

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

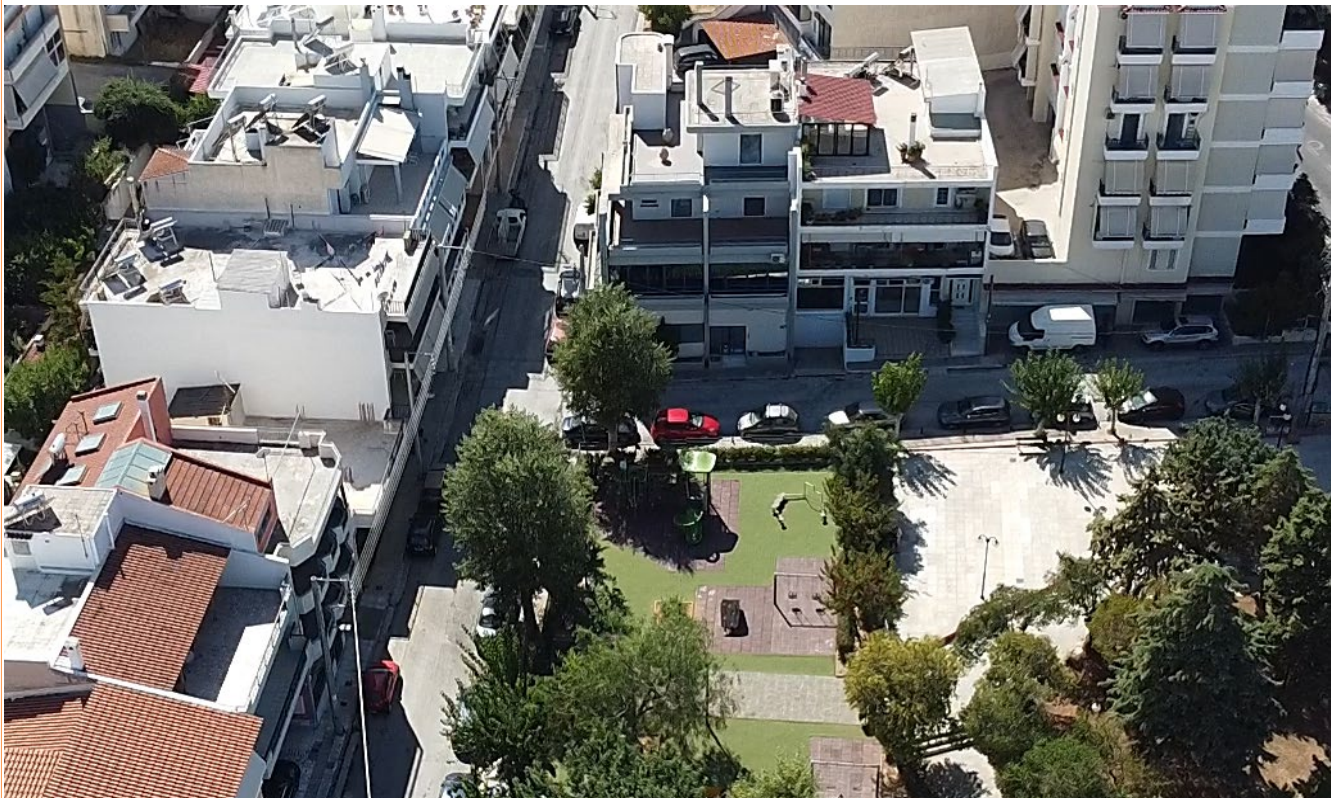
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INDIVIDUAL
STORAGE ROOMS

