

# EXARCHEIA APARTMENTS

Prime Location  
In Athens





QUALITY | DESIGN | COMFORT | VALUE



QUALITY | DESIGN | COMFORT | VALUE

# Exarcheia Apartments in Athens

Exarcheia is one of Athens' most **distinctive** and **culturally vibrant neighborhoods**, located just **minutes from the historic city center**.

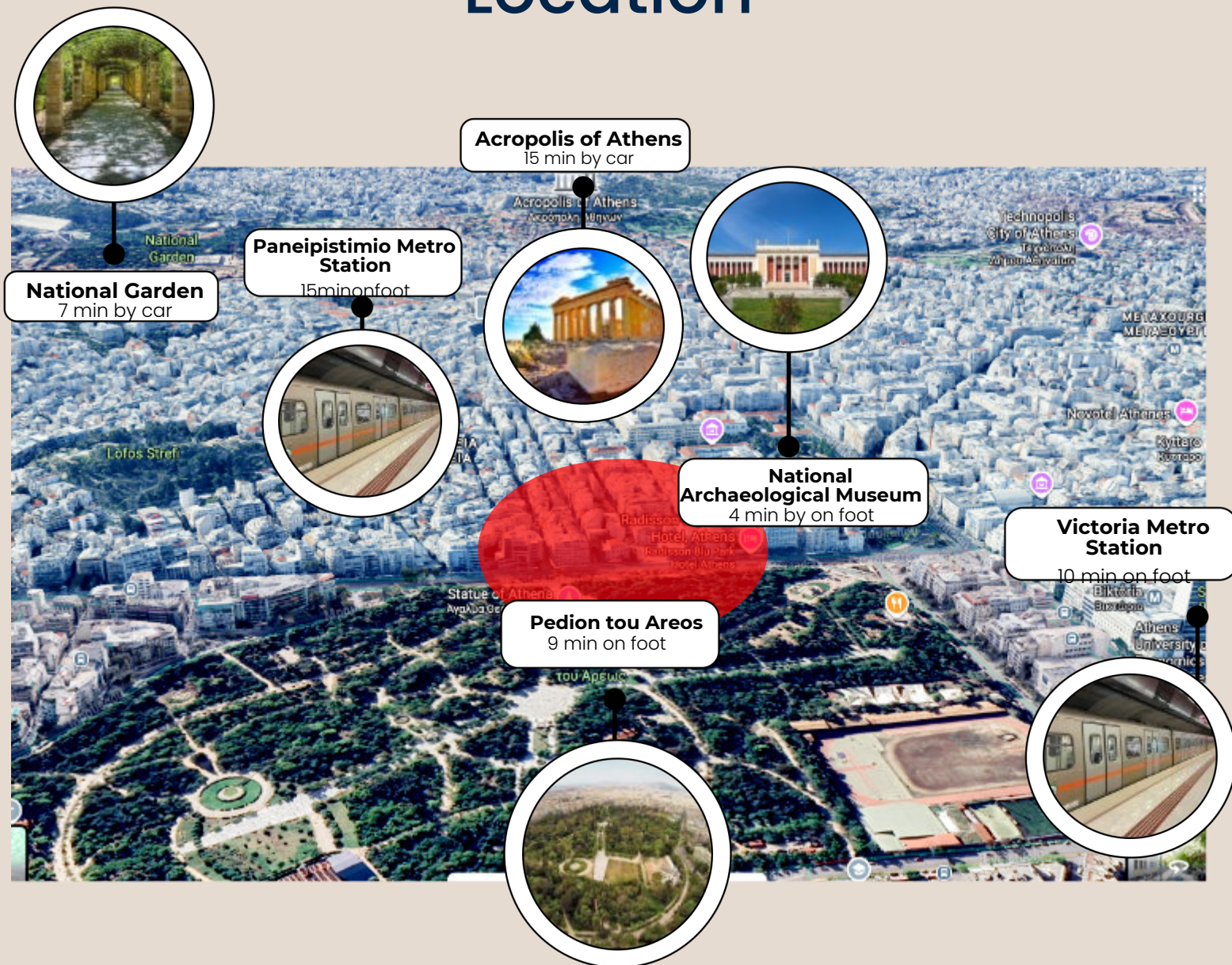
Known for its **artistic spirit, intellectual heritage, and lively atmosphere**, Exarcheia has long been a hub for students, academics, creatives, and entrepreneurs.

