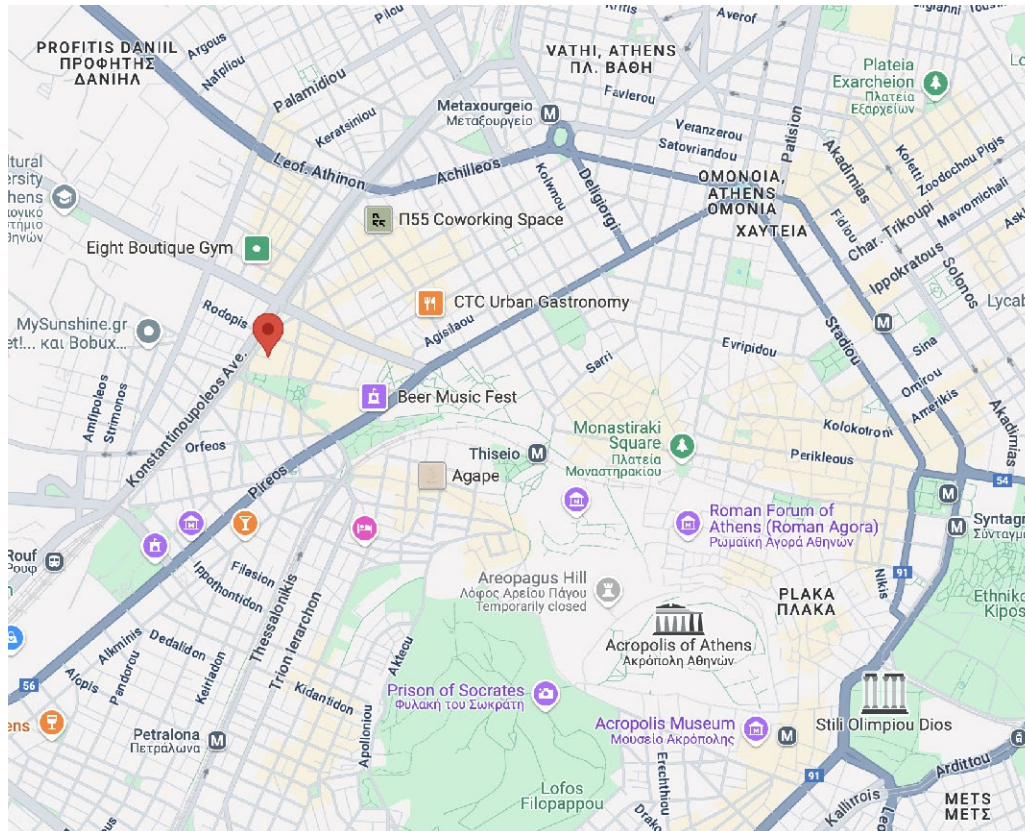
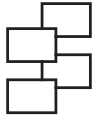


SUNSMILE  
KERAMIKOS

URBAN LIVING, NATURALLY ELEVATED

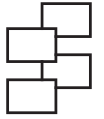
## LOCATION



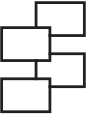
### **KERAMEIKOS COURT:**

### **URBAN LIVING, REIMAGINED**

Tucked away on Damokleous Street in the vibrant district of Kerameikos, this newly built four-storey residential development offers a fresh take on city life, balancing contemporary architecture, smart layouts, and energy efficiency in a central yet quiet location.



With just 14 apartments across four levels (including rooftop access and pilotis), the building maximises light, space, and privacy, thanks to its thoughtful design shaped by the narrow plot. Each studio or larger unit is crafted for functionality and comfort, while the building's architectural features – setback façade, box balconies, and central corridor – enhance natural light and ventilation. Environmentally conscious at its core, the project boasts a high energy rating, integrated shading, and sustainable materials. Set slightly back from the road, it provides a peaceful escape just steps from Athens' cultural heartbeat.



### LOCATION HIGHLIGHTS

- 3-minute walk to **Kerameikos Metro Station** (Blue Line)
- Less than a 15-minute walk from **Monastiraki**, **Thissio**, and **Psirri**
- Easy access to **Syntagma Square** and the very heart of **central Athens**
- Surrounded by **restaurants**, **boutiques**, **coffee shops**, **theaters**, and **art galleries**
- Close to **Monastiraki**, **Technopolis** and **Gazi Square**
- **Surrounded by a vibrant nightlife**: The Gazi area is renowned for its array of bars, clubs, and live music venues, catering to diverse tastes.

