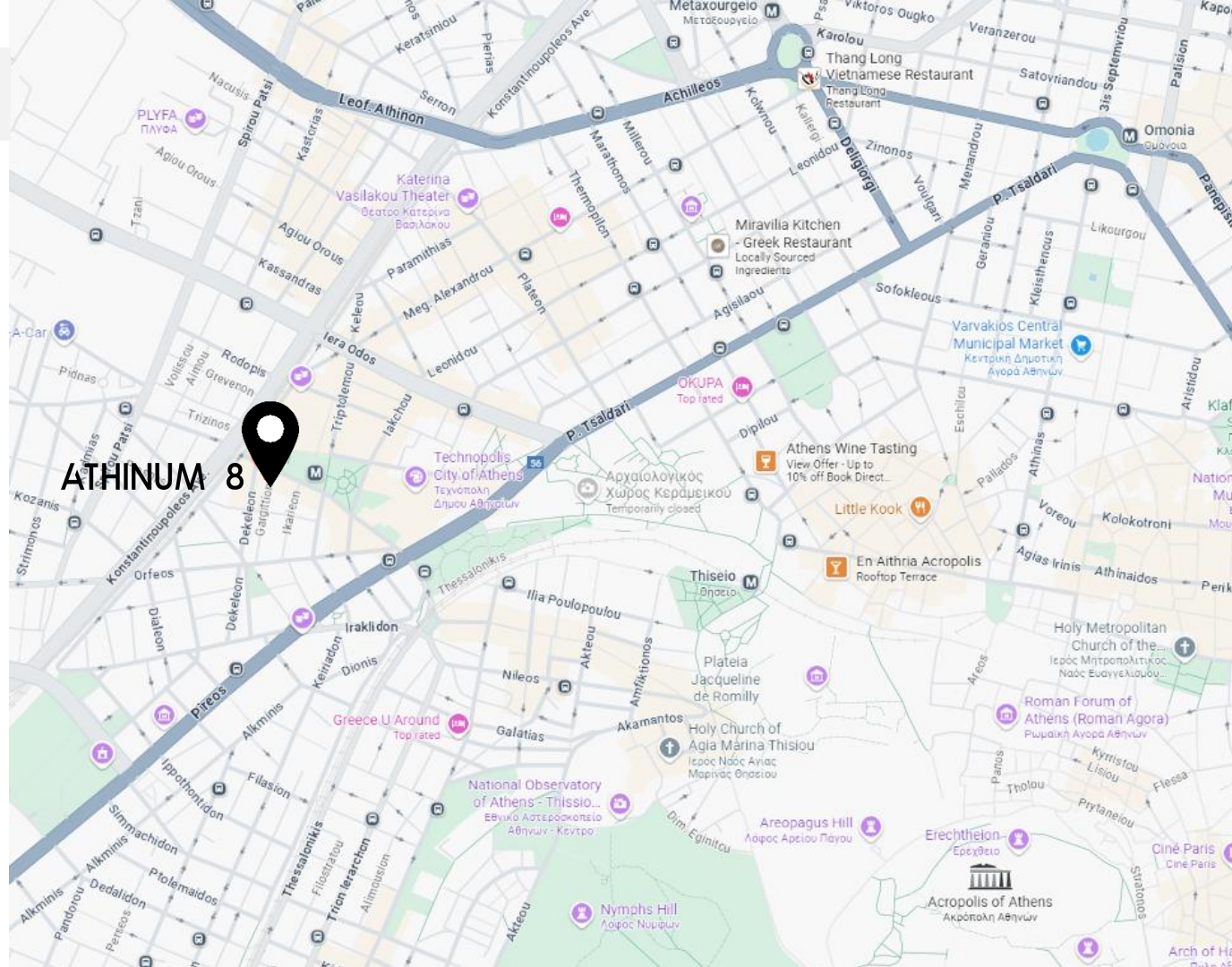
10 min walk from
Kerameikos Arch. site



21 min walk from the
Acropolis of Athens



39 min drive from the
Athens International
Airport



ATHINUM 8

EXTERNAL PERSPECTIVES

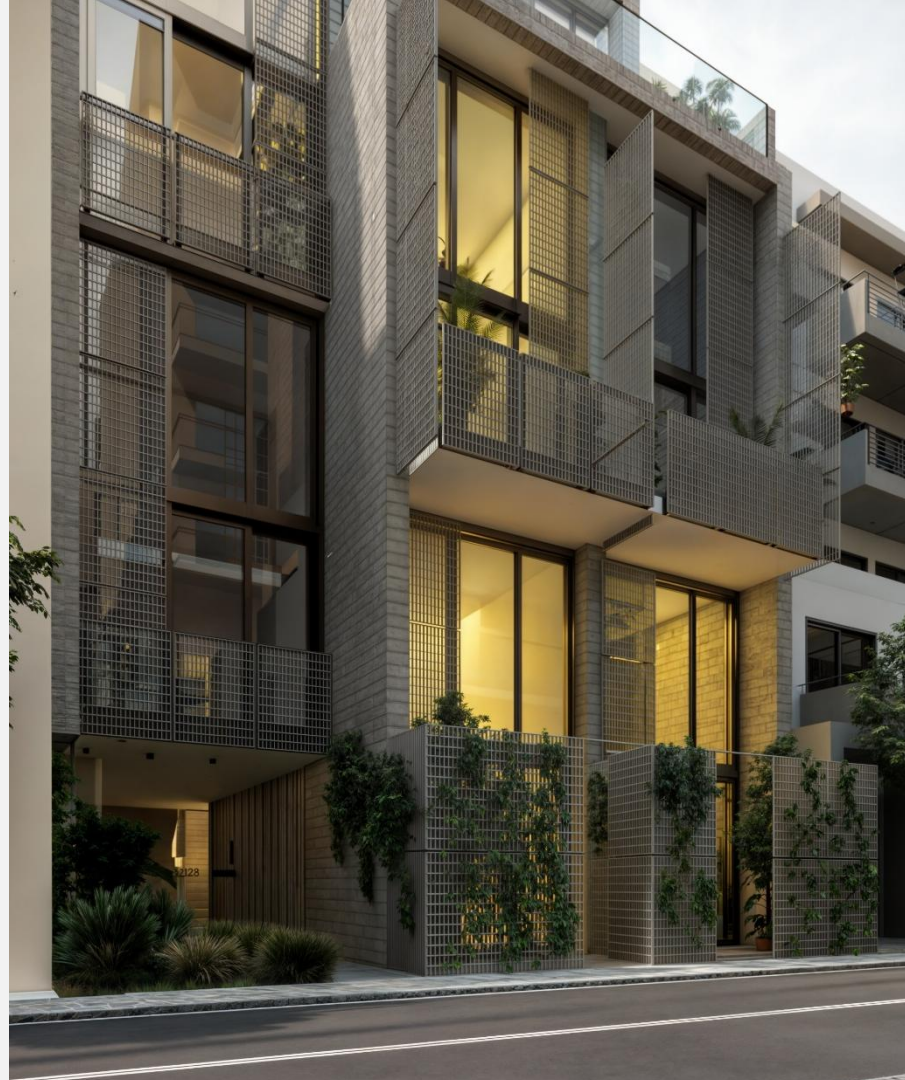
Architectural Concept



ATHINUM 8

EXTERNAL PERSPECTIVES

Architectural Concept



R A T E C A R D

ATHINUM 8

UNIT	LEVEL	BEDROOMS	BATHROOMS	WC	PARKING	INTERIOR SQM	GARDEN / TERRACE	TOTAL SQM	PRICE
<u>MAISONETTE GF – A1</u>	-1 GF	3	3	-	-	108.72	41.88	150.6	€ 550,000
<u>LOFT F1 – A1</u>	1 st 2 nd	1	1	-	-	48.39	-	48.39	SOLD
<u>LOFT F2 – A1</u>	2 nd 3 rd	1	1	-	-	52.97	5.10	52.97	€ 290,000
<u>LOFT F2 – A2</u>	2 nd 3 rd	1	1	-	-	48.87	5.26	48.87	SOLD
