



URBAN GAZI RESIDENCE

ATHENS CITY CENTRE

THE AREA

Gazi is one of the liveliest areas in Athens city center. It is widely known for its artistic events and vibrant nightlife, as in the area there are many nightclubs, cafes and taverns with excellent food. Technopolis in Gazi, as the compound of the former power station was renamed, serves as a cultural center and is a hub for city-sponsored and private events that combine culture with innovation, from art exhibitions and music festivals to food and tech fairs. At the same time, many parks have been created in the area so that the residents can enjoy their free time.



URBAN GAZI RESIDENCE

In one of the most vibrant neighborhoods in Athens city center, Gazi, we created Urban Gazi Residence, a residential development that blends modern design with functionality surpassing the expectations of its owners.

The seven-storey apartment complex consists of 32 newly built city center apartments of 4 different typologies: studios, lofts, 2-bedroom apartments, and 2-bedroom and 3-bedroom duplexes. The covered area of the apartments ranges from 35 square meters to 130 square meters, taking into account every single detail and making the most out of every square meter. All luxury apartments are equipped with the most modern amenities and have special architectural features and careful interior layouts that cover every need. The apartments are flooded with natural light, creating a welcoming and calm atmosphere and have been carefully designed to provide maximum comfort to their owners along with exclusive access to the communal swimming pool for moments of relaxation.

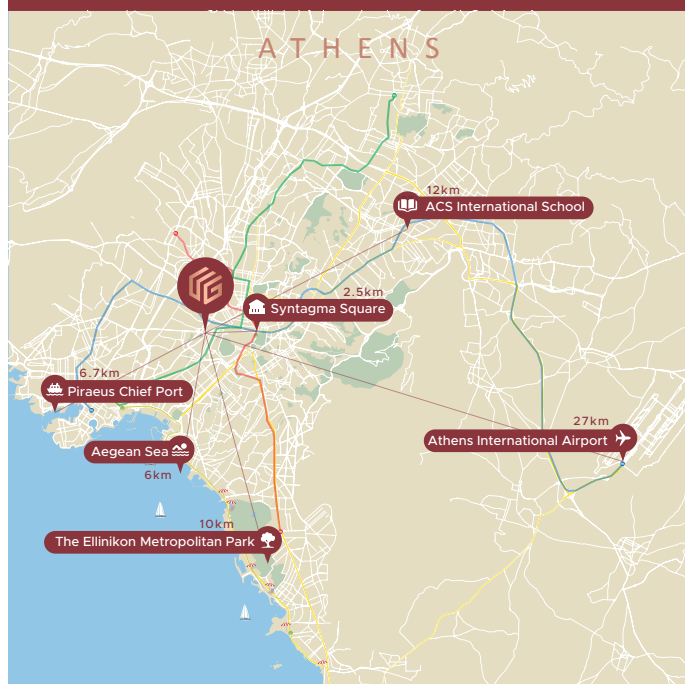
In addition to the excellent specifications, the apartment building has a class A+ energy efficiency with a thermal facade and energy glazing that guarantee a low energy footprint.





PRIME LOCATION

Gazi is one of the vibrant neighborhoods in Athens city center, renowned for its energetic lifestyle and cultural landmarks. It is a popular destination for young locals and tourists who want to experience the urban lifestyle. The neighborhood is home to several cultural attractions that host exhibitions, concerts, and other events throughout the year.



1st - 3rd Floor



A1 B1 C1

2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	67 sqm
Balcony	13 sqm
Total Area	80 sqm

A2 B2 C2

Studio

Bedroom	1
Bathroom	1
Covered Area	35 sqm
Balcony	9 sqm
Total Area	44 sqm

A3 B3 C3

2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	64 sqm
Balcony	20 sqm
Total Area	84 sqm

A4 B4 C4

2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	64 sqm
Balcony	20 sqm
Total Area	84 sqm

A5 B5 C5

1 Bedroom Apartment

Bedroom	1
Bathroom	1
Covered Area	44 sqm
Balcony	13 sqm
Total Area	57 sqm

A6 B6 C6

2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	66 sqm
Balcony	20 sqm
Total Area	86 sqm

4th - 5th Floor

N

5th Floor



N

4th Floor



Megalou Vasileiou Str.

Andrionikou Str.

DE1

3 Bedroom Duplex

Bedroom	3
Bathroom	2(1WC)
Covered Area	112 sqm
Balcony	20 sqm
Total Area	132 sqm

DE2

2 Bedroom Duplex

Bedroom	2
Bathroom	2(1WC)
Covered Area	85 sqm
Balcony	13 sqm
Total Area	98 sqm

D3

E3

2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	64 sqm
Balcony	20 sqm
Total Area	84 sqm

DE4

3 Bedroom Duplex

Bedroom	3
Bathroom	3
Covered Area	130 sqm
Balcony	27 sqm
Total Area	157 sqm

DE5

2 Bedroom Duplex

Bedroom	2
Bathroom	2(1WC)
Covered Area	84 sqm
Balcony	22 sqm
Total Area	106 sqm

DE6

1 Bedroom Loft

Bedroom	1
Bathroom	2(1WC)
Covered Area	52 sqm
Balcony	6 sqm
Total Area	58 sqm

DE7

1 Bedroom Loft

Bedroom	1
Bathroom	2(1WC)
Covered Area	62 sqm
Balcony	11 sqm
Total Area	73 sqm

6th - 7th Floor

N

7th Floor



N

6th Floor



Megalou Vasileiou Str.

