

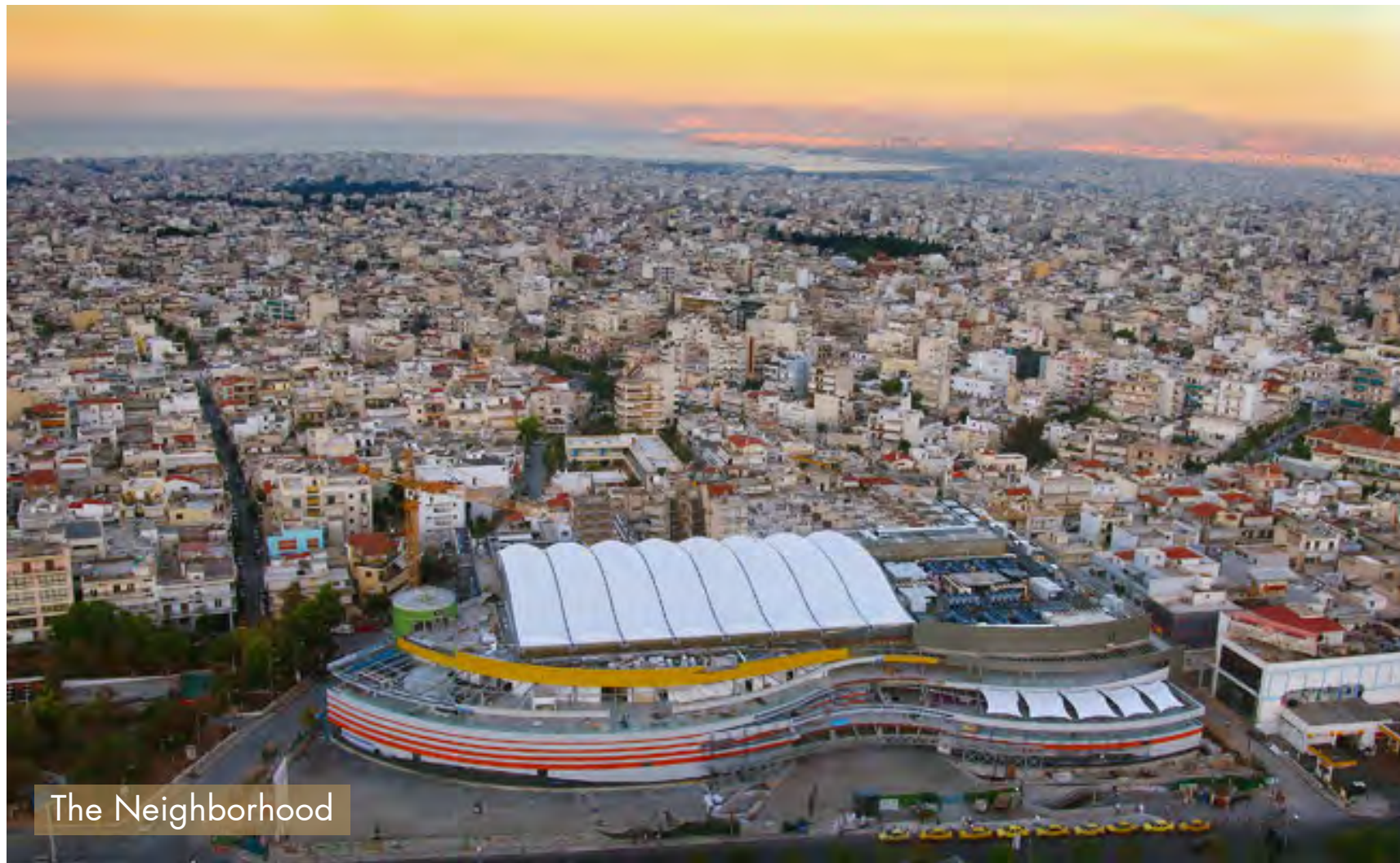
AGIOS  
DIMITRIOS - ATHENS  
**MARCH 25TH**