<u>LOFT F3 – A1</u>	3 rd 4 th	1	1	-	-	48.56	-	48.56	€ 280,000
<u>PENTHOUSE</u>	4 th 5 th	2	2	1	1	102.07	44.43	146.5	€ 700,000

STORAGE RATE CARD

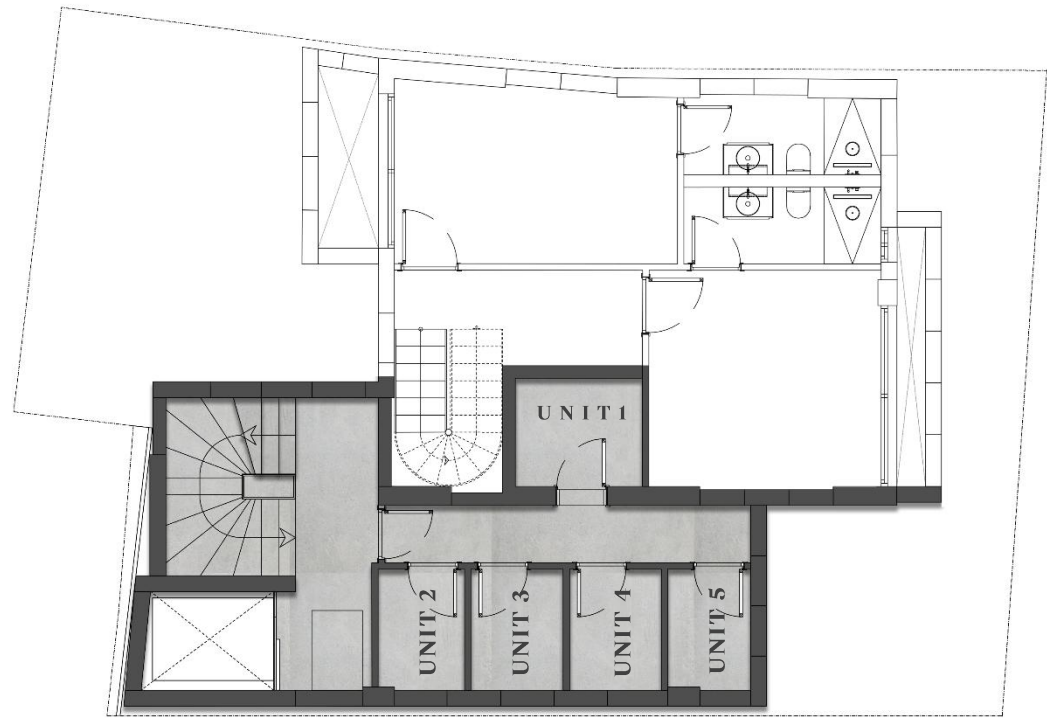
ATHINUM 8

UNIT	LEVEL	INTERIOR SQM	CELLING HEIGHT (m)	PRICE
<u>STORAGE 1</u>	-1	4.51	3.40	€ 12,000
<u>STORAGE 2</u>	-1	3.40	2.80	€ 7,000
<u>STORAGE 3</u>	-1	3.49	2.80	€ 7,000
<u>STORAGE 4</u>	-1	3.49	2.80	€ 7,000
<u>STORAGE 5</u>	-1	3.61	2.80	€ 7,000

BUILDING AMENITIES

BASEMENT

-  Storage Unit 1 | 4.51 m²
-  Storage Unit 2 | 3.40 m²
-  Storage Unit 3 | 3.49 m²
-  Storage Unit 4 | 3.49 m²
-  Storage Unit 5 | 3.61 m²
-  Ceiling Height 2.80 – 3.40 m
-  -1 Floor