5

PARKING SPACES
UNDERGROUND

6 APARTMENTS ELIGIBLE FOR GOLDEN VISA 250 000 €



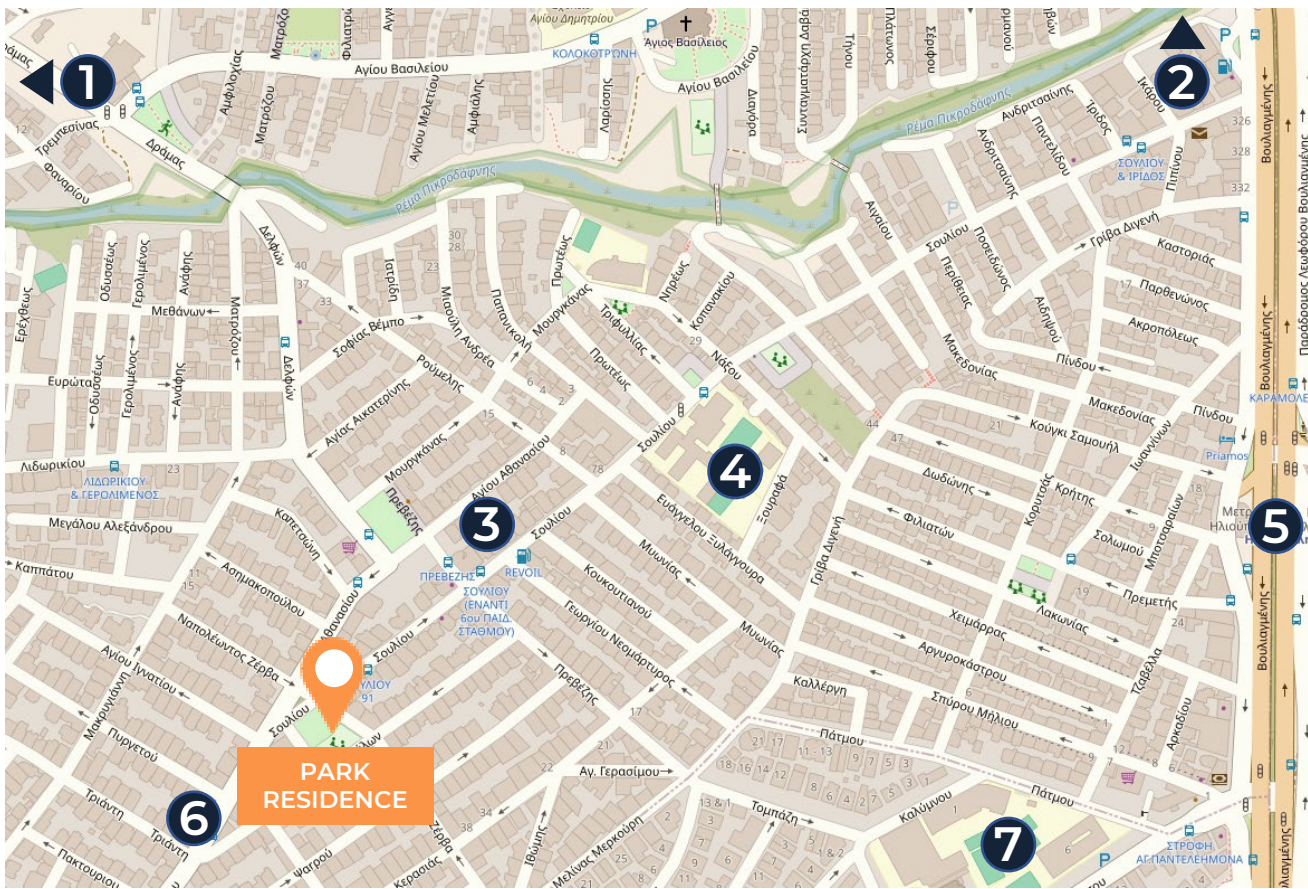
AGIOS DIMITRIOS | SOUTH ATHENS

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)