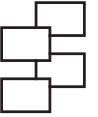






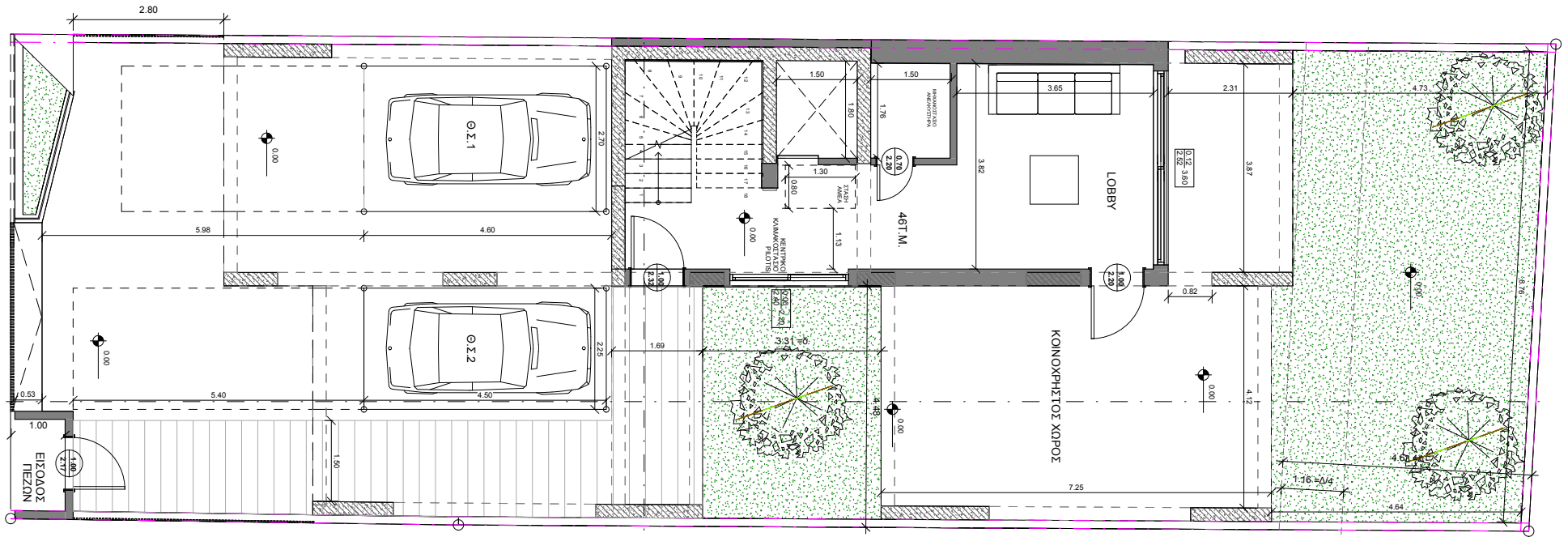


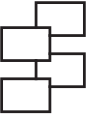




# FLOOR PLAN:

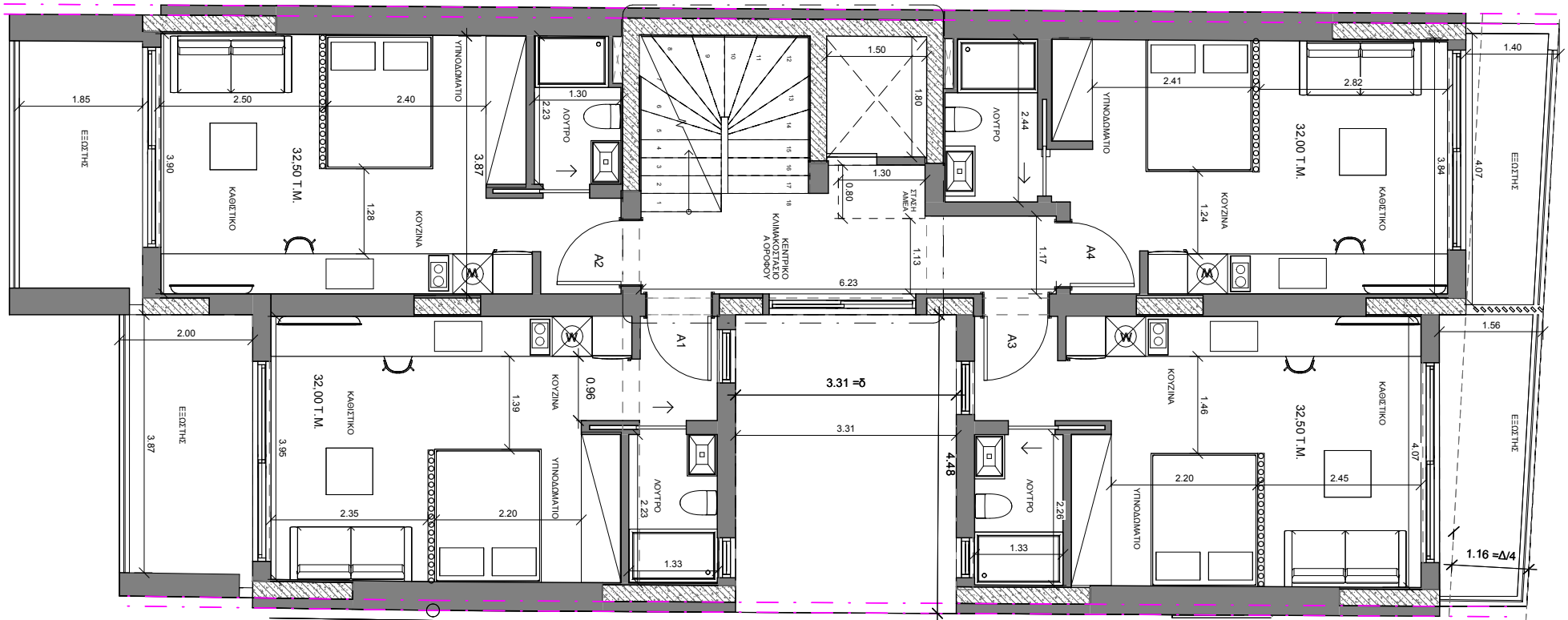
## PARKING

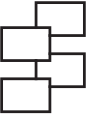




