



ATHINUM 9

LUXURY APARTMENTS

PANGRATI - ATHENS



ATHINUM 9

Introducing a **Golden Visa Opportunity** from €250,000 in Pangrati, Center of Athens

Athinum 9 is a premium redevelopment project featuring nine residences across five floors. The building offers:

Five modern **1-Bedroom Apartments**

Three spacious **2-Bedroom Apartments**

One impressive **3-Bedroom Penthouse** with a private rooftop terrace

Designed to combine modern architecture with high functionality, this former commercial building has been transformed into a sophisticated urban living space with high-end finishes throughout.

Perfectly located in Pangrati, one of Athens' most lively and sought-after neighborhoods, the property provides easy access to iconic landmarks, the new metro station, and the city's cultural scene.

Filolaou 168, Athina 116 32, Greece



LOCATION



Filolaou 168,
Athina 116 32, Greece



1 min walk from the
nearest bus stop



14 min walk from Aghios
Ioannis Metro station



8 min walk from
Varnava Square



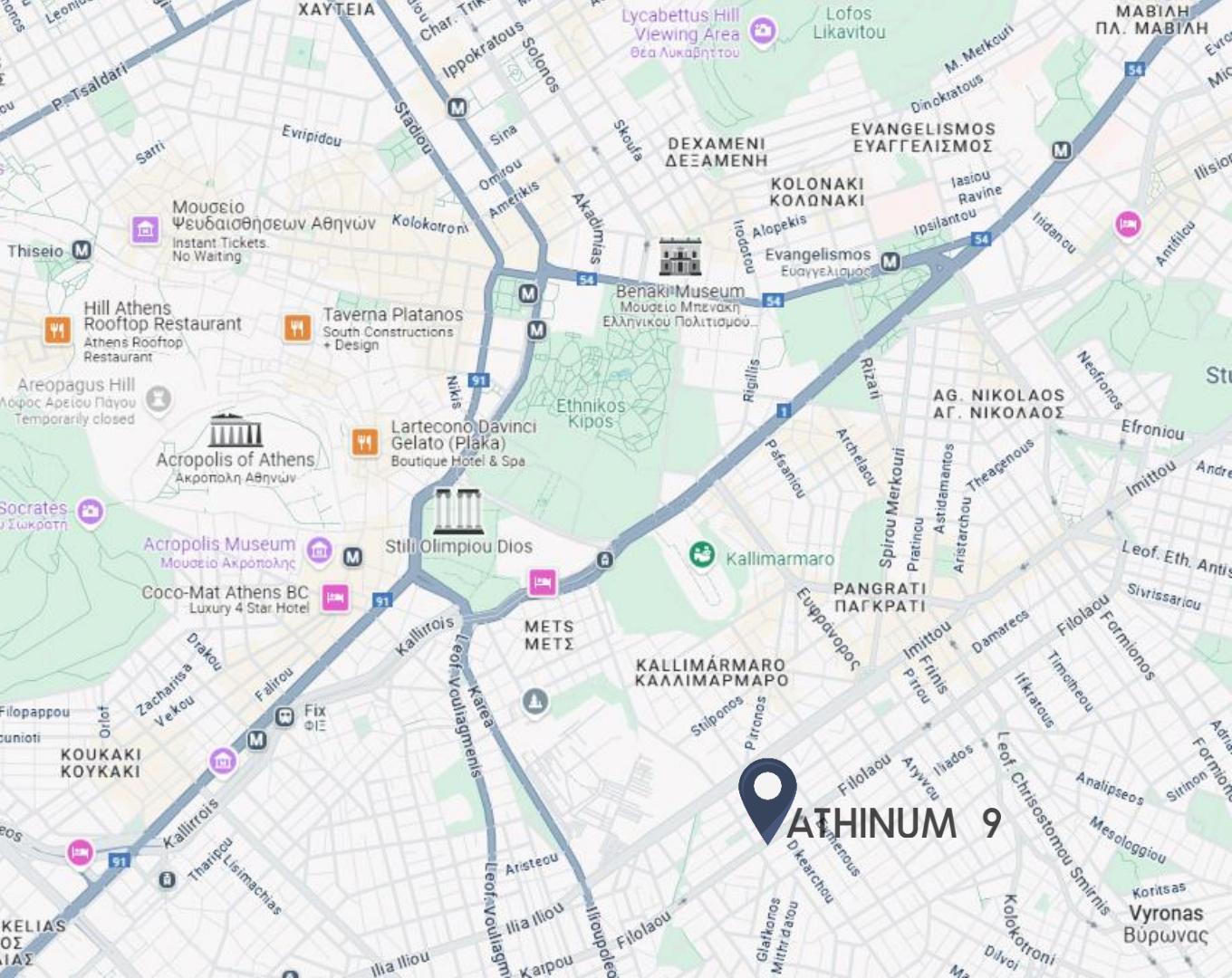
16 min walk from
Pangrati Grove



25 min walk from the
Acropolis of Athens



31 min drive from the
Athens International
Airport



ATHINUM 9

R A T E C A R D

UNIT	LEVEL	BEDROOMS	BATHROOMS	INTERIOR SQM	OUTDOOR SQM	TOTAL SQM	PRICE
<u>STORE</u>	-1 st GF	-	-	106.00	-	106.00	€ 500,000
<u>APARTMENT B-1</u>	-1 st	1	1	46.00	45.00	91.00	SOLD
<u>APARTMENT GF-1</u>	GF	1	1	46.00	9.90	55.90	SOLD
<u>APARTMENT 1-1</u>	1 st	2	1	64.00	6.90	70.90	€ 390,000
<u>APARTMENT 1-2</u>	1 st	1	1	41.00	5.20	46.20	SOLD
<u>APARTMENT 2-1</u>	2 nd	2	1	64.00	6.90	70.90	€ 400,000
<u>APARTMENT 2-2</u>	2 nd	1	1	41.00	5.20	46.20	SOLD
<u>APARTMENT 3-1</u>	3 rd	2	1	64.00	6.90	70.90	€ 410,000
<u>APARTMENT 3-2</u>	3 rd	1	1	41.00	5.20	46.20	SOLD
<u>PENTHOUSE 4-1</u>	4 th 5 th	3	2	93.00	105.90	198.90	€ 685,000

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EXTERNAL PERSPECTIVES
Architectural Concept



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EXTERNAL PERSPECTIVES
Architectural Concept



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UNIT DIVISIONS





STORE

BASEMENT | GROUND FLOOR

TOTAL INTERIOR SURFACE : 106.00 SQM



Lower-Level Interior Surface 63.00 m²



