

PARK

R E S I D E N C E



AGIOS DIMITRIOS | SOUTH ATHENS

ABOUT THE PROJECT

9

APARTMENTS
30-68 SQM

4

FLOORS
WITH ELEVATOR

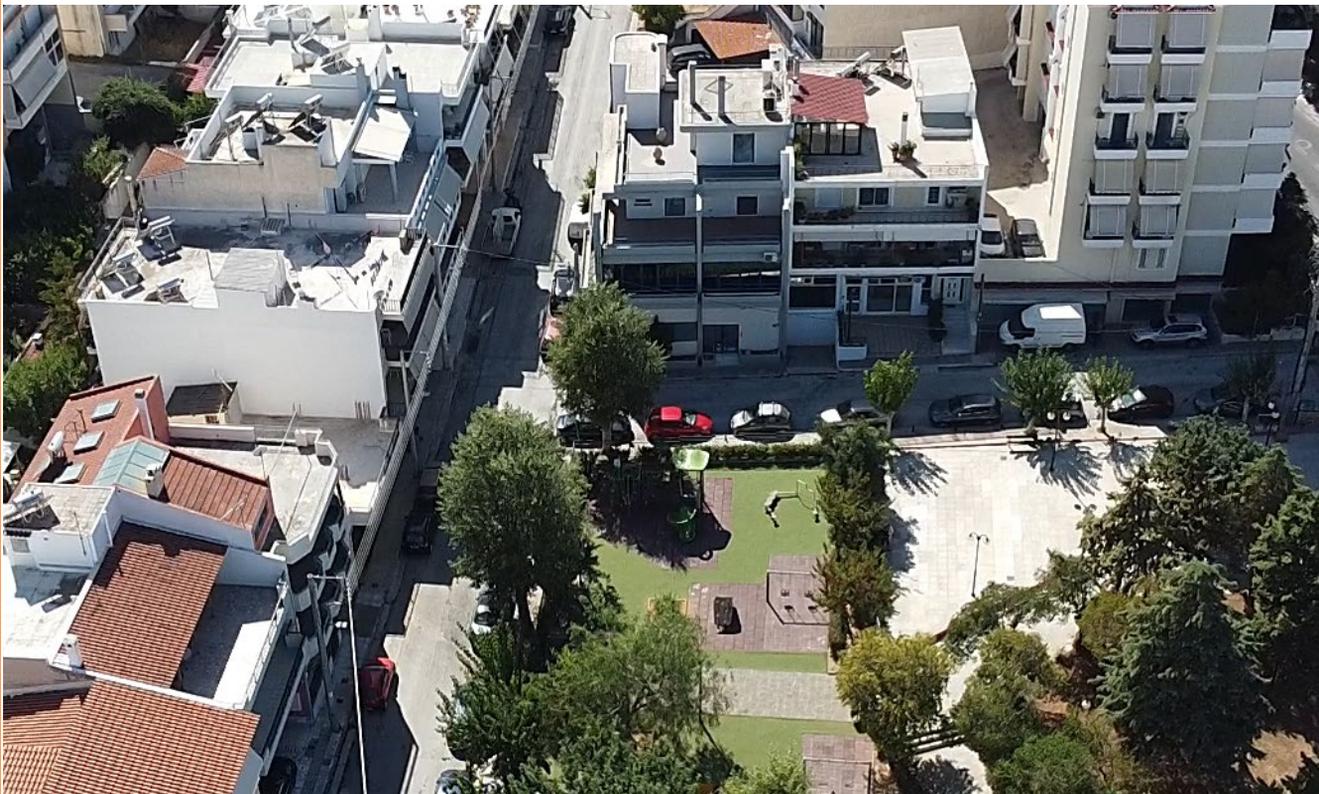
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INDIVIDUAL
STORAGE ROOMS

