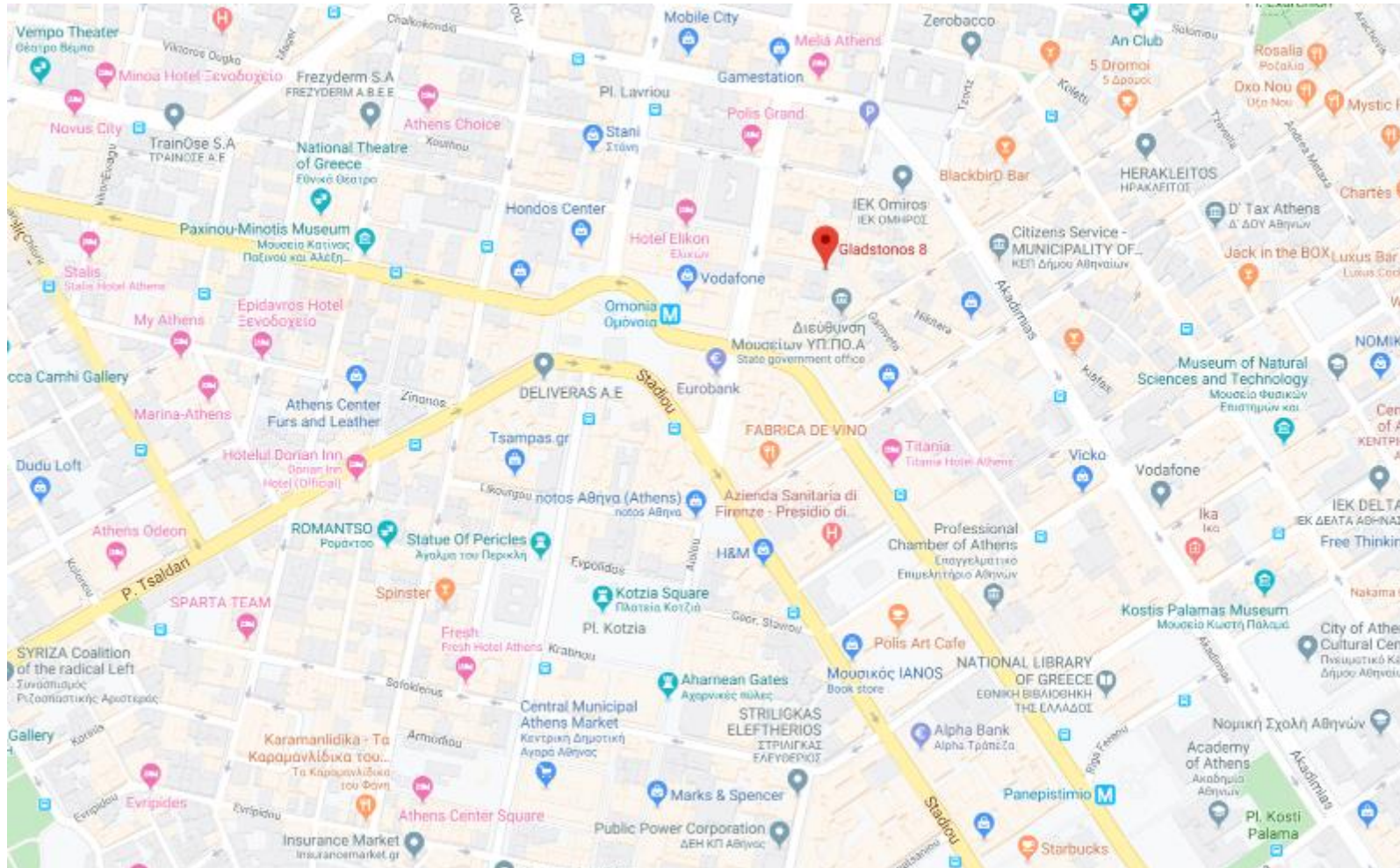


**Athens**

**Olive tree project**

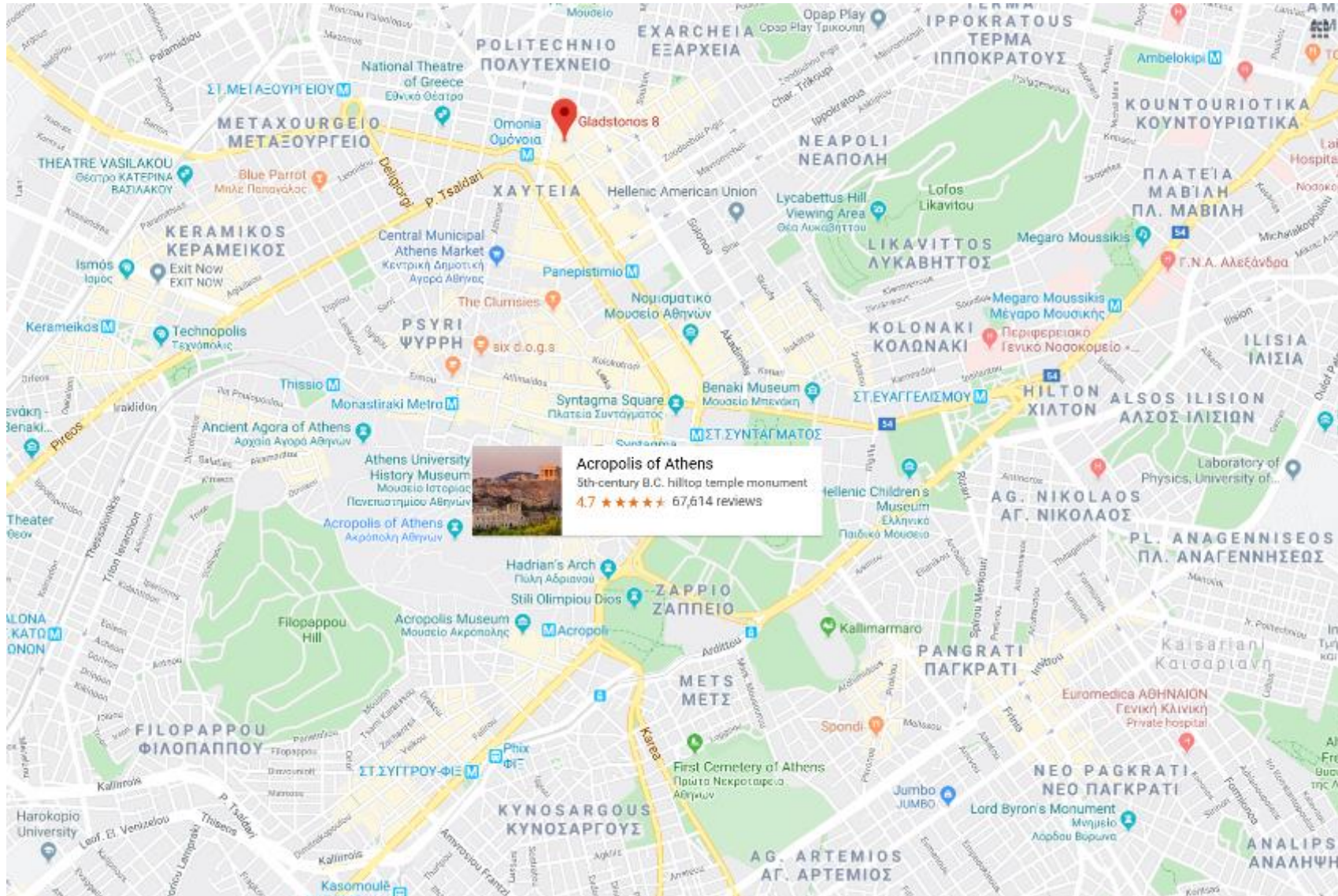
# The location is perfect - 200 m from Omonia square and a metro station

The building is ideally located in the center of Athens near Omonia Square, one of the oldest squares in the city, a few steps from the most famous historical and touristic attractions of Athens, as well as from the main shopping and cultural areas of the city.



# The location is perfect:

two metro stations or 20 minutes by foot from Acropolis



# The unique project in the heart of Athens

The building is located in the center of Athens on a very nice pedestrian street with greenery



The building



# The main parameters of the project



Total area, incl.common areas and balconies:

1 509,5 sq.m.