MAISONETTE GF-A1 | Living area and kitchen | Ground Floor
Internal perspectives



MAISONETTE GF-A1 | Ground Floor
Internal perspectives



MAISONETTE GF-A1 | Ground Floor
External perspectives



MAISONETTE GF-A1 | Bedroom 2 | Basement
Internal perspectives



MAISONETTE GF-A1 | Bedroom 2 | Basement
Internal perspectives



MAISONETTE GF-A1 | Bedroom 1 | Basement
Internal perspectives



MAISONETTE GF-A1

BASEMENT | GROUND FLOOR

TOTAL INTERIOR SURFACE : 108.72 SQM

TOTAL EXTERIOR SURFACE : 41.88 SQM



1 Bedroom



1 Bathroom



Interior Surface 108.72 m²

Entry Level 57.90 m²

Lower Level 50.82 m²



Front Garden Terrace Surface 13.40 m²



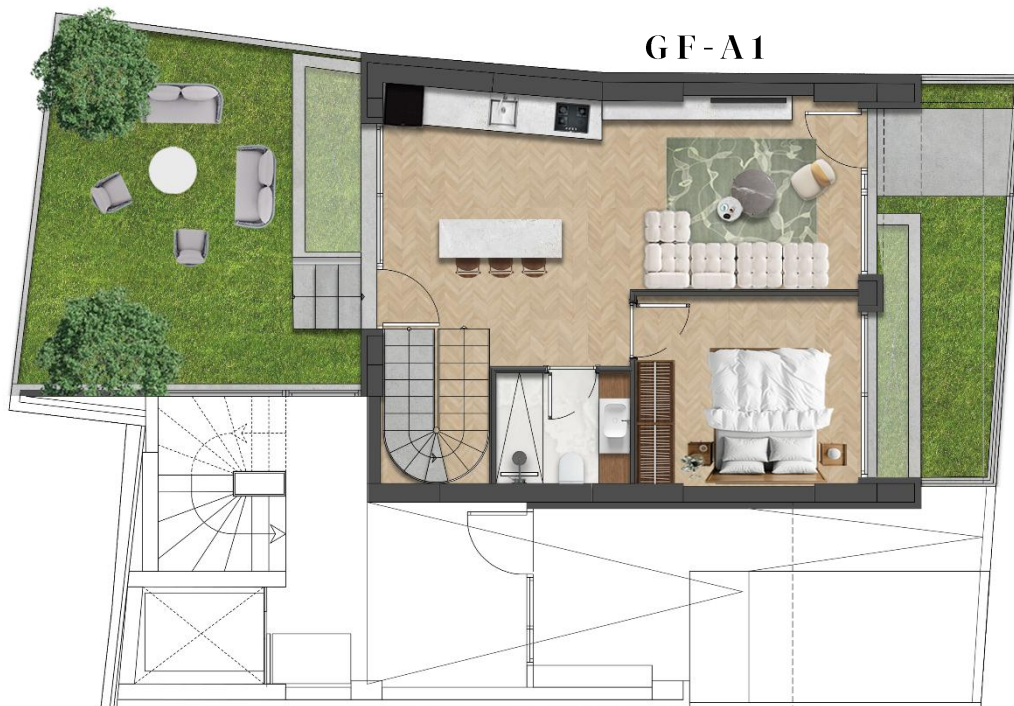
Back Garden Terrace Surface 28.48 m²



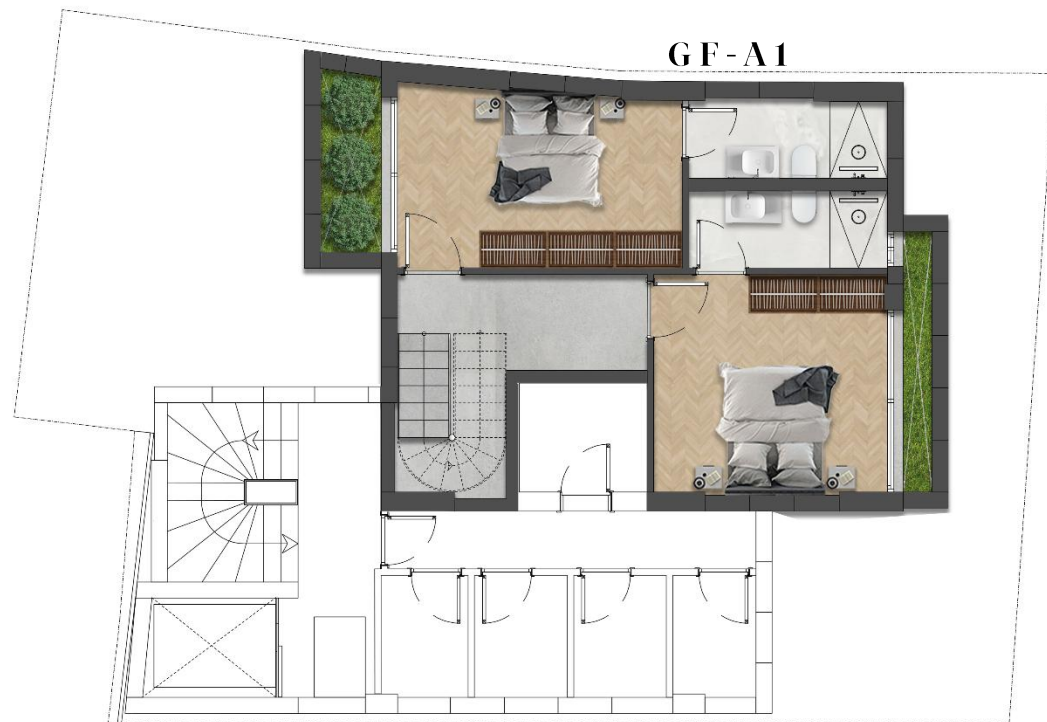
Celling Height 3.40 – 5.00 m



1st | 2nd Floors



ENTRY LEVEL | GF
57.90 m²



LOWER LEVEL | -1st
50.82 m²

LOFT F1- A1

1ST | 2ND FLOORS

TOTAL INTERIOR SURFACE : 48.39 SQM



1 Bedroom



1 Bathroom



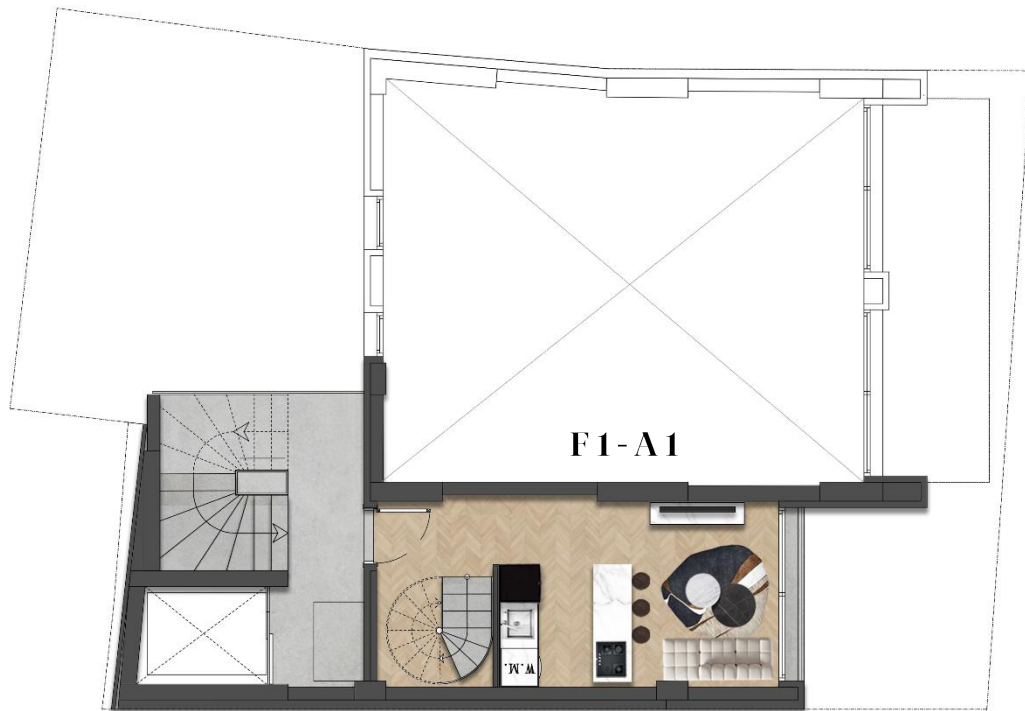
Interior Surface 48.39 m²
Entry Level 24.19 m²
Lower Level 24.20 m²