5

PARKING SPACES
UNDERGROUND

6 APARTMENTS ELIGIBLE FOR GOLDEN VISA 250 000 €



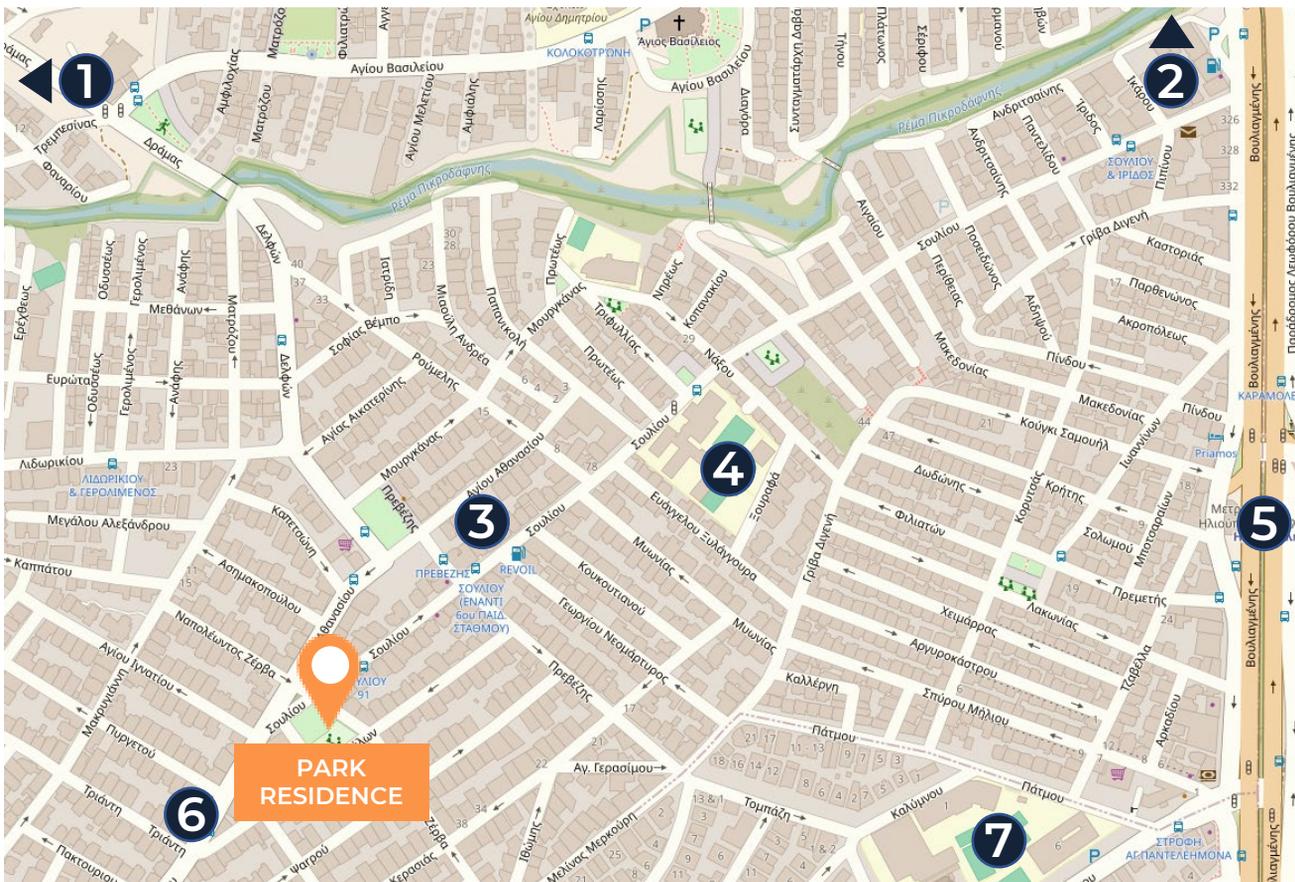
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LOCATION

Agios Dimitrios: Where City Convenience Meets Coastal Living

Agios Dimitrios is an attractive district linking central Athens to the southern coast. The building is perfectly located in front of a park, near Alimos and the Elliniko area. It offers ultimate convenience, with the Metro, schools, and shops within easy walking distance.

