## South · Kallithea

# Marina Residence 4

—Overlooking the Acropolis School District Housing—

## Greek New Deal

**MARINA 4**

- Type: Boutique Apartment
- Quantity: 19 sets
- Floors: 0-4 (5 floors in total)
- Apartment Layout: 1-bedroom
- Feature: Balcony - equipped
- Highlight on 1st floor: Courtyard
- Highlight on top floor: Gazebo

**100%**
Commercial Nature
Greek New Deal

**19 sets**
Boutique Apartment
School District Housing

**3% yield**
Two Years Charter
Solid Investment

## South · Kallithea

# Marina Residence 4

SNF Cultural Center 2km

Metropolitan Hospital 2km

Olympic Sports Center 2.6km

Flisvos Marina 3.6km

Acropolis 4km

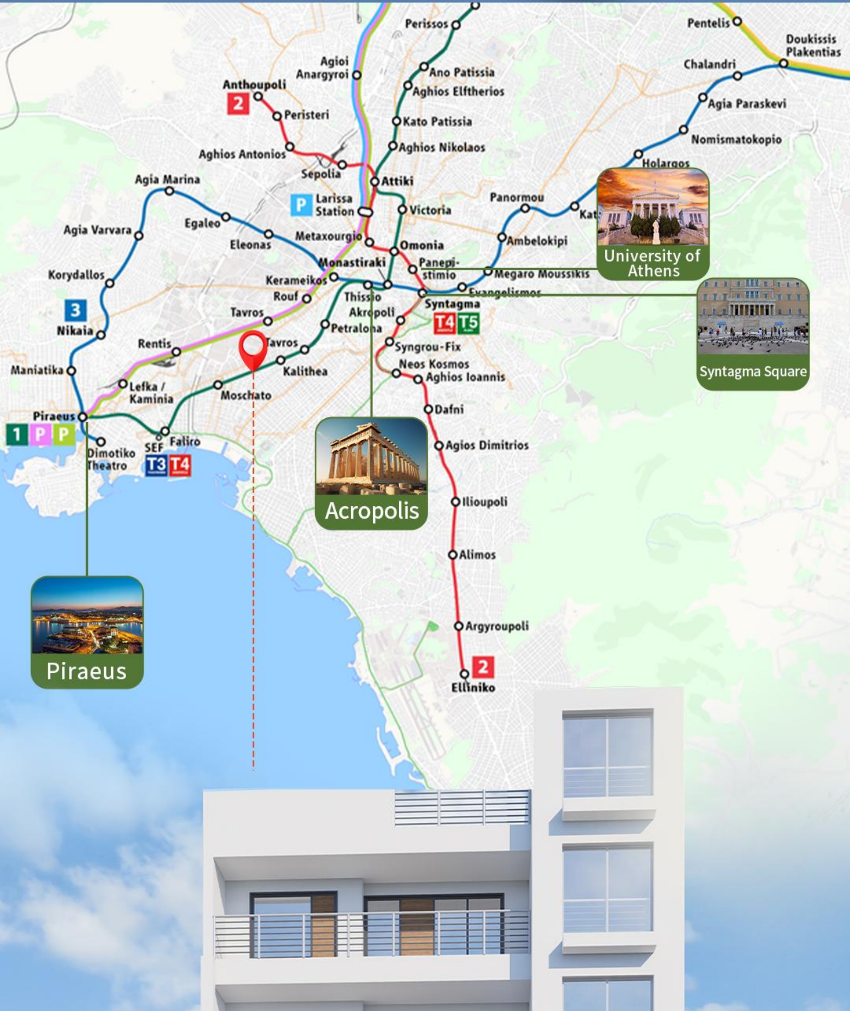
| | |
|---|---|
| 100m | Kindergarten & Primary School |
| 200m | Premier Private Junior High |
| 550m | Thiseos Commercial Street |
| 600m | Sklavenitis |
| 700m | Moschat Municipal Stadium |
| 1km | Beach |
| 1.2km | Moschato Metro Station |
| 1.4km | Kallithea Metro Station |

