

# KAREAS HILL LOFTS

Commercial Space  
Converted to Residential

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ATHENS, GREECE

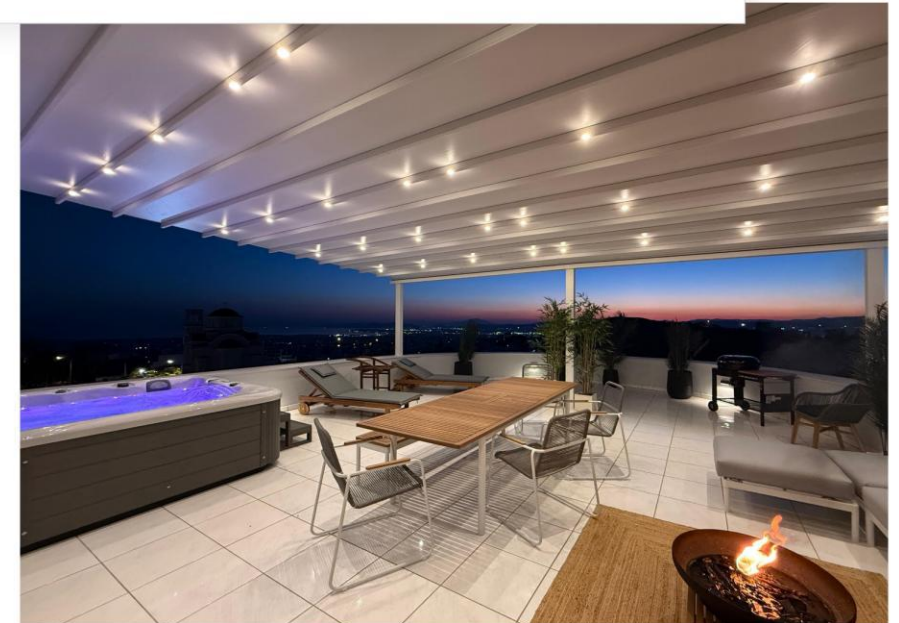


# DESCRIPTION

Located in the municipality of **Vyronas**, in the **Kareas neighbourhood**, this new residential development redefines modern city living. The **second floor** features four **stylish units** with **open interiors** and **premium finishes**, scheduled for delivery in **October 2025**, while a **penthouse** on the **third floor** - **already completed and ready for immediate delivery** - offers added **privacy** and **panoramic views**.

Combining **contemporary design** with **comfort** and **functionality**, it's ideal for **individuals** or **couples** seeking a vibrant yet residential lifestyle.

Residents enjoy **views of the sea, green hills**, and **local landmarks**, with easy access to the **city center**, **parks, shops**, and **public transport**—making it a smart choice for both **homeowners** and **investors**.



