



ATHINUM 6

APARTMENTS IN ATHENS

PSYRI - ATHENS



ATHINUM 6

Introducing **ATHINUM 6**, a stunning modern residential project located in the vibrant Keramikos, Central district of Athens. This is your chance to invest in a prime property that blends cultural heritage with contemporary living.

PRIME LOCATION: Located in the center of Athens, Keramikos, **ATHINUM 6** is just steps from Monastiraki Square and near iconic landmarks like the Acropolis and Theseio.

MODERN LIVING: Featuring 35 bright, high-end apartments with airy interiors, residents will enjoy premium amenities including a gym and communal laundry for enhanced comfort.

CONVENIENT ACCESS: With easy access to metro and bus connections, all of Athens is within reach.

Pireos 57, Athina 105 53, Greece



LOCATION



Pireos 57, Athina
105 53, Greece



1 min walk from the
nearest bus stop



7 min walk from Thisio
Metro station



9 min walk from
Monastiraki Square



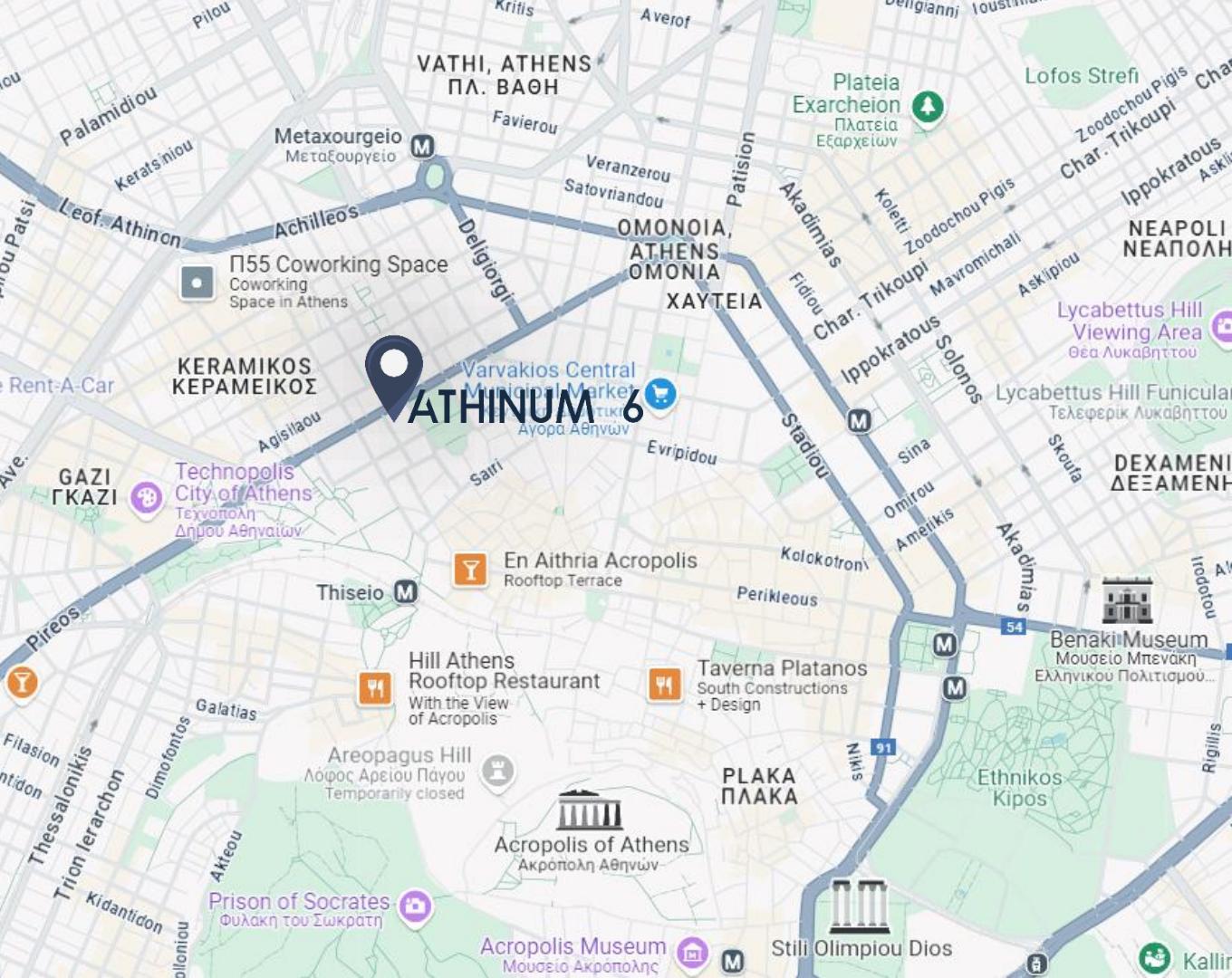
10 min walk from
Kerameikos Arch. site



20 min walk from the
Acropolis of Athens



44 min drive from the
Athens International
Airport



ATHINUM 6

EXTERNAL PERSPECTIVES

Architectural Concept



COMMON GYM – Basement

Internal perspectives



TYPICAL APARTMENT

Internal perspectives



TYPICAL APARTMENT

Internal perspectives



BUILDING AMENITIES

BASEMENT

COMMON AREA : GYM & LAUNDRY ROOM



Gym 49.36 m²



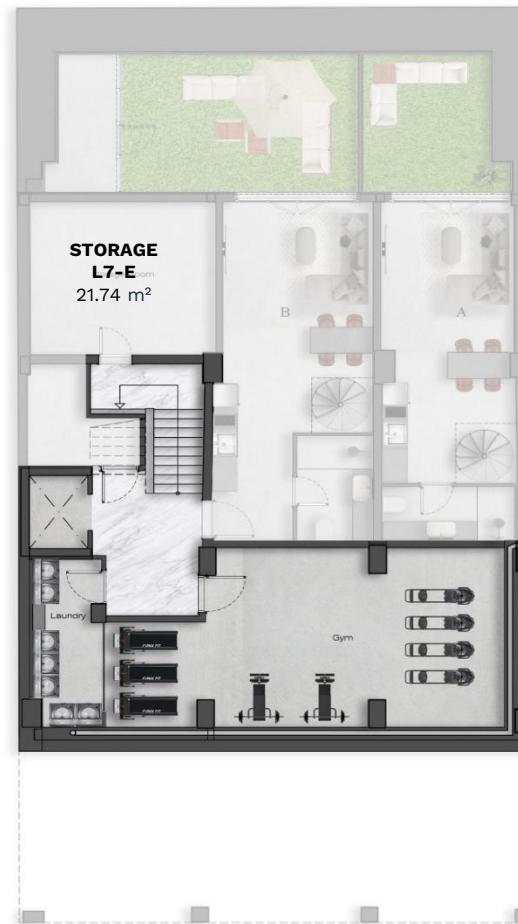
Laundry Room 10.14 m²



Storage L7-E 21.74 m²



