



THE HILL

*Sarantapichou and
Kosma Melodou 30*

WELCOME HOME



*Sarantapichou and
Kosma Melodou 30 St.,
Lykabettus*





THE AREA

The Hill, is located in a beautiful and exclusive neighborhood in downtown Athens, at the foot of Lycabettus Hill.

Lycabettus Hill is a timeless landmark of Athens and together with the Acropolis they form the hilly landscape of the center. Legend claims that the hill was formed when the goddess Athena threw a rock upon the ground, creating a fortress for the Acropolis hill. Excavation has shown that during antiquity there were quarries and this was the heart of the largest aqueduct in Athens. Nowadays it is more famous for its breathtaking views of the busy metropolis of Athens. On the hill top there is a renowned theater for concerts, a café - restaurant and many paths cutting through the lush green hill, easily accessible and perfect for strolling or jogging.

The Hill is located only 10 minutes from Syntagma square, the city's most central square. In the surrounding area you can find Kolonaki, an upscale part of Athens great for shopping and socializing and full of cafes, restaurants and bars.

The Lycabettus area itself is safe and quiet. This rare combination of urban life and tranquility makes The Hill a unique and convenient place for both business and leisure trips, providing a relaxing and at the same time stimulating environment.

THE BUILDING

848 sqm.



The Architect's View

The Hill is a typical Athenian apartment complex known as “polykatoikia” with a strong architectural character. Situated on the corner of two streets the building is exposed on three sides to sunlight and views. Its location on the ring road of Lycabettus Hill allows a unique feeling of being in nature and in the middle of the city at the same time.

The original character of the building has been preserved but fully upgraded and reconfigured to allow for a modern way of living. Through a process of removal the partitioning is minimal or movable allowing for flexible spaces and openness. The communal rooftop, a once unused abandoned space, has become the ‘public space’ of the building, connecting inside and outside living.



Total build area 848,41 sqm.

Space		Area (m2)	
Levels	Common Area	Gross	Balcony / Roof
0	Gym / Storage	162,08	
1		162,08	
2		162,08	
3		159,14	40,1
4		159,14	40,1
5		43,89	19,3
	Rooftop		144,71
Total		848,41	244,2

LOCATION AND ACCESSIBILITY

The Hill is located at the foot of Lycabettus hill on the corner of **Sarantapichou 67 Str. and Kosma Melodou 30 Str.**
The entrance is on Kosma Melodou Str.

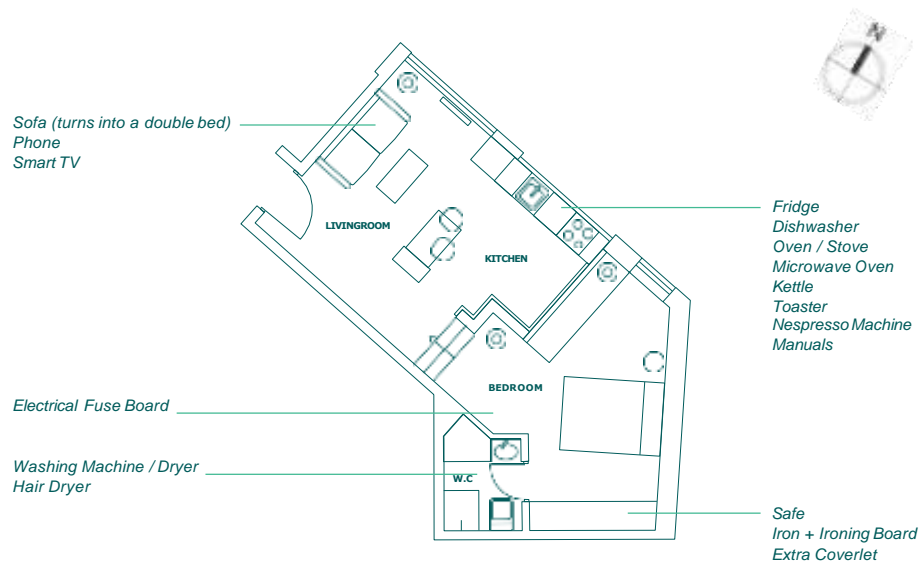
TRANSPORTATION

The closest bus-stop is called “9th Lycabettus stop” and is 100m away. It serves the 060 bus that connects the Lycabettus ring road with the Academy and the Archaeological Museum. This line offers connections to the Athens Metro (subway) network and other urban bus lines. Also two more bus stations are near the building one on Ippokratous Str. 250 meters away and one on Char. Trikoupi Str. 400m. away.