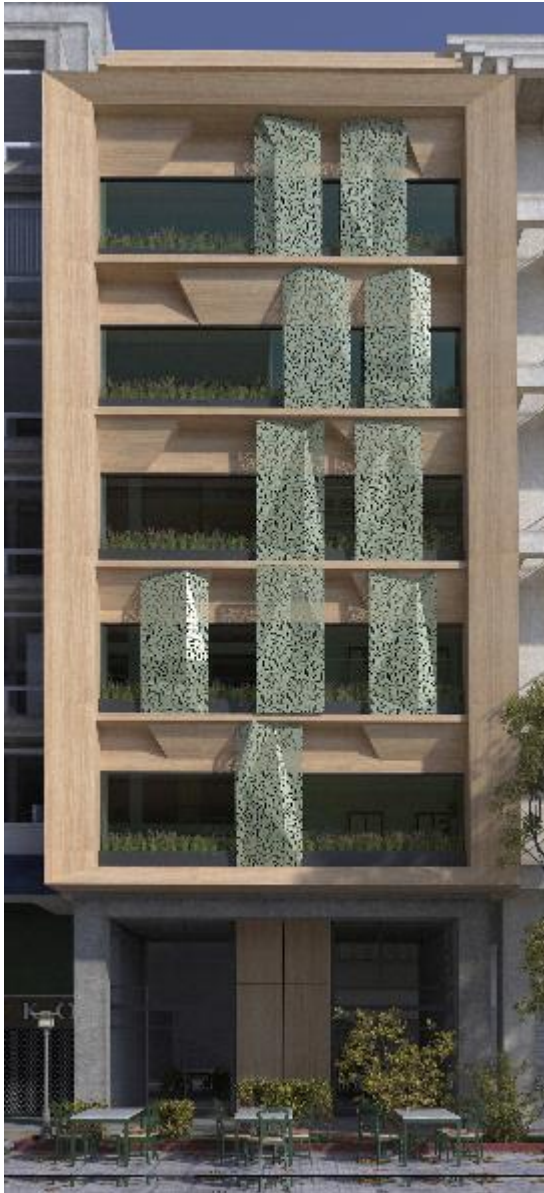
The year of construction: 1967

The condition: very good

The floor	Functional use	Area of functional use, sq.m.	Common space, sq.m.	Total area, sq.m.	Balcony or veranda	Total area with balconies, sq.m.
basement	storage	72,8	*	72,8		
ground floor	Reception desk	10,2		10,2		
1	3 apartments	143	28,6	171,6	31,9	203,5
2	4 apartments	143	28,6	171,6		
3	4 apartments	143	28,6	171,6		
4	4 apartments	143	28,6	171,6		
5	4 apartments	143	28,6	171,6		
6	3 apartments	122	28,7	150,7	19,8	170,5
7	3 apartments	101,2	28,6	129,8	19,8	149,6
8	2 apartments	88,6	22,5	111,1	19,8	130,9
9	1 apartment + verande on the roof top	48,4		48,4	37,2 (24 и 13,2)	85,6
	<b>In total:</b>	<b>1158,2</b>	<b>222,8</b>	<b>1381,0</b>	<b>128,5</b>	<b>1509,5</b>

\* On the ground floor we have the reception desk only, there are some other shops on the ground floor. Nevertheless, all the owners have a right of using a common area of the ground floor. When it comes to upper floors - we have our unique right to use the common areas according the Regulations of the building.