Basement -1





DUPLEX - A

-1 & GROUND FLOOR

TOTAL INTERIOR SURFACE : 63.63 SQM

TOTAL EXTERIOR SURFACE : 12.80 SQM



1 Bedroom



2 Bathrooms



Interior Surface 63.63 m²



Exterior Backyard Surface 12.80 m²



-1 and Ground Floor



Open-plan kitchen



ENTRANCE / GROUND FLOOR



GARDEN LEVEL / -1



DUPLEX - B

-1 & GROUND FLOOR

TOTAL INTERIOR SURFACE : 63.73 SQM
TOTAL EXTERIOR SURFACE : 27.00 SQM



1 Bedroom



2 Bathrooms



Interior Surface 63.73 m²



Exterior Backyard Surface 27.00 m²



-1 and Ground Floor



Open-plan kitchen



ENTRANCE / GROUND FLOOR



GARDEN LEVEL / -1



STUDIO GF - C

ELEVATED GROUND FLOOR

TOTAL INTERIOR SURFACE : 23.16 SQM

TOTAL EXTERIOR SURFACE : --



1 Bedroom



1 Bathroom



Interior Surface 23.16 m²



Elevated Ground Floor



Open-plan kitchen



SHOP

External Perspective





SHOP

GROUND FLOOR & FIRST FLOOR

TOTAL INTERIOR SURFACE : 112.40 SQM

TOTAL EXTERIOR SURFACE : 38.54 SQM



Interior Surface 112.40 m²



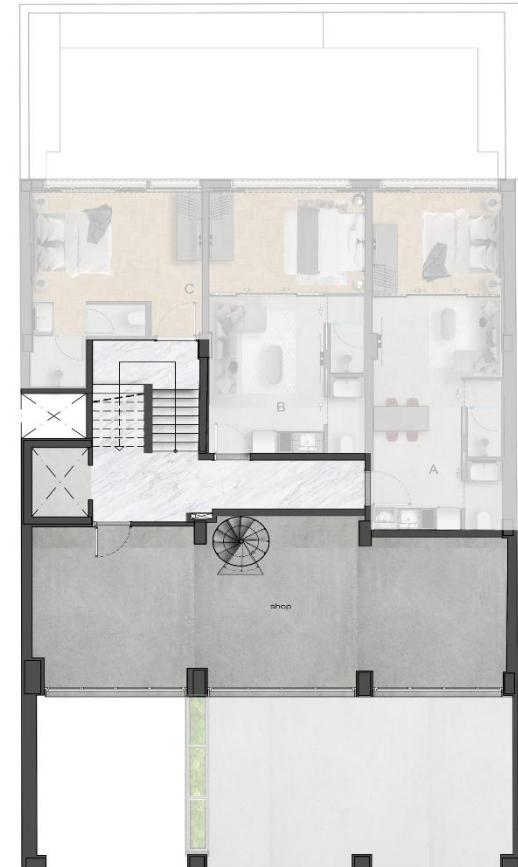
Covered Terrace Surface 38.54 m²



GF and 1st Floor



ENTRANCE / GROUND FLOOR



UPPER LEVEL / 1



APARTMENT L1 - A

FIRST FLOOR

TOTAL INTERIOR SURFACE : 36.73 SQM

TOTAL EXTERIOR SURFACE : --



1 Bedroom



1 Bathroom



Interior Surface 36.73 m²



1st Floor



Open-plan kitchen





APARTMENT L1 - B

FIRST FLOOR

TOTAL INTERIOR SURFACE : 32.13 SQM

TOTAL EXTERIOR SURFACE : --



1 Bedroom



1 Bathroom



Interior Surface 32.13 m²



1st Floor



Open-plan kitchen