# LOCATION



PIRAEUS PORT  
20' by car



ATHENS AIRPORT  
30' by car



ATTIKI ODOS  
7' - 8' by car



UNIVERSITIES  
7'-15' by car



KAISARIANI FOREST  
5' by car



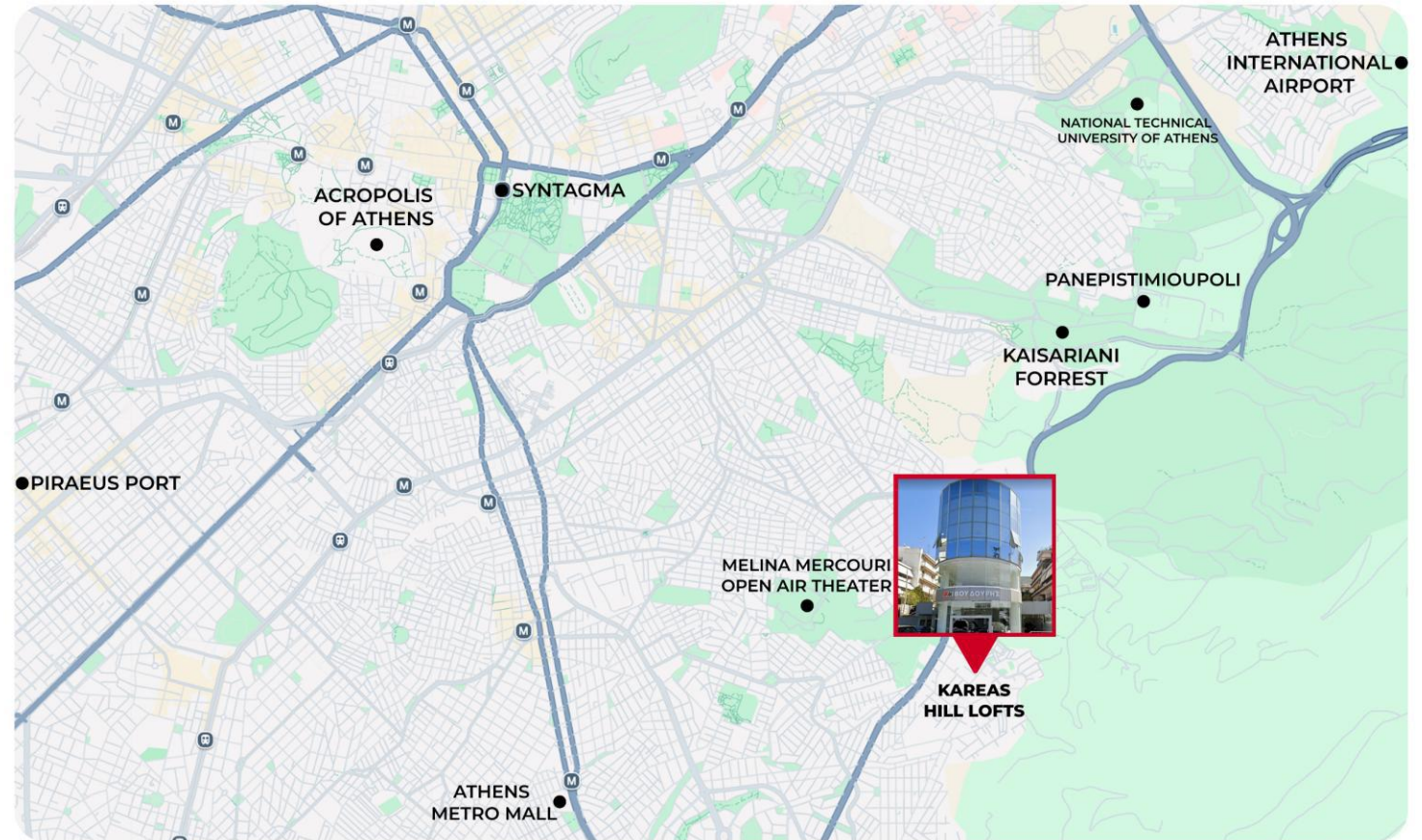
HOSPITAL  
10' by car



METRO MALL  
15' by car



ATHENS CENTER  
15' by car



# NEARBY

## Recreational Spaces Just Steps Away

Municipal stadiums, athletic centers, and swimming pools are just a 5-minute walk away — perfect for daily workouts, sports, and recreation.



## Schools (Elementary & High Schools)

Ideal for families, with both elementary and high schools only a 5-minute walk from the residences, offering easy and safe access for children.



## Supermarkets, Coffee Shops & Eateries

Supermarkets, cozy cafés, and a variety of local eateries are just a 5-minute drive away, covering all your daily needs and dining options.



# KAREAS

Situated at the foothills of **Mount Ymittos**, the area offers a unique blend of **natural beauty and urban convenience**. Surrounded by greenery and close to the **Kaisariani Forest**, the area is ideal for those seeking a tranquil residential setting with easy access to **central Athens**. With **scenic views, local amenities**, and excellent connectivity, it is an appealing choice for comfortable living.