PARK RESIDENCE



- 01. Beach side (3 km)
- 02. City center (5 km)
- 03. 2 supermarkets (250 m)
- 04. Primary school (500 m)

- 05. Metro station (900 m)
- 06. Bus station (100 m)
- 07. Professional School (700 m)

PROJECT FEATURES



Energy Class A



Bespoke Kitchen & Wardrobe



Balcony in all apartments



Premium finishes



Individual storage room



Solar water heater



Thermal insulation



A/C system



Brick walls and partitions



Alarm system (preparation)



Energy efficient windows



Parking space (optional)

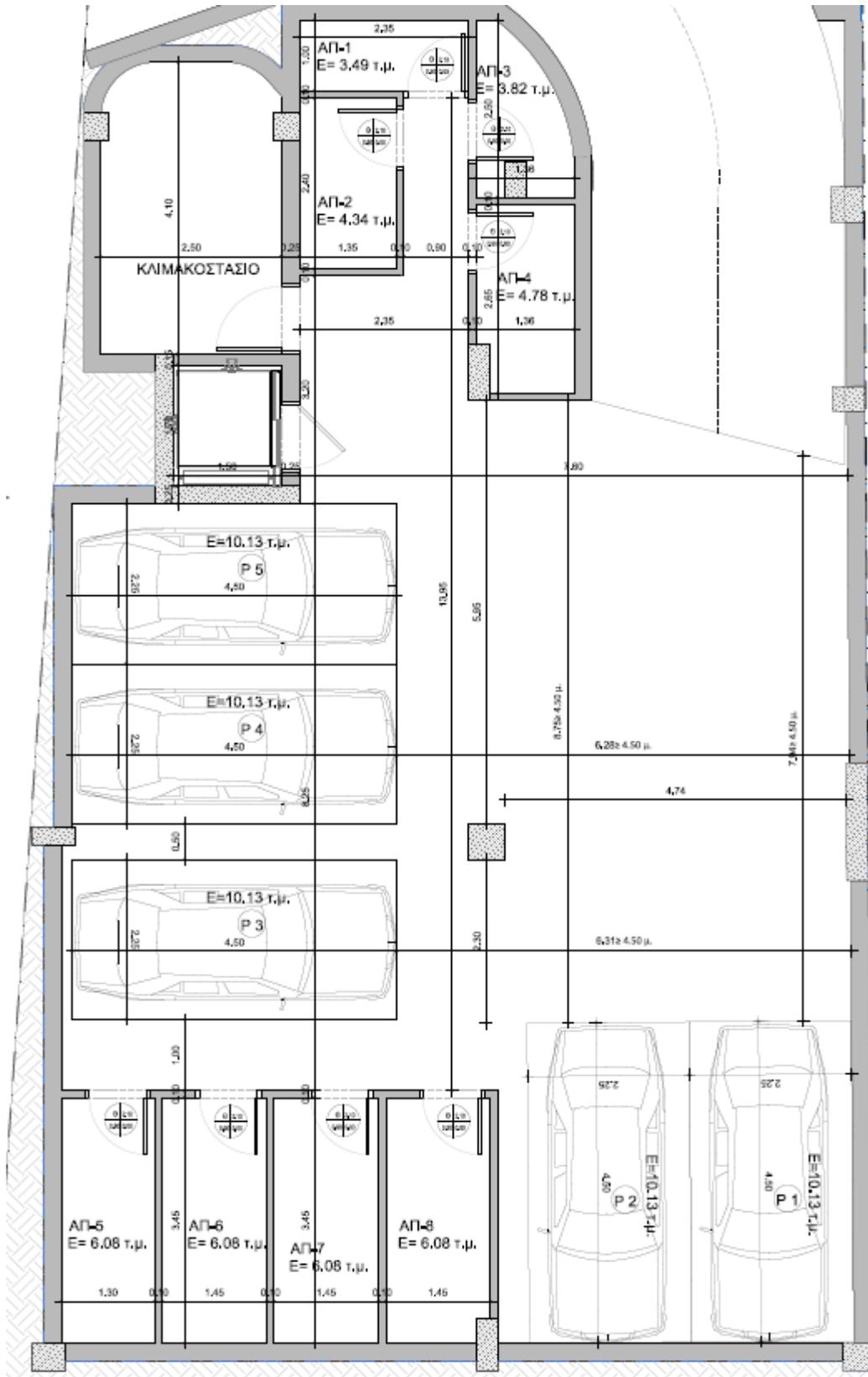
P A R K R E S I D E N C E



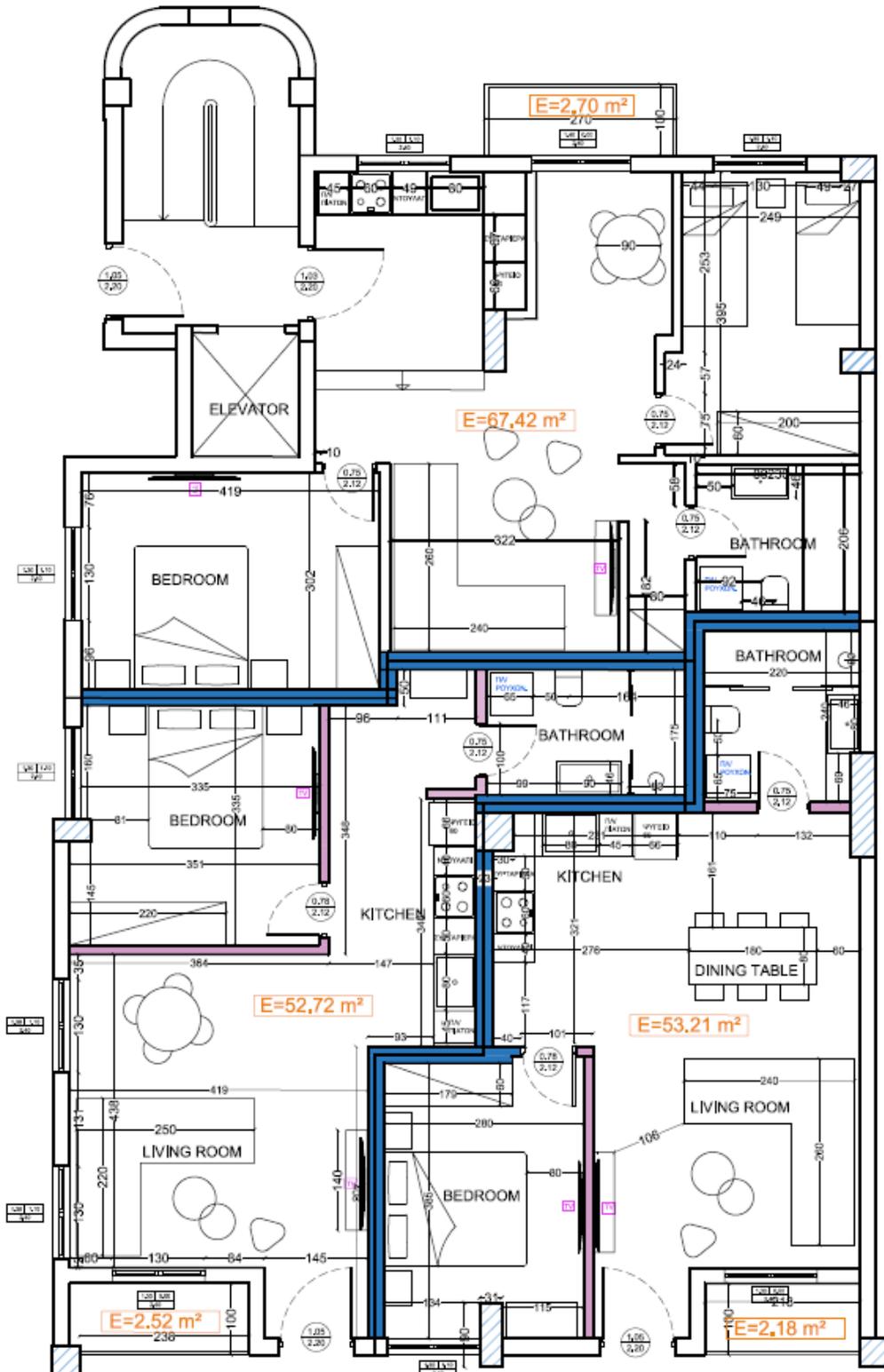
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FLOOR PLANS