The neighborhood benefits from its **proximity to major educational institutions, cultural venues, and landmarks**, including the National Archaeological Museum and the University of Athens. Recent infrastructure improvements, including **enhanced public transport connectivity**, have further **increased the area's accessibility** and appeal.

From an investment perspective, Exarcheia continues to attract **strong interest** due to its **central location, vibrant lifestyle, and consistent rental demand**. The area's popularity among students, young professionals, digital nomads, and international visitors contributes to a **resilient property market** with **excellent long-term potential**. For those seeking a property in one of Athens' most authentic and evolving neighborhoods, Exarcheia presents a compelling opportunity.



# Location



## Approximate Distances from Exarcheia



**Athens city center (Syntagma) – approx. 8 min drive**



**Acropolis of Athens – approx. 15 min drive**



**Athens International Airport – approx. 40 min drive**

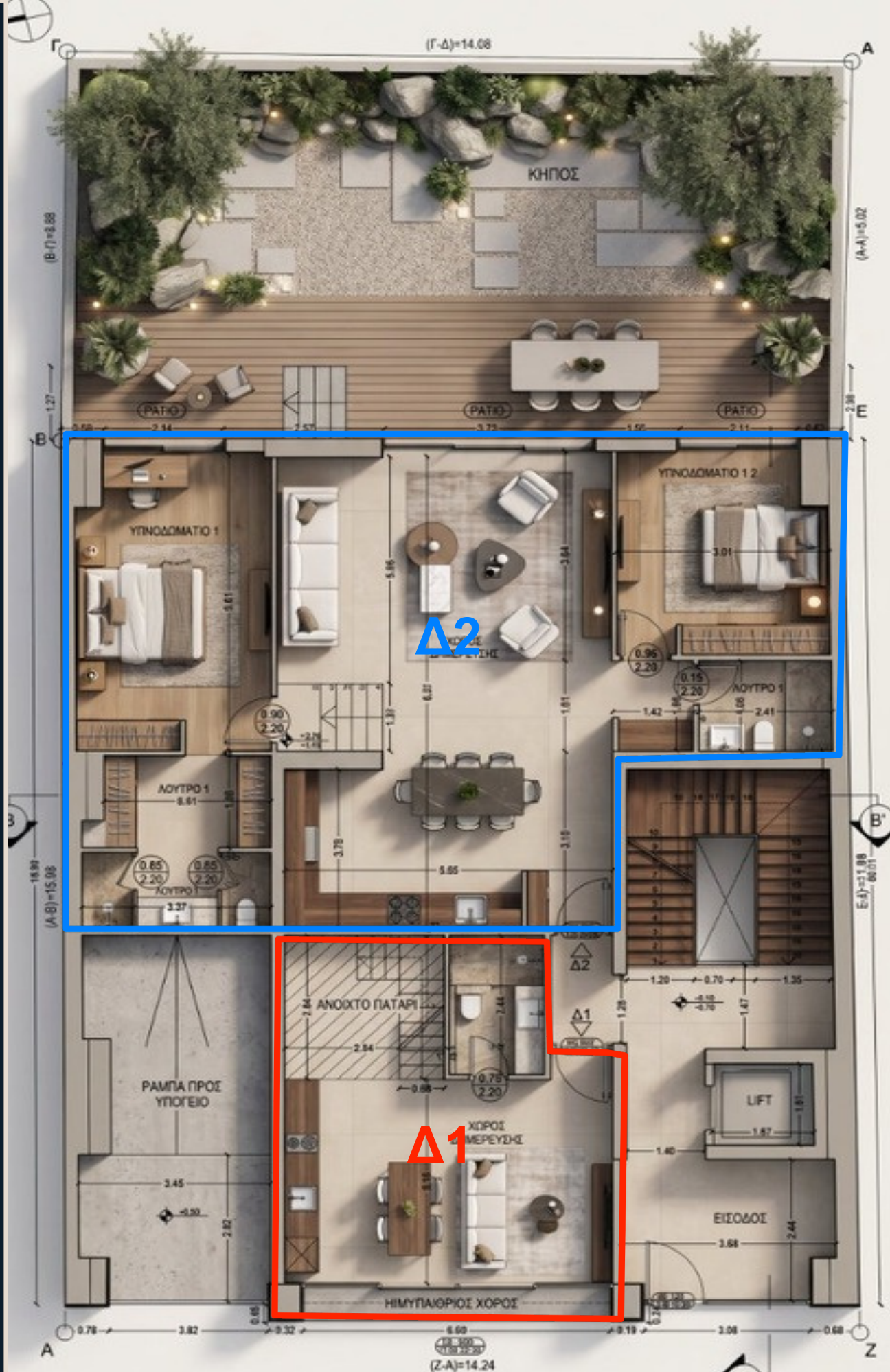
# Ground Floor



109 m<sup>2</sup>



