



THE IRIS RESIDENCE

ATHENS CITY CENTRE

THE AREA

Athens dominates the Attica region and is one of the world's oldest cities, with its recorded history spanning over 3,400 years. The heritage of the classical era is apparent in the city, represented by ancient monuments and works of art.

Living in the center combines a high quality of life and a secure living environment especially for family members, topping Athens to the list for best places to live in Europe. Athens is highly attractive for investments prospects and is considered as an advanced international hub.





PRIME LOCATION

Situated in a premium location, **The Iris Residence** offers great access to cultural landmarks, commercial streets, historical sites, entertainment attractions and well-known Universities. Strategically located near 2 metro stations, not only connecting you to the heart of Athens, where Syntagma square is only 3 stops away with trendy restaurants and upscale shops, but also the Athens international airport and beyond. It is the ultimate choice for people who are seeking excellence and being a breath away from the action of the city.





2 Bedroom Apartment

1st - 3rd Floor

- A1
- B1
- C1

Bedroom	2
Bathroom	1
Covered Area	59 sqm
Balcony	20 sqm
Total Area	79 sqm



Unit A1,B1,C1 Virtual Tour



Mylopotamou Str.

2 Bedroom Apartment

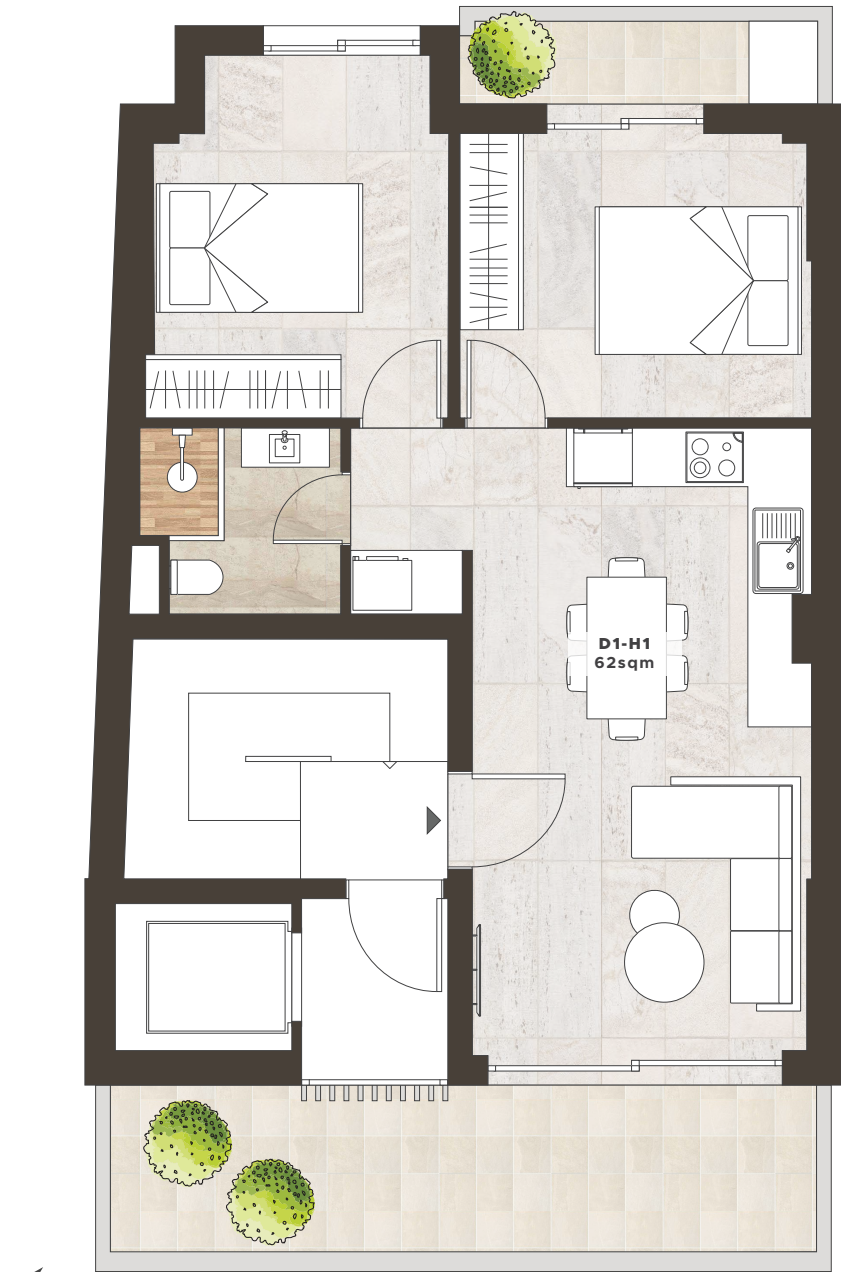
4th - 8th Floor

- D1
- E1
- F1
- G1
- H1

Bedroom	2
Bathroom	1
Covered Area	62 sqm
Balcony	18 sqm
Total Area	80 sqm



Unit D1-H1 Virtual Tour



Mylopotamou Str.