Near The Hill there is “Panepistimio” metro station (line 2/red), 1,400m away and very close to city center and Syntagma Square. Also there is “Amplelokipoi” (line 3/blue) metro station 1,100m away from the building, line 3 is directly connected to the airport.



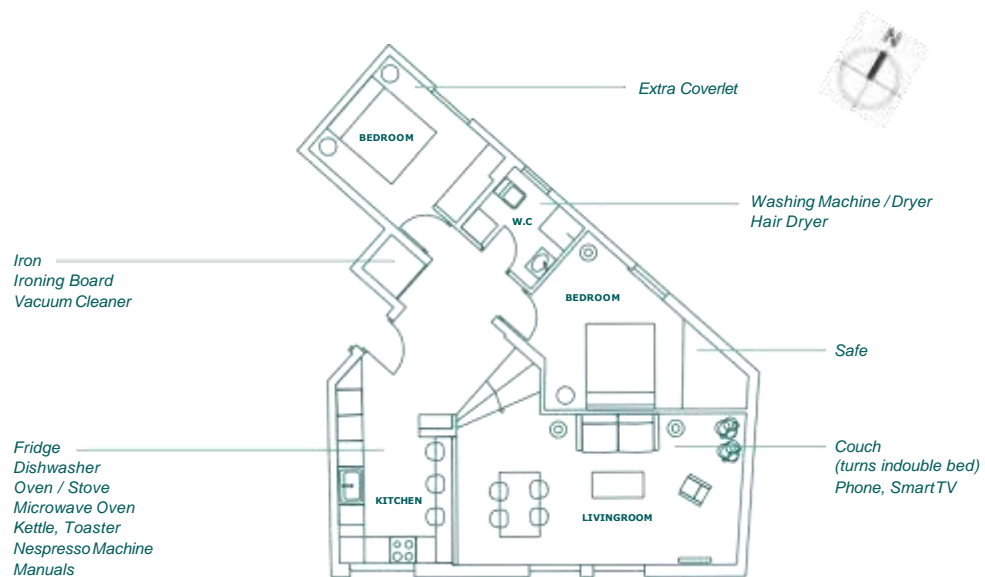