46 m<sup>2</sup>



QUALITY

DESIGN

COMFORT

VALUE

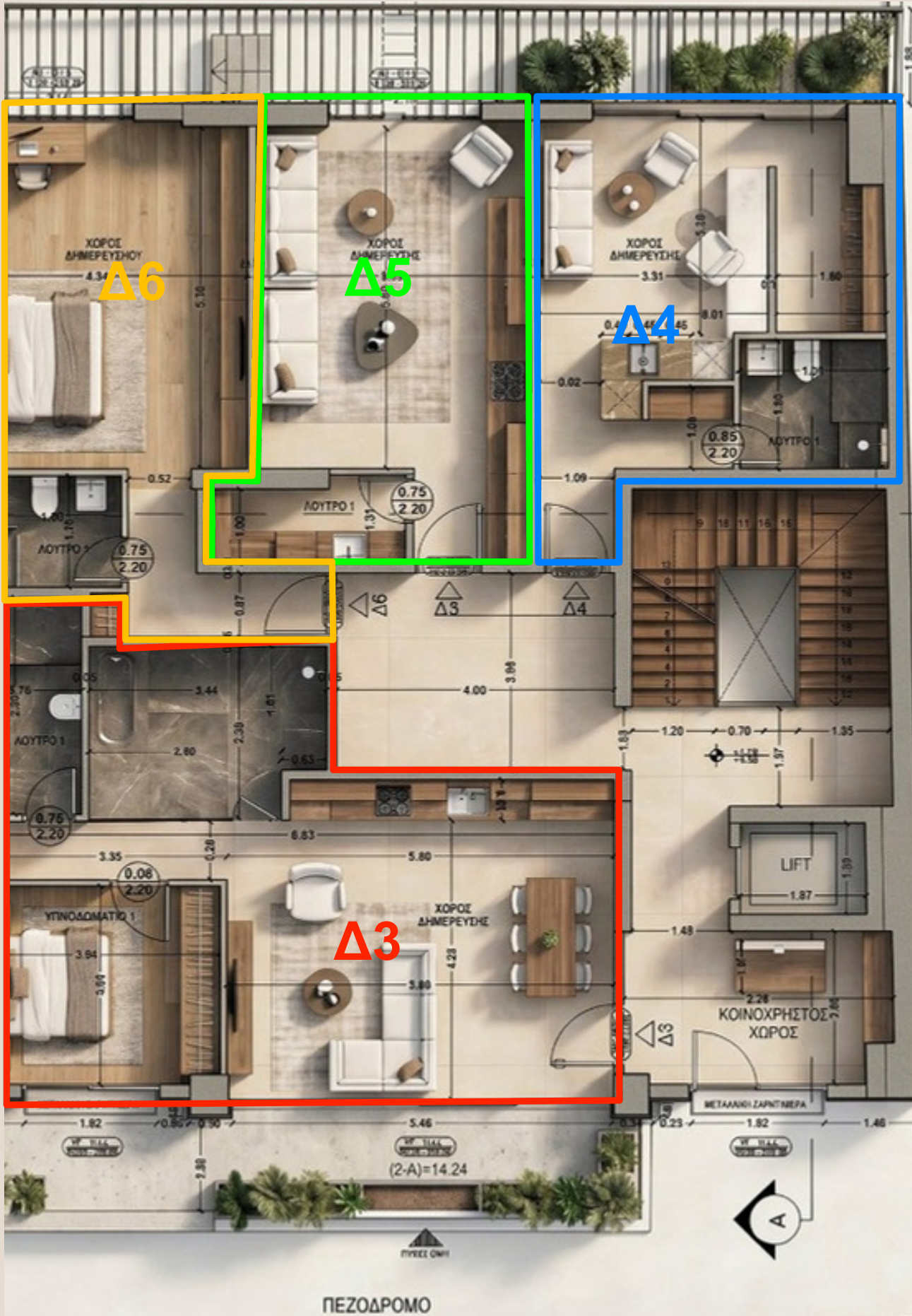
# First Floor

64 m<sup>2</sup>

32 m<sup>2</sup>

29 m<sup>2</sup>

36 m<sup>2</sup>

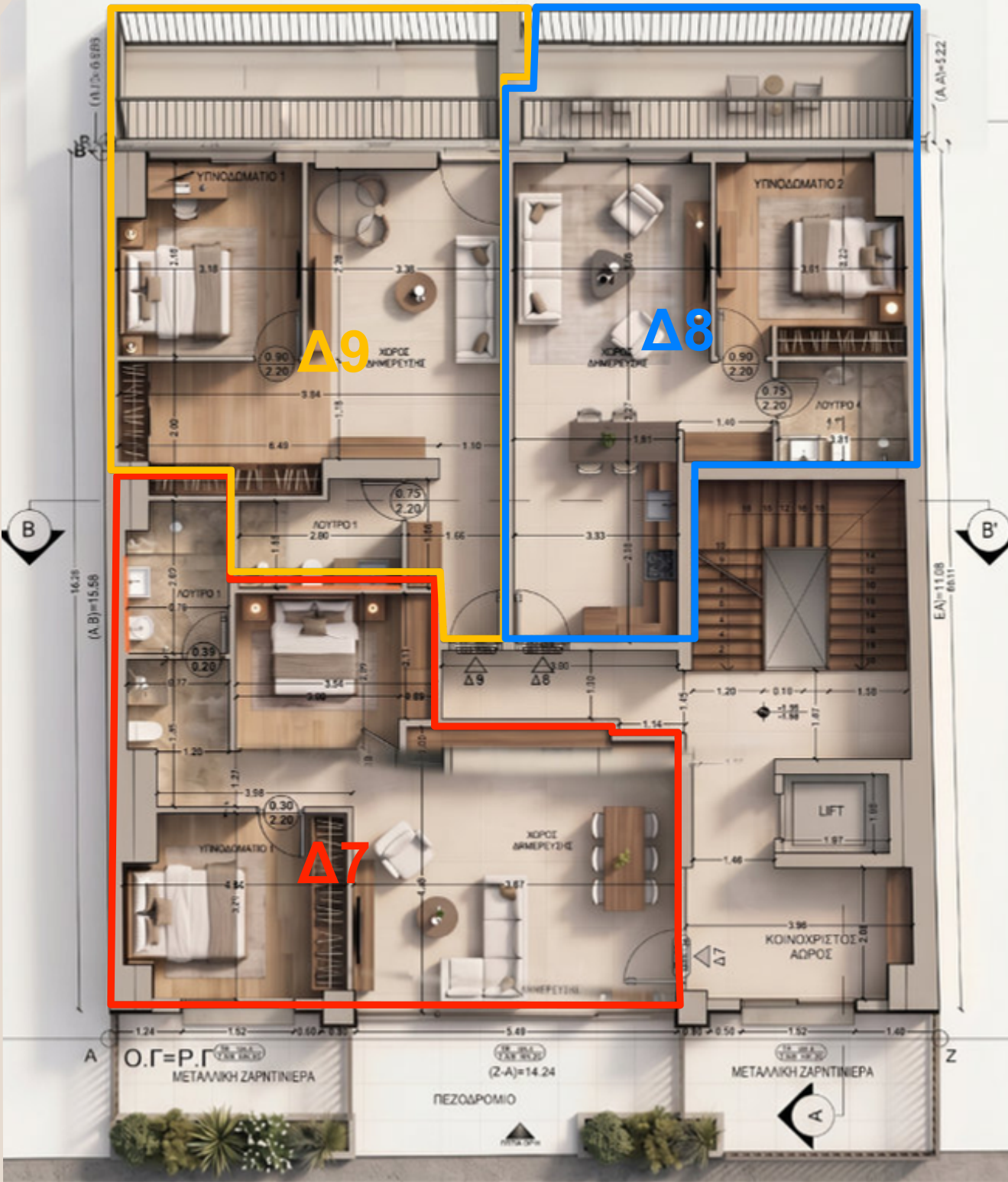


Second Floor

68 m<sup>2</sup>

49 m<sup>2</sup>

51 m<sup>2</sup>

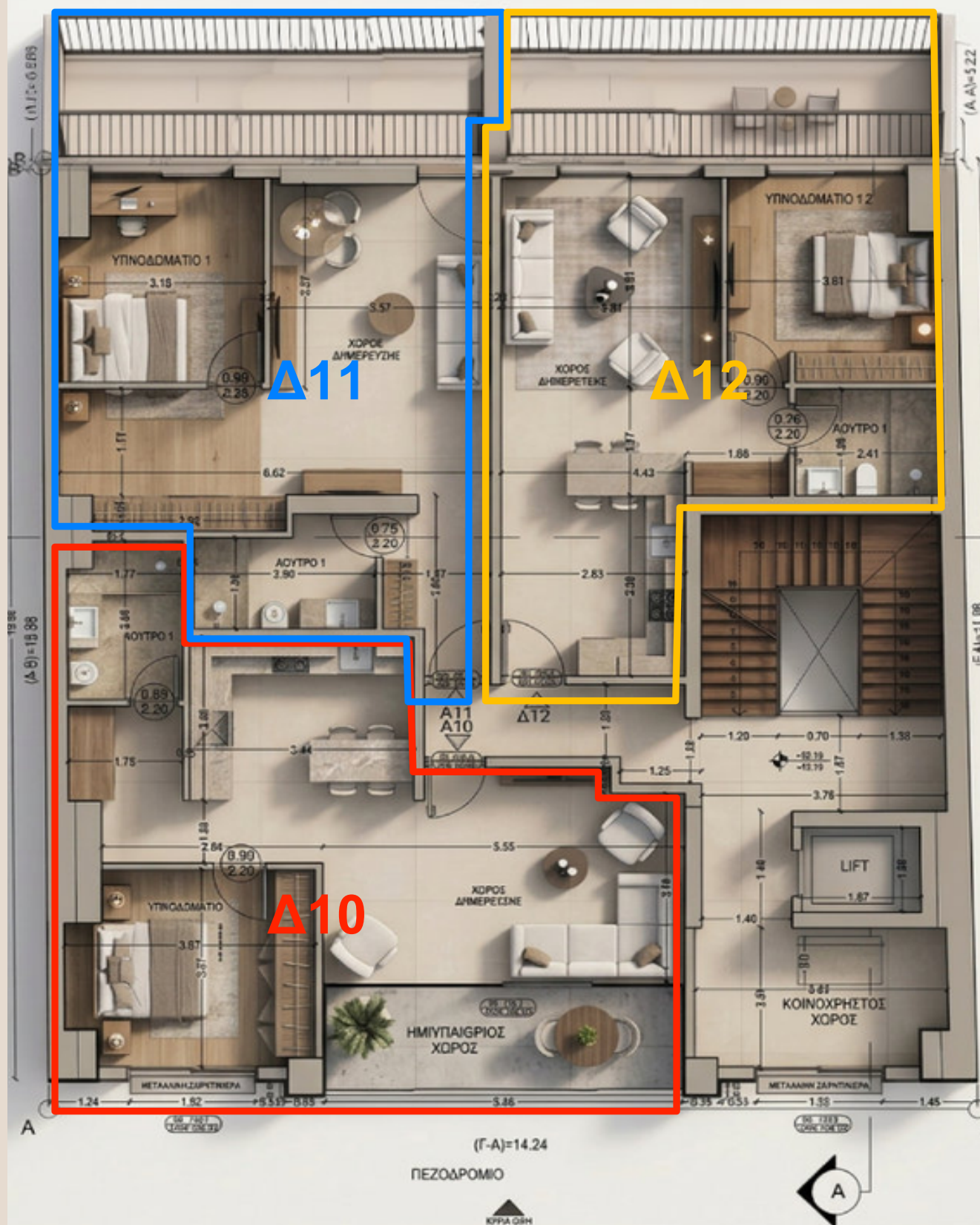


# Third Floor

58 m<sup>2</sup>

51 m<sup>2</sup>

49 m<sup>2</sup>



QUALITY

DESIGN

COMFORT

VALUE

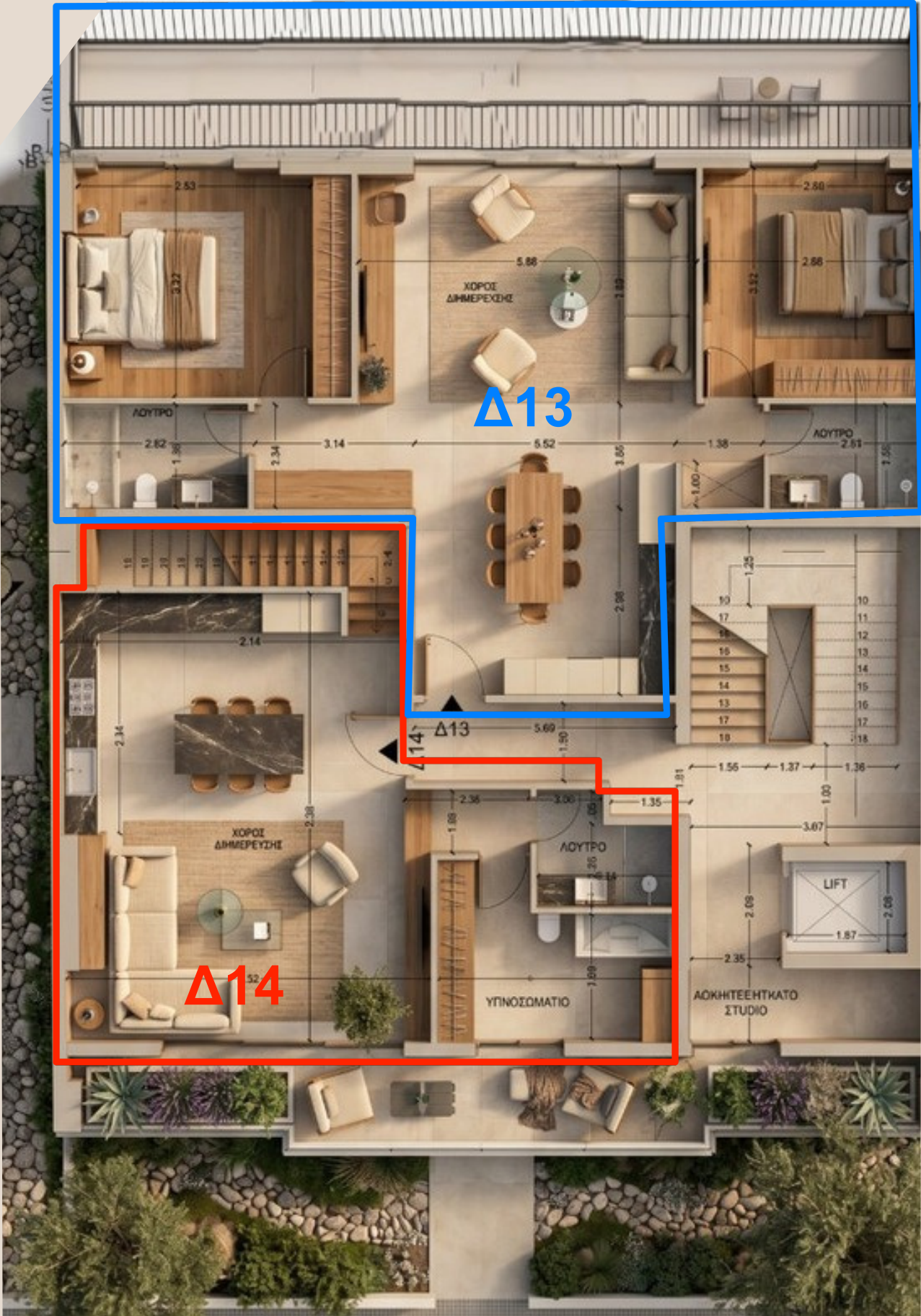
Fourth Floor



91 m<sup>2</sup>



100 m<sup>2</sup>





QUALITY

DESIGN

COMFORT

VALUE

# Price List

| Floor  | Apartment | Sqm*    | Bedrooms | Bathrooms | Price       | Golden Visa Eligible |
|--------|-----------|---------|----------|-----------|-------------|----------------------|
| Ground | Δ1        | 46 . 32 | Studio   | 1         | €270,000    | Yes                  |
|        | Δ2        | 109.63  | 2        | 2         | €560,000    | Yes                  |
| First  | Δ3        | 63.95   | 2        | 1         | €375,000    | Yes                  |
|        | Δ         | 32.09   | Studio   | 1         | €230,000    | Yes                  |