-1

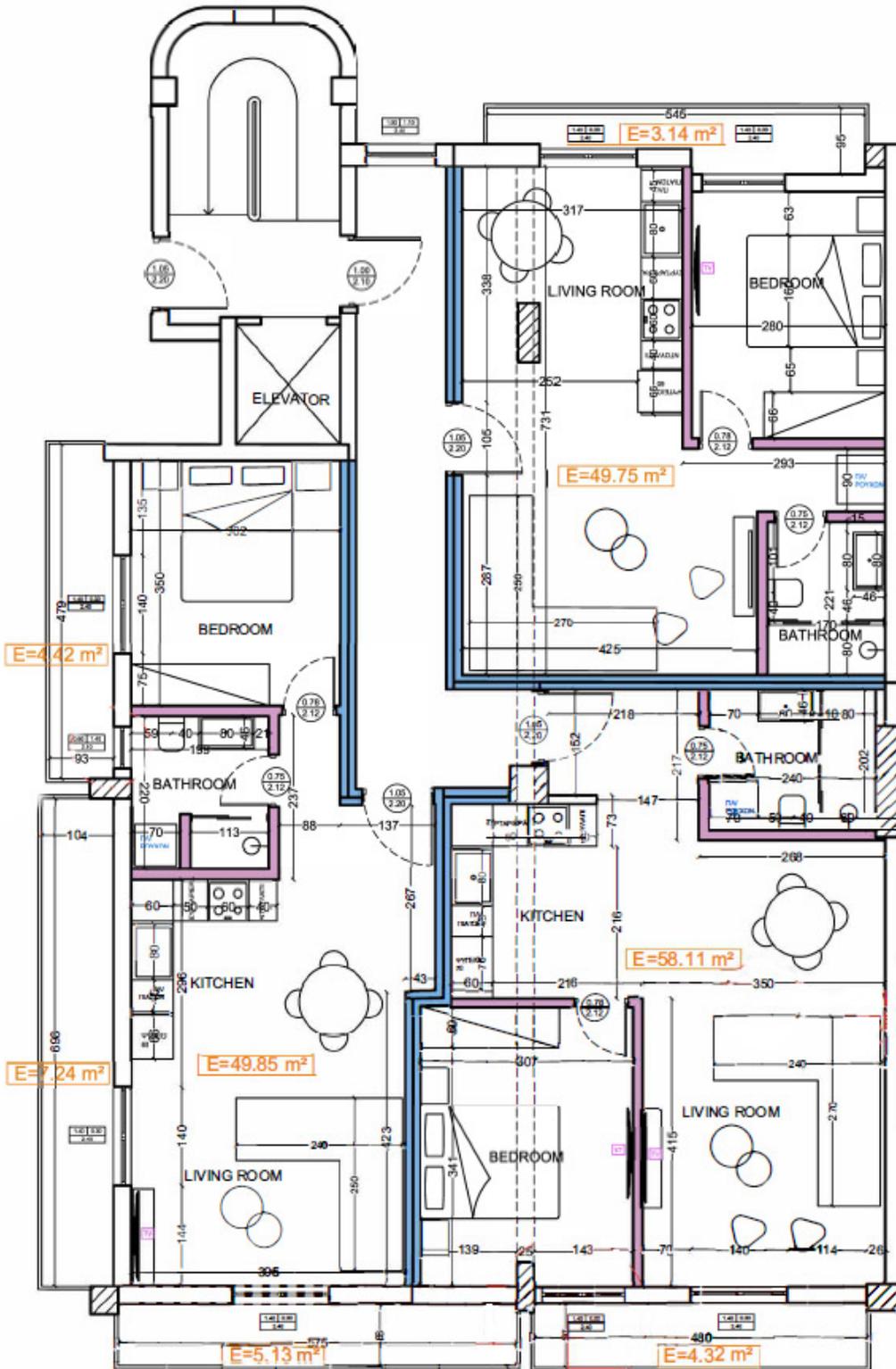


FLOOR PLANS



FLOOR PLANS

