

ATHENS METRO APARTMENTS

Commercial Space Converted to
Residential Apartments

AGIOS DIMITRIOS, GREECE



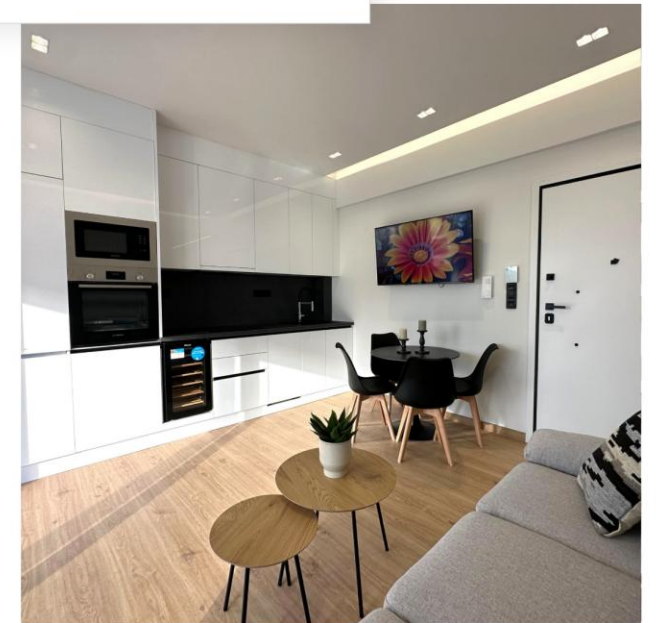
DESCRIPTION

Athens Metro Apartments presents two fully renovated residences in **Agios Dimitrios**, just **steps from Athens Metro Mall**. Once part of a **commercial space**, the units have been **transformed into modern homes** that balance **functionality, comfort, and contemporary design**. Measuring **66.5m²** and **41.2m²**, both apartments are **delivered fully furnished** and **equipped with essential appliances**, offering a **complete turnkey solution** for **residents or investors**.

The project benefits from a **prime location** with immediate access to **Metro Line 2, shopping, dining, and local amenities**, making daily life both **easy and connected**. Beyond lifestyle advantages, the development also **qualifies for Greece's Golden Visa program**, providing a **unique pathway to residency through real estate investment**.

With only **two units available**, Athens Metro Apartments combines **location, lifestyle, and investment potential** in one of **Athens' most accessible districts**.

