



## Overview

|                 |           |
|-----------------|-----------|
| Type            | Villa     |
| Status          | Available |
| Est. Completion | 1925      |

# Preserved Neoclassical Residence



# About This Property

## A Rare Interwar Gem in Kypseli

Built in 1925, this property stands as a prime example of interwar-period architectural heritage in Athens. Officially designated as a listed building (preserved facades and outline), the residence retains its authentic historic features including striking pediments, handcrafted wrought-iron railings, original wooden joinery, and a soaring atrium while offering exceptional modern functionality.

### Property Overview & Specs

- Plot Size:** 346 sq.m.
- Total Built Area:** 546 sq.m. across 3 fully connected levels

### Layout Breakdown

- 1st Floor (130 sq.m.):** High-ceiling residential layout with penthouse veranda access.
- Ground Floor (235 sq.m.):** Expansive main living spaces with direct access to the garden.
- Basement (182 sq.m.):** Versatile space with full-height ceilings, ideal for auxiliary uses, private amenities, or operational storage.

### Key Features & Amenities

- Accessibility:** Elevator serving all levels alongside a grand interior staircase.
- Independent Access:** 3 separate entrances ideal for operational efficiency, private guest access, or multi-unit division.
- Light & Orientation:** Bright, cross-ventilated design with optimal south-facing orientation.
- Interior Character:** Original hardwood flooring, active fireplace, and full-height ceilings throughout.
- Outdoor Space:** Private tree-lined garden courtyard and spacious upper veranda.
- Infrastructure:** Independent natural gas heating system; zoned for both residential and commercial/professional use.

### Prime Location & Connectivity

Situated on a quiet paved street in the heart of Kypseli, the property offers key proximity to major landmarks and transit:

- 500 m** from the Metro Station
- 800 m** from the Athens Law Courts
- Immediate access to university campuses, museums, and local commercial districts

### Investment Potential

With its grand proportions, historic charm, and triple-entrance accessibility, this landmark mansion presents a rare development canvas for a high-yield boutique hotel, luxury serviced suite retreat, or trophy private residence.

## Features & Amenities

|                             |                     |                            |                        |
|-----------------------------|---------------------|----------------------------|------------------------|
| Protected heritage building | A Rare Interwar Gem | Full Vertical Connectivity | Architectural Grandeur |
| Golden Visa Eligible        | Golden Visa 800K    | Ready                      | Resale Property        |

## Nearby Landmarks

|               |      |
|---------------|------|
| Metro Station | 500m |
|---------------|------|

|                                             |      |
|---------------------------------------------|------|
| Athens University of Economics and Business | 500m |
| Pedion tou Areos park                       | 600m |

## Contact Us

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