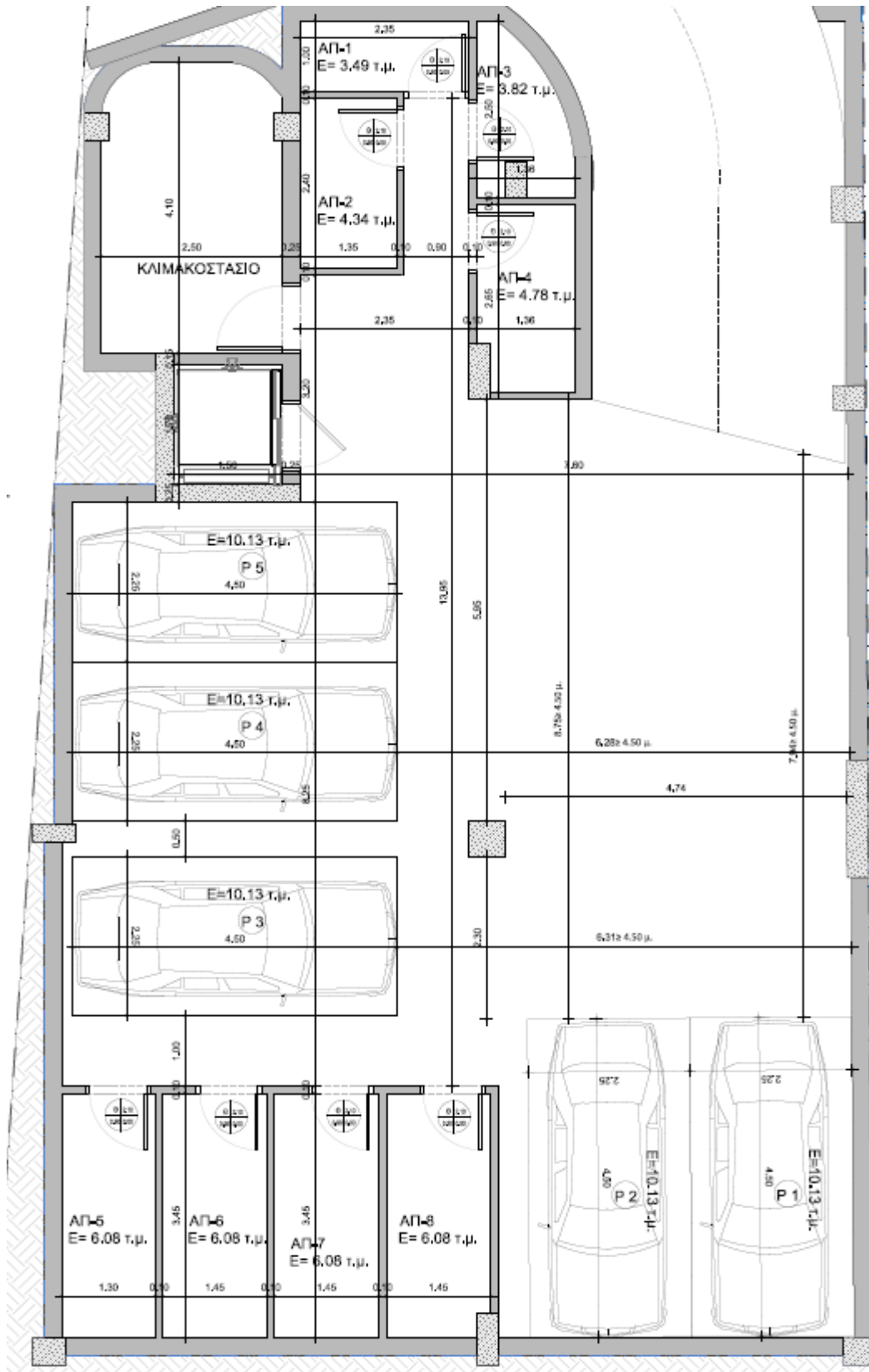
PARK RESIDENCE



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FLOOR PLANS