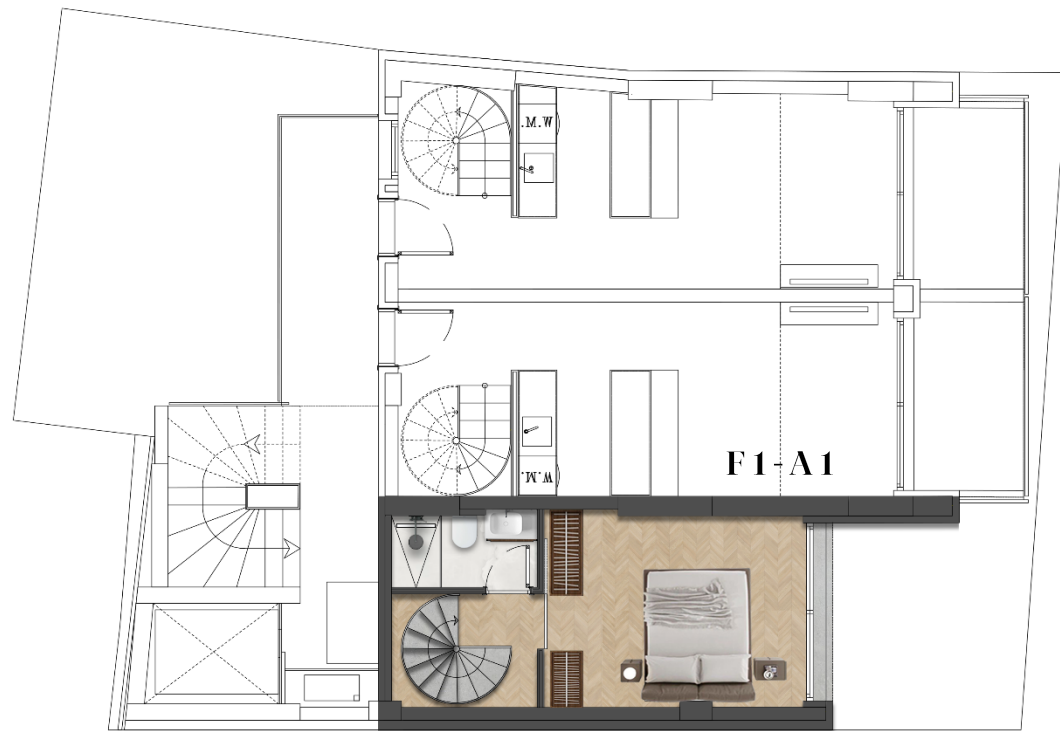
Celling Height 2.80- 5.20 m



1st | 2nd Floors

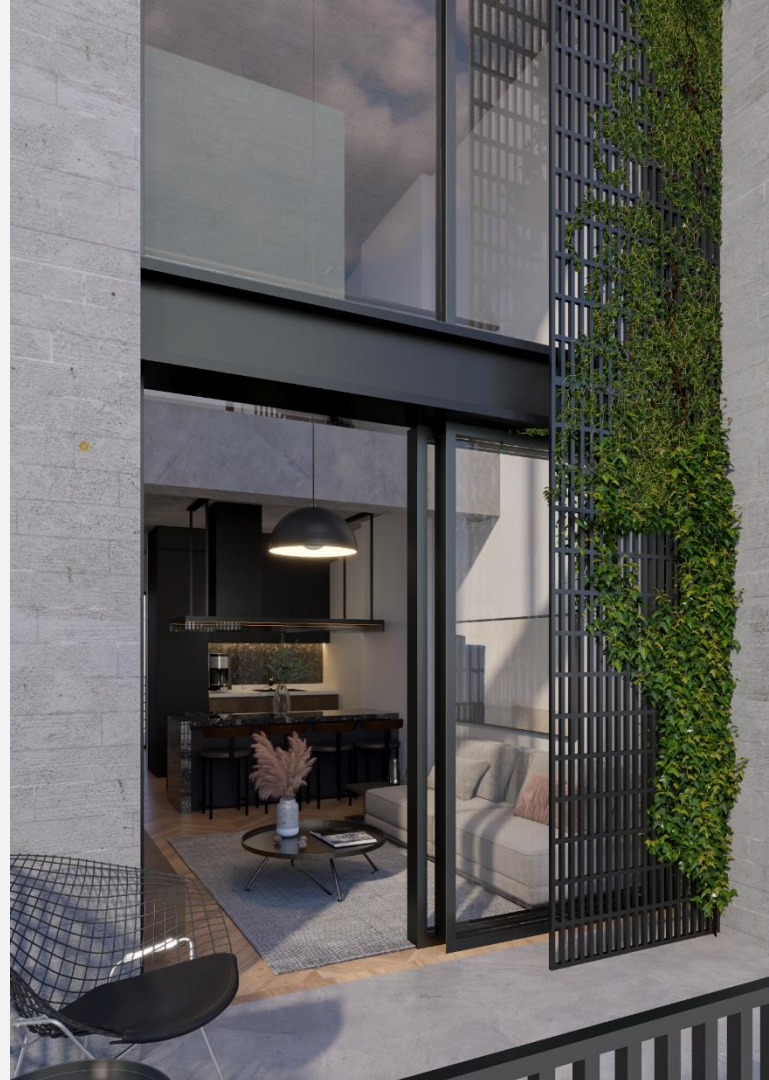


ENTRY LEVEL | 1st
24.19 m²



UPPER LEVEL | 2nd
24.20 m²

TYPICAL LOFT | 2nd Floor | Living area and Kitchen
Internal – External perspectives