Standard residential area, enjoy 8 minutes convenient living circle

## South · Kallithea

# Marina Residence 4

# —Overlooking the Acropolis School District Housing—


Perissos
Pentelis
Doukissis Plakentias
Agioi Anargyroi
Ano Patissia
Chalandri
Anthoupoli
2
Aghios Elftherios
Agia Paraskevi
Peristeri
Kato Patissia
Nomismatokopio
Aghios Antonios
Aghios Nikolaos
Holargos
Sepolia
Agia Marina
Attiki
P
Larissa Station
Victoria
Panormou
Kat
Egaleo
Agia Varvara
Eleonas
Metaxourgio
Omonia
Ambelokipi
University of Athens
Monastiraki
Panepi-stimio
Megaro Moussikis
Korydallos
Kerameikos
Thissio
Evangelismos
Rouf
Syntagma
3
Akropoli
T4
T5
Tavros
Nikaia
Petralona
Syntagma Square
Tavros
Rentis
Syngrou-Fix
Kalithea
Neos Kosmos
Maniatika
Aghios Ioannis
Lefka / Kaminia
Moschato
Dafni
Piraeus
1
P
P
Faliro
SEF
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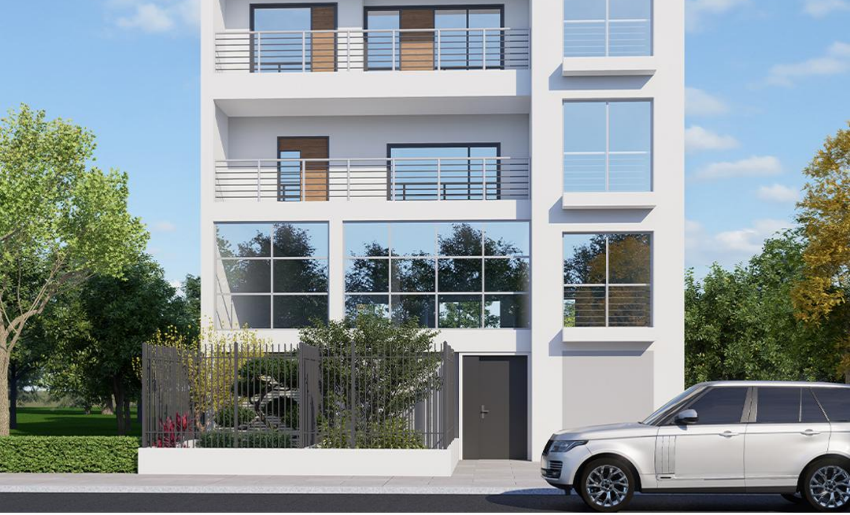
T3
T4
Agios Dimitrios
Acropolis
Ilioupoli
Alimos
Piraeus
Argyroupoli
2
Elliniko



# Marina Residence 4

—Overlooking the Acropolis School District Housing—

**100m** Premium Public Education: Kindergarten & Primary School

**200 m**

**Premier Private Junior High**

Premier Private Junior High

## Complete Commercial Facilities

# Marina Residence 4

Thisseos, Athens' largest shopping street, offers an extensive array of shops, cafes, and restaurants. It's a favored destination for both locals and tourists, renowned for its lively ambiance and diverse shopping options.

Thiseos Commercial Street 550m

## Complete Commercial Facilities

# Marina Residence 4

Founded in 1954, Sklavenitis Supermarket (commonly known as BigEyes Supermarket) is a wholly - owned Greek enterprise and a subsidiary of the Sklavenitis Group. The Sklavenitis Group is the largest Greek retailer, with 457 stores that serve an average of 630,000 customers per day.

Sklavenitis **600m**

# South · Kallithea

# Marina Residence 4

The SNF Cultural Centre, housing the National Library of Greece and the National Opera, provides an immersive cultural experience. It showcases world - class performances and boasts an extensive library collection. Surrounded by lush greenery and expansive parks, the centre offers a serene retreat for relaxation. It has become a favoured gathering spot for locals.

