



MARINA V

**Freely
Enjoy**

The affluent area in the north of Athens
The Kifisia living circle

Heraklion
The Bustling Splendor

- Privately-owned underground parking spaces for property owners
- Private Courtyard
- Luxurious and Spacious Terrace
- All-round Two-bedroom Apartment



**Livable
Life**

*The first choice for global
immigration clients*

Type: Conversion from commercial use to residential use

Location: Heraklion; Number of suites: 10; Total floors: 5

Total area: 42~58 m² Starting Price: €250,000



A 7-minute drive connects you to two major business hubs... The Mall Athens and Golden Hall, in the northern Olympic Sports Center area, and can be directly reached by urban railway.



The artery of transportation. It is only 200 meters away from the urban railway station and is closely adjacent to two major traffic arteries, Route 6 and Route E94.



It is adjacent to several international schools and is an 8-minute drive from St. Catherine's International School.

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A rare masterpiece in the new era of converting commercial properties into residential ones in Greece

Peraklion
Redefine Luxury

Location represents status.

It comes with a guaranteed lease for three years and offers a 3% return on investment.



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Heraklion
**Enclosed Courtyard
Showcasing Utmost Privacy**



Ideal Life

A corner of the courtyard is filled with poetry
allowing you to enjoy a tranquil life.

The affluent area in the north of Athens | **The Kifisia living circle**

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A 7-minute drive connects you to two major business hubs... The Mall Athens and Golden Hall, in the northern Olympic Sports Center area, and can be directly reached by urban railway.



The Kifisia Living Circle

Marina V is located in Heraklion, a wealthy area in the northern part of Athens. It is adjacent to the embassy district and the Kifisia area, and is close to the two major business districts of the Northern Olympic Sports Center, namely Golden Hall & The Mall Athens. It is 8-minute drive to St. Catherine's International School (British curriculum). The residents are mainly wealthy people and those of middle and high social status, Making it ideal for both lifestyle buyers and investors seeking Greek residence permits through property ownership.



Multiple Main Traffic Arteries

Marina V is close to multiple main traffic arteries. The E75 main road can directly reach the southern seaside, and the E94 main road and the No. 6 main road can directly reach Athens International Airport, which takes 17 minutes by car. It is less than 50 meters away from the E94 and No. 6 main roads. It is closely adjacent to the intercity railway. It is 1.7 kilometers away from the nearest Heraklion subway station and only 200 meters away from the nearest urban railway station, Iraklio Station. Standing on the terrace of Phase 5 of Marina, you can see this urban railway station. The location enjoys very convenient transportation, ensuring worry-free travel.

Iraklio Urban Railway Station **200m**



 Marina V Terrace



1.7Km

📍 Heraklion Subway Station 6 minutes by car

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One kilometer of Gilding Splendor Embrace Convenience and Prosperity



Marina V has a complete range of supporting facilities in its vicinity. Many well-known local supermarkets, popular online restaurants and pharmacies are all located here. Of course, there are also numerous cafes that are beloved by the locals. Gyms can be found everywhere, fully meeting all your daily needs.





Leof. Irakliou commercial street

100m

2 minutes on foot

Adjacent To Several International Schools

Marina V is located in Heraklion, a wealthy area in the northern part of Athens. It enjoys the convenient conditions of the Kifisia living circle. The entire area is particularly safe and suitable for living. Surrounding the project, there are kindergartens, primary schools, junior high schools, senior high schools, universities, as well as renowned international schools. It is 2.8 kilometers away from St. Catherine's British-style international school and 7.2 kilometers away from ACS American-style international school.





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**The underground parking spaces are
exclusively for the property owners
The value of achieving everything at once**



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The real estate property you see
is built in 2005