## General Information

MARCH  
**25th**

## ABOUT THE PROPERTY LOCATION



The Neighborhood

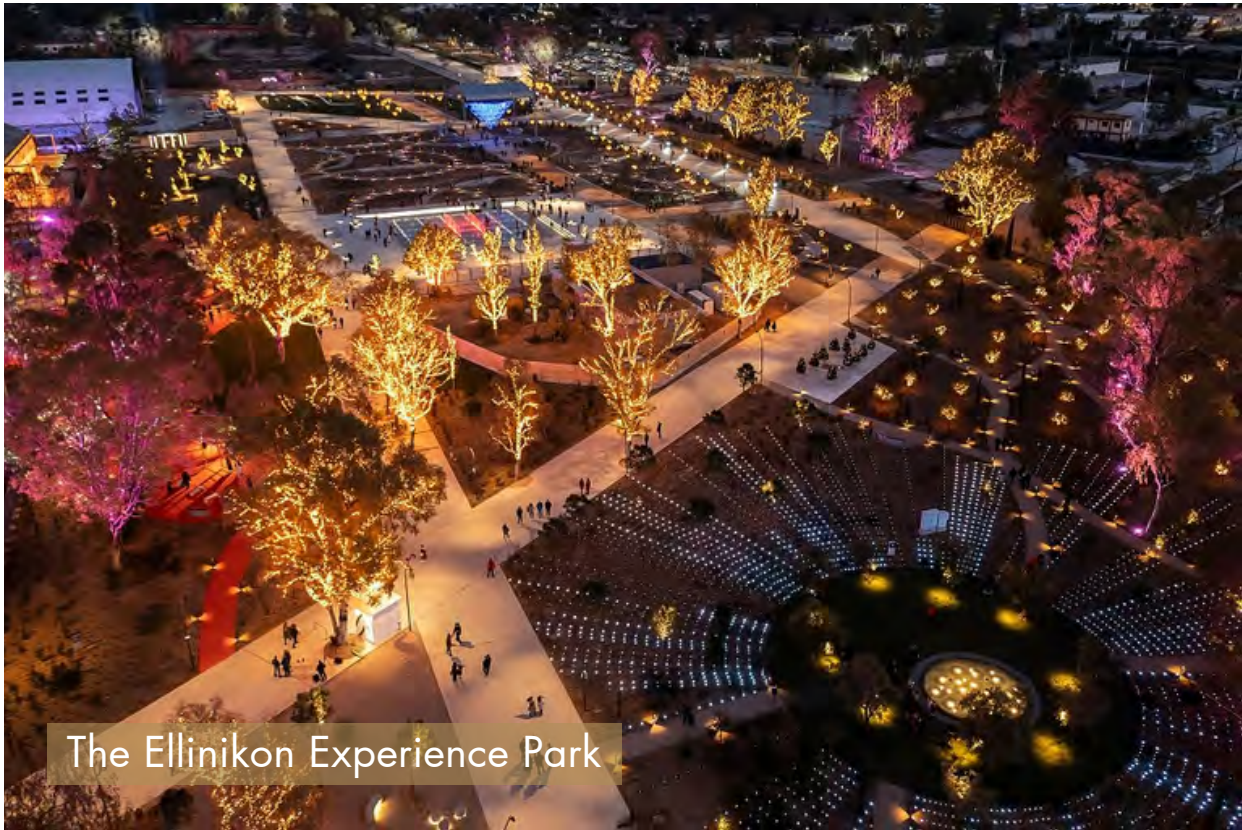
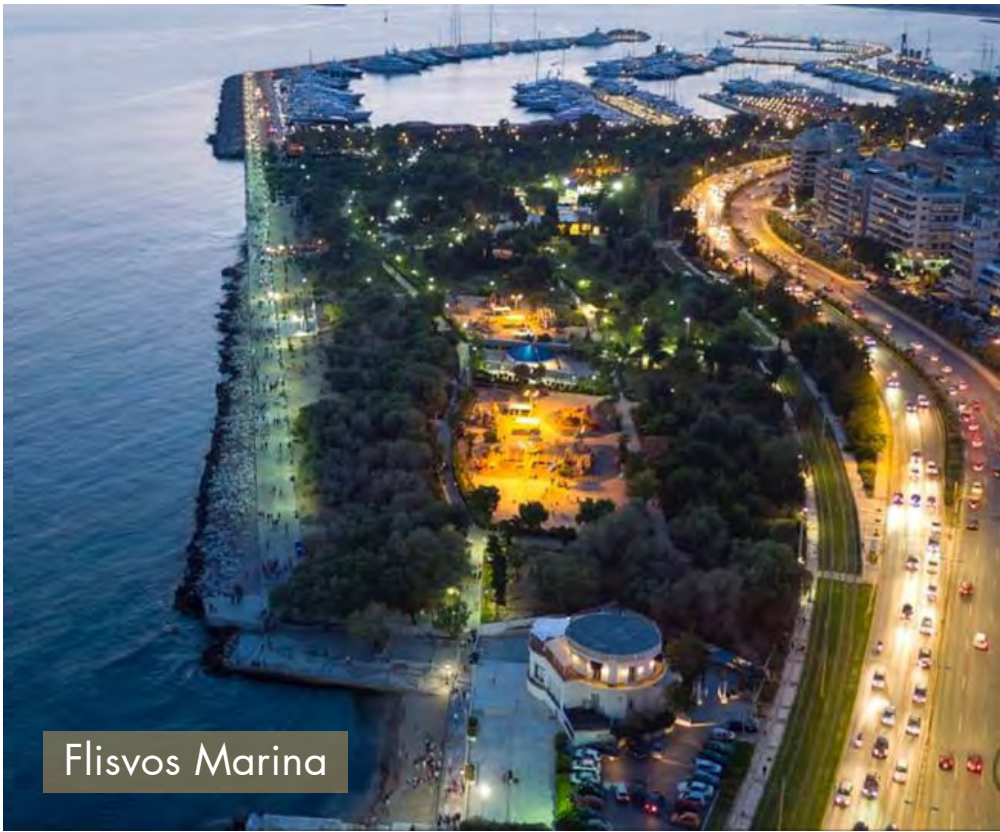
**Agios Dimitrios** is a lively residential district in southern Athens, well-connected to the city center via the metro, making it ideal for urban commuters. The area has seen modern development alongside traditional homes, creating a blend of styles. With a range of amenities, including parks, shopping centers, and schools, it attracts families and professionals alike. *Its proximity to both central Athens and the coastal neighborhoods of the Athens Riviera makes it a convenient and attractive location for those seeking a balanced city lifestyle.*