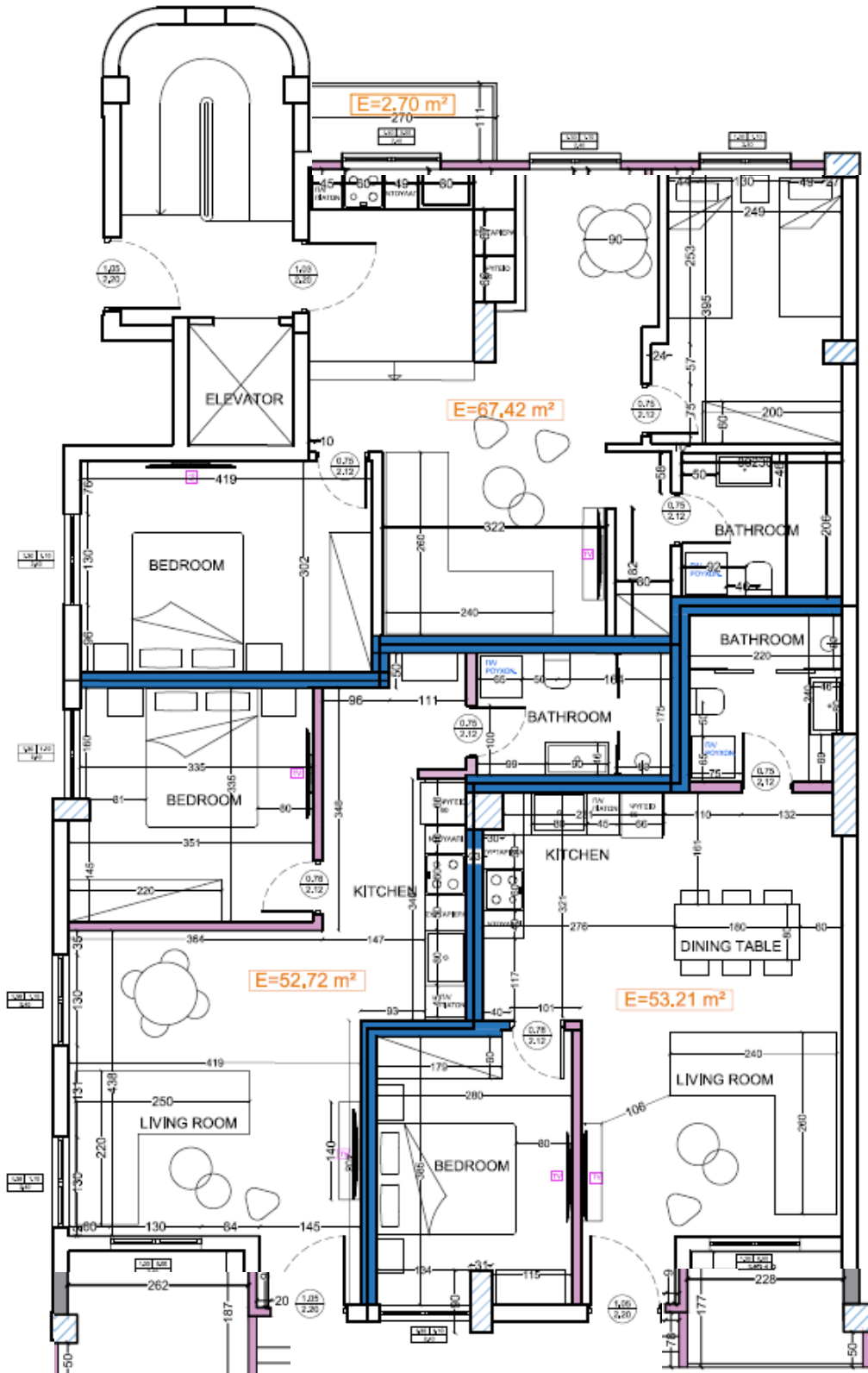
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FLOOR PLANS

