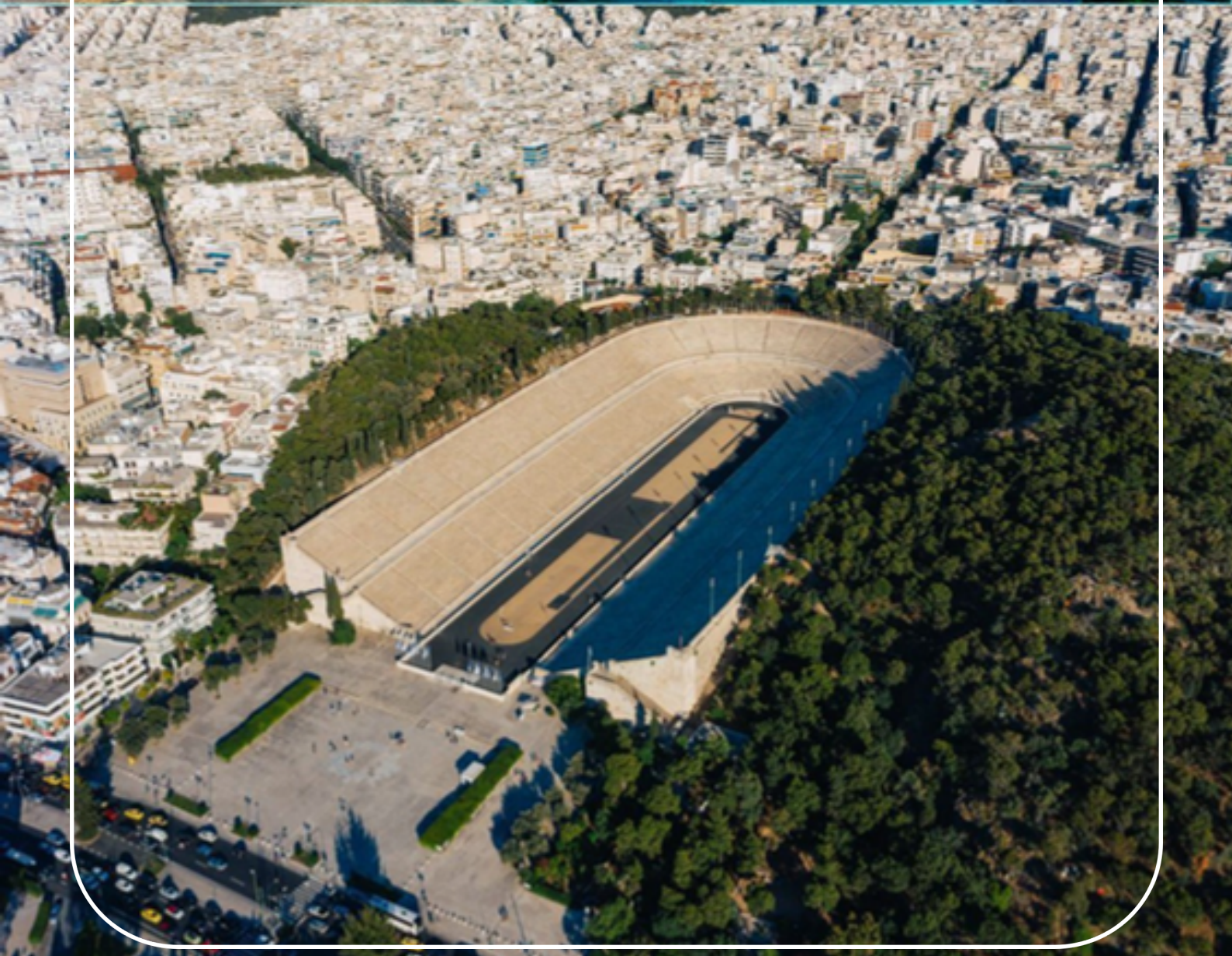




**Golden
Greece
Visa**

Studio Apartment in Pagrati

Golden Visa Eligible

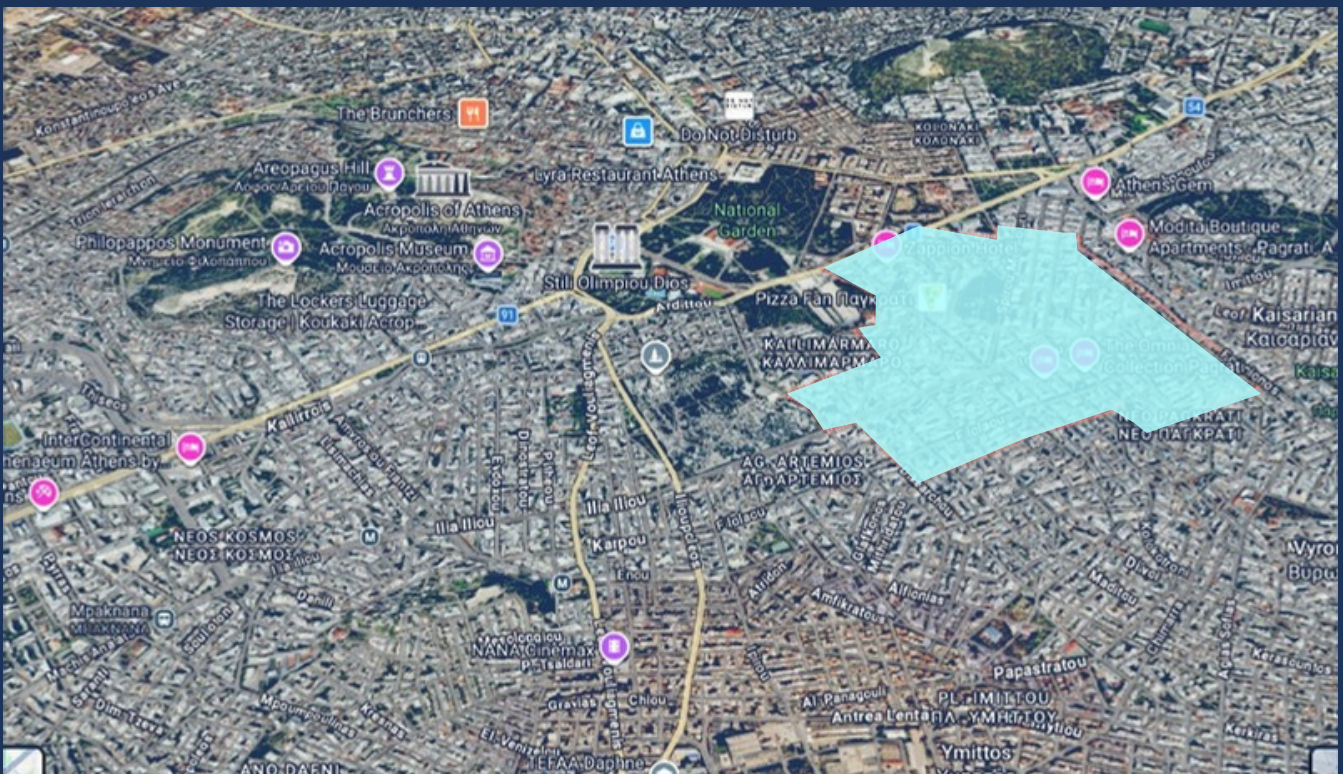


Ground Floor Apartment in Pagrati, Athens

Pagrati is one of the most **vibrant and sought-after** areas in central Athens, known for its **lively atmosphere** and **strong urban character**. Located just east of the historic center, Pagrati blends residential charm with a dynamic lifestyle, offering a wide selection of cafés, restaurants, bars, and boutique shops that create a constant sense of energy throughout the day and night.

The area enjoys a **prime location** within close proximity to major landmarks such as the Panathenaic Stadium and the National Garden, while also providing **easy access to Syntagma Square** and the city center. Its **walkability, combined with reliable public transport** connections, makes Pagrati especially attractive to young professionals, creatives, and international residents seeking an authentic Athenian experience.

From an investment perspective, Pagrati stands out for its **strong rental demand**, particularly in the short-term and serviced apartment market. Its popularity, central location, and lifestyle appeal contribute to **steady property value growth** and **high occupancy rates**, making it an excellent choice for both residential living and real estate investment in Athens.