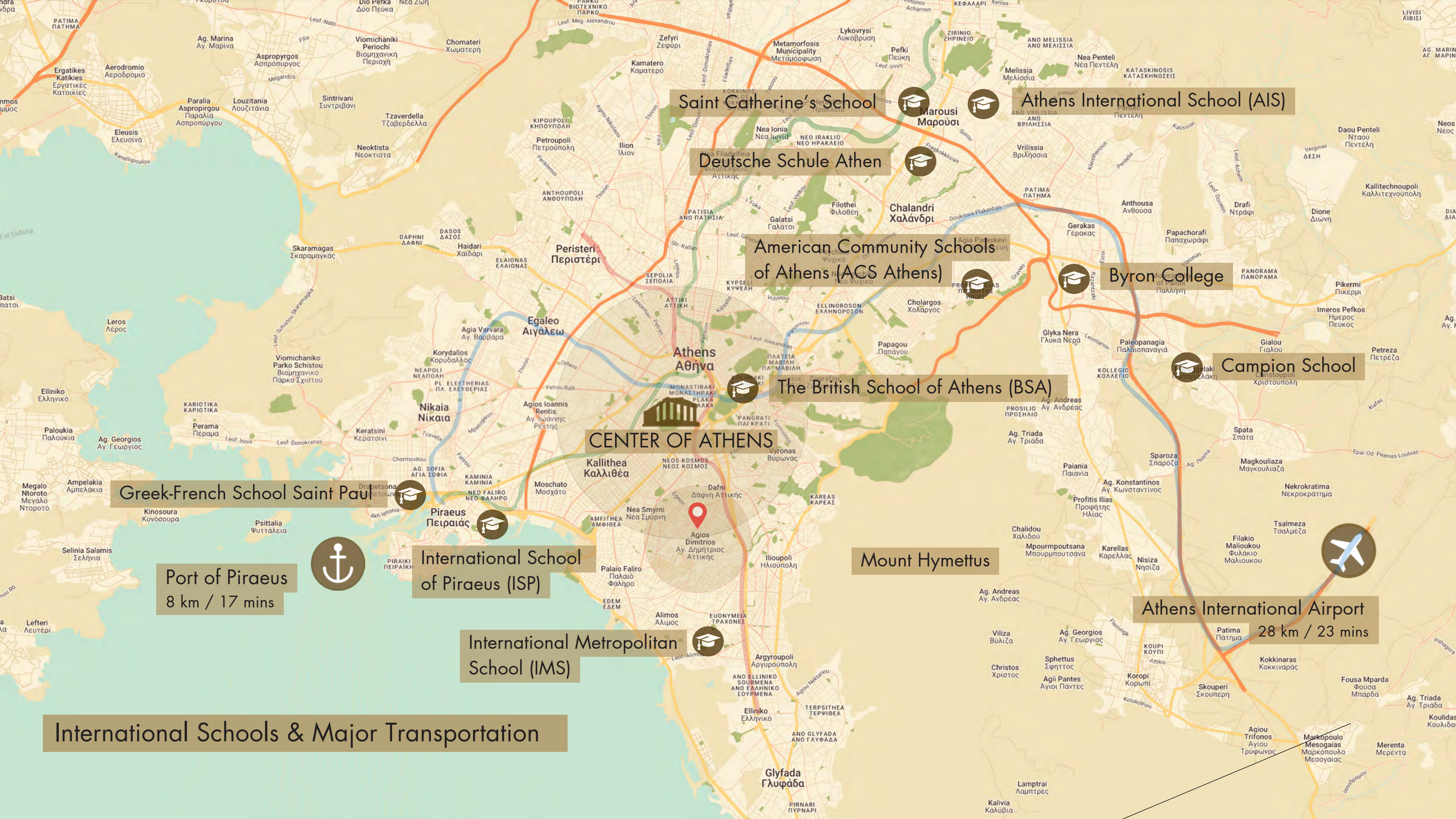


Metro Station

Living in Agios Dimitrios offers a great balance of convenience and comfort. Its well-developed infrastructure provides easy access to public transportation, ***with the metro connecting directly to central Athens.*** The area is home to a variety of shops, cafes, and restaurants, while still retaining a peaceful, community-oriented atmosphere. Local parks and recreational areas offer green spaces for relaxation and outdoor activities. Plus, being close to both the city center and the coast makes it ideal for those who want to enjoy *the best of urban and seaside living.*

RECREATION NEAR THE PROPERTY





Saint Catherine's School

Athens International School (AIS)

Deutsche Schule Athen

American Community Schools  
of Athens (ACS Athens)

Byron College

Campion School

The British School of Athens (BSA)

CENTER OF ATHENS

Greek-French School Saint Paul

International School  
of Piraeus (ISP)

International Metropolitan  
School (IMS)