SNF Cultural Center **2km**

Enjoy Prosperity

Enjoy Life

*Greece*

## South · Kallithea

# Marina Residence 4

**2km** Metropolitan Hospital

METROPOLITAN
METROPOLITAN HOSPITAL

**2.6km** Olympic Sports Center

4km
Acropolis

## Enjoy Prosperity

# Marina Residence 4

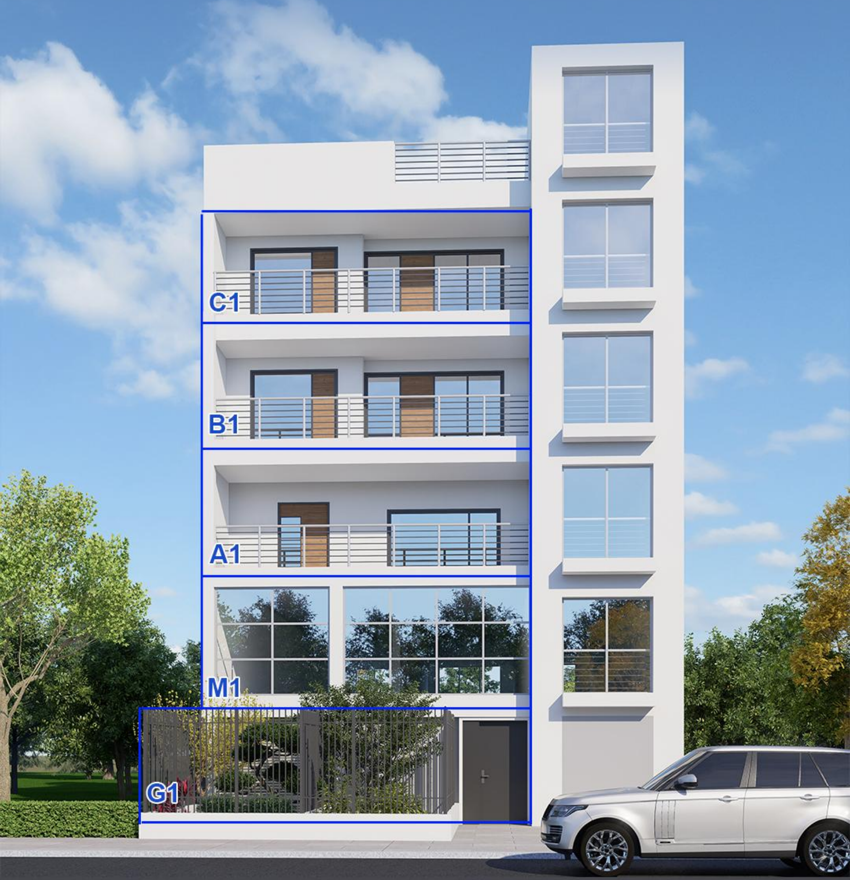
Flisvos Marina is the first yacht port in Greece to be awarded the "5 Gold Anchor Platinum" honour and the second - largest mega yacht marina in Greece. The Esplanade, a commercial complex spanning 4,000 square metres, offers food, shopping, VIP concierge services, as well as yacht agents and brokerage firms.