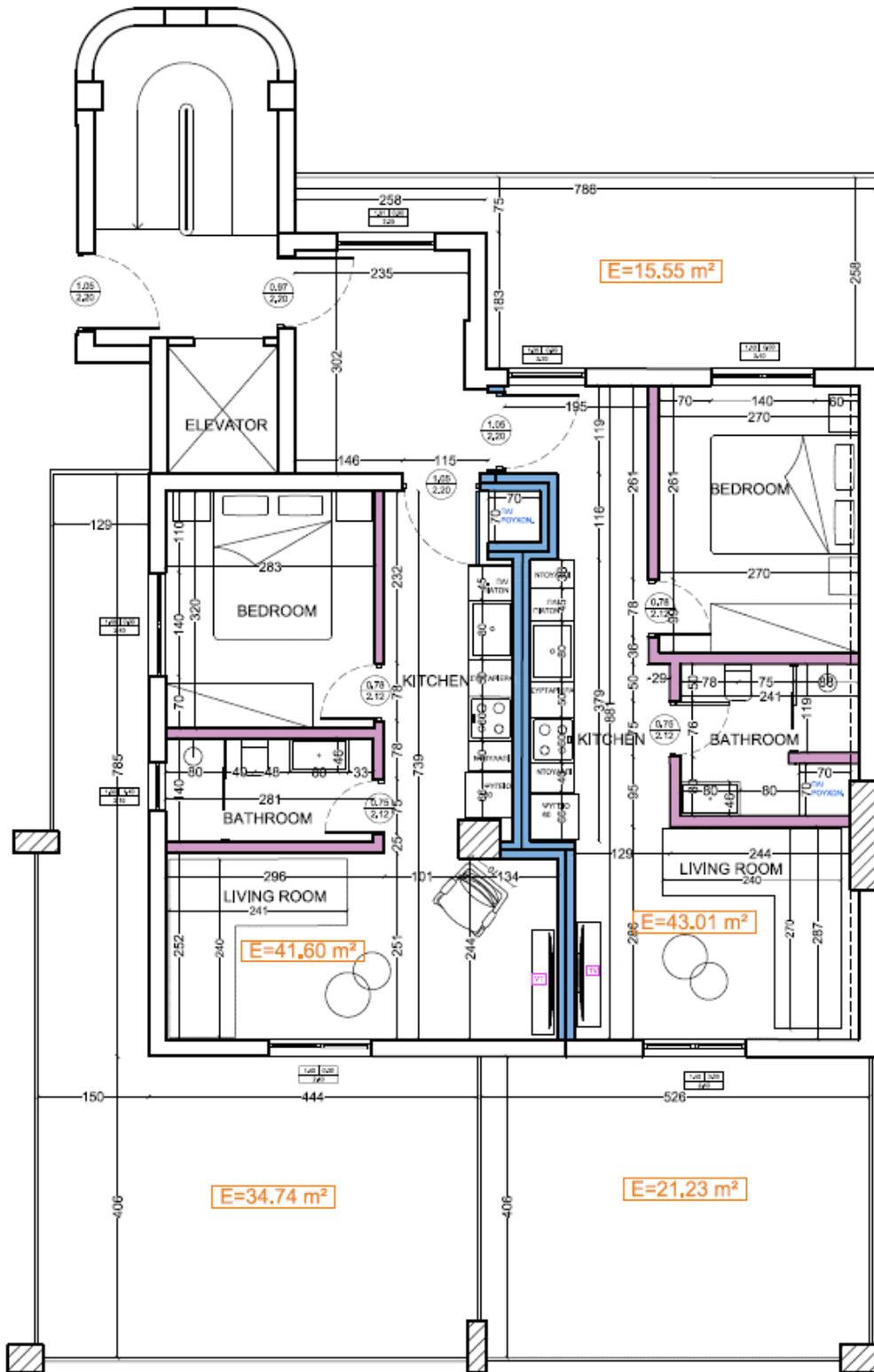
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FLOOR PLANS