Port of Piraeus  
8 km / 17 mins

Athens International Airport  
28 km / 23 mins

International Schools & Major Transportation



Center of Athens  
4,3 km / 12 mins

Dafni Clinic  
1,4 km / 5 mins

Athens Metro Mall  
1 km / 3 mins

SNF Cultural Center  
4,6 km / 12 mins

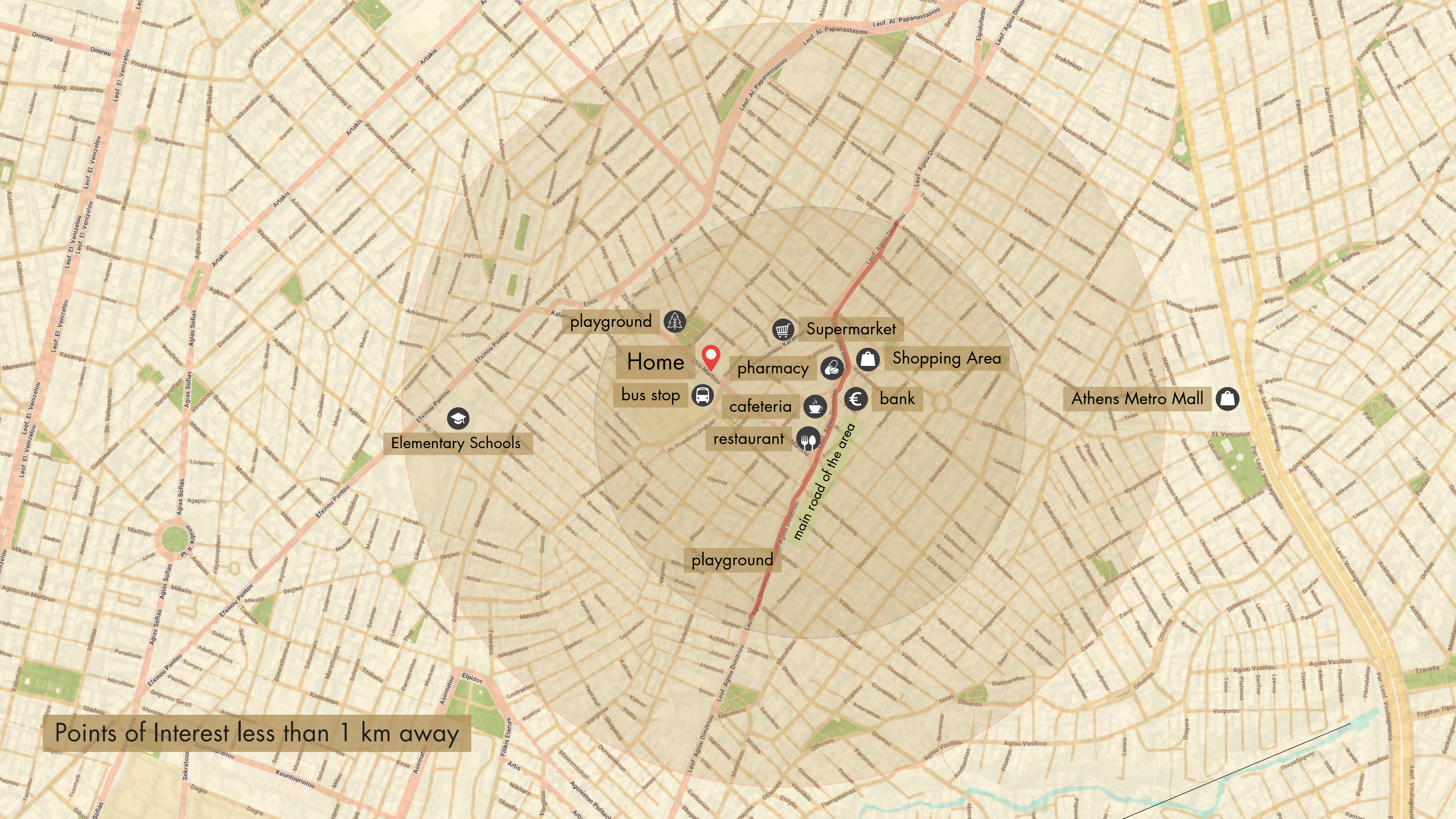
Flisvos Marina  
4,7 km / 13 mins

Athenian Riviera

Mount Hymettus

Recreation near the Property

The Ellinikon Project/  
Hellenic Park  
8,7 km / 19 mins



playground



Supermarket

Home



pharmacy



Shopping Area

bus stop



cafeteria



bank

Athens Metro Mall



Elementary Schools

restaurant



playground

main road of the area

Points of Interest less than 1 km away

## PROXIMITIES WITHIN 2 KILOMETERS

- **Park & Playground** *(20m away)*
- **Cafés and Bakeries** *(50m away)*
- **Gyms and Fitness Centers** *(100m away)*
- **Agios Dimitrios Metro Station (Line 2)**  
*(1km away)*
- **Bus Stops** *(50m away)*
- **Local Shops and Markets** *(50m away)*
- **Pharmacy** *(100m away)*
- **Supermarket** *(200m away)*
- **Banks** *(300m away)*
- **Athens Metro Mall** *(1km away)*

- **Local Restaurants and Taverns** *(300m away)*
- **Local Public & Private Schools** *(500m away)*
- **Dafni Health Center** *(less than 700m away)*
- **Sports Facilities** *(1km away)*
- **Theaters and Cinemas** *(1km away)*
- **Private Clinics** *(1.5km away)*
- **Agios Dimitrios Park/ Ilioupoli Park -  
Nea Smyrni Grove** *(less than 1.5km away)*
- **Cultural Center of Agios Dimitrios**  