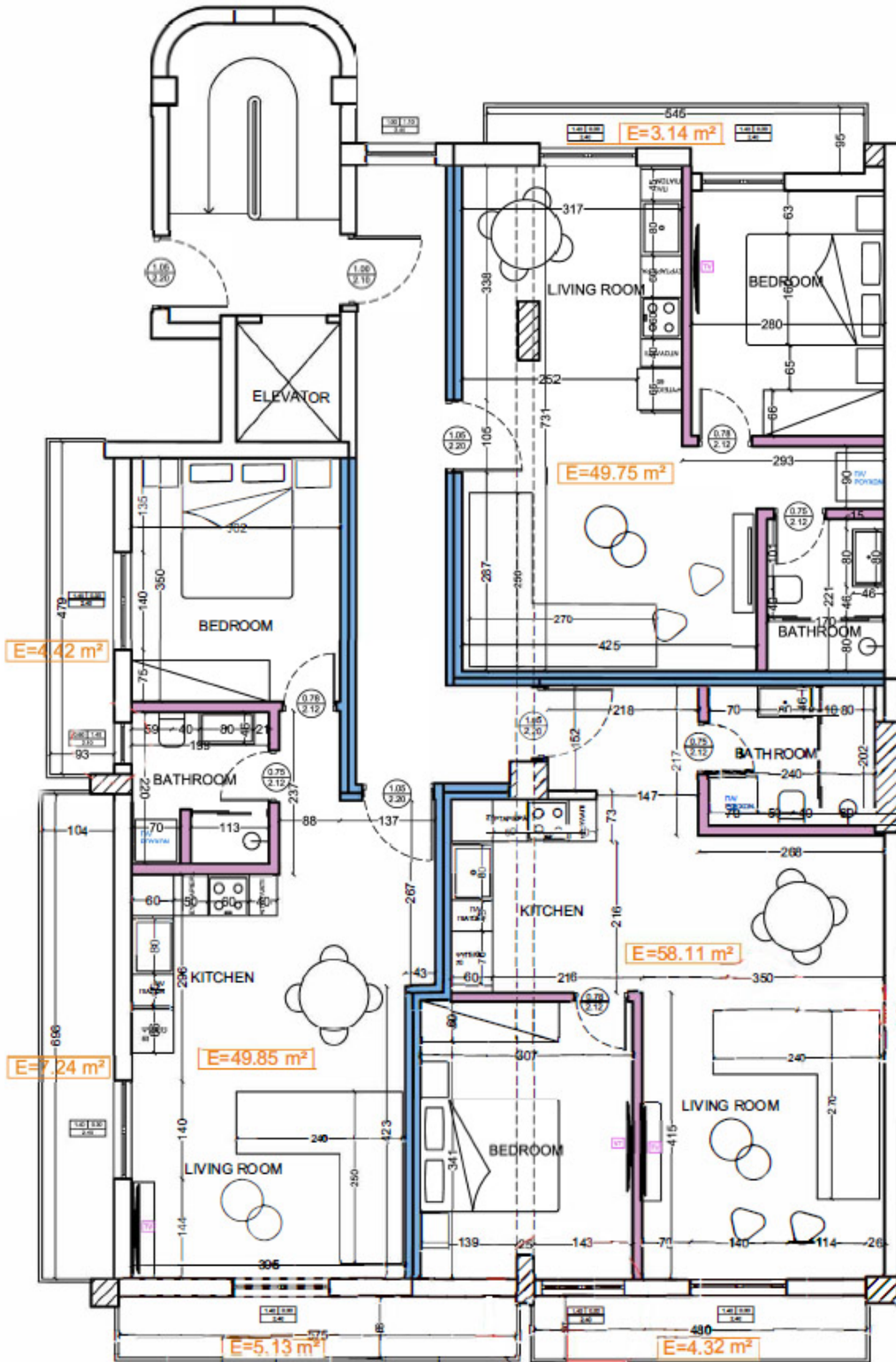


PARK RESIDENCE



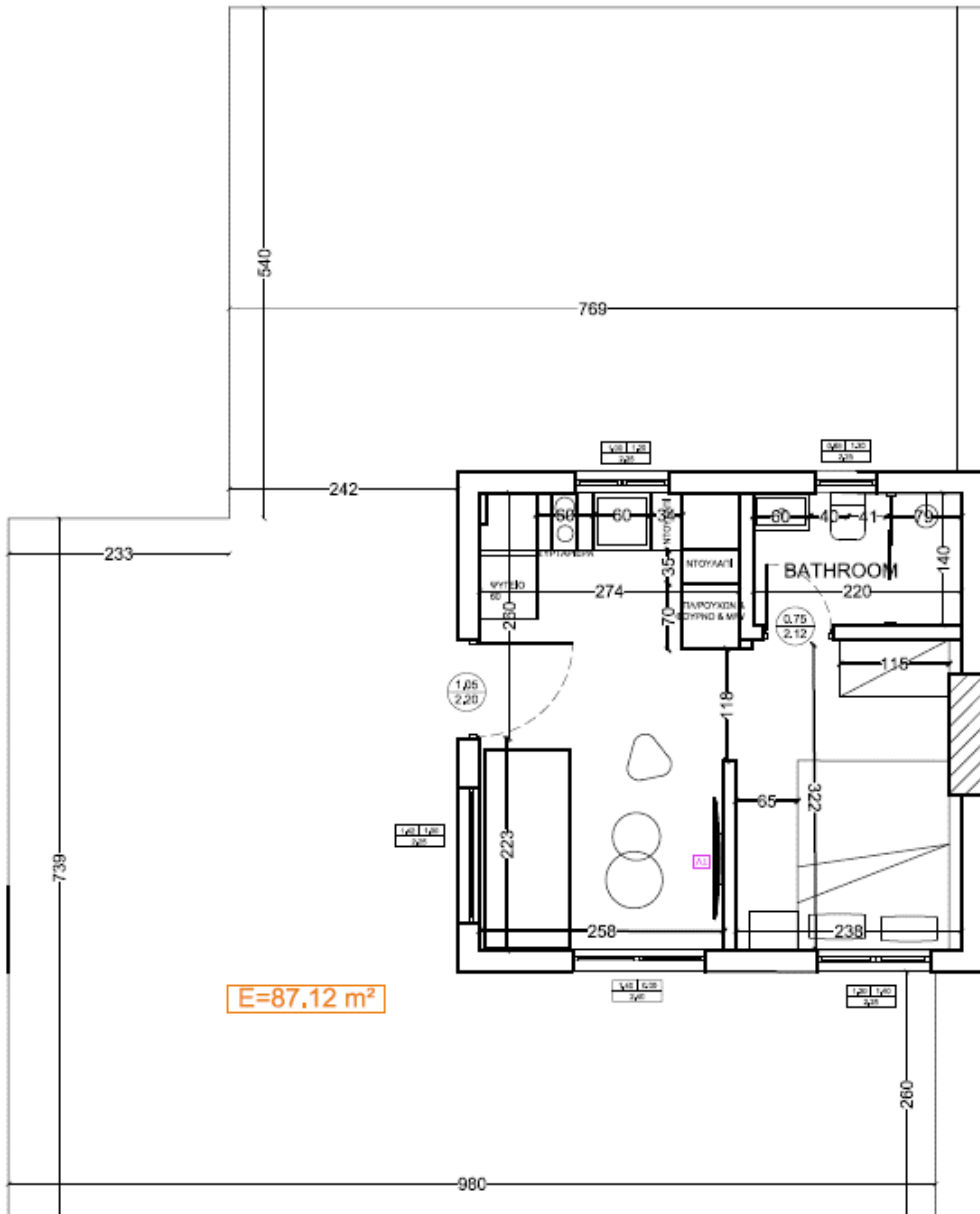
FLOOR PLANS