APARTMENT L1 - C

FIRST FLOOR

TOTAL INTERIOR SURFACE : 23.16 SQM

TOTAL EXTERIOR SURFACE : --



1 Bedroom



1 Bathroom



Interior Surface 23.16 m²



1st Floor



Open-plan kitchen





TYPICAL APARTMENT - A

SECOND, THIRD, FOURTH, FIFTH AND SIXTH FLOOR

TOTAL INTERIOR SURFACE : 43.54 SQM

TOTAL EXTERIOR SURFACE : --



1 Bedroom



1 Bathroom



Interior Surface 43.54 m²



2nd | 3rd | 4th | 5th | 6th | Floor



Open-plan kitchen





TYPICAL APARTMENT - B

SECOND, THIRD, FOURTH, FIFTH AND SIXTH FLOORS

TOTAL INTERIOR SURFACE : 41.39 SQM

TOTAL EXTERIOR SURFACE : --



1 Bedroom



1 Bathroom



Interior Surface 41.39 m²



2nd | 3rd | 4th | 5th | 6th | Floor



Open-plan kitchen





TYPICAL APARTMENT - C

SECOND, THIRD, FOURTH, FIFTH AND SIXTH FLOORS

TOTAL INTERIOR SURFACE : 40.16 SQM

TOTAL EXTERIOR SURFACE : --



1 Bedroom



1 Bathroom



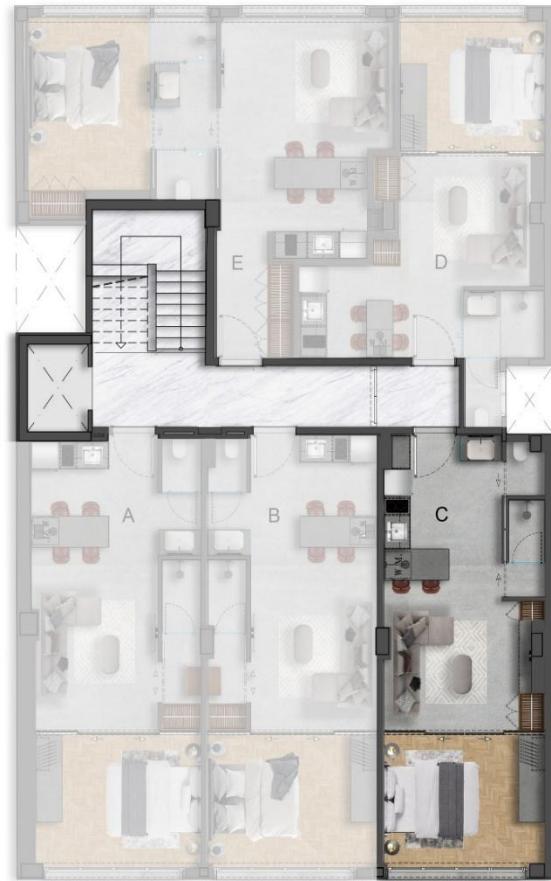
Interior Surface 40.16 m²



2nd | 3rd | 4th | 5th | 6th | Floors



Open-plan kitchen





TYPICAL APARTMENT - D

SECOND, THIRD, FOURTH, FIFTH AND SIXTH FLOORS

TOTAL INTERIOR SURFACE : 37.14 SQM

TOTAL EXTERIOR SURFACE : --



1 Bedroom



1 Bathroom



Interior Surface 37.14 m²



2nd | 3rd | 4th | 5th | 6th | Floors



Open-plan kitchen





TYPICAL APARTMENT - E

SECOND, THIRD, FOURTH, FIFTH AND SIXTH FLOORS

TOTAL INTERIOR SURFACE : 49.27 SQM

TOTAL EXTERIOR SURFACE : --



1 Bedroom



1 Bathroom



Interior Surface 49.27 m²



2nd | 3rd | 4th | 5th | 6th | Floors