TYPICAL LOFT 2nd Floor | Living area and Kitchen
Internal perspectives



TYPICAL LOFT 2nd Floor | Living area and Kirchen
Internal perspectives



TYPICAL LOFT | 3rd Floor | Bedroom
Internal perspectives



LOFT F2- A1

2ND | 3RD FLOORS

TOTAL INTERIOR SURFACE : 52.97 SQM

TOTAL EXTERIOR SURFACE : 5.10 SQM



1 Bedroom



1 Bathroom



Interior Surface 52.97 m²

Entry Level 29.16 m²

Lower Level 23.81 m²



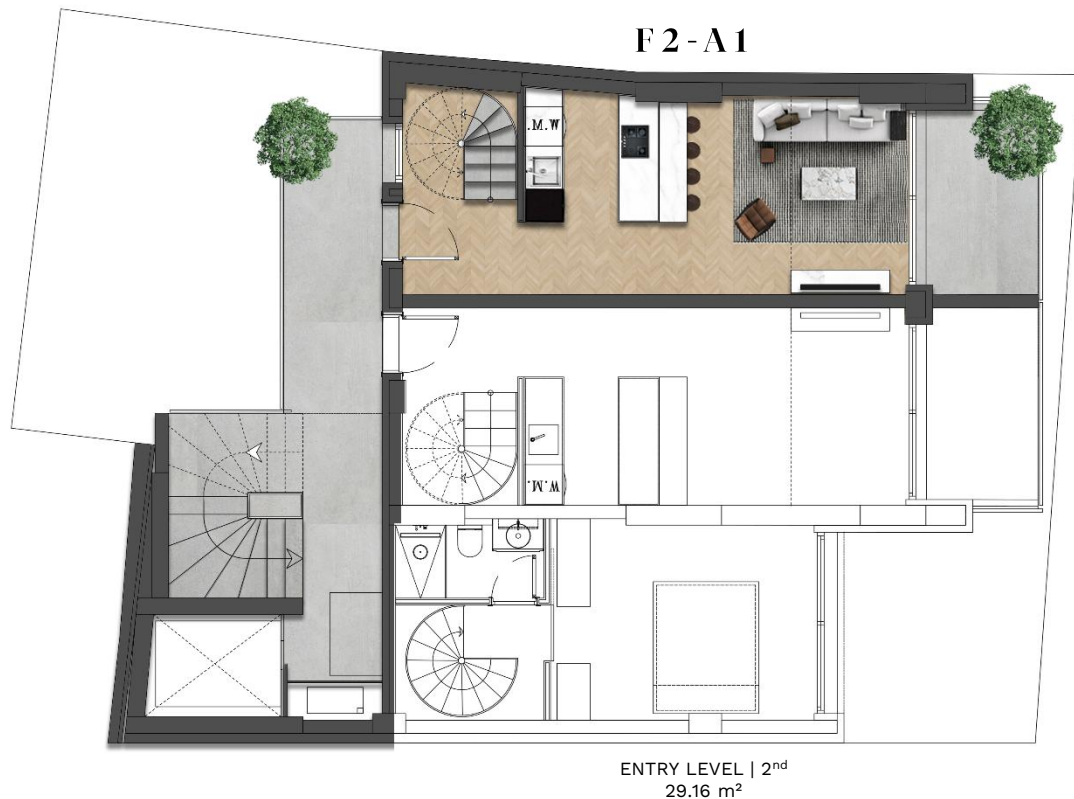
Terrace Surface 5.10 m²

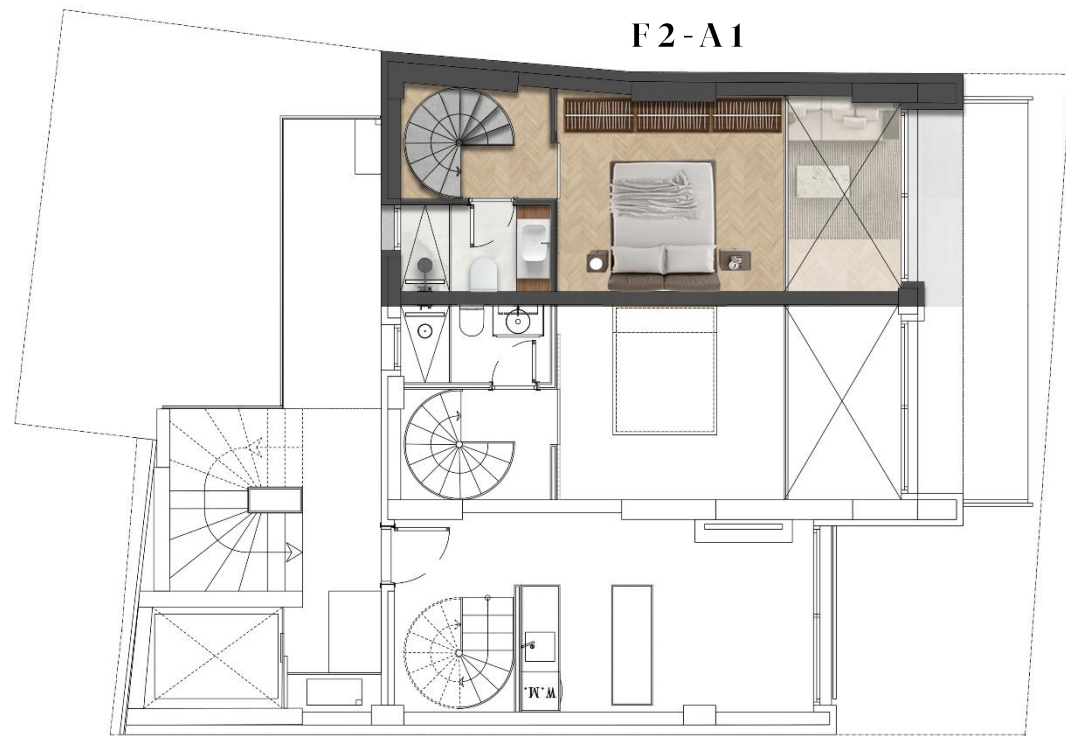


Celling Height 2.80 – 5.20 m



2nd | 3rd Floors





F 2-A1

**UPPER LEVEL | 3rd
23.81 m²**