# PROJECT OVERVIEW



Multiple  
Units



Strategic  
Location



Fully Furnished  
2nd Floor



Investment  
Opportunity



Golden Visa  
Eligible

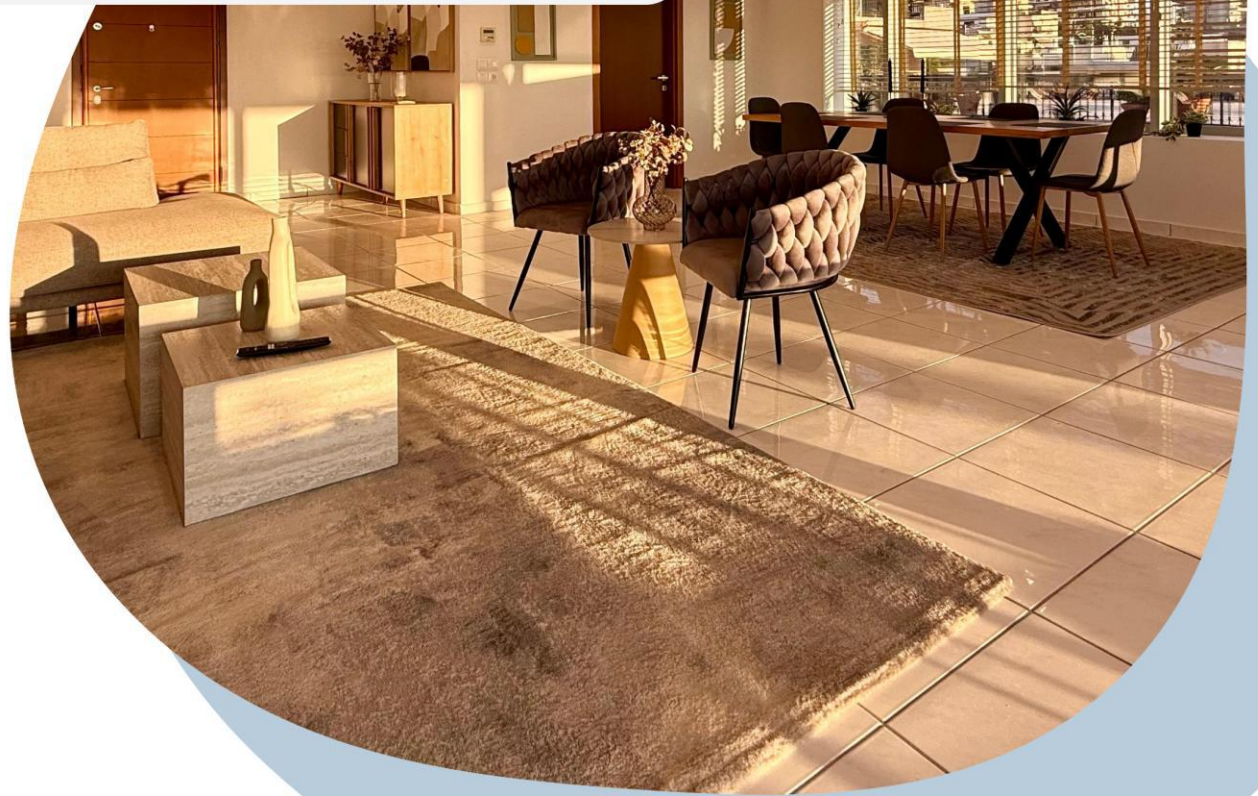
## AVAILABLE LOFTS

Loft B1 (45.35m<sup>2</sup>) - Delivery Oct 2025

Loft B2 (43.30m<sup>2</sup>) - Delivery Oct 2025

Loft B3 (51.55m<sup>2</sup>) - Delivery Oct 2025

Loft B4 (44.60m<sup>2</sup>) - Delivery Oct 2025



# 3RD FLOOR APARTMENT

## APARTMENT C1

-  1 Master Bedroom
-  Kitchen
-  1 Bathroom | 1 W/C
-  Panoramic View
-  Laundry Room
-  Storage Space
-  Outdoor veranda 68m<sup>2</sup>
-  Electrical Appliances