Structure Schematic Diagram



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Versatile Spaces

All-round Design of a Two-bedroom Apartment

► Overall Floor Plan Display of the Ground Floor



A1

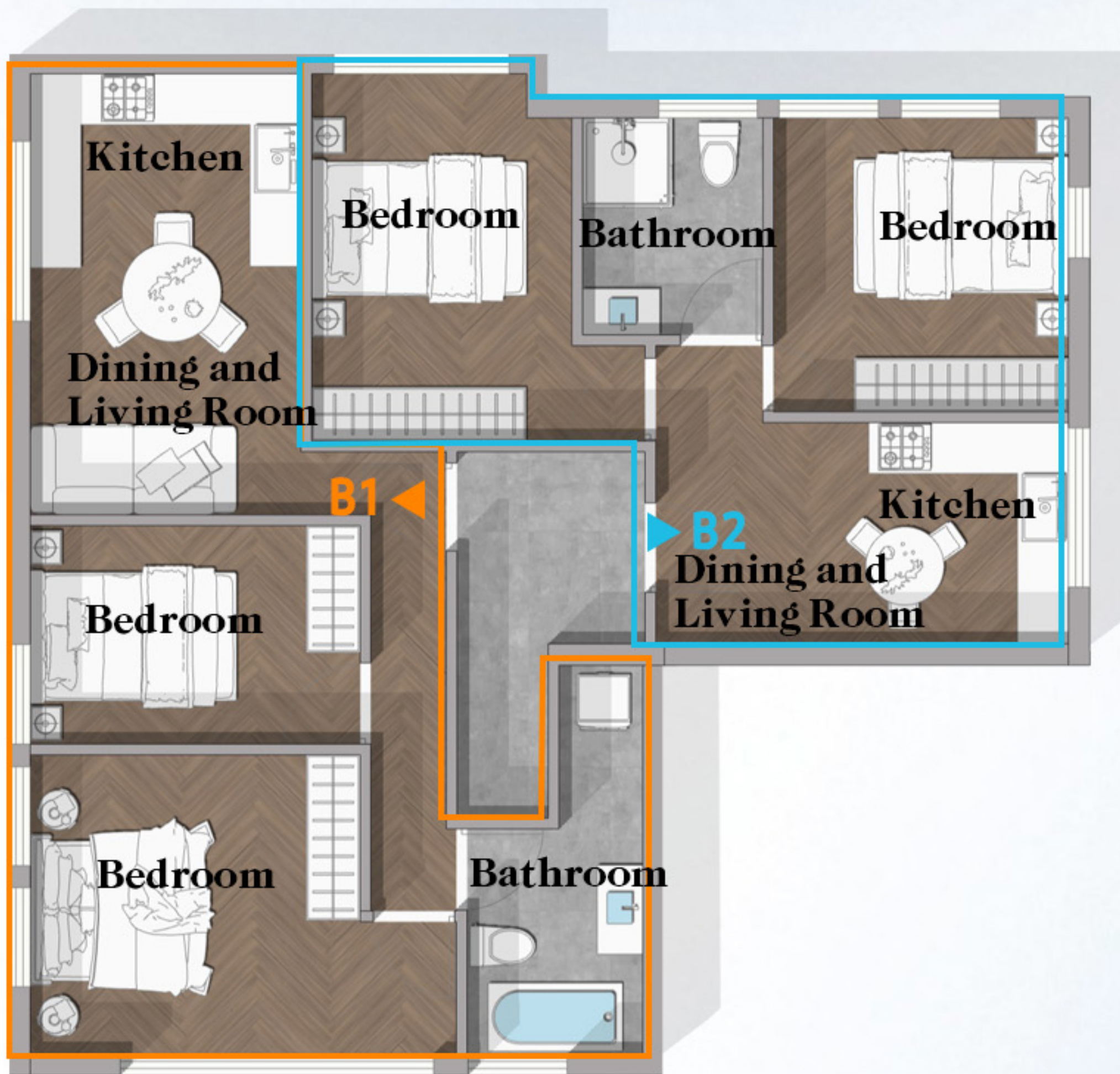
2 bedrooms, 1 living room
1 bathroom and 1 kitchen
Indoor area: 48 m²
Parking space: 1

A2

2 bedrooms, 1 living room
1 bathroom and 1 kitchen
Indoor area: 45 m²
Parking space: 1



Overall Floor Plan Display of the First Floor



B1

2 bedrooms, 1 living room

1 bathroom and 1 kitchen

Indoor area: 51 m²

Parking space: 1

B2

2 bedrooms, 1 living room

1 bathroom and 1 kitchen

Indoor area: 42 m²

Parking space: 1



Overall Floor Plan Display of the Second & Third Floor



C1/D1

2 bedrooms, 1 living room

1 bathroom and 1 kitchen

Indoor area: 53 m²

Parking space: 1

C2/D2

2 bedrooms, 1 living room

1 bathroom and 1 kitchen

Indoor area: 43 m²

Parking space: 1





Overall Floor Plan Display of the Fourth Floor



E1

2 bedrooms, 1 living room

1 bathroom and 1 kitchen

Indoor area: 53 m²

Parking space: 1

E2

2 bedrooms, 1 living room

1 bathroom and 1 kitchen

Indoor area: 44 m²

Parking space: 1



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Delivery Standard Rendering



**Subject to the actual decoration effect*

MARINA V Sales Listing

Type	Floor	Total area	Balcony _(Sqm)	Parking	Apartment Layout
A1	0F	48m ²	enclosed	1	2 bedrooms 1 living room 1 bathroom 1 kitchen
A2	0F	45m ²	enclosed	1	2 bedrooms 1 living room 1 bathroom 1 kitchen
B1	1F	51m ²	enclosed	1	2 bedrooms 1 living room 1 bathroom 1 kitchen
B2	1F	42m ²	enclosed	1	2 bedrooms 1 living room 1 bathroom 1 kitchen
C1	2F	53m ²	enclosed	1	2 bedrooms 1 living room 1 bathroom 1 kitchen
C2	2F	43m ²	enclosed	1	2 bedrooms 1 living room 1 bathroom 1 kitchen
D1	3F	53m ²	enclosed	1	2 bedrooms 1 living room 1 bathroom 1 kitchen
D2	3F	43m ²	enclosed	1	2 bedrooms 1 living room 1 bathroom 1 kitchen
E1	4F	53m ²	5m ²	1	2 bedrooms 1 living room 1 bathroom 1 kitchen
E2	4F	44m ²	enclosed	1	2 bedrooms 1 living room 1 bathroom 1 kitchen