Open-plan kitchen



PENTHOUSE
Internal perspectives



PENTHOUSE
Internal perspectives



PENTHOUSE
Internal perspectives



PENTHOUSE
External perspectives





PENTHOUSE L7 - A

SEVENTH AND EIGHTH FLOORS

TOTAL INTERIOR SURFACE : 32.54 SQM

BALCONY SURFACE: 10.30 SQM

TERRACE SURFACE: 31.30 SQM



1 Bedroom



1 Bathroom



Interior Surface 32.54 m²



7th & 8th Floor



Rooftop Terrace Surface 31.30 m²



Balcony Surface 10.30 m²



Open-plan kitchen



ENTRANCE / 7th FLOOR



PRIVATE ROOF GARDEN / 8th FLOOR



APARTMENT L7 - B

SEVENTH FLOOR

TOTAL INTERIOR SURFACE : 31.20 SQM

TOTAL EXTERIOR SURFACE : 10.28 SQM



1 Bedroom



1 Bathroom



Interior Surface 31.20 m²



7th Floor



Balcony Surface 10.28 m²



Open-plan kitchen





PENTHOUSE L7 - C

SEVENTH AND EIGHTH FLOORS

TOTAL INTERIOR SURFACE : 30.55 SQM

BALCONY SURFACE: 10.17 SQM

TERRACE SURFACE: 41.62 SQM



1 Bedroom



1 Bathroom



Interior Surface 30.55 m²



7th & 8th Floor



Rooftop Terrace Surface 14.62 m²



Balcony Surface 10.17 m²



Open-plan kitchen



ENTRANCE / 7th FLOOR



PRIVATE ROOF GARDEN / 8th FLOOR



APARTMENT L7 - D

SEVENTH FLOOR

TOTAL INTERIOR SURFACE : 34.20 SQM

TOTAL EXTERIOR SURFACE : --



1 Bedroom



1 Bathroom



Interior Surface 34.20 m²



7th Floor



Open-plan kitchen





PENTHOUSE L7 - E

SEVENTH AND EIGHTH FLOORS

TOTAL INTERIOR SURFACE : 97.36 SQM

TERRACE SURFACE: 71.08 SQM



2 Bedrooms



1 Bathroom



Interior Surface 75.62 m²



Storage Room 21.74 m² (Basement)