Andronikou Str.

FG1

3 Bedroom Duplex

Bedroom	3
Bathroom	2(1WC)
Covered Area	112 sqm
Balcony	11 sqm
Total Area	123 sqm

FG2

2 Bedroom Duplex

Bedroom	2
Bathroom	2(1WC)
Covered Area	85 sqm
Balcony	15 sqm
Total Area	100 sqm

FG3

3 Bedroom Duplex

Bedroom	3
Bathroom	3
Covered Area	130 sqm
Balcony	28 sqm
Total Area	158 sqm

FG4

3 Bedroom Duplex

Bedroom	3
Bathroom	3
Covered Area	130 sqm
Balcony	28 sqm
Total Area	158 sqm

FG5

2 Bedroom Duplex

Bedroom	2
Bathroom	2(1WC)
Covered Area	84 sqm
Balcony	24 sqm
Total Area	108 sqm

FG6

3 Bedroom Duplex

Bedroom	3
Bathroom	3(1WC)
Covered Area	115 sqm
Balcony	29 sqm
Total Area	144 sqm

UNIT SUMMARY

Unit	Floor	Type	Beds	Baths	Total Area (sqm)	Covered Area (sqm)	Balcony (sqm)	Garden & Swimming Pool	Parking/Storage
A1	1st	Apartment	2	1	80	67	13	Yes (Communal)	Additional Charge
A2	1st	Studio	1	1	44	35	9	Yes (Communal)	Additional Charge
A3	1st	Apartment	2	1	84	64	20	Yes (Communal)	Additional Charge
A4	1st	Apartment	2	1	84	64	20	Yes (Communal)	Additional Charge
A5	1st	Apartment	1	1	57	44	13	Yes (Communal)	Additional Charge
A6	1st	Apartment	2	1	86	66	20	Yes (Communal)	Additional Charge
B1	2nd	Apartment	2	1	80	67	13	Yes (Communal)	Additional Charge
B2	2nd	Studio	1	1	44	35	9	Yes (Communal)	Additional Charge
B3	2nd	Apartment	2	1	84	64	20	Yes (Communal)	Additional Charge
B4	2nd	Apartment	2	1	84	64	20	Yes (Communal)	Additional Charge
B5	2nd	Apartment	1	1	57	44	13	Yes (Communal)	Additional Charge
B6	2nd	Apartment	2	1	86	66	20	Yes (Communal)	Additional Charge
C1	3rd	Apartment	2	1	80	67	13	Yes (Communal)	Additional Charge
C2	3rd	Studio	1	1	44	35	9	Yes (Communal)	Additional Charge
C3	3rd	Apartment	2	1	84	64	20	Yes (Communal)	Additional Charge
C4	3rd	Apartment	2	1	84	64	20	Yes (Communal)	Additional Charge
C5	3rd	Apartment	1	1	57	44	13	Yes (Communal)	Additional Charge
C6	3rd	Apartment	2	1	86	66	20	Yes (Communal)	Additional Charge
DE1	4th - 5th	Duplex	3	2(1WC)	132	112(62+50)	20	Yes (Communal)	Additional Charge
DE2	4th - 5th	Duplex	2	2(1WC)	98	85(45+40)	13	Yes (Communal)	Additional Charge
D3	4th	Apartment	2	1	84	64	20	Yes (Communal)	Additional Charge
DE4	4th - 5th	Duplex	3	3	157	130(71+59)	27	Yes (Communal)	Additional Charge
DE5	4th - 5th	Duplex	2	2(1WC)	106	84(44+40)	22	Yes (Communal)	Additional Charge
DE6	4th - 5th	Loft	1	2(1WC)	58	52(28+24)	6	Yes (Communal)	Additional Charge
DE7	4th - 5th	Loft	1	2(1WC)	73	62(32+30)	11	Yes (Communal)	Additional Charge
E3	5th	Apartment	2	1	84	64	20	Yes (Communal)	Additional Charge
FG1	6th - 7th	Duplex	3	2(1WC)	123	112(62+50)	11	Yes (Communal)	Additional Charge
FG2	6th - 7th	Duplex	2	2(1WC)	100	85(45+40)	15	Yes (Communal)	Additional Charge
FG3	6th - 7th	Duplex	3	3	158	130(71+59)	28	Yes (Communal)	Additional Charge
FG4	6th - 7th	Duplex	3	3	158	130(71+59)	28	Yes (Communal)	Additional Charge
FG5	6th - 7th	Duplex	2	2(1WC)	108	84(44+40)	24	Yes (Communal)	Additional Charge
FG6	6th - 7th	Duplex	3	3(1WC)	144	115(63+52)	29	Yes (Communal)	Additional Charge

*Transfer Tax 3.09%

* All the above floor areas are subject to verification following completion.
Purchasers must therefore rely on their own inspection to verify any information provided.
All dimensions are within + or -5%



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