Interior Surface: 91.60 m<sup>2</sup>









## 2ND FLOOR LOFTS

# LOFT B1



# 1 Bedroom



# Kitchen

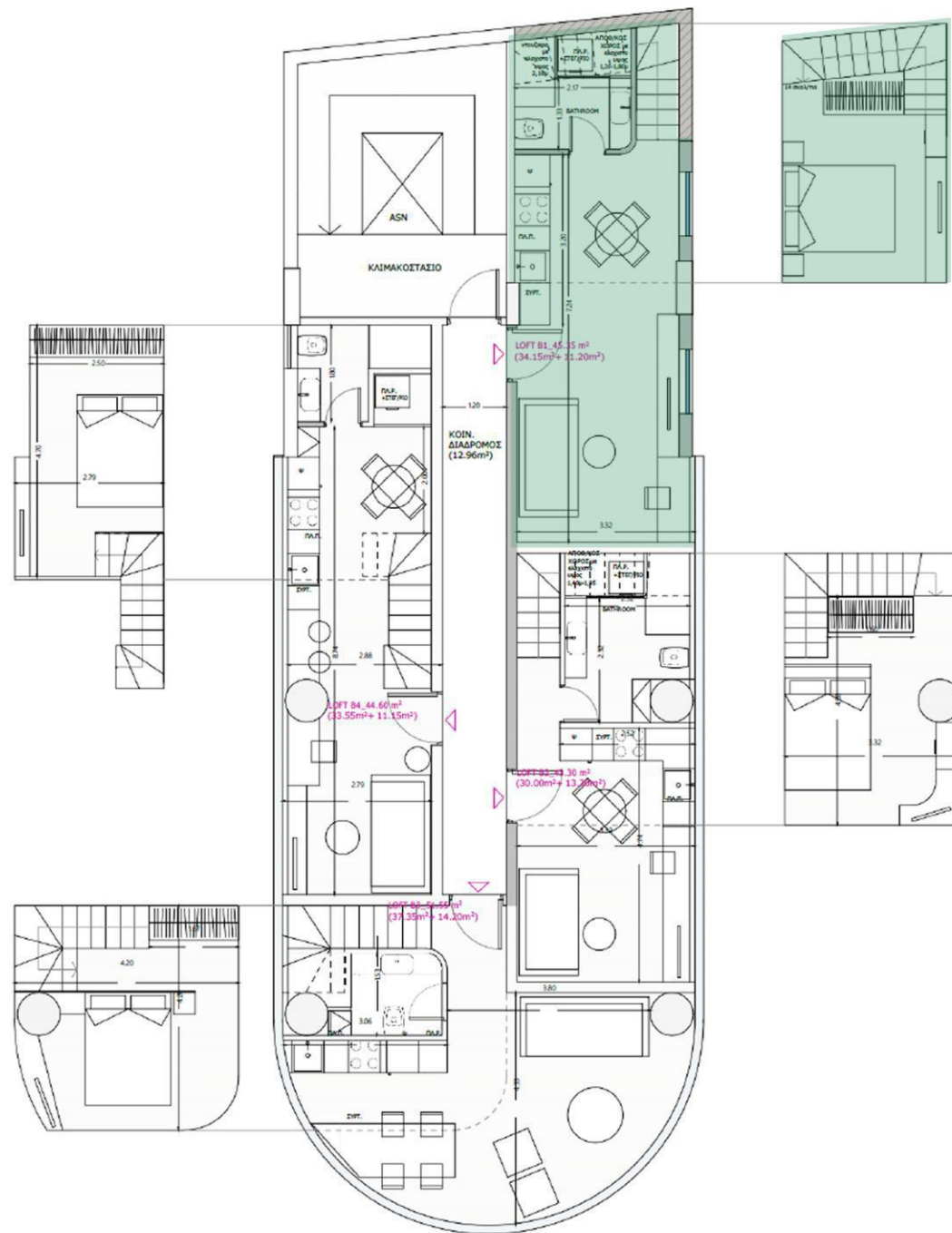


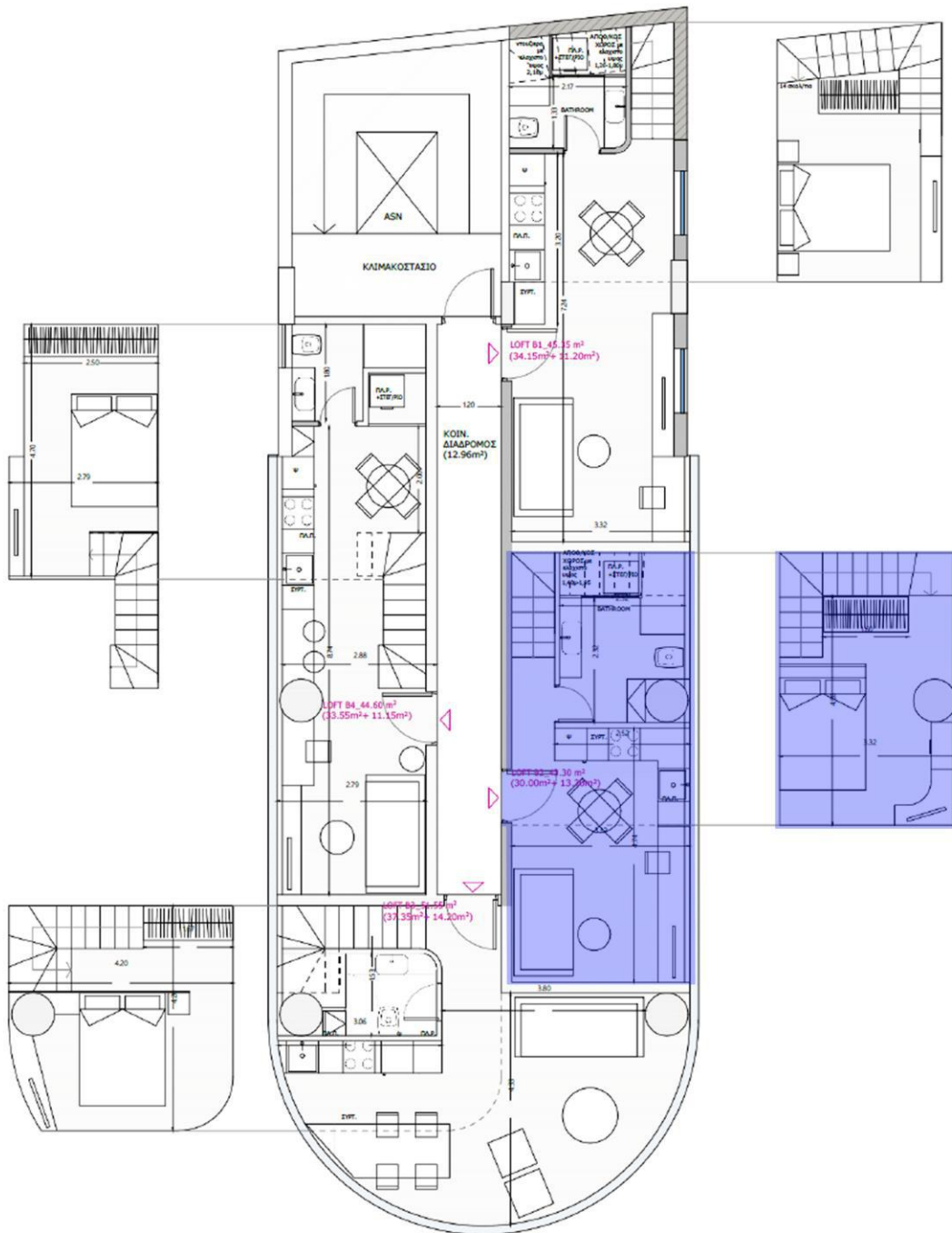
## 1 Bathroom



## 2nd Floor

Interior Surface:  $45.35\text{m}^2$





## 2ND FLOOR LOFTS

### LOFT B2



1 Bedroom



Kitchen



1 Bathroom



2<sup>nd</sup> Floor

Interior Surface: 43.30m<sup>2</sup>

# 2ND FLOOR LOFTS

## LOFT B3



1 Bedroom



Kitchen