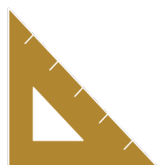




x 1



x 1



x 40 m²



x €265,000

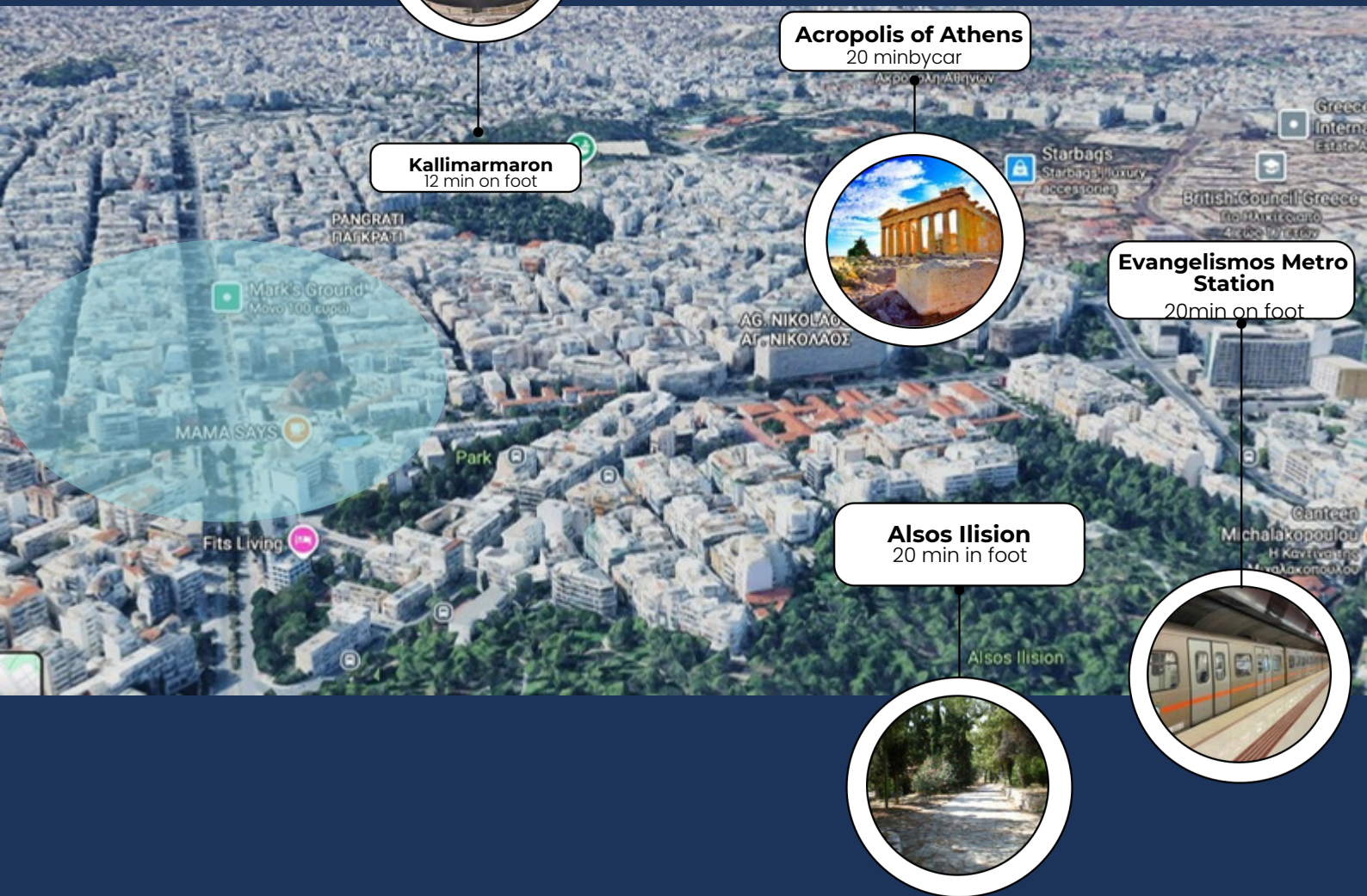


Kallimarmaro

Panathenaic Stadium—widely known as Kallimarmaro—is one of Athens' **most iconic landmarks** and a **symbol of the city's rich historical heritage**. Built entirely of white marble, it is the only stadium of its kind in the world and famously hosted the first modern Olympic Games in 1896. Its presence gives the surrounding area a **unique cultural prestige**, blending history with a refined urban atmosphere.

The wider Kallimarmaro **area is highly sought** after for its **central location** and **quality of life**, offering proximity to the National Garden, Zappeion, and the **vibrant neighborhood** of Pagrati. With elegant residential streets, cafés, and **easy access** to key districts such as Syntagma and Kolonaki, the area attracts both residents and investors seeking a premium Athenian address with **strong long-term value**.

Location



Approximate Distances from Pagrati

Athens city center (Syntagma) – approx. 13 min drive

Acropolis of Athens – approx. 20 min drive

Athens International Airport – approx. 36 min drive

Port of Piraeus - approx. 30 min drive



Golden Greece Visa



Website



WhatsApp



Location

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