Upper-Level Interior Surface 43.00 m²



-1st | GF Floor





APARTMENT B – 1 | Basement

Internal perspective





APARTMENT B - 1 | Basement

External perspective



APARTMENT B - 1 | Basement

External perspective





APARTMENT B - 1

BASEMENT

TOTAL INTERIOR SURFACE : 46.00 SQM

TOTAL EXTERIOR SURFACE : 45.00 SQM

 1 Bedroom

 1 Bathroom

 Interior Surface 46.00 m²

 Garden Terrace Surface 45.00 m²

 -1st Floor





APARTMENT GF - 1

GROUND FLOOR

TOTAL INTERIOR SURFACE : 46.00 SQM

TOTAL EXTERIOR SURFACE : 9.90 SQM

 1 Bedroom

 1 Bathroom

 Interior Surface 46.00 m²

 Terrace Surface 9.90 m²

 GF Floor



**TYPICAL 2 BEDROOM
APARTMENT - 1 | 1st | 2nd | 3rd**
Internal perspective





**TYPICAL 2 BEDROOM
APARTMENT - 1 | 1st | 2nd | 3rd**
Internal perspective



**TYPICAL 2 BEDROOM
APARTMENT - 1 | 1st | 2nd | 3rd**
Internal perspectives



TYPICAL 2 BEDROOM APARTMENT-1

1ST | 2ND | 3RD FLOOR

TOTAL INTERIOR SURFACE : 64.00 SQM
TOTAL EXTERIOR SURFACE : 6.90 SQM

 2 Bedrooms

 1 Bathroom

 Interior Surface 64.00 m²

 Balcony Surface (Front) 2.70 m²

 Balcony Surface (Back) 4.20 m²

 1ST | 2ND | 3RD Floors





**TYPICAL 1 BEDROOM
APARTMENT - 2 | 1st | 2nd | 3rd**
Internal perspective





**TYPICAL 1 BEDROOM
APARTMENT - 2 | 1st | 2nd | 3rd**
Internal perspective



**TYPICAL 1 BEDROOM
APARTMENT - 2 | 1st | 2nd | 3rd**
Internal perspectives





TYPICAL 1 BEDROOM APARTMENT-2

1ST | 2ND | 3RD FLOORS

TOTAL INTERIOR SURFACE : 41.00 SQM
TOTAL EXTERIOR SURFACE : 5.20 SQM

 1 Bedroom

 1 Bathroom

 Interior Surface 41.00 m²

 Balcony Surface 5.20 m²

 1ST | 2ND | 3RD Floors



PENTHOUSE | 4th | 5th
Internal perspective



PENTHOUSE | 4th | 5th
Internal perspective



PENTHOUSE | 4th | 5th
Internal perspectives





PENTHOUSE | 4th | 5th
External perspective



PENTHOUSE | 4th | 5th
External perspective





PENTHOUSE 4 - 1

4TH | 5TH FLOORS

TOTAL INTERIOR SURFACE : 93.00 SQM

TOTAL EXTERIOR SURFACE : 105.90 SQM

- 1 Master suite with en-suite Bathroom
- 2 Bedrooms
- 2 Bathrooms
- Interior Surface 93.00 m²
- Roof Terrace Surface 92.20 m²
- Swimming Pool Area 6.00 m²
- Balcony Surface (Front) 8.50 m²
- Balcony Surface (Back) 5.20 m²
- 4th | 5th Floors



Thank you