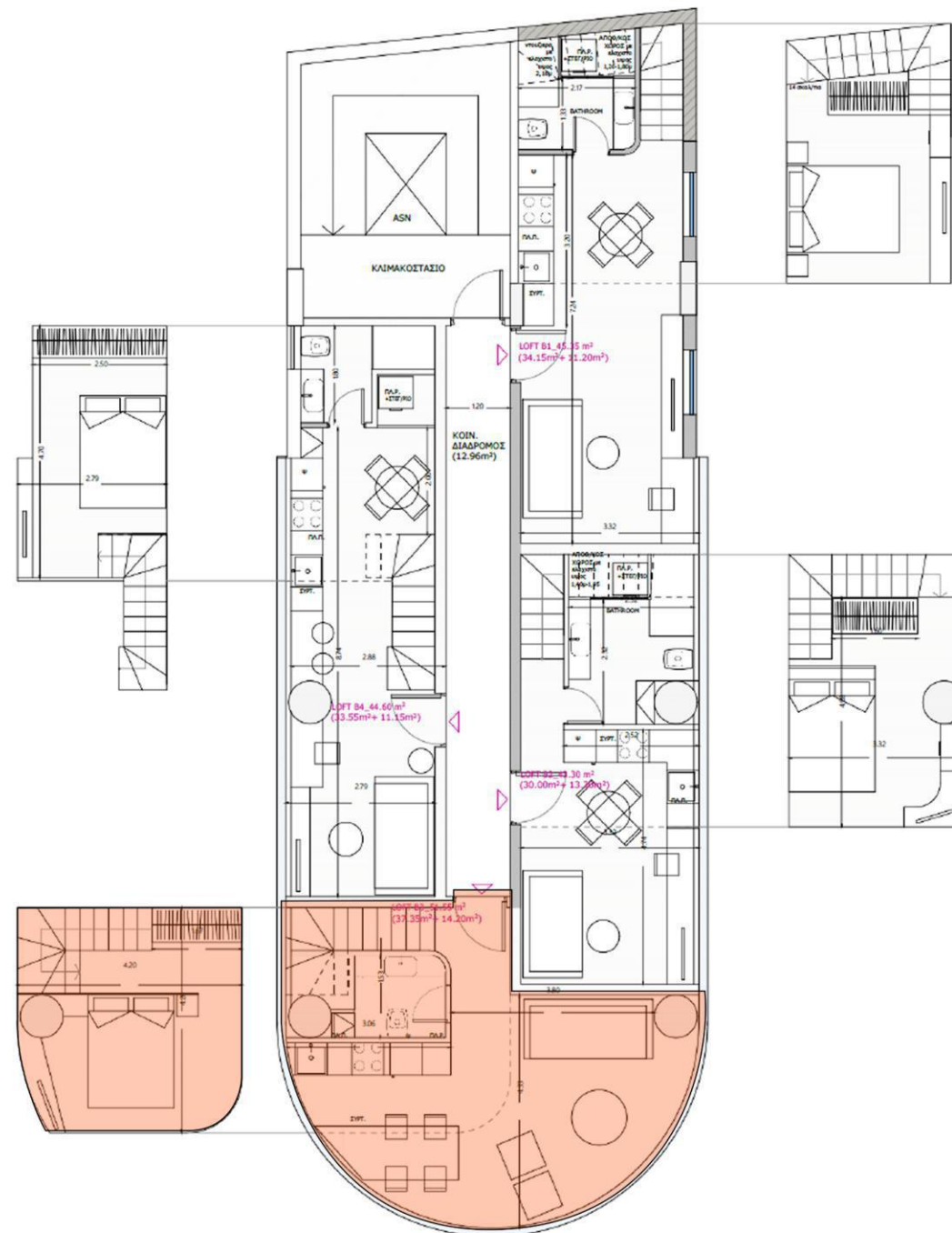


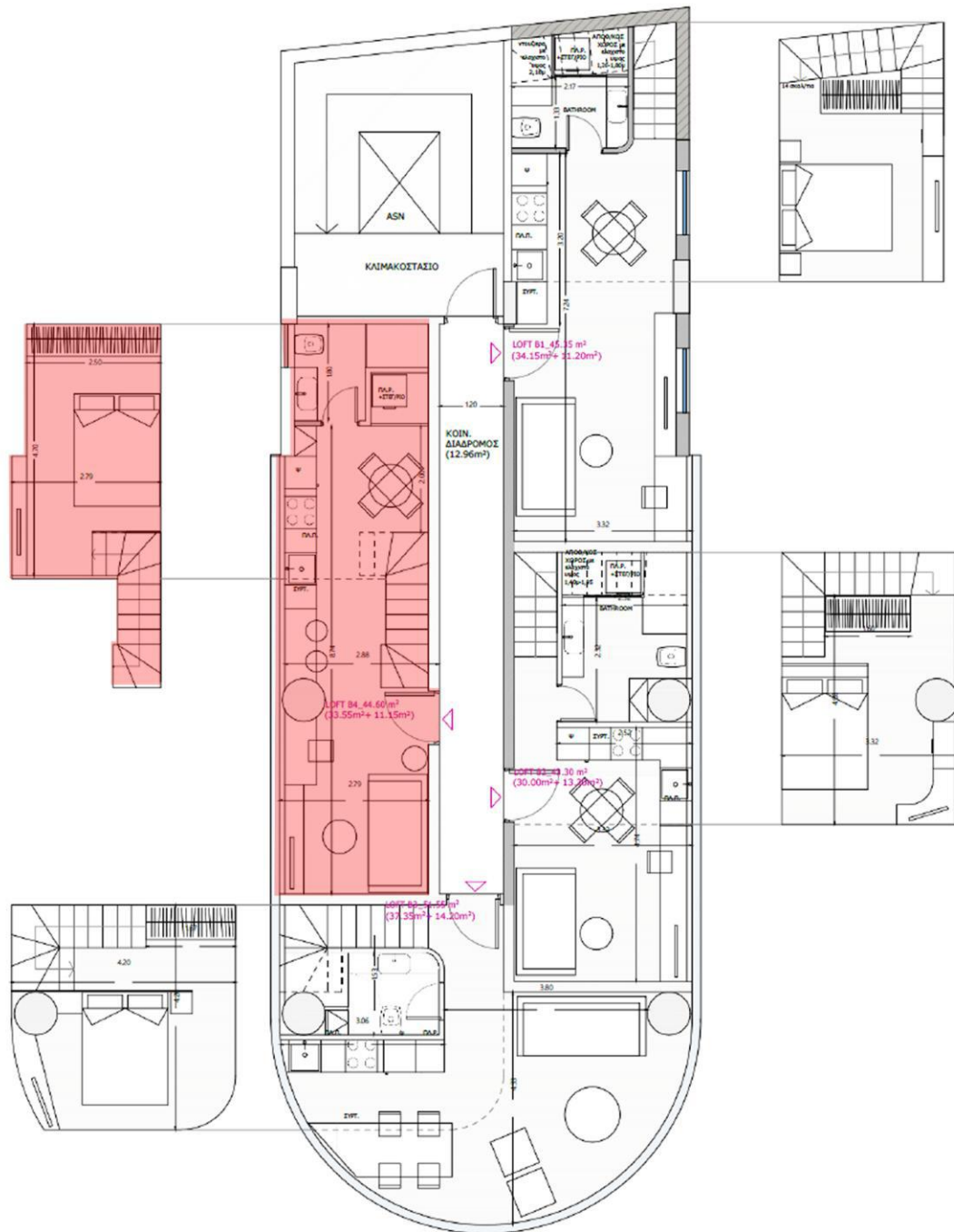
1 Bathroom



2nd Floor

Interior Surface: 51.55m<sup>2</sup>





## 2ND FLOOR LOFTS

### LOFT B4



1 Bedroom



Kitchen

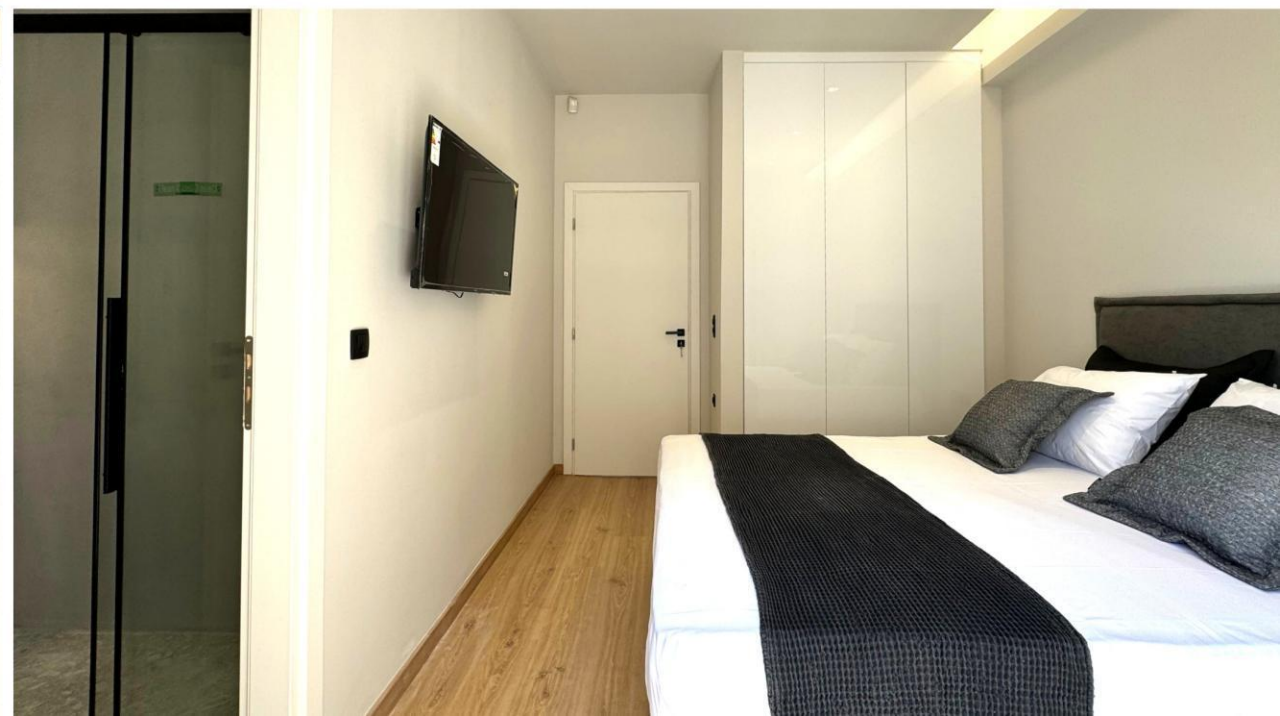


1 Bathroom



2<sup>F</sup> 2nd Floor

Interior Surface: 44.60m<sup>2</sup>



# PRICES



| UNIT         | FLOOR           | INDOOR SPACE (m <sup>2</sup> ) | OUTDOOR SPACE (m <sup>2</sup> ) | TOTAL SPACE (m <sup>2</sup> ) | DESCRIPTION            | GUARANTEED MONTHLY RENTAL INCOME | PRICES   |
|--------------|-----------------|--------------------------------|---------------------------------|-------------------------------|------------------------|----------------------------------|----------|
| LOFT B1      | 2 <sup>nd</sup> | 45.35                          | -                               | 45.35                         | 1 BED / 1 BATH         | 3%                               | 250.000€ |
| LOFT B2      | 2 <sup>nd</sup> | 43.30                          | -                               | 43.30                         | 1 BED / 1 BATH         | 3%                               | 260.000€ |
| LOFT B3      | 2 <sup>nd</sup> | 51.55                          | -                               | 51.55                         | 1 BED / 1 BATH         | 3%                               | 280.000€ |
| LOFT B4      | 2 <sup>nd</sup> | 44.60                          | -                               | 44.60                         | 1 BED / 1 BATH         | 3%                               | 240.000€ |
| APARTMENT C1 | 3 <sup>rd</sup> | 91.60                          | 68.00                           | 159.60                        | 1 BED / 1 BATH / 1 W/C | Reserved                         | Reserved |

*Thank you*