Estimated delivery: end of January 2026



LOCATION

by foot



METRO STATION
5 min



ATHENS METRO MALL
5 min



**SUPERMARKETS
& SHOPS**
5 min



**RESTAURANTS &
TAVERNS**
5 min



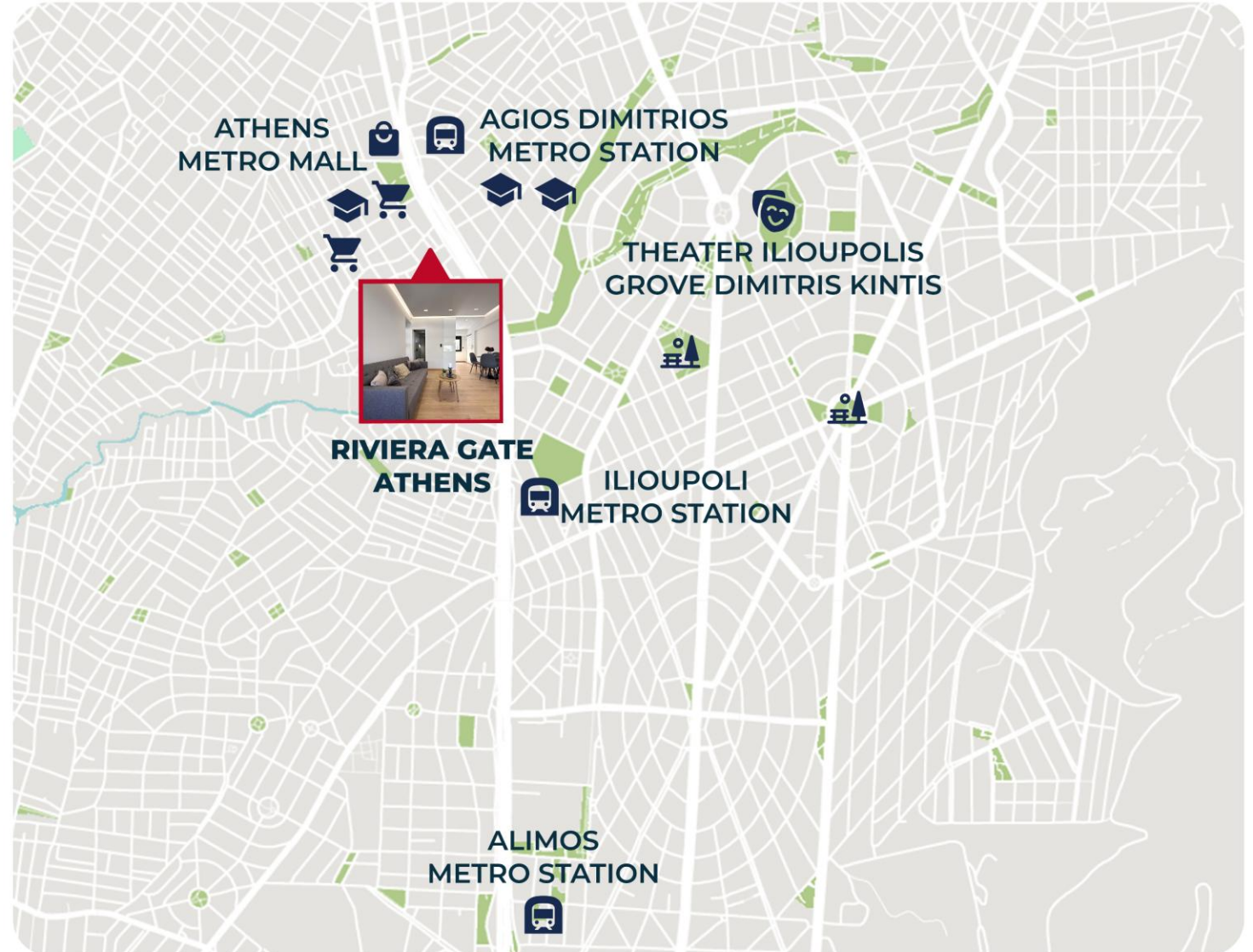
SQUARES & PARKS
5 min



CAFES
5 min



SCHOOLS
1-8 min



LOCATION

by car



THE ELLINIKON
METROPOLITAN PARK
6 min



NATIONAL ROAD (E75)
5-10 min



FLOISVOS
MARINA
10 min



STAVROS NIARCHOS
FOUNDATION
10 min



ATHENS CENTER
10 min



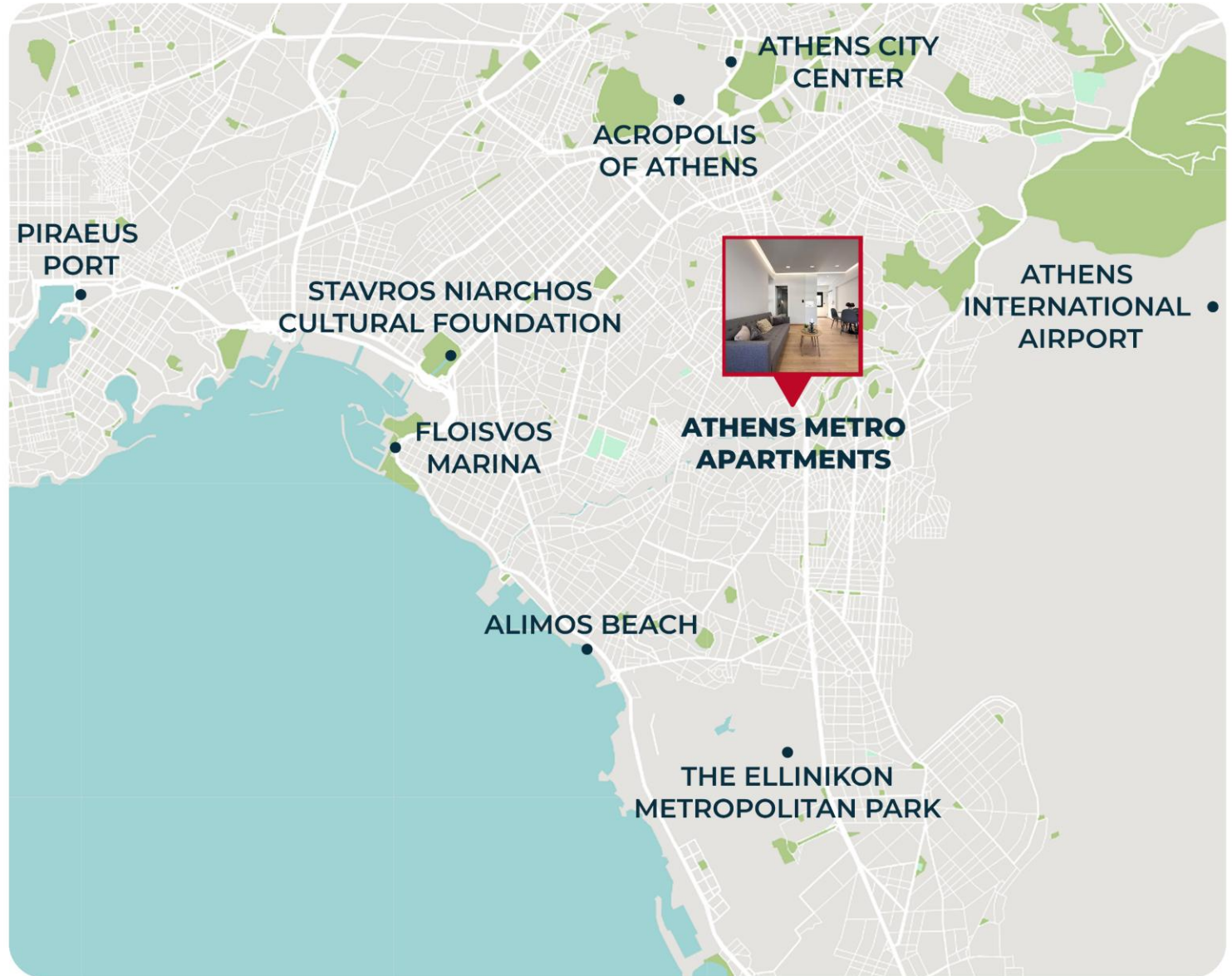
ATHENIAN RIVIERA
(ALIMOS BEACH)
15 min



PIRAEUS PORT
30 min



ATHENS AIRPORT
30-35 min



NEARBY

ELLINIKON METROPOLITAN PARK

Only six minutes away, the Ellinikon Metropolitan Park offers gardens, fountains, and open spaces, ideal for relaxing walks and family activities.



ATHENS METRO MALL

Just a 5-minute walk, Athens Metro Mall, near Metro Line 2, offers shopping, dining, and entertainment in Agios Dimitrios.



ALIMOS BEACH

Just minutes away, Alimos Beach offers golden sand, clear waters, and a lively vibe, perfect for swimming and sunbathing.