LOFT F2- A2

2ND | 3RD FLOORS

TOTAL INTERIOR SURFACE : 48.87 SQM

TOTAL EXTERIOR SURFACE : 5.26 SQM



1 Bedroom



1 Bathroom



Interior Surface 48.87 m²

Entry Level 27.13 m²

Lower Level 21.74 m²



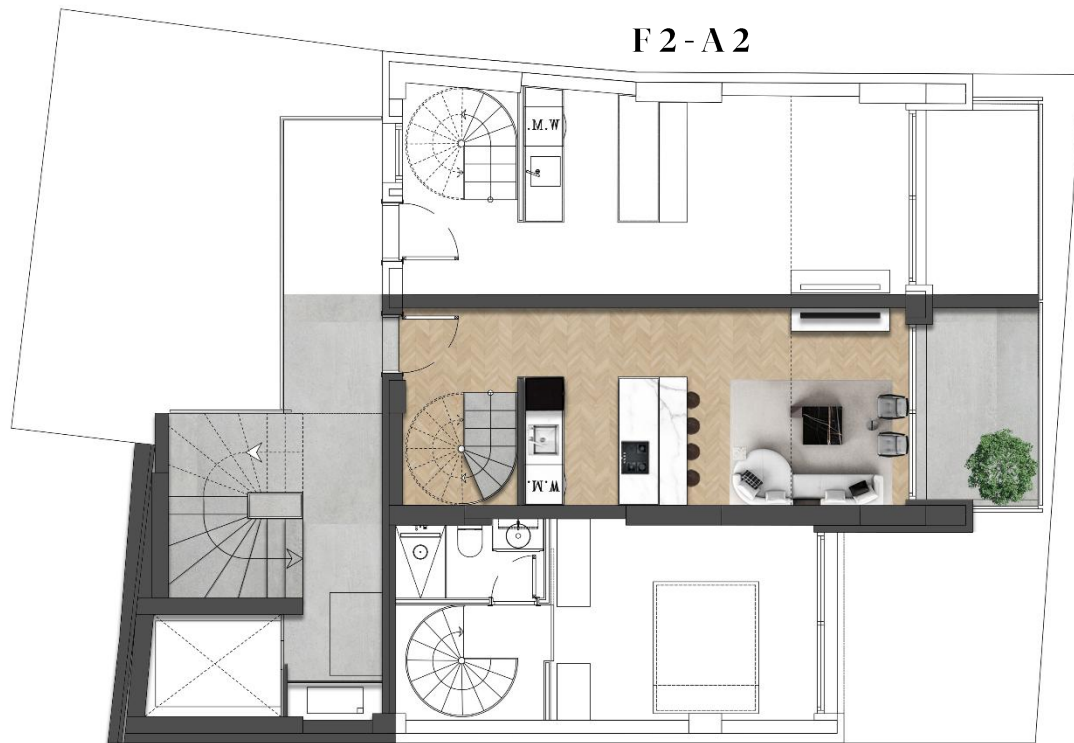
Terrace Surface 5.26 m²



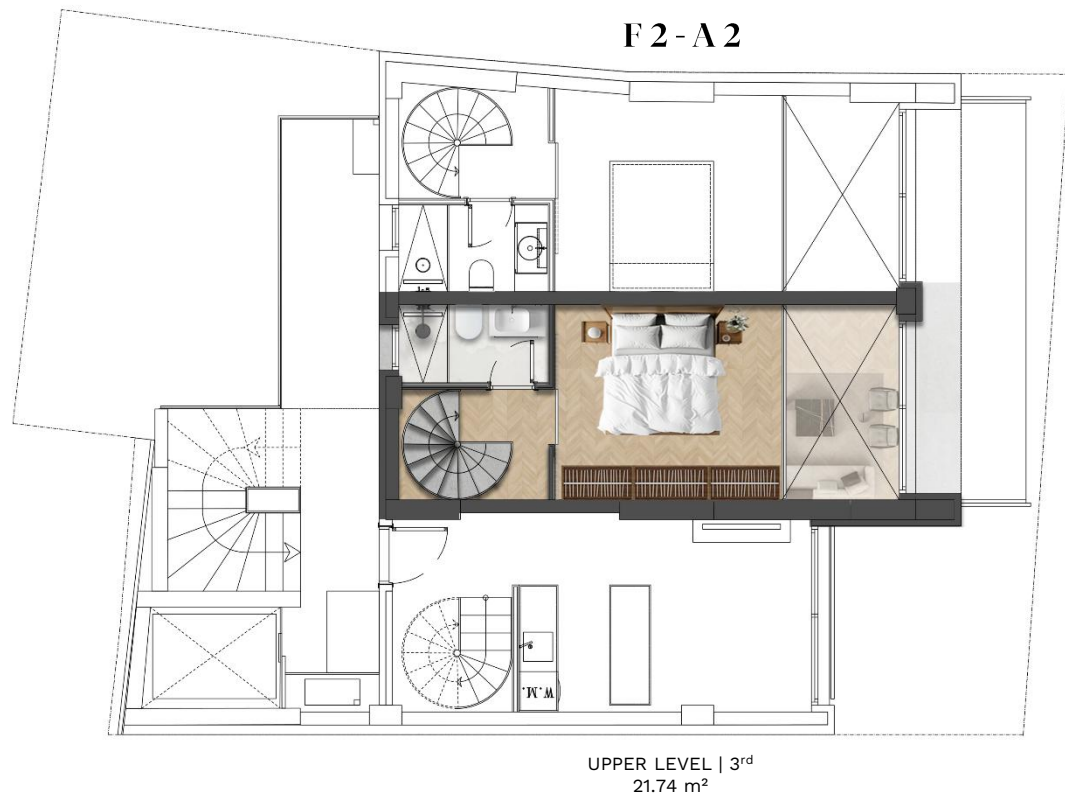
Celling Height 2.80 – 5.20 m



2nd | 3rd Floors



ENTRY LEVEL | 2nd
27.13 m²



LOFT F3- A1

3RD | 4TH FLOORS

TOTAL INTERIOR SURFACE : 48.56 SQM



1 Bedroom



1 Bathroom



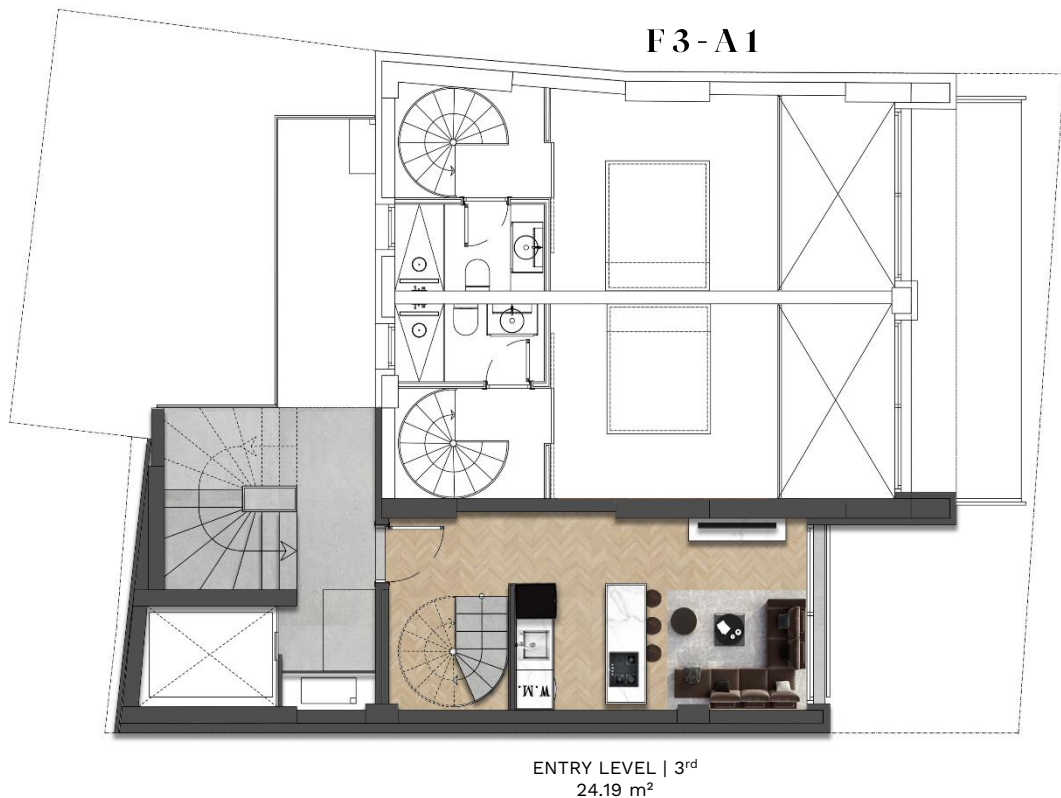
Interior Surface 48.56 m²
Entry Level 24.19 m²
Lower Level 24.37 m²