7th & 8th Floor



Rooftop Terrace Surface 71.08 m²



Open-plan kitchen



ENTRANCE / 7th FLOOR



PRIVATE ROOF GARDEN / 8th FLOOR

RATE CARD

ATHINUM 6



UNIT	LEVEL	BEDROOMS	BATHROOMS	INTERIOR SQM	OUTDOOR SQM	PRICE
<u>DUPLEX - A</u>	GF & -1	1	2	63.63	12.80	€ 335,000
<u>DUPLEX - B</u>	GF & -1	1	2	63.73	27.00	SOLD
<u>GF - C</u>	ELEVATED GF	STUDIO	1	23.16	-	€ 158,000
<u>SHOP</u>	GF & 1 st	--		112.4	38.54	€ 500,000
<u>L1 - A</u>	1 st	1	1	36.73	-	SOLD
<u>L1 - B</u>	1 st	1	1	32.13	-	SOLD
<u>L1 - C</u>	1 st	STUDIO	1	23.16	-	SOLD
<u>L2 - A</u>	2 nd	1	1	43.54	-	SOLD
<u>L2 - B</u>	2 nd	1	1	41.39	-	SOLD
<u>L2 - C</u>	2 nd	1	1	40.16	-	SOLD
<u>L2 - D</u>	2 nd	1	1	37.14	-	SOLD
<u>L2 - E</u>	2 nd	1	1	49.27	-	SOLD

RATE CARD

ATHINUM 6



UNIT	LEVEL	BEDROOMS	BATHROOMS	INTERIOR SQM	OUTDOOR SQM	PRICE
<u>L3 - A</u>	3 RD	1	1	43.54	-	€ 280,000
<u>L3 - B</u>	3 RD	1	1	41.39	-	€ 267,000
<u>L3 - C</u>	3 RD	1	1	40.16	-	SOLD
<u>L3 - D</u>	3 RD	1	1	37.14	-	SOLD
<u>L3 - E</u>	3 RD	1	1	49.27	-	SOLD
<u>L4 - A</u>	4 TH	1	1	43.54	-	€ 293,000
<u>L4 - B</u>	4 TH	1	1	41.39	-	SOLD
<u>L4 - C</u>	4 TH	1	1	40.16	-	SOLD
<u>L4 - D</u>	4 TH	1	1	37.14	-	€ 253,000
<u>L4 - E</u>	4 TH	1	1	49.27	-	SOLD
<u>L5 - A</u>	5 TH	1	1	43.54	-	€ 310,000
<u>L5 - B</u>	5 TH	1	1	41.39	-	€ 292,000

RATE CARD

ATHINUM 6



UNIT	LEVEL	BEDROOMS	BATHROOMS	INTERIOR SQM	OUTDOOR SQM	PRICE
<u>L5 - C</u>	5 TH	1	1	40.16	-	SOLD
<u>L5 - D</u>	5 TH	1	1	37.14	-	€ 263,000
<u>L5 - E</u>	5 TH	1	1	49.27	-	€ 347,000
<u>L6 - A</u>	6 TH	1	1	43.54	-	€ 326,000
<u>L6 - B</u>	6 TH	1	1	41.39	-	€ 307,000
<u>L6 - C</u>	6 TH	1	1	40.16	-	€ 298,000
<u>L6 - D</u>	6 TH	1	1	37.14	-	€ 273,000
<u>L6 - E</u>	6 TH	1	1	49.27	-	€ 363,000
<u>L7 - A</u>	7 TH	STUDIO	1	32.54	41.60	SOLD
<u>L7 - B</u>	7 TH	STUDIO	1	31.2	10.28	€ 240,000
<u>L7 - C</u>	7 TH	STUDIO	1	30.55	51.79	SOLD
<u>L7 - D</u>	7 TH	1	1	34.2	-	SOLD
<u>L7 - E</u>	7 TH	2	1	97.36	71.08	SOLD

ATHIUM 6

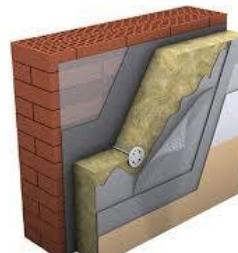
EXTERIOR MATERIAL SPECIFICATION



External thermal insulation (Thermal Façade)
Dark Grey with Steel Frames.

Windows & Openings: Powder coated aluminum thermal break frames/double glazing Low-E glass with louvers on main façade.