|        | 4         | 29. 26  | Studio   | 1         | <b>SOLD</b> | Yes                  |
|        | Δ5        | 36 . 27 | Studio   | 1         | €230,000    | Yes                  |
| Second | Δ6        | 68.09   | 2        | 1         | €400,000    | Yes                  |
|        | Δ8        | 49. 36  | 1        | 1         | <b>SOLD</b> | Yes                  |
|        | Δ9        | 51.68   | 1        | 1         | <b>SOLD</b> | Yes                  |
| Third  | Δ10       | 58 .56  | 1        | 1         | €375,000    | Yes                  |
|        | Δ11       | 51.44   | 1        | 1         | <b>SOLD</b> | Yes                  |
|        | Δ12       | 48.78   | 1        | 1         | <b>SOLD</b> | Yes                  |
| Fourth | Δ13       | 91.5    | 2        | 2         | €560,000    | No                   |
|        | Δ14       | 100     | 2        | 2         | €625,000    | No                   |

**\*Note:** Plus balconies

**Delivery date:** End of June

# Location



## National Metsovio Polytechnic

The **National Technical University of Athens**, widely known as the **Metsovio Polytechnic**, is Greece's leading engineering and technology institution and one of the **most prestigious universities** in Southeastern Europe. Founded in 1837, it has played a **pivotal role** in shaping generations of engineers, architects, scientists, and innovators, contributing significantly to the country's academic and technological development.

Located in central Athens, the university brings a **vibrant academic atmosphere** to the surrounding area, attracting students, researchers, and professionals from Greece and abroad. Its presence supports a **dynamic local community**, **enhances demand** for residential properties, and reinforces the area's appeal as a hub of **education, innovation, and cultural activity**. For residents and investors alike, proximity to such a renowned institution adds both **prestige** and **long-term value** to the **neighborhood**.

# Location



## Pedion tou Areos

**Pedion tou Areos** is one of the largest and most historic urban parks in Athens, offering a **unique green oasis** in the **heart of the city**. With its