Flisvos Marina 3.6km

**South · Kallithea**

# Marina Residence 4

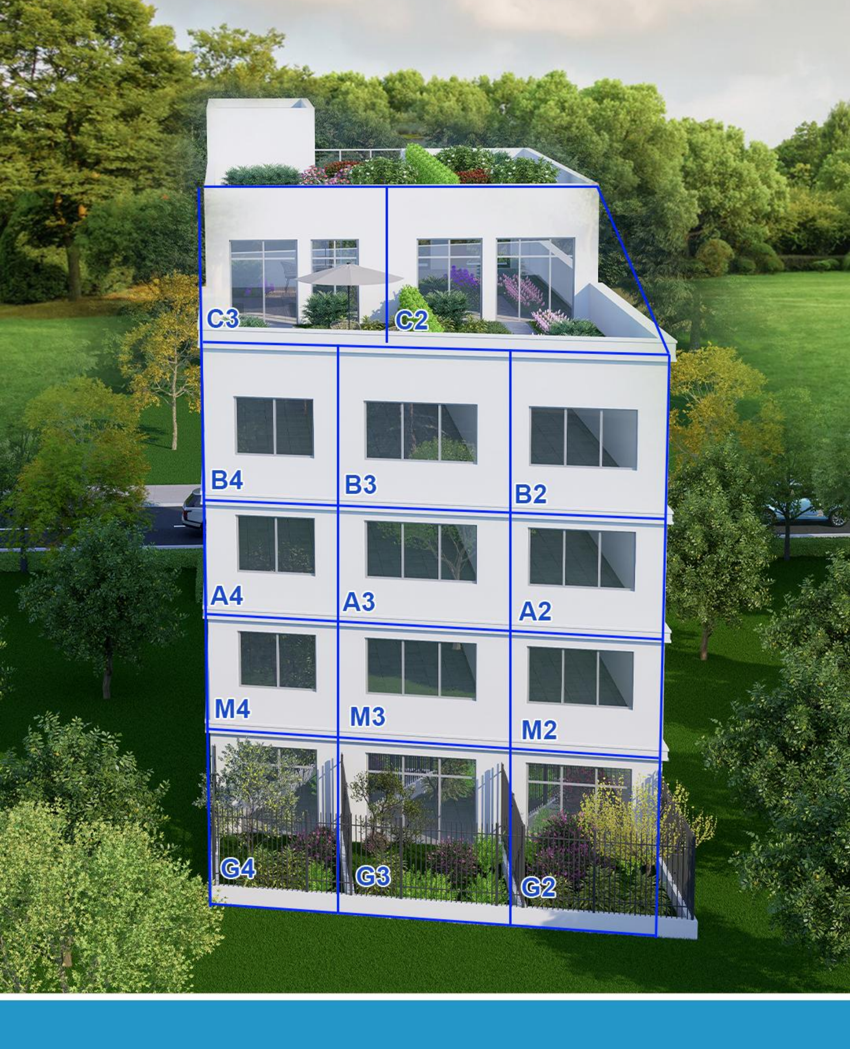
—Overlooking the Acropolis School District Housing—


C1
B1
A1
M1
G1

**100%**
Commercial Nature
Greek New Deal

**19 sets**
Boutique Apartment
School District Housing

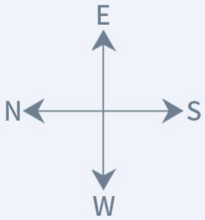
**3% yield**
Two Years Charter
Solid Investment

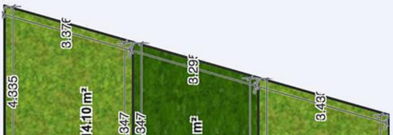

C3
C2
B4
B3
B2
A4
A3
A2
M4
M3
M2
G4
G3
G2

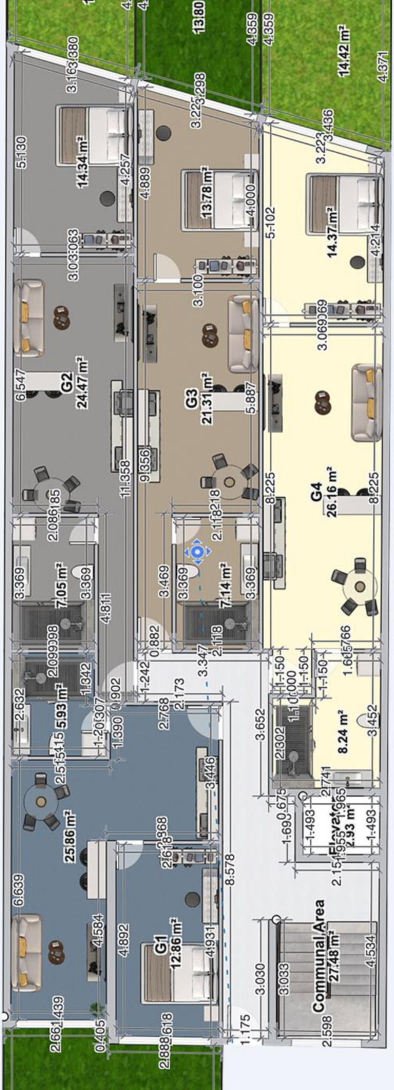
South · Kallithea

# Marina Residence 4

## **0 Floor** House Type Display




3.37
3.29
3.43
4.335
4.10 m²
347
347
m²


14.42 m²
13.80
14.34 m²
13.78 m²
14.37 m²
G2
24.47 m²
G3
21.31 m²
G4
26.16 m²
7.05 m²
7.14 m²
5.93 m²
8.24 m²
25.86 m²
Elevator
2.93 m²
G1
12.86 m²
Communal Area
27.48 m²