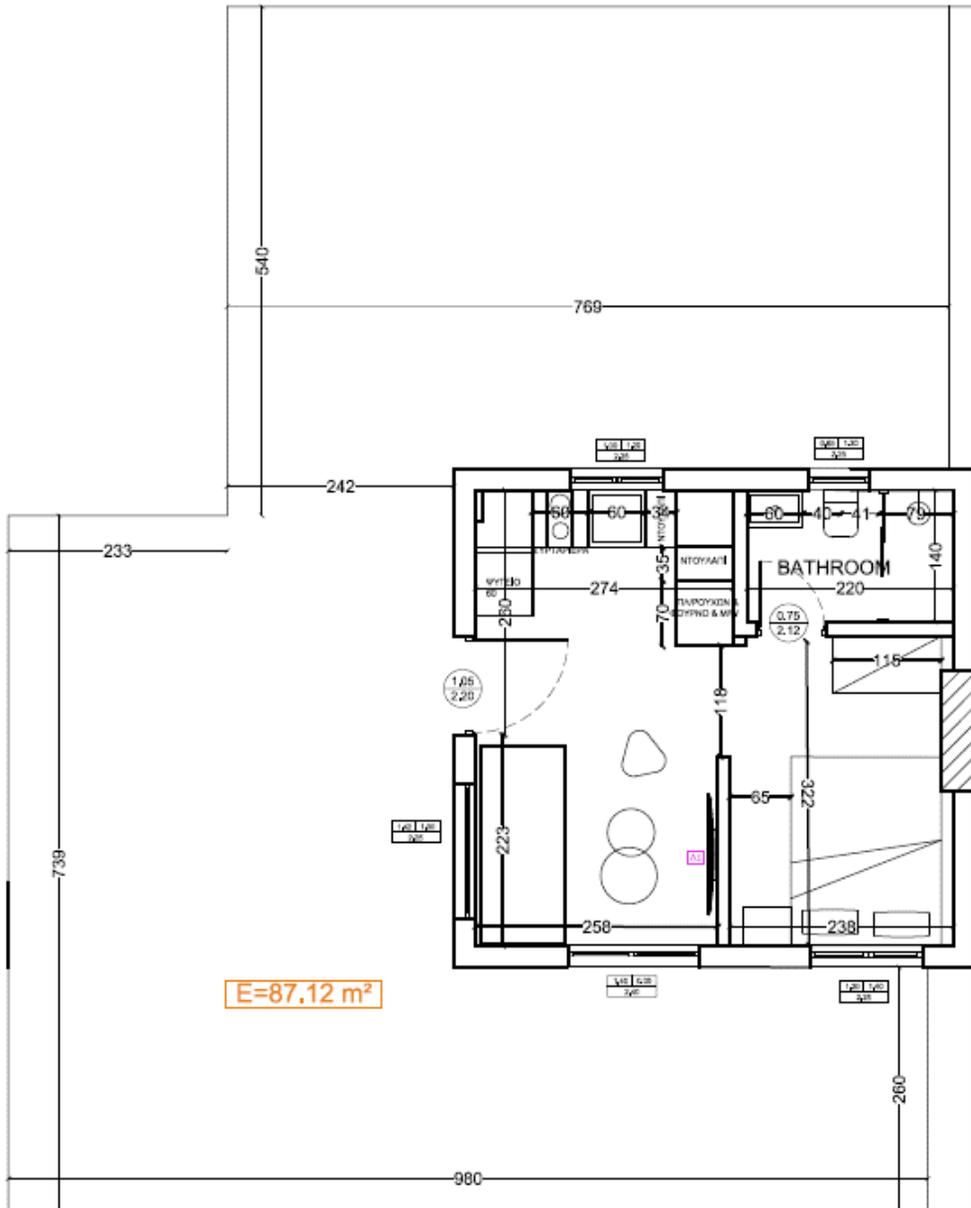
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PARK RESIDENCE