Glass Balustrade



Thermal Façade

ATHNUM 6

INTERIOR MOOD BOARD



White Paint



Black Georgian Doors



Concrete Floors



Charcoal Grey Melanine with Glass

COMMERCIAL SPECIFICATION

ARCHITECTURE & STRUCTURE

- **Structure:** Seismic concrete structure built according to the Hellenic Earthquake Design Code, certified by a laboratory with ELOT certification.
- **Façade:** Thermal facade, mechanically fixed with external thermal insulation.
- **External and Internal Walls:** Double brick layers (9cm each) with a 2-3cm void between them. Thermal façade (Baumit/Sto or equivalent) with a minimum thickness of 7cm in line with KENAK standards.
- **Rendering:** All walls will have three layers of thermal façade rendering/plastering.
- **Windows:** Aluminum frames (EXALCO or equivalent) with thermal insulation according to Energy Efficiency Design ($U_w < 2.0$).
- **Landscaped Areas:** Constructed per the approved landscaping and architectural design, including insulation, flooring, plants, power, lighting, and an irrigation network.

MECHANICAL

- **Elevator:** Machine-room-less elevator, European standard (KLEEMANN or equivalent).
- **Water System:** Hydraulic collector with multilayer piping (VALSIR or equivalent).
- **Sewage and Drainage:** PVC piping (FASOPLAST, VALSIR or equivalent).
- **Heating & Hot Water:**
 - Independent heating system for each apartment with Wilo pump circulators and temperature regulators (Siemens, BTCINO, Daikin, Toshiba, Mitsubishi or equivalent).
- **Cooling System:** Concealed VRV/Multi-Split system (LG, Daikin or equivalent) per Air Conditioning and Energy Efficiency designs.

ELECTRICAL

- **Standards:** Compliant with Greek legislation, ELOT HD, and P.P.C. standards.
- **Switches & Sockets:** LEGRAND GALEA (white/dark) or equivalent.
- **Video Intercom:** Full-color screen with building access control (URMET, BTCINO or equivalent).
- **Electrical Panel & Breakers:** Heavy-duty (Siemens, HAGER, ABB).
- **UHF Antennas:** One satellite dish (max 120mm diameter) over the staircase enclosure.

FLOORS

- **Common Areas:** White marble for main building entrance and staircase.
- **Ground Floor (Outdoor):** Ceramic tiles with a smoothed concrete texture (as per architect's selection).
- **Kitchen & Reception Areas:** Ceramic tiles with a smoothed concrete texture.
- **Bedrooms:** Engineered wooden floors (min. 3mm veneer) with a value of up to €45/m² (pre-reduction).
- **Bathrooms:** Special grade-A ceramic/concrete tiles (9-12mm).
- **Terraces:** Grey ceramic tiles.
- **Kitchen Backsplash:** Ceramic tiles (9-12mm), up to €40/m² (pre-reduction).

CEILINGS

- **Balconies:** Polished wood false ceiling (TRESPA or equivalent).
- **Indoor:** Gypsum board false ceilings in necessary areas, including spotlights. Common areas and corridors also have gypsum board ceilings.

SANITARY WARES & FIXTURES

- **Sanitary Wares:**
 - Wall-mounted WC with soft-close lid (IDEAL STANDARD, FLAMINIA, BOCCHI or equivalent), max value of €270.
 - Wall-mounted basin (IDEAL STANDARD, FLAMINIA, BOCCHI or equivalent), max value of €100.
 - Acrylic shower tray (max 1.6m, value up to €150).
 - Accessories (mirror, soap holder, towel hanger, etc.) with a total value of €160.
- **Mixers:** GROHE, Ideal Standard, ROCA or equivalent, max value of €85 each.
- **Shower Enclosures:** Safety self-cleaning glass, value up to €400.

DOORS

- **Main Apartment Door:** Safety door (INTRADOOR, SYNCRO or equivalent), max value of €600.
- **Internal Doors:** Laminate with wood/aluminum frame, max value of €200 per door.

BALUSTRADES

- **Railings:** Metallic steel.

KITCHEN

- **Cabinets:** High-quality melamine (VENETI, GRUPPOCUICCINE or equivalent). Bottom cabinets (height 86cm), top cabinets (height 70cm), max value of €200/m.

- **Countertops:** Formica/Nevamar or equivalent, max value of €70/m.
- **Sink:** Stainless steel (FRANKE, BLANCO or equivalent), max value of €170.
- **Mixer Taps:** Italian-made, max value of €80.

PAINT FINISH

- **Indoor:** Acrylic low-VOC paints (VECHRO, VIVEXROM or equivalent) as selected by the architect.
- **Outdoor:** High-performance coatings (VECHRO, VIVEXROM or equivalent).

Thank you