**G1** 72㎡

1 bedroom 1 living room
1 bathroom 1 kitchen
Interior area 45㎡ Courtyard 27㎡

**G2** 60㎡

1 bedroom 1 living room
1 bathroom 1 kitchen
Interior area 46㎡ Courtyard 14㎡

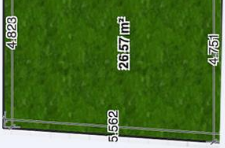
**G3** 56㎡

1 bedroom 1 living room
1 bathroom 1 kitchen
Interior area 42㎡ Courtyard 14㎡

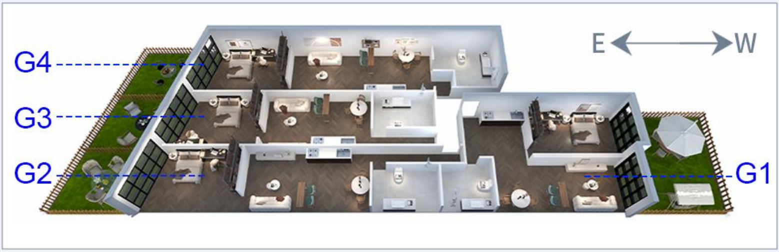
**G4** 63㎡

1 bedroom 1 living room
1 bathroom 1 kitchen
Interior area 49㎡ Courtyard 14㎡

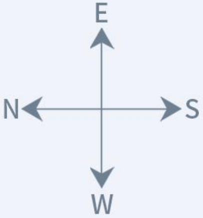
School District

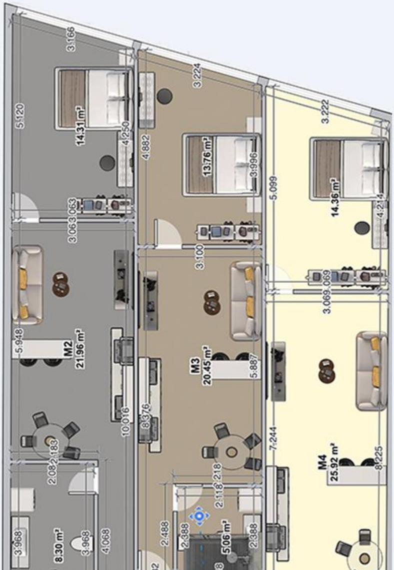

4.823
26.57m²
4.751
5.562

Housing
Greece


G4
G3
G2
G1
E
W

## 1 Floor House Type Display



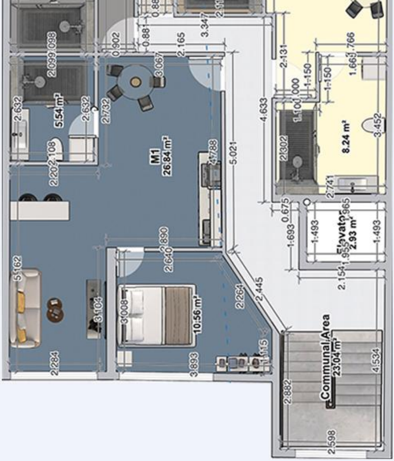

3.166
3.224
3.222
5.120
14.31m²
4.250
4.882
13.76m²
3.996
5.099
14.36m²
4.214
3.063.063
3.100
3.069.069
5.948
M2
21.96m²
M3
20.45m²
5.887
10.016
8.376
7.244
M4
25.92m²
8.225
2.082.183
2.118.218
3.968
8.30m²
3.968
4.068
2.488
2.388
5.06m²
2.388

