



URBAN RESIDENCE

ATHENS CITY CENTRE





## URBAN RESIDENCE

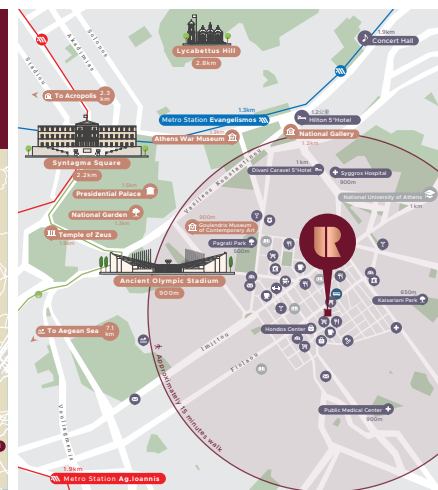
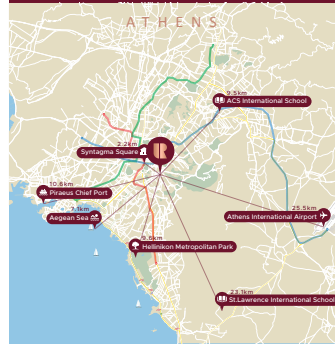
Combining contemporary luxury with imitable elegance, Urban Residence is located in one of the city's most vibrant neighbourhoods of Athens, **Pagratí**. It is one of the most important touristic and artistic areas, which is filled with cafes, bars & restaurants.

Urban Residence combines an upscale style with elegant city living and modern facilities such as a **communal gym** for all residents. Spread across 9 floors, comprised of **studios, 2-bedroom apartments and duplexes**, our stylish décor and modern layout create the perfect home. Private balconies with breathtaking **Acropolis and city views** provide a stunning backdrop and natural light. A buzzing metropolis with a laid-back lifestyle. Walking in the birthplace of democracy and drama you will find, alongside the World Heritage monuments & magnificent museums.

Last but not least, Athens is a twenty-first-century cultural powerhouse, featuring arts festivals, outdoor cinemas, and an ever-changing canvas of street art. Urban Residence is located just minutes away from all major cultural points and attractions, endless possibilities and a unique experience await!

## PRIME LOCATION

Situated in a premium location, Urban Residence is only a step away from the city's upscale shopping district, historical monuments and museums, also from trendy restaurants to main facilities and metro station, linking you to the airport and beyond. It is the ultimate choice for people seeking excellence.







ABSTRACT FIGURES

*It's not  
what we have  
in life but who  
we have in our  
life that  
matters*

Engelbrecht Museum  
WALTER FINANCE



## 2 Bedroom Apartment

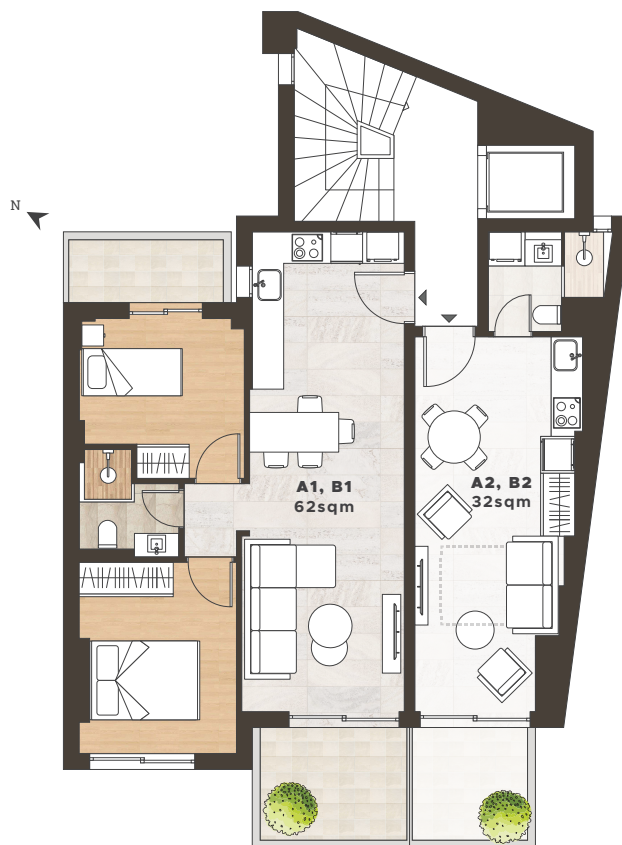
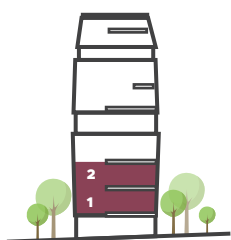
### 1st & 2nd Floor