*(1.5km away)*

The Property/ Drawings

MARCH  
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## The Property - Apartment A / B

### **Apartment A : 32.12 + Atrium 22.51 sqm**

Step into this beautifully designed open-plan studio, where modern elegance meets functionality. The spacious layout seamlessly combines a cozy sleeping area, a chic living space, and a sleek open kitchen with a breakfast bar, perfect for casual dining or entertaining.

***The standout feature of this property is its 22.51 sqm atrium, a private oasis that serves as the perfect retreat all year round.*** This space offers a unique blend of serenity and versatility.

With modern fixtures and thoughtful design touches, this studio provides everything you need for vibrant city living while ensuring a quiet escape whenever you desire.

### **Apartment B : 30.90 + Atrium 33.64 sqm**

This sophisticated studio offers a similar open-plan design that maximizes space and comfort. The integrated kitchen flows effortlessly into the living and sleeping area, making it a perfect spot to relax or entertain guests.

***Its expansive 33.64 sqm atrium is the perfect retreat all year round, offering a private and tranquil space to enjoy your morning coffee or unwind after a long day.***

The minimalist design, with clean lines and contemporary finishes, creates a calm and inviting atmosphere.

Complete with a stylish bathroom and natural light, this studio is ideal for someone seeking a comfortable and sophisticated urban lifestyle.