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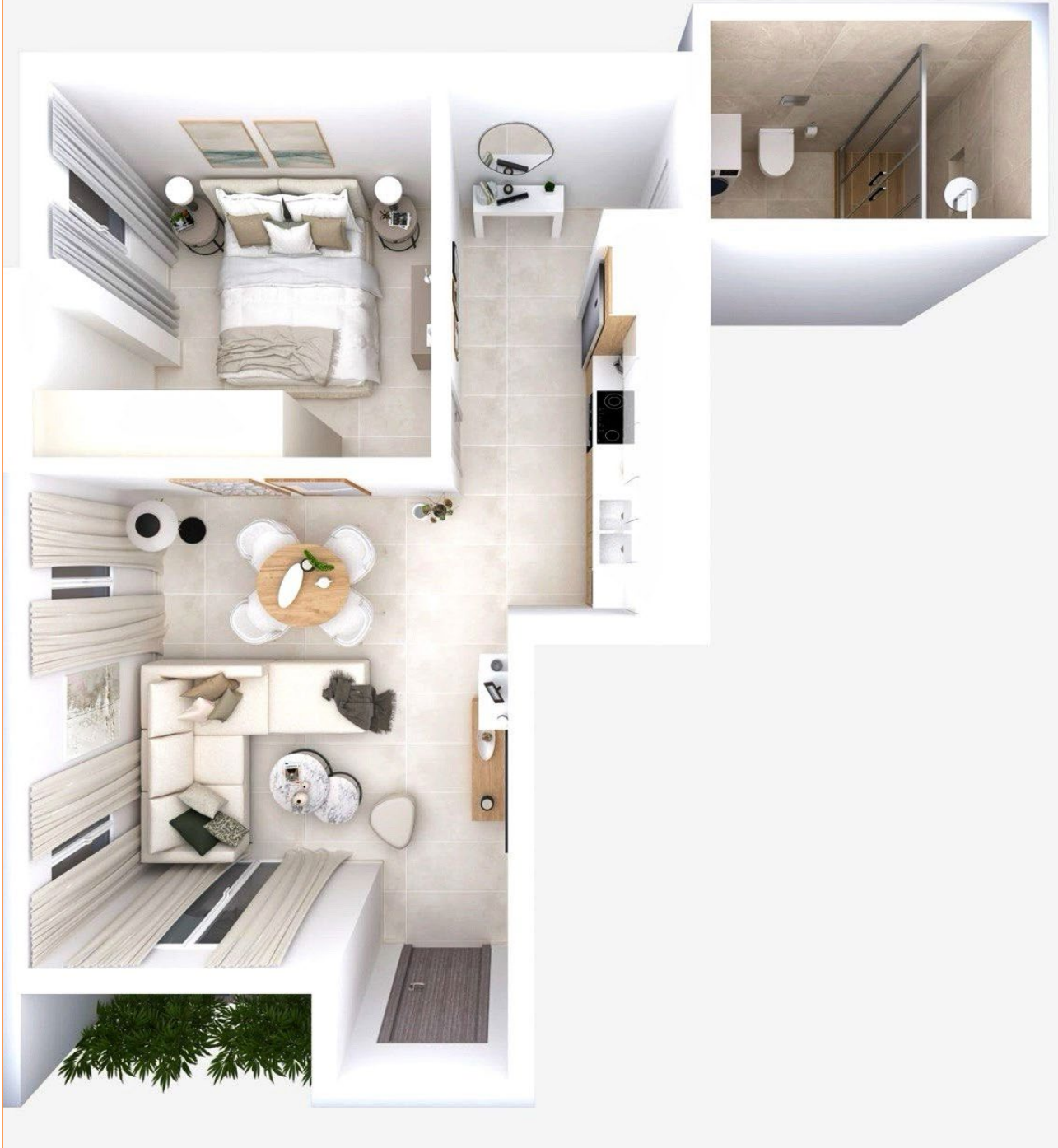
FLOOR PLANS