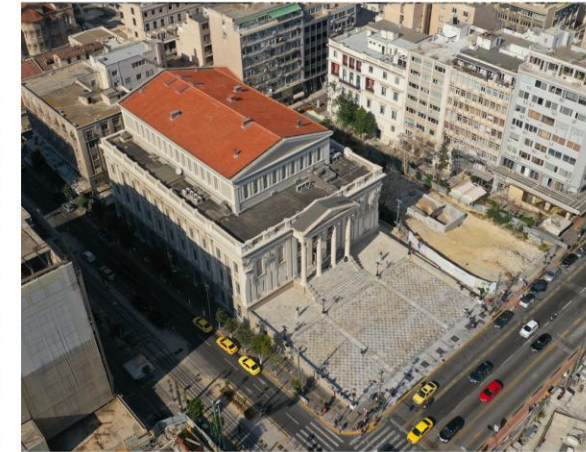
AGIOS DIMITRIOS

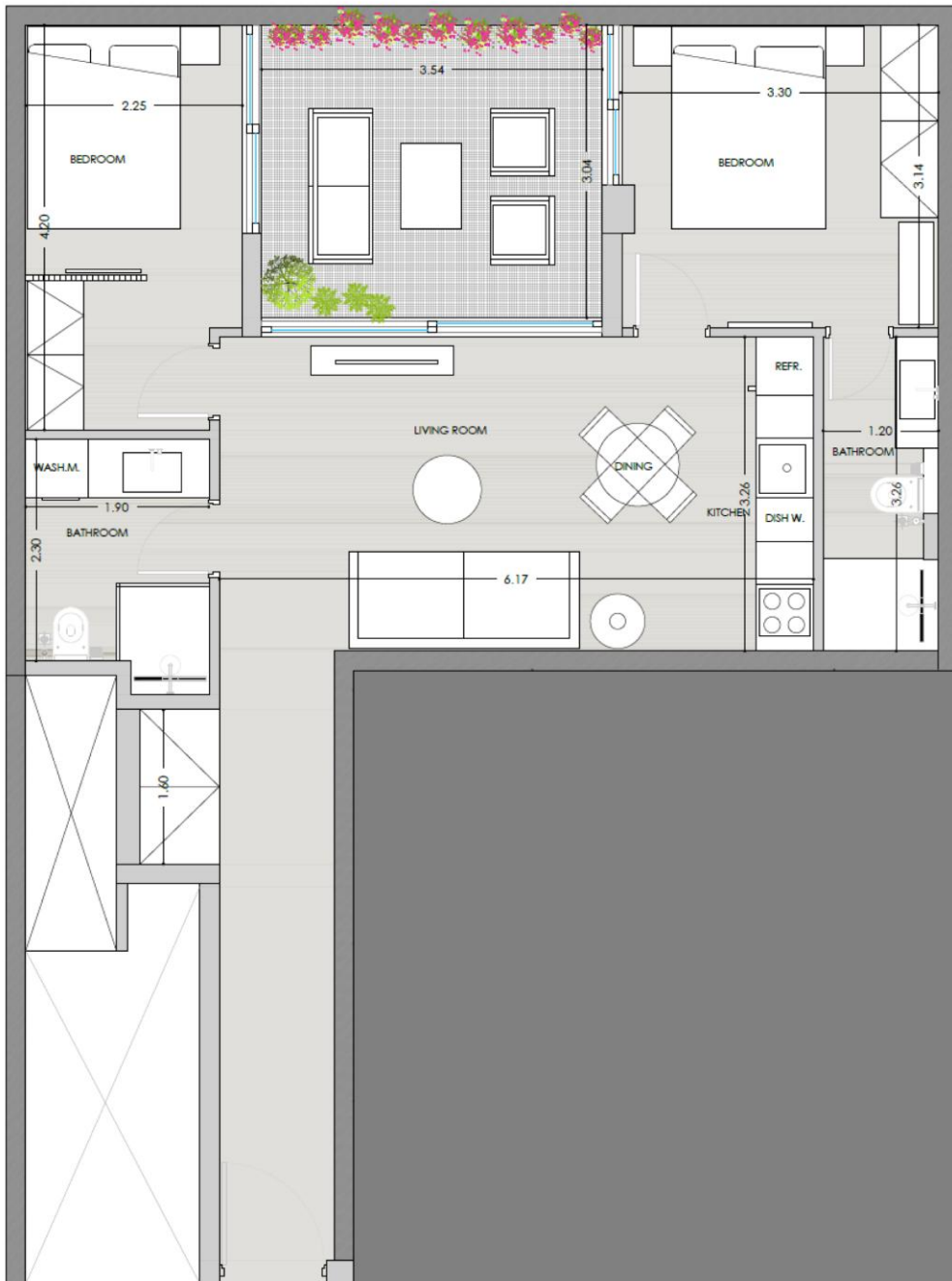
Situated in the well-connected district of **Agios Dimitrios**, this location provides direct access to **Metro Line 2**, the **city center**, and the **southern suburbs**, making it highly attractive for both **residents and investors** seeking **convenience** and **long-term value**.