**FLOOR PLAN:**

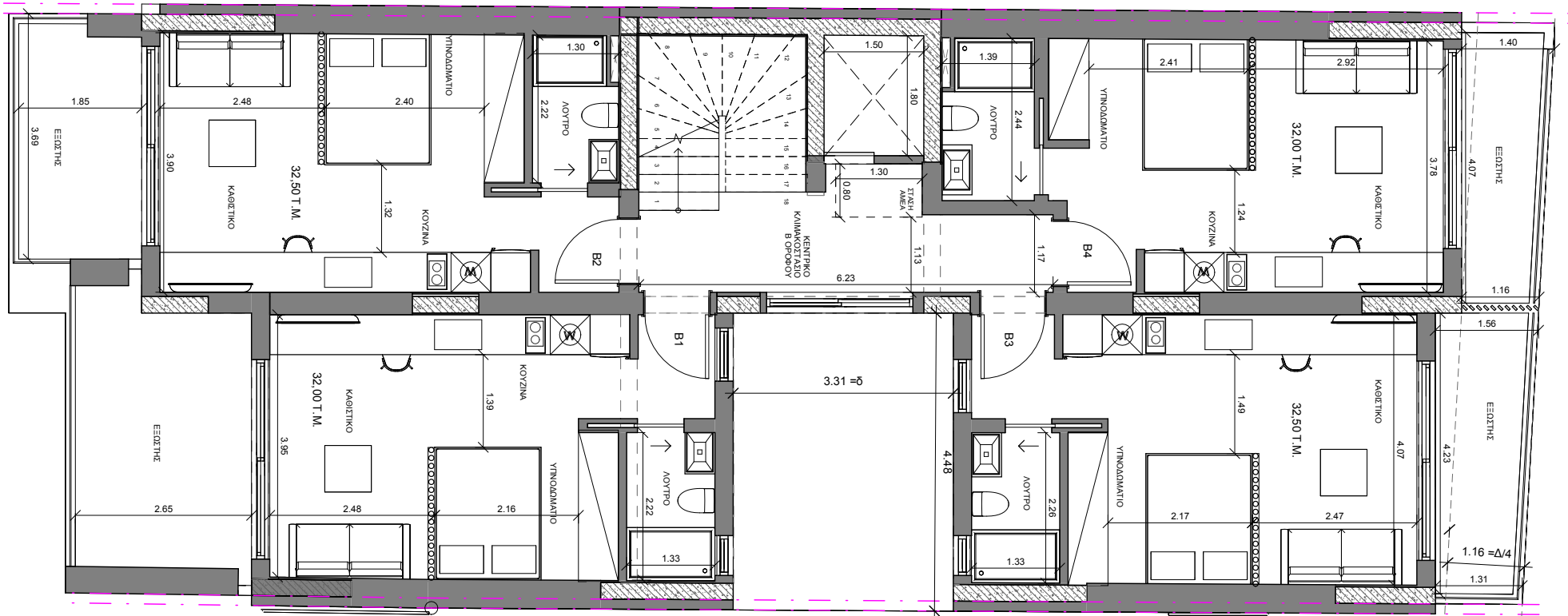
**1<sup>ST</sup> FLOOR**



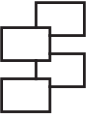


# FLOOR PLAN:

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







**FLOOR PLAN:**

**4<sup>TH</sup> FLOOR**