3



APARTMENT I-3

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



AGIOS DIMITRIOS | SOUTH ATHENS

INTERIOR

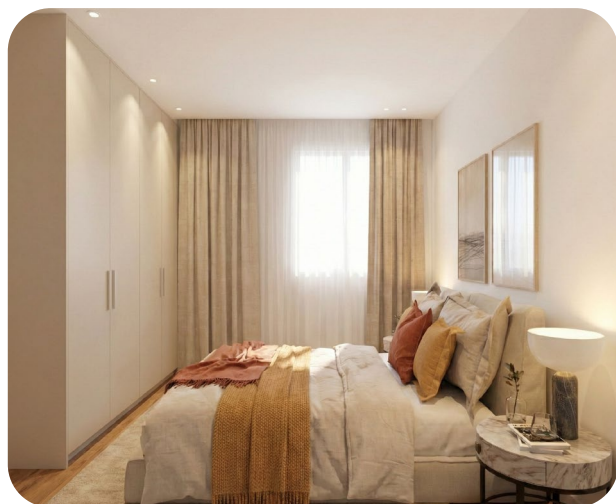
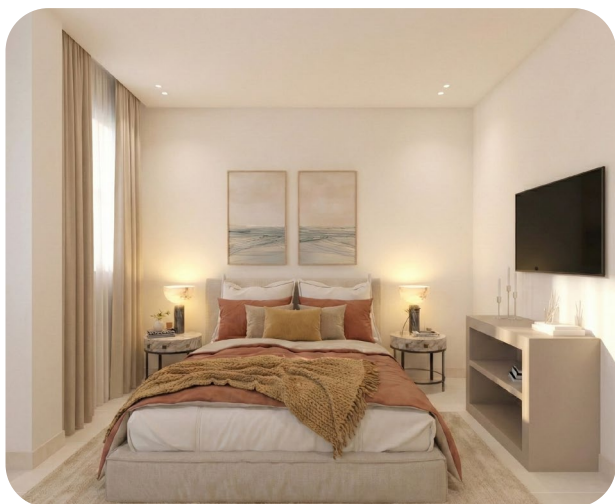
P A R K R E S I D E N C E



AGIOS DIMITRIOS | SOUTH ATHENS

INTERIOR

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



AGIOS DIMITRIOS | SOUTH ATHENS

INTERIOR

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



AGIOS DIMITRIOS | SOUTH ATHENS

APARTMENT A-3



AGIOS DIMITRIOS | SOUTH ATHENS

PARK RESIDENCE

INTERIOR

PARK RESIDENCE



AGIOS DIMITRIOS | SOUTH ATHENS

INTERIOR

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



AGIOS DIMITRIOS | SOUTH ATHENS

INTERIOR

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



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PRICE LIST

All apartments are eligible for the Golden Visa program €250,000

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

Note: Areas are subject to minor adjustments.

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

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

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)