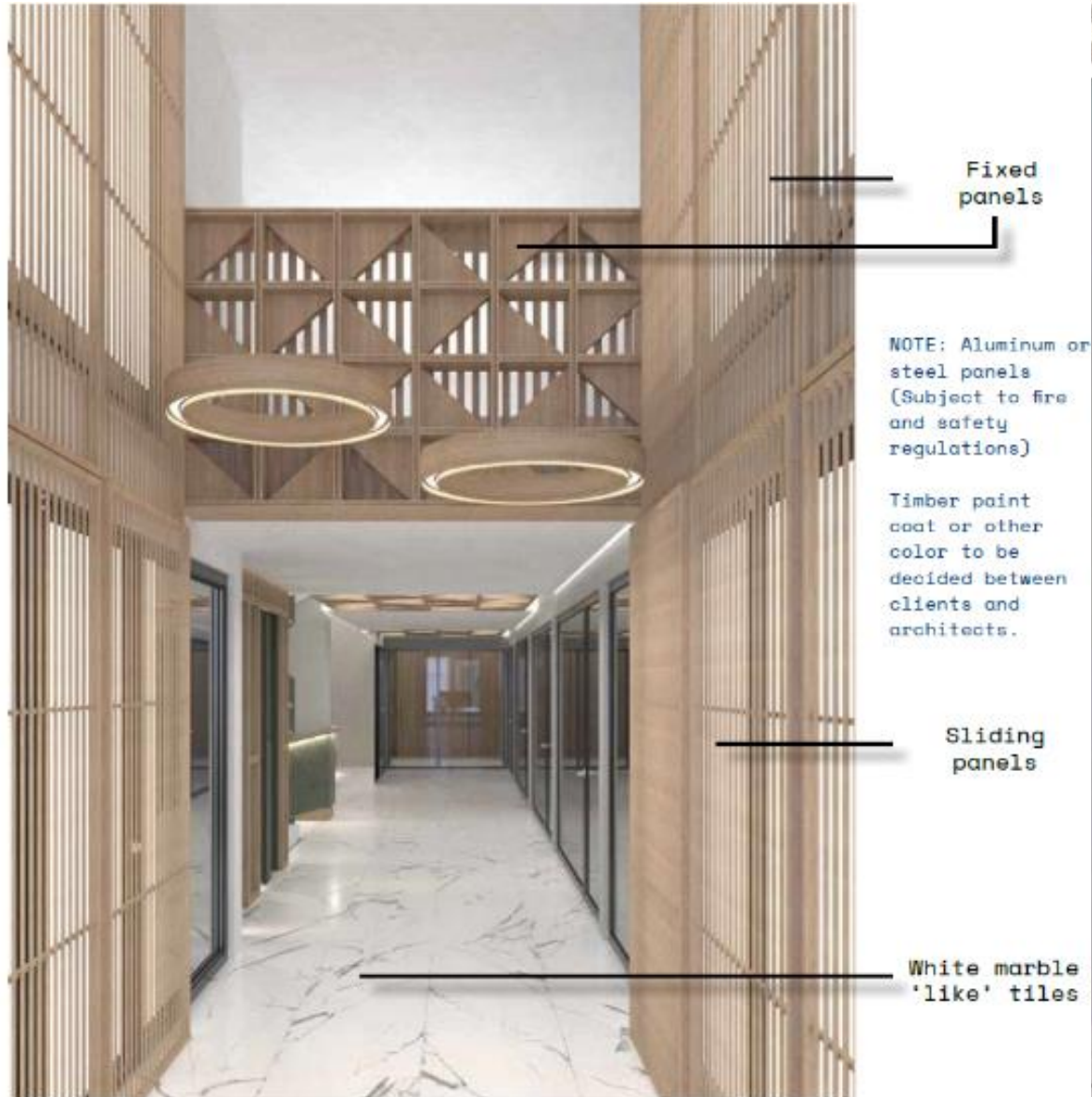
# The Olive tree concept



The concept of the project is devoted to a nice legend of the name of Athens. The olive tree is a symbolic element for Athens as according to classic mythological literature, Athena, goddess of wisdom, produced an olive tree as a gift to the city and the Athenians chose Athena's name for their city and the olive tree has remained a central part of Greek life.

The architectural and design concept was created by Pieris.Architects is an award-winning practice with several national and international distinctions, a focus on sustainability & a strong knowledge of the residential real estate market

# Design of the common areas: the lobby and reception



Ground Floor  
Reception Desk



## Design of the common areas on the floors



# Design of the apartments

Living Room at 1st floor



Living Room at 9th floor



Bedroom at 8th floor



Living Room at 2nd, 3rd, 4th and 5th floor  
Type B  
Proximal A



# Fantastic views from the roof top and upper floors





# The advantages and perspectives of the project:

- ✓ This building is perfect to establish a touristic apartment complex! The touristic flow has been growing a few last years in Athens, Athens becomes more and more attractive with a great heritage!
- ✓ But it is possible to establish a nice office complex as well here: the current functional use of the building is offices,
- ✓ The energy class of the apartments is going to be not less than B+, because we are planning to install very modern and highly efficient equipment, incl. heat-pumps technology,
- ✓ At the moment we have sent the necessary papers to the Architectural Committee and will get the Permission for the renovation in January, 2020,
- ✓ The upper floors of the building have fantastic city views, incl. Lycabetus hill,
- ✓ The location is in the center of Athens, it means being high-demanded always for touristic or office purpose both!

## The location is perfect:

Acropolis and Parthenon - about 25 minutes walk,  
Acropolis Museum - about 25 minutes walk,  
Syntagma Square and Parliament - about 20 minutes walk,  
Lycabettus Hill - about 20 minutes walk,  
History Museum - about 20 minutes walk,  
Monastiraki Square - about 15 minutes walk,  
National Archaeological Museum - about 10 minutes walk,  
Zeus Olympic Temple - about 25 minutes walk,  
National Gallery - about 35 minutes walk,  
Benaki Museum - about 20 minutes walk,  
National Garden - about 20 minutes walk,  
Temple of Hephaestus - about 20 minutes walk,  
Central Municipal Market - about 10 minutes walk,  
Creative area Technopolis - about 20 minutes walk,  
Ermou shopping street - about 15 minutes walk