



Genel Bakış

Tür	Villa
Durum	Satışta
Tahmini Teslim	1925

Preserved Neoclassical Residence



Bu Mülk Hakkında

A Rare Interwar Gem in Kypseli

Built in 1925, this property stands as a prime example of interwar-period architectural heritage in Athens. Officially designated as a listed building (preserved facades and outline), the residence retains its authentic historic features including striking pediments, handcrafted wrought-iron railings, original wooden joinery, and a soaring atrium while offering exceptional modern functionality.

Property Overview & Specs

- Plot Size:** 346 sq.m.
- Total Built Area:** 546 sq.m. across 3 fully connected levels

Layout Breakdown

- 1st Floor (130 sq.m.):** High-ceiling residential layout with penthouse veranda access.
- Ground Floor (235 sq.m.):** Expansive main living spaces with direct access to the garden.
- Basement (182 sq.m.):** Versatile space with full-height ceilings, ideal for auxiliary uses, private amenities, or operational storage.

Key Features & Amenities

- Accessibility:** Elevator serving all levels alongside a grand interior staircase.
- Independent Access:** 3 separate entrances ideal for operational efficiency, private guest access, or multi-unit division.
- Light & Orientation:** Bright, cross-ventilated design with optimal south-facing orientation.
- Interior Character:** Original hardwood flooring, active fireplace, and full-height ceilings throughout.
- Outdoor Space:** Private tree-lined garden courtyard and spacious upper veranda.
- Infrastructure:** Independent natural gas heating system; zoned for both residential and commercial/professional use.

Prime Location & Connectivity

Situated on a quiet paved street in the heart of Kypseli, the property offers key proximity to major landmarks and transit:

- 500 m** from the Metro Station
- 800 m** from the Athens Law Courts
- Immediate access to university campuses, museums, and local commercial districts

Investment Potential

With its grand proportions, historic charm, and triple-entrance accessibility, this landmark mansion presents a rare development canvas for a high-yield boutique hotel, luxury serviced suite retreat, or trophy private residence.

Özellikler & Olanaklar

Protected heritage building

A Rare Interwar Gem

Full Vertical Connectivity

Architectural Grandeur

Golden Visa Eligible

Golden Visa 800K

Ready

Resale Property

Yakın Noktalar

Metro Station

500m

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