Agios Dimitrios is among **Athens' most vibrant and rapidly developing areas**, known for its excellent **transport links** and proximity to the **Athens Metro Mall**, one of the city's largest shopping destinations. The neighborhood blends the **charm of a residential community** with **modern infrastructure**, a growing selection of **cafés, restaurants, and entertainment venues**.

Within **walking distance** of **key transport hubs, shopping, schools, and daily amenities**, the area appeals to **professionals, families, and students** alike. Quick metro access to **central Athens** and the **Athens Riviera**, along with direct road connections to the **airport** and **national highways**, further enhance its connectivity.

With its **strong rental demand, ongoing urban growth, and lifestyle advantages**, **Agios Dimitrios** stands out as a **strategic location for living and investment**.





GROUND FLOOR APARTMENTS

APARTMENT G1



2 BDS



Kitchen



2 BATHS



Living/Dining Room



Private Yard (10.76m²)

Interior Surface: 66.50m²

GROUND FLOOR APARTMENTS

APARTMENT G2



2 BDS



Kitchen

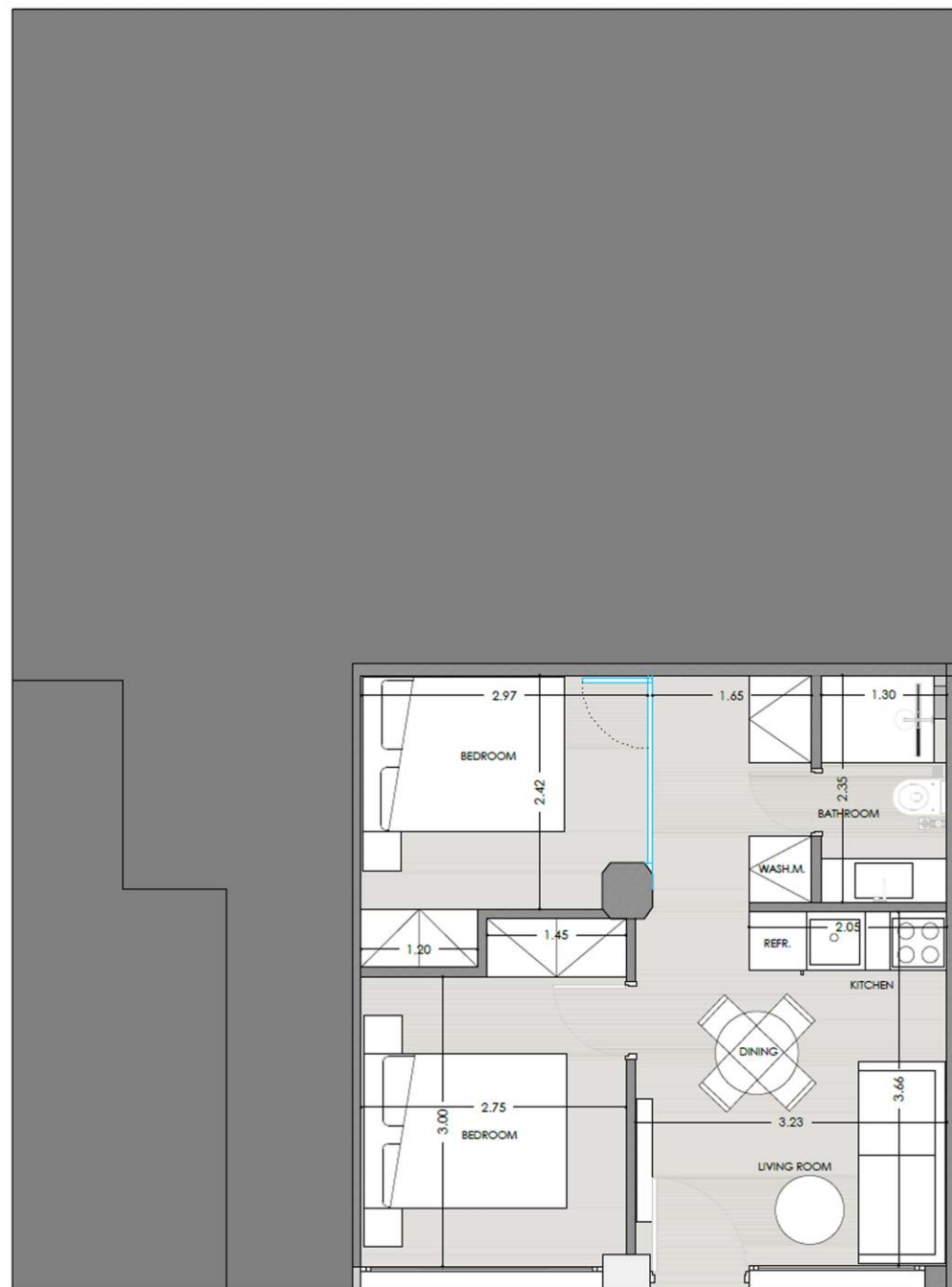


1 BATH



Living/Dining Room

Interior Surface: 41.20m²

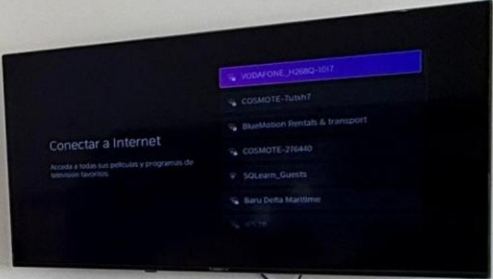














A tall, narrow white cabinet unit with a glossy finish, featuring a long horizontal handle near the bottom.