APT. 1 *42 m², studio, ground floor*



PHOTOS OF AP.1



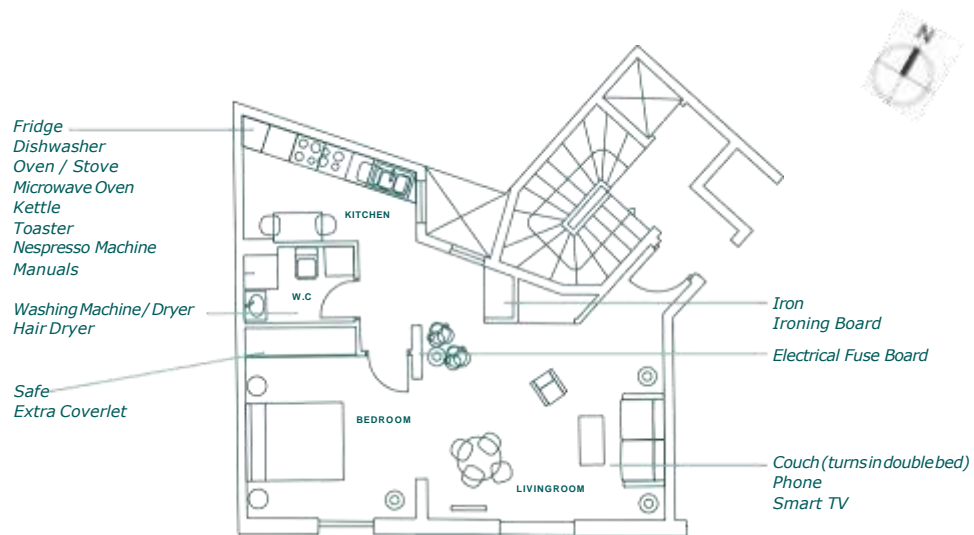
APT.2 77 m², 2 bedrooms, 1st floor



PHOTOS OF AP.2



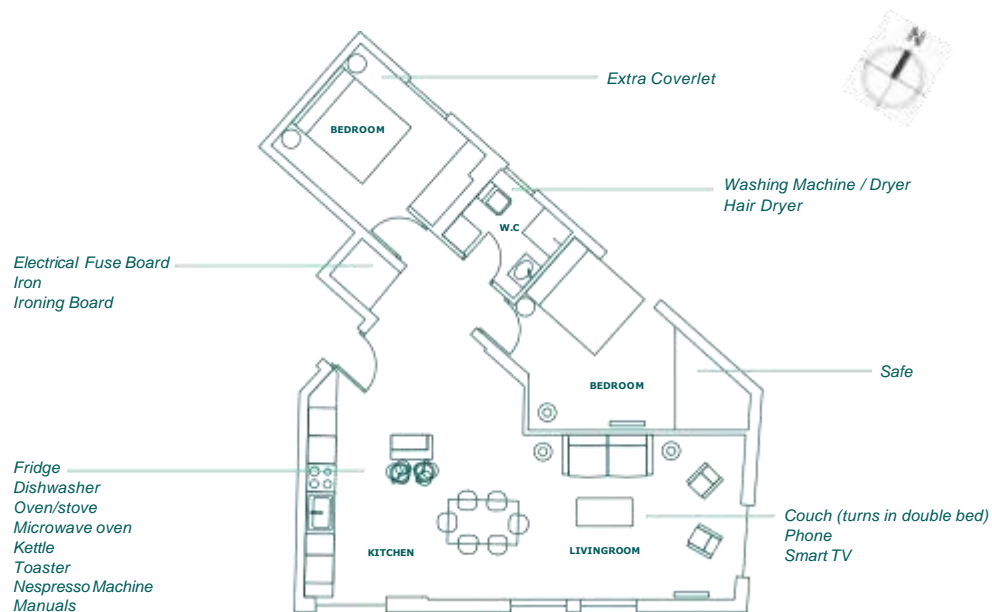
APT. 3 *65 m², 1 bedroom, first floor*



PHOTOS OF AP.3



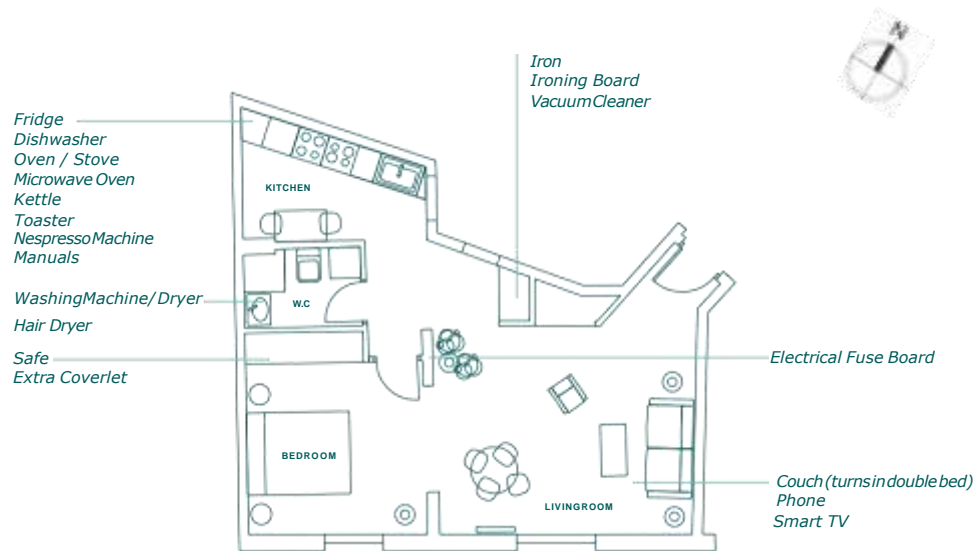