**M1** 43㎡

1 bedroom 1 living room
1 bathroom 1 kitchen
Interior area 43㎡ Balcony area 0㎡

**M2** 45㎡

1 bedroom 1 living room
1 bathroom 1 kitchen
Interior area 45㎡ Balcony area 0㎡

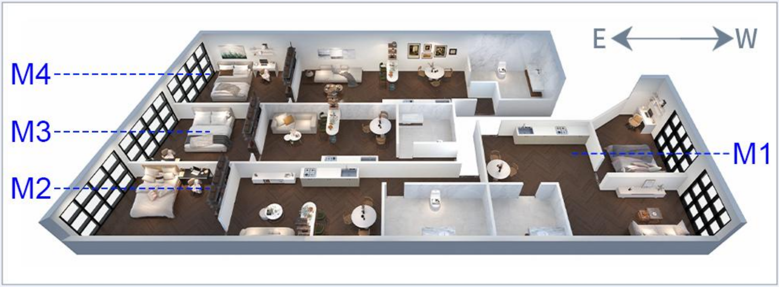

M1
26.84 $m^2$
5.54 $m^2$
10.56 $m^2$
8.24 $m^2$
Elevator
2.93 $m^2$
Communal Area
23.04 $m^2$
5.021
4.633
4.788
5.162
3.104
3.008
2.640
2.890
2.264
2.445
3.893
2.284
2.882
2.598
4.534
1.493
1.693
0.675
2.154
2.741
2.302
3.452
1.663
2.131
2.165
3.347
3.067
2.732
2.632
2.202
0.902
0.88

**M3** 39 $m^2$

1 bedroom 1 living room
1 bathroom 1 kitchen
Interior area 39 $m^2$ Balcony area 0 $m^2$

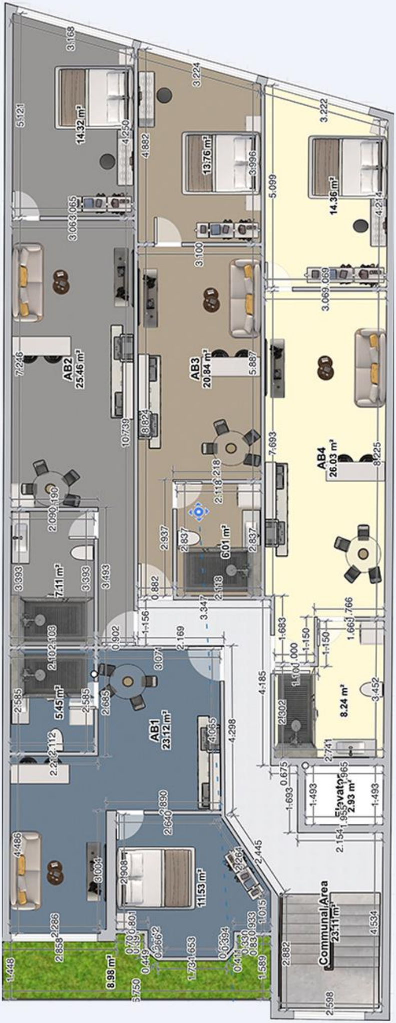
**M4** 49 $m^2$

1 bedroom 1 living room
1 bathroom 1 kitchen
Interior area 49 $m^2$ Balcony area 0 $m^2$


E
W
M4
M3
M2
M1

## 2 Floor / 3 Floor House Type Display

E


14.32 m²
13.76 m²
14.36 m²
AB2
25.46 m²
AB3
20.84 m²
AB4
26.03 m²
6.01 m²
7.11 m²
5.45 m²
AB1
23.12 m²
8.24 m²
Elevator
2.93 m²
11.53 m²
8.98 m²
Communal Area
23.11 m²

## A1 B1 49㎡

1 bedroom 1 living room
1 bathroom 1 kitchen
Interior area 40㎡ Balcony area 9㎡

## A2 B2 47㎡

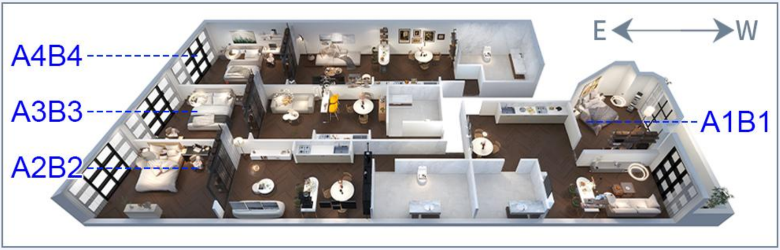
1 bedroom 1 living room
1 bathroom 1 kitchen
Interior area 47㎡ Balcony area 0㎡

## A3 B3 41㎡

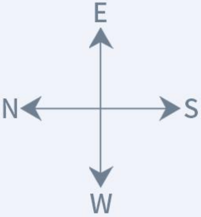
1 bedroom 1 living room
1 bathroom 1 kitchen
Interior area 41㎡ Balcony area 0㎡