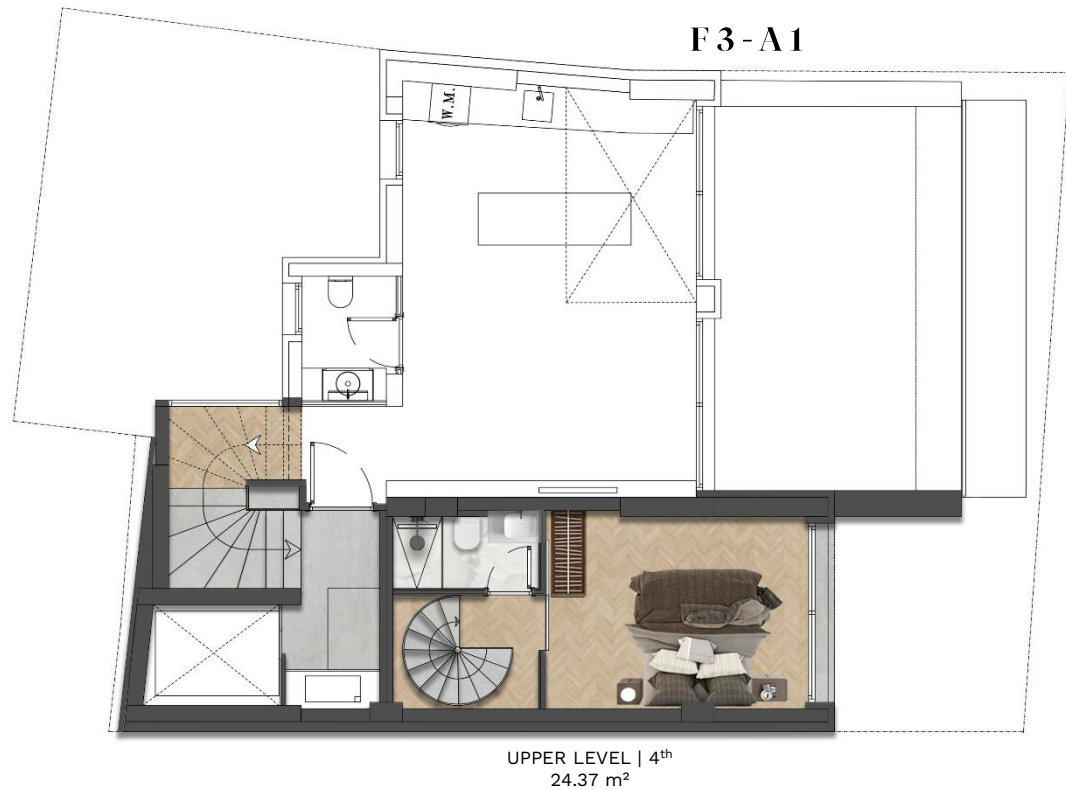


Celling Height 2.80 – 5.20 m



3rd | 4th Floors





PENTHOUSE | 4th Floor | Living area and Kitchen
Internal perspectives



PENTHOUSE | 4th Floor | Living area and Kirchen
Internal perspectives



PENTHOUSE | 4th Floor | Terrace
External perspectives



PENTHOUSE | 4th Floor | Living area and Kirchen
Internal perspectives



PENTHOUSE | 5th Floor | Master Bedroom
Internal perspectives



PENTHOUSE | 5th Floor | Master Bedroom Bathroom
Internal perspectives



PENTHOUSE | 5th Floor | Primary Bedroom
Internal perspectives



PENTHOUSE | 5th Floor | Primary Bedroom Bathroom
Internal perspectives