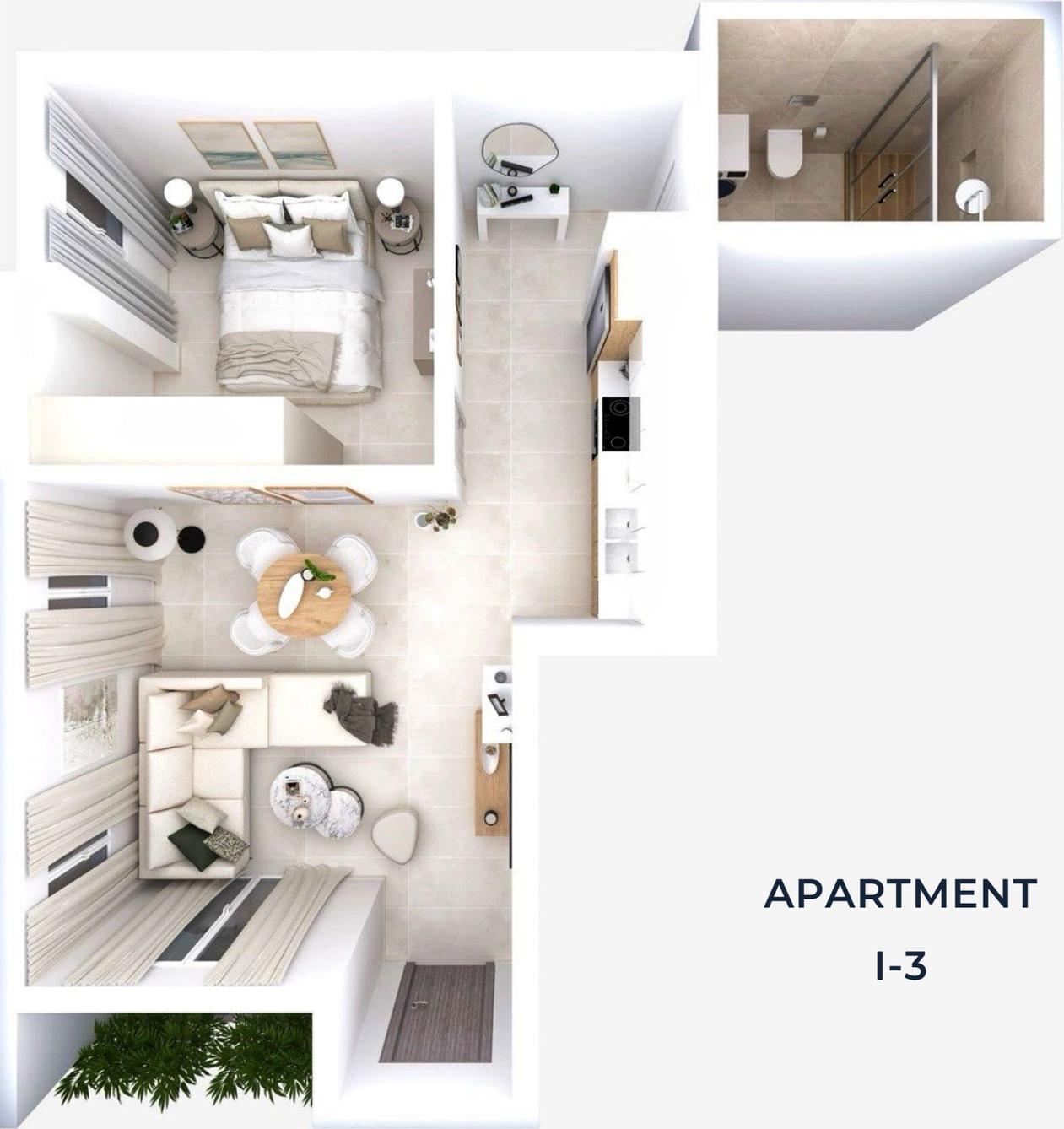
FLOOR PLANS

3



INTERIOR

PARK RESIDENCE



APARTMENT
1-3

AGIOS DIMITRIOS | SOUTH ATHENS

INTERIOR

PARK RESIDENCE



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INTERIOR

PARK RESIDENCE



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INTERIOR

P A R K R E S I D E N C E



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PRICE LIST

P A R K R E S I D E N C E

APARTMENT	FLOOR	AREA SQM	BALCONY SQM	BED/BATH	STORAGE	GOLDEN VISA	PRICE €
I1*	0	67,42	2,70	2/1	Y	Y	385 000 (parking included)
I2	0	53,21	2,18	1/1	Y	Y	315 000
I3	0	52,72	2,52	1/1	Y	Y	310 000
A1	1	49,75	3,14	1/1	Y	Y	325 000
A2	1	58,11	4,32	1/1	Y	Y	350 000
A3	1	49,85	12,34	1/1	Y	Y	330 000
B1	2	43,01	36,78	1/1	Y	N	N/A
B2	2	41,60	34,74	1/1	Y	N	N/A
C1	3	29,90	87,12	STUDIO	Y	N	N/A

Note: Areas are subject to minor adjustments.

Optional parking available at an additional cost of €10,000
(subject to availability)

* Parking P1 included into the price

Furniture package available at an additional cost of €10,000

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WHAT'S INCLUDED

Energy Efficiency Class A	Thermal facade and superior building insulation
Energy saving Windows	Double-glazed aluminum frames with thermal insulation
Outdoor Space	Private balconies for every apartment
Security	Reinforced security entrance doors and pre-installation for alarm systems
Climate Control	Fully installed Multi-split system (heating/cooling) in all rooms
Solar Water Heater	Installed solar water heating system 120 L
Bespoke Interiors	Personalized kitchen and wardrobe design, featuring a technogranite sink and kitchen hood (other appliances not included)
High-quality Flooring	Ceramic tiles throughout the apartment
Premium Finishes	High-end bathroom fixtures and electrical equipment (Germany / France)
Storage	Private storage room for every apartment on the underground level (elevator access)
Utilities	Full utility grid connections (electricity & water)