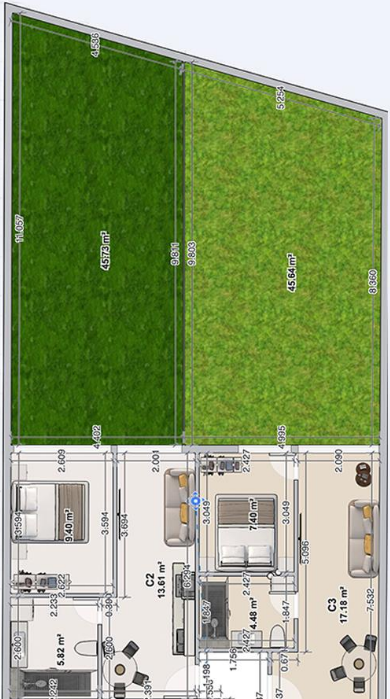
## A4 B4 49㎡

1 bedroom 1 living room
1 bathroom 1 kitchen
Interior area 49㎡ Balcony area 0㎡


A4B4
A3B3
A2B2
E
W
A1B1

## **4 Floor** House Type Display




4.536
5.254
11.057
45.73 m²
9.811
9.803
45.64 m²
8.360
4.402
4.995
2.609
2.001
2.427
2.090
3.594
9.40 m²
3.594
3.694
3.049
7.40 m²
3.049
5.096
C2
13.61 m²
C3
17.18 m²
4.48 m²
5.82 m²
7.532
1.847
1.847

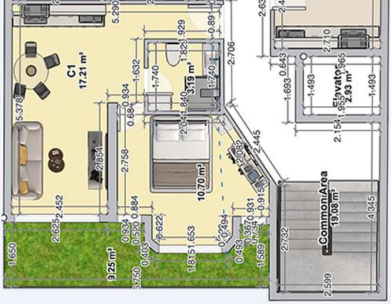
**C1** 40㎡

1 bedroom 1 living room
1 bathroom 1 kitchen
Interior area 31㎡ Balcony area 9㎡

**C2** 75㎡

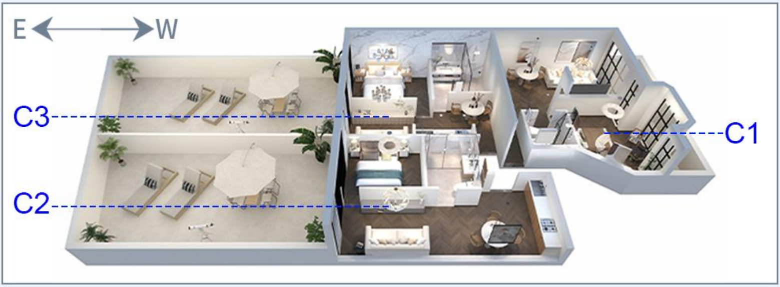
1 bedroom 1 living room
1 bathroom 1 kitchen
Interior area 29㎡ Gazebo area 46㎡

**C3** 75㎡


C1
17.21 m²
10.70 m²
3.19 m²
Elevator
2.93 m²
Common Area
19.08 m²
9.25 m²

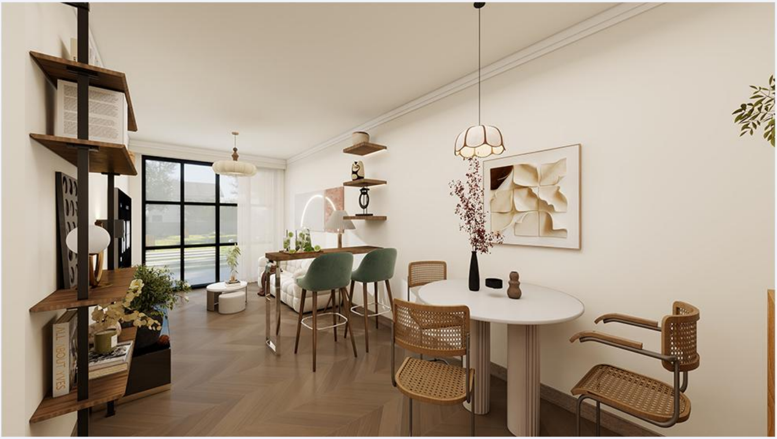
1 bedroom 1 living room
1 bathroom 1 kitchen
Interior area 29m$^2$ Gazebo area 46m$^2$

