

Atheria Residence

Ampelokipoi, Athens





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Overview

Type	Apartment
Status	Available
Est. Completion	2028

Atheria Residence



About This Property

Atheria Residence is a contemporary residential development situated on Michalakopoulou Street in a central yet serene urban pocket of Athens. Designed explicitly to accommodate the fast-paced needs of modern city life, the building rises across six structurally optimized floors. The development features 20 premium apartments crafted with highly functional layouts that maximize every square meter, complemented by private balconies that invite abundant natural light and connect indoor spaces to the outdoors.

Key Project Points

- **Strategic Medical Proximity:** Positioned just 180 meters from the Athens Medical School and Laiko General Hospital, ensuring an unparalleled competitive advantage for attracting student and medical-professional tenants.
- **Tailored Urban Dimensions:** Houses 20 contemporary apartments featuring smart, highly efficient footprints ranging from 30 to 35 square meters to ensure optimized space utilization.
- **High-Yield Medical Hub:** Surrounded by a dense concentration of over nine major healthcare institutions (including Ippokrateio, Agia Sophia, and the University Dental School), providing a massive built-in engine for long-term rental demand.
- **Transit-Oriented Connectivity:** Centered within walking distance of key transit nodes, including the Ampelokipi Metro Station (800m), the Megaro Moussikis Metro Station, and a future station at Eleftherias Square (850m).
- **Gateway to Premium Districts:** Located at a rare crossroads that blends authentic local community life with upscale corporate zones, providing pedestrian access to Kolonaki (2.16km), Syntagma, the Kifisias Avenue diplomatic corridor, and the commercial hub of the Athens Tower.
- **Abundant Lifestyle Infrastructure:** Enjoys a "walker's paradise" designation with immediate proximity to daily essentials (AB Shop & Go at 100m), green escapes like Lycabettus Hill (2.4km), and major academic focal points like the main Athens University Campus (1.44km).

Available Units

Unit	Unit Type	Bedrooms	Size	Floor	Status	From
C02	1+1	1	32 m ²	3rd floor	Reserved	€255,000
F01	2+1	2	51 m ²	6th floor	Available	€500,000
E03	1+1	1	31 m ²	5th floor	Reserved	€259,000
E02	1+1	1	32 m ²	5th floor	Sold	€261,000
E01	1+1	1	33 m ²	5th floor	Reserved	€264,000
D03	1+1	1	31 m ²	4th floor	Reserved	€256,000

Unit	Unit Type	Bedrooms	Size	Floor	Status	From
D02	1+1	1	32 m ²	4th floor	Reserved	€258,000
D01	1+1	1	33 m ²	4th floor	Reserved	€261,000
C03	1+1	1	31 m ²	3rd floor	Reserved	€253,000
G01	1+1	1	40 m ²	Ground Floor	Available	€300,000
C01	1+1	1	33 m ²	3rd floor	Reserved	€258,000
B03	1+1	1	31 m ²	2nd floor	Reserved	€250,000
B02	1+1	1	32 m ²	2nd floor	Reserved	€252,000
B01	1+1	1	33 m ²	2nd floor	Sold	€255,000
A02	1+1	1	39 m ²	1st floor	Available	€300,000
A01	1+1	1	31 m ²	1st floor	Reserved	€250,000
G02	1+1	1	40 m ²	Ground Floor	Available	€305,000

Features & Amenities

Near the Athens Medical School

Golden Visa Eligible

250K Golden Visa

High-Yield Medical Hub

Rental Guarantee

Golden Visa

Under-Construction

Golden Visa 250K

Nearby Landmarks

Hospital	180m
Metro Station	800m
US Embassy	1200m

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