3 Bedroom Duplex

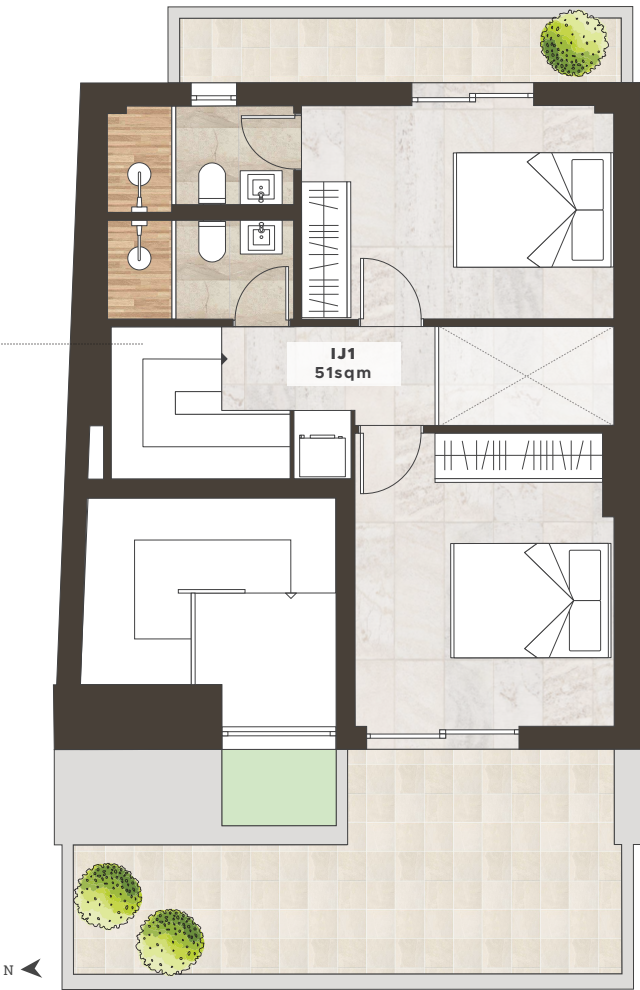
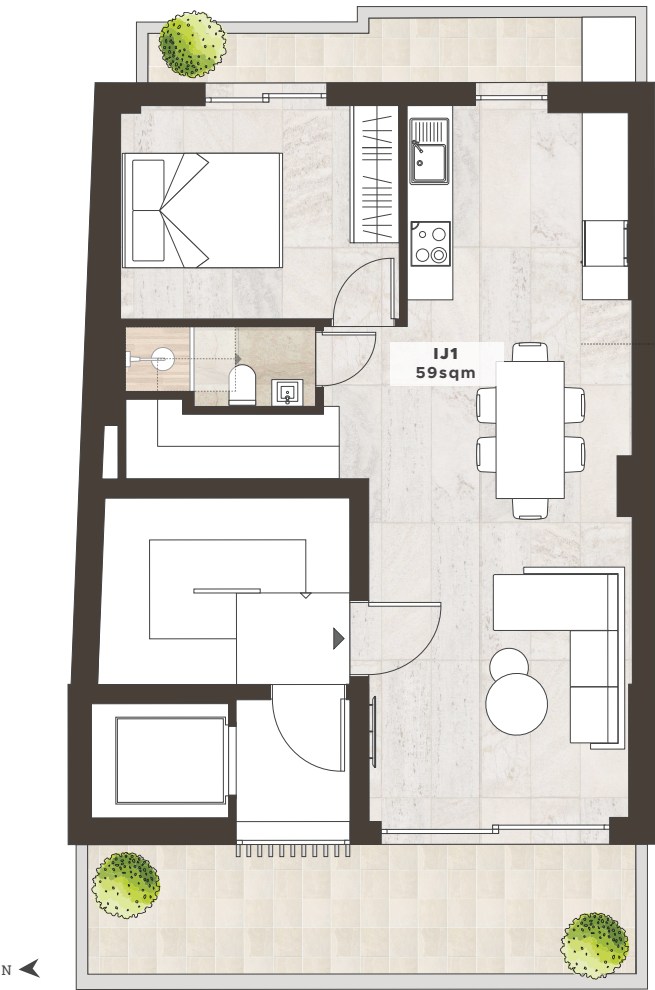
9th - 10th Floor

IJ1

Bedroom	3
Bathroom	3
Covered Area	110 sqm
Balcony	47 sqm
Total Area	157 sqm



Unit IJ1 Virtual Tour



Mylopotamou Str.



UNIT SUMMARY

Unit	Floor	Type	Beds	Baths	Total Area (sqm)	Covered Area (sqm)	Balcony (sqm)	Parking/Storage
A1	1st	Apartment	2	1	79	59	20	Additional Charge
B1	2nd	Apartment	2	1	79	59	20	Additional Charge
C1	3rd	Apartment	2	1	79	59	20	Additional Charge
D1	4th	Apartment	2	1	80	62	18	Additional Charge
E1	5th	Apartment	2	1	80	62	18	Additional Charge
F1	6th	Apartment	2	1	80	62	18	Additional Charge
G1	7th	Apartment	2	1	80	62	18	Additional Charge
H1	8th	Apartment	2	1	80	62	18	Additional Charge
IJ1	9th - 10th	Duplex	3	3	157	110 (59+51)	47	Additional Charge

*Transfer Tax 3.09%

* All the above floor areas are subject to verification following completion.
Purchasers must therefore rely on their own inspection to verify any information provided.
All dimensions are within + or -



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