## Overlooking the Acropolis Greece

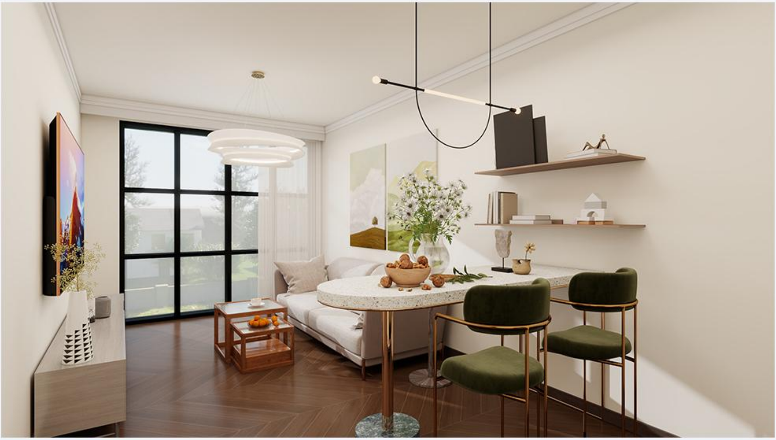


## Hardcover Delivery · G1 Design Drawing

Sun
Dec 31, 2023
PM
13 00


ALL ABOUT LIVES

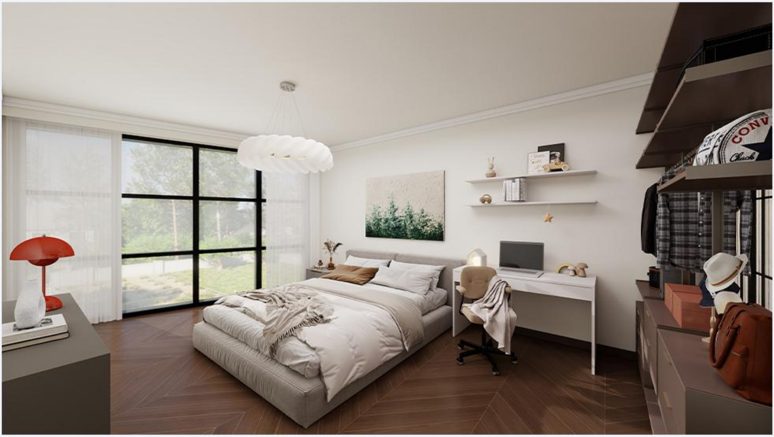
## Hardcover Delivery · A1B1 Design Drawing



## Hardcover Delivery · A2B2 Design Drawing

## Hardcover Delivery · A3B3 Design Drawing

## Hardcover Delivery · A4B4 Design Drawing



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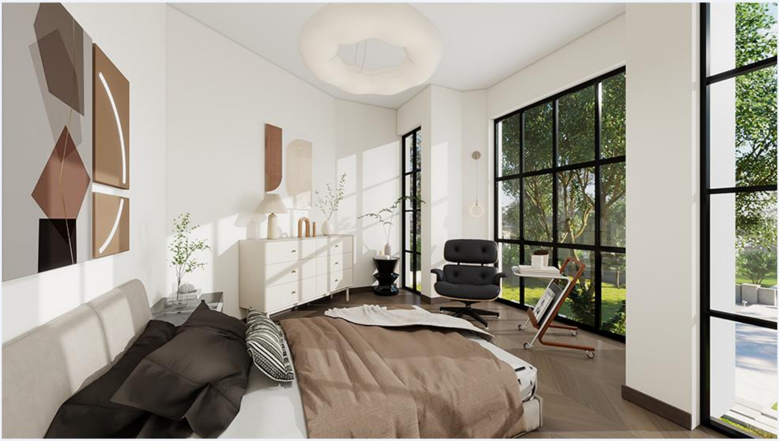

## Hardcover Delivery · C2 Design Drawing

YESTERDAY
TOMORROW

## Hardcover Delivery · C3 Design Drawing

Overlooking the Acropolis

Enjoy Prosperity

Greece

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