Atrium - Apartment A



Atrium - Apartment B

**Apartment A - Interiors**



Apartment A - Interiors



Apartment A - Interiors



**Apartment A - Exteriors**



Apartment B - Interiors



Apartment B - Interiors



Apartment B - Interiors



Apartment B - Exteriors



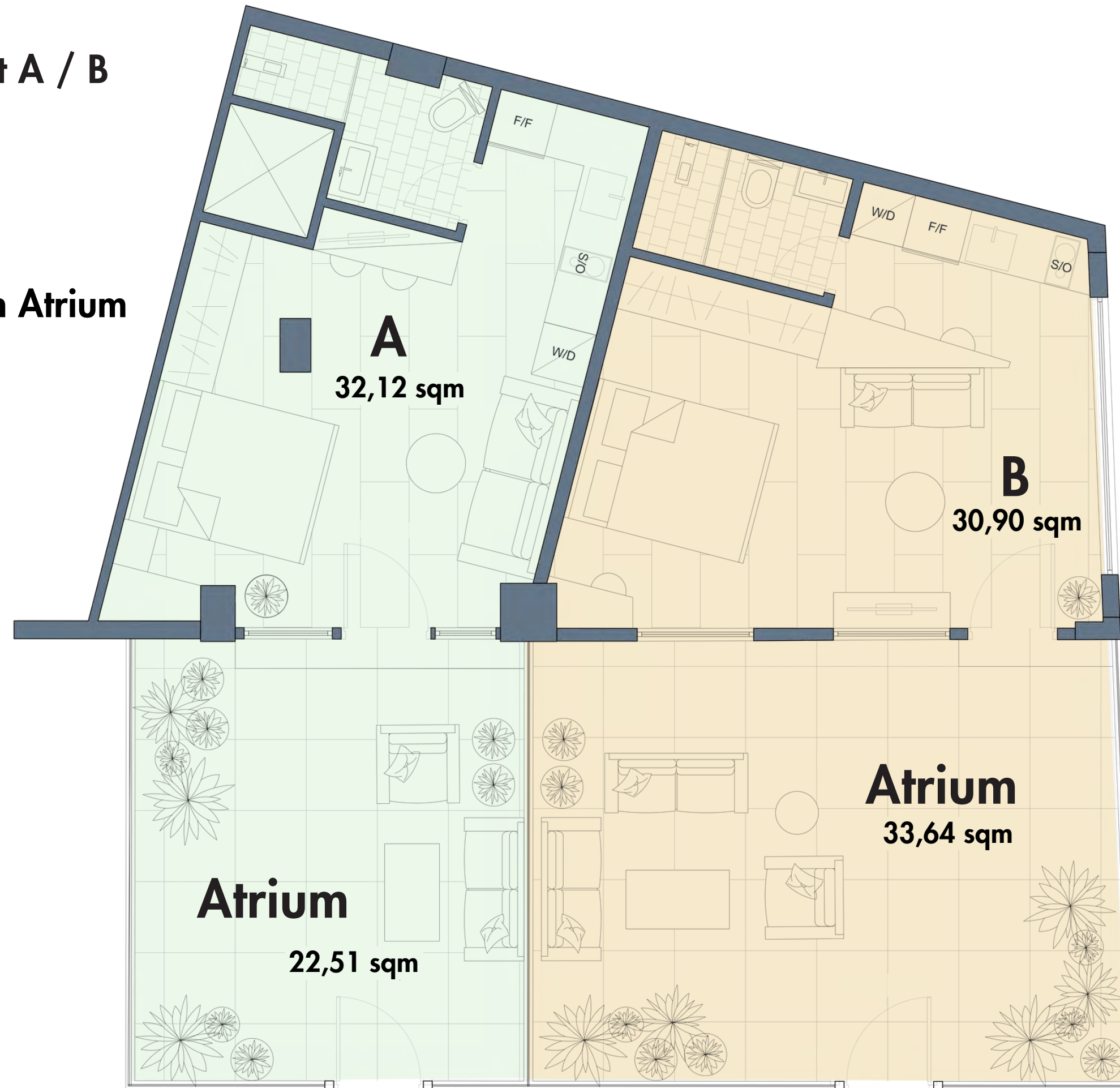
Bathroom Proposals



## The Property - **Apartment A / B**

### **Studio/ Apartments with Atrium**

- Orientation: South
- Year Built: 1973
- Fully Renovation: 2025
- Atrium Living Area
- Kitchen
- Bedroom
- Bathroom
- Fully Equipped
- Double Glazed Windows
- Secure Door
- Aluminum Frames
- Located in a quiet area
- Ground Floor
- Luminous





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