Four large white glossy upper cabinets with a reflective surface, mounted above the countertop.

A dark, solid countertop with a black sink and a modern faucet. A small decorative tray with candles and a plant sits on the left side.

Lower white glossy cabinets including three drawers on the left and two large doors on the right, all with a reflective finish.

A built-in oven with a black frame and a silver control panel, featuring a glass door and the brand name 'CANDY' at the bottom.

A living area in the background featuring a grey sofa with patterned cushions, a wooden coffee table, and a large potted plant.

A window with a black frame and a white blind, located on the right side of the kitchen.



A built-in kitchen unit containing a black microwave oven on top and a black oven below it. The oven has a glass door and a control panel on the right side.

A built-in wine cooler with a glass door, showing several wine bottles inside. The cooler has a blue label on the door.

A dining area featuring a dark, oval-shaped table and black chairs. On the table, there is a small white pot with green plants and two black candle holders with white candles.















PRICES



UNIT	FLOOR	INDOOR SPACE (m ²)	BALCONY/YARD (m ²)	DESCRIPTION	GUARANTEED MONTHLY RENTAL INCOME	PRICE
APARTMENT G1	GF	66.50	10.76	2 BEDS / 2 BATHS	3%	300.000€
APARTMENT G2	GF	41.20	-	2 BEDS / 1 BATH	3%	265.000€

Thank you