APT. 4 77 m², 2 bedrooms, 2nd floor



PHOTOS OF AP.4



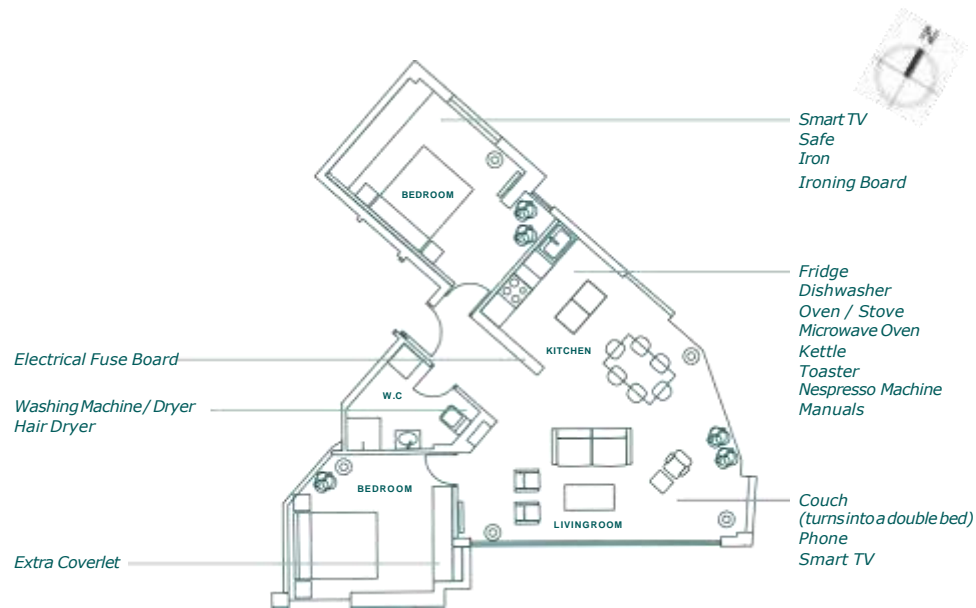
APT. 5 *65 m², 1 bedroom, 2nd floor*



PHOTOS OF AP.5



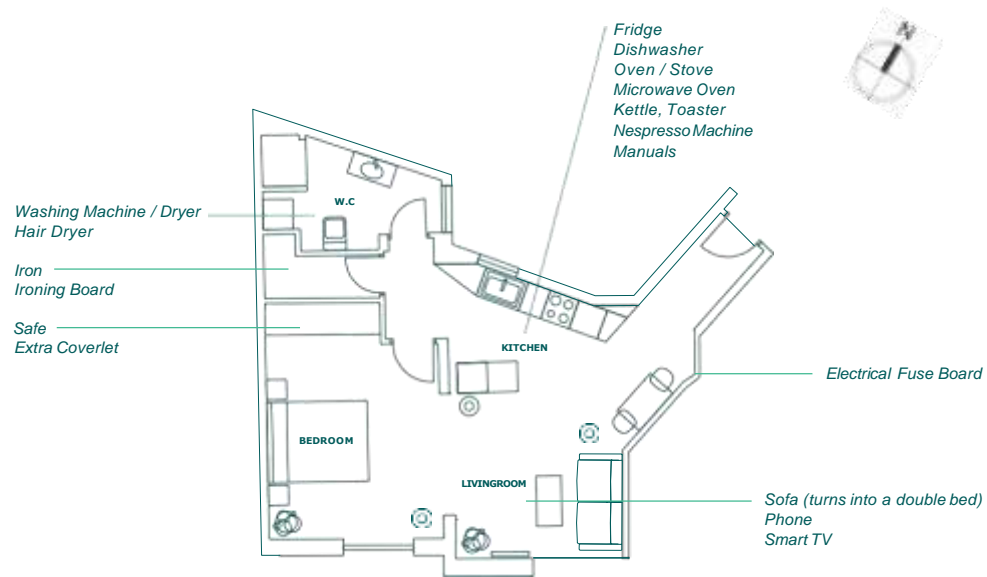
APT. 6 *74 m², 2 bedrooms, 3rd floor*



PHOTOS OF AP.6



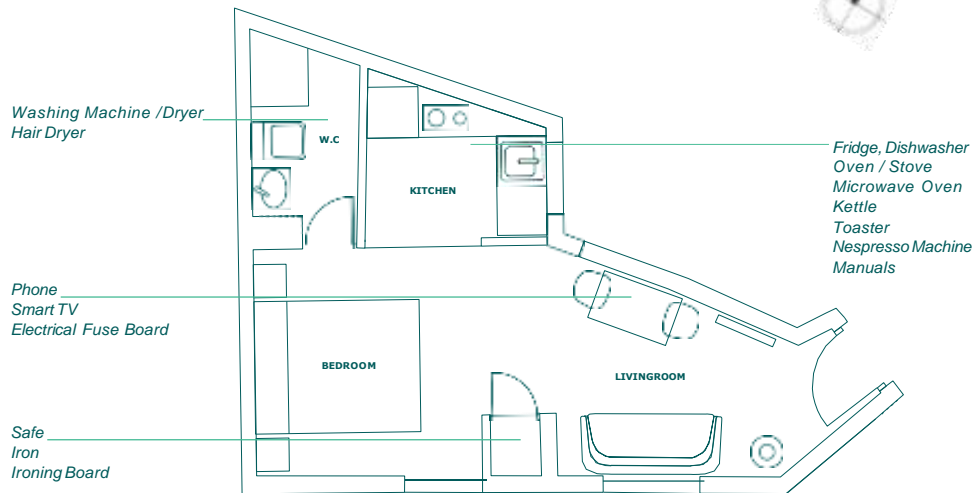