PENTHOUSE | 5th Floor | Terrace
External perspectives



PENTHOUSE

4TH | 5TH FLOORS

TOTAL INTERIOR SURFACE : 102.07 SQM

TOTAL EXTERIOR SURFACE : 44.43 SQM



2 Bedrooms



2 Bathrooms



1 WC



Interior Surface 102.07 m²

Entry Level 44.38 m²

Lower Level 57.69 m²



Exterior Surface 44.43 m²

Entry Level Terrace 24.92 m²

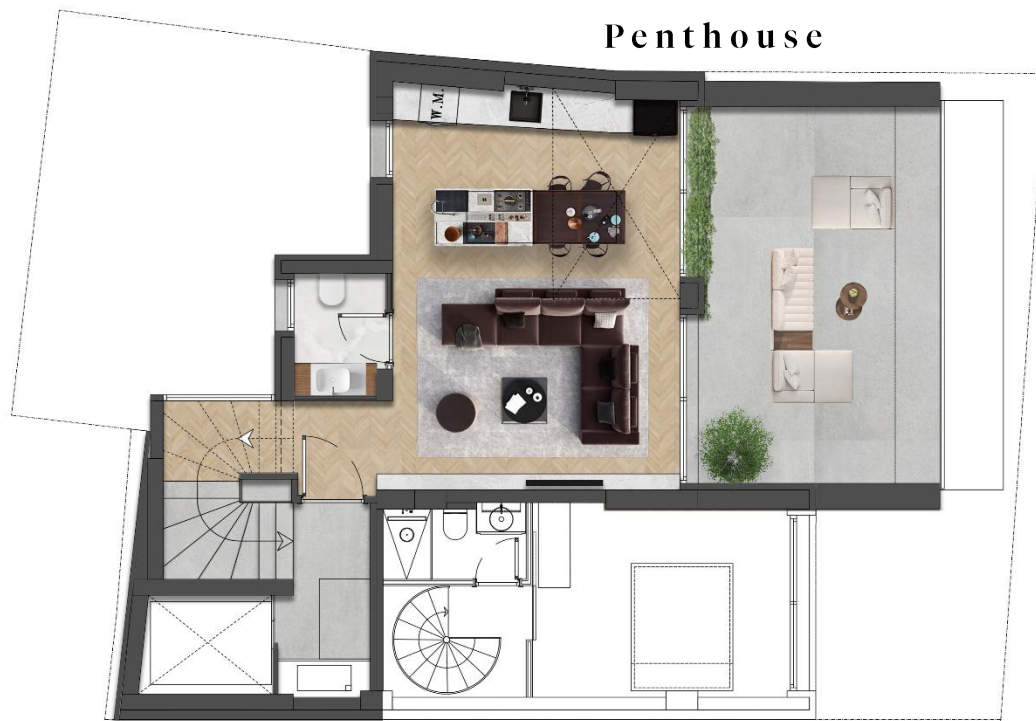
Upper Level Terrace 19.51 m²



Ground Floor Parking 9.94 m²

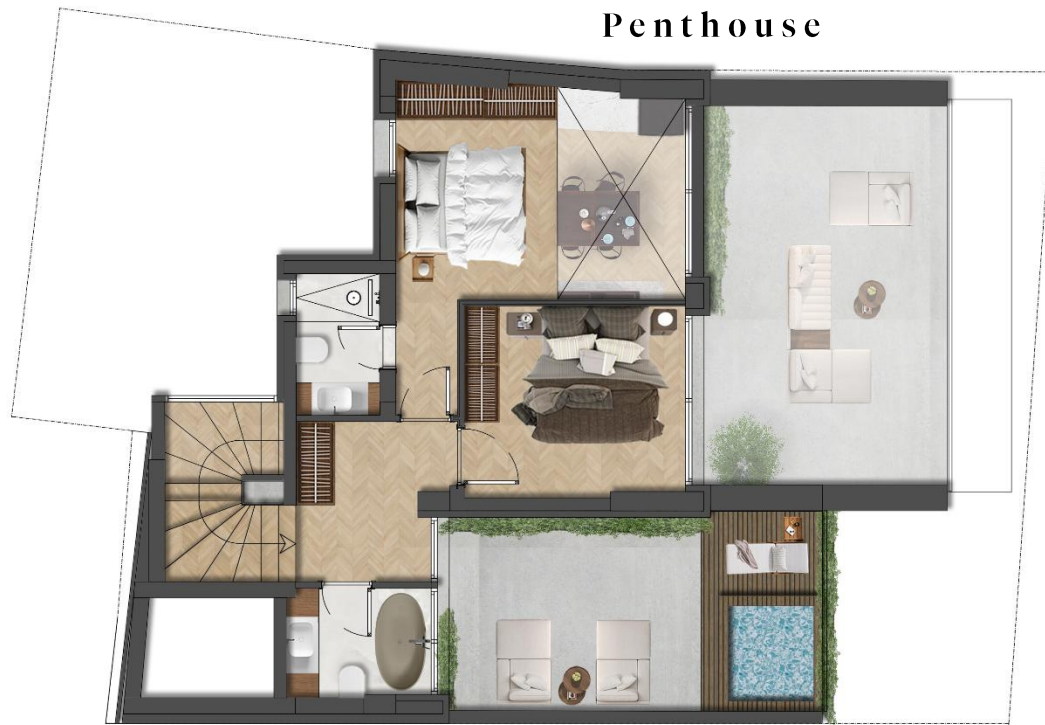


4th | 5th Floors

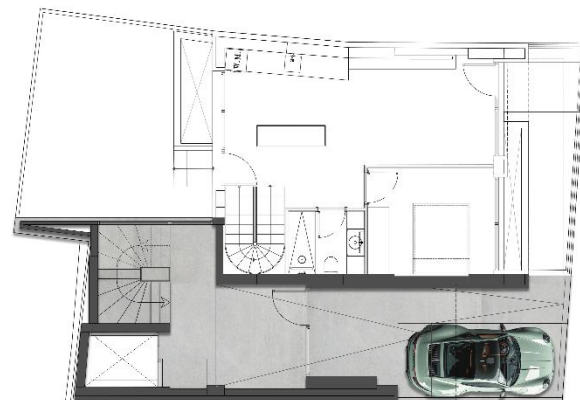


ENTRY LEVEL | 4th
44.38 m²

Penthouse



UPPER LEVEL | 5th
57.69 m²



PARKING | GF
9.94 m²

Thank you

FOR YOUR TRUST