tree-lined avenues, landscaped gardens, fountains, and open recreational spaces, the park provides residents and visitors with an **ideal setting for walking, exercise, and relaxation** away from the city's busy pace. Its extensive greenery significantly enhances the **quality of life** in the surrounding neighborhoods.

Beyond its natural beauty, Pedion tou Areos holds an **important cultural and social role** within Athens. The park **regularly hosts events, exhibitions, and outdoor activities**, while its **central location** provides **easy access** to key districts such as Exarcheia, Kypseli, and the city center. For nearby residents and property owners, proximity to one of Athens' most prominent green spaces represents a **valuable lifestyle advantage** and contributes to the **long-term appeal** of the area.

# Location



## National Archaeological Museum

The National Archaeological Museum is the largest archaeological museum in Greece and **one of the most important museums** in the world. Home to an extraordinary collection of artifacts spanning thousands of years of **Greek history**, it showcases masterpieces from **prehistoric civilizations, Classical Greece, and the Hellenistic and Roman periods**. Its exhibits offer a unique journey through the origins of Western civilization, attracting scholars, history enthusiasts, and visitors from across the globe.

Located **in the heart of Athens**, the museum is a **major cultural landmark** that **enhances the prestige and appeal of the surrounding area**. Its **proximity** to universities, cultural institutions, and the **city center** contributes to a **vibrant intellectual and artistic atmosphere**. For residents and investors alike, being close to such a renowned institution adds significant cultural value and reinforces the area's status as one of Athens' most **historically rich and internationally recognized districts**.



# Golden Greece Visa



Website



WhatsApp



Location

## CONTACT US

+91 9811318899

info@goldengreecevisa.com

www.goldengreecevisa.com



### HEAD OFFICE

C-505, Vipul Plaza, Sector-81,  
Faridabad – 121002 (INDIA)



### BRANCH OFFICE

3A-156, Ground Floor, Near DAV College,  
K.L. Mehta Road, Faridabad - 121001, INDIA