APT. 7 *68 m², 1 bedroom, 3rd floor*



PHOTOS OF AP.7



APT.9 *25 m², studio, 5th floor*

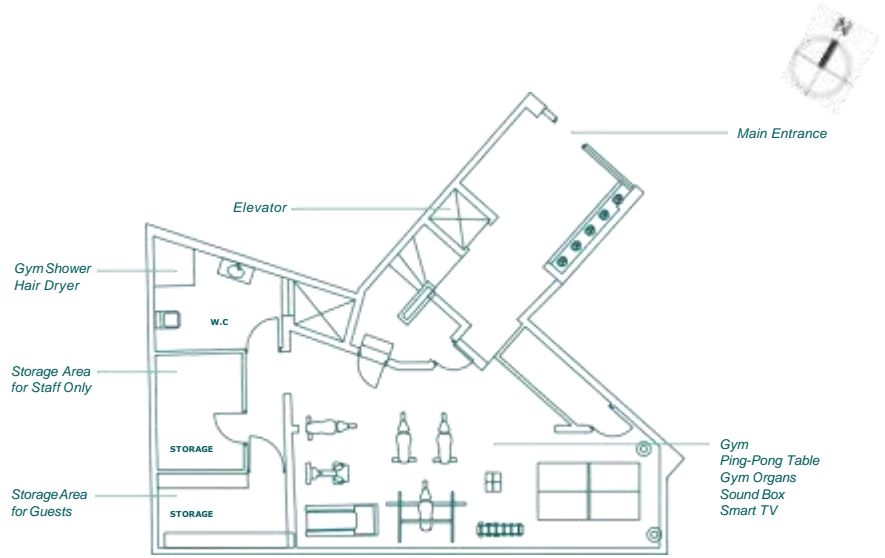


PHOTOS OF AP.9



GYM

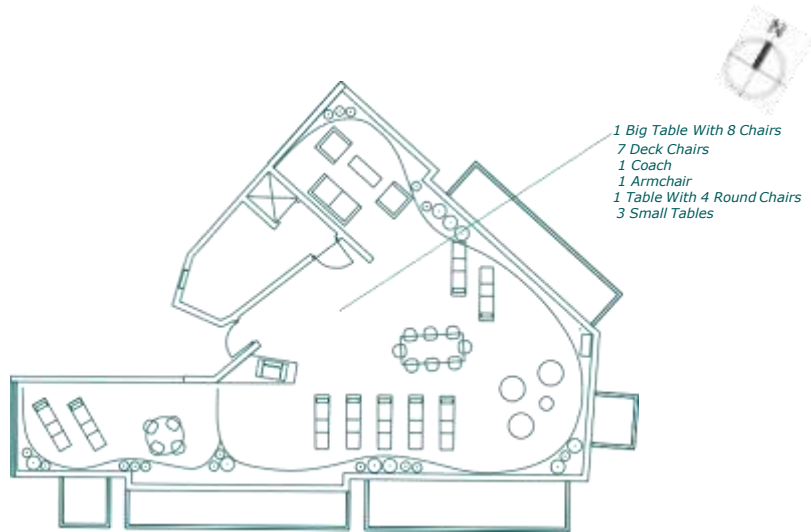
common space, ground floor



PHOTOS OF GYM



TERRACE *common space, 5th floor*



PHOTOS OF TERRACE