**A1 B1**

Bedroom	2
Bathroom	1
Covered Area	62 sqm
Balcony	11 sqm
<b>Total Area</b>	<b>73 sqm</b>



Unit A1,B1,C1,D1 Virtual Tour



Ifikratous Str.



Unit A2, B2 Virtual Tour

## Studio

### 1st & 2nd Floor

**A2 B2**

Bedroom	1
Bathroom	1
Covered Area	32 sqm
Balcony	6 sqm
<b>Total Area</b>	<b>38 sqm</b>



# 2 Bedroom Apartment

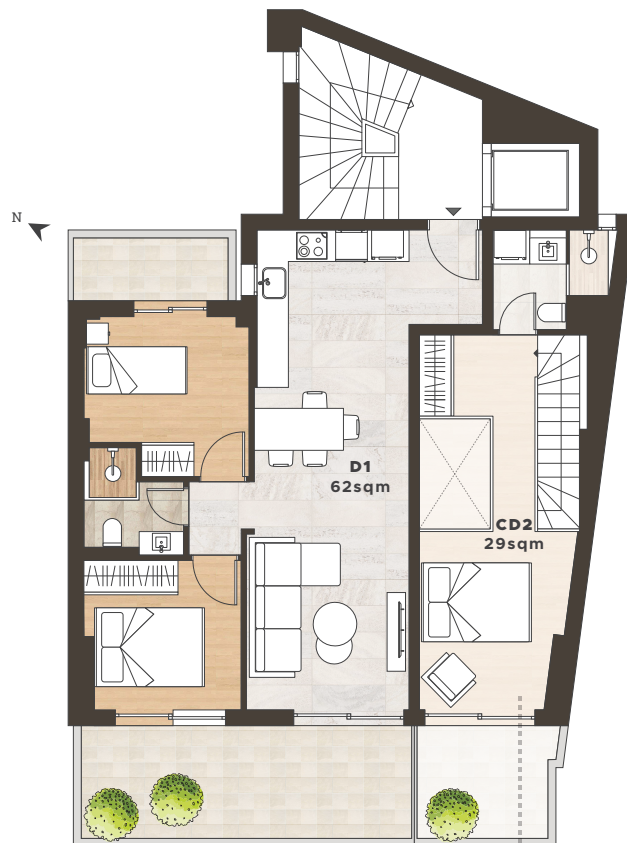
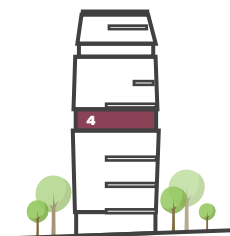
## 4th Floor

D1

Bedroom	2
Bathroom	1
Covered Area	62 sqm
Balcony	19 sqm
<b>Total Area</b>	<b>81 sqm</b>



Unit A1,B1,C1,D1 Virtual Tour



Unit CD2,EF2 Virtual Tour

## Loft

## 3rd & 4th Floor

CD2

Bedroom	1
Bathroom	2 (1WC)
Covered Area	61 sqm
Balcony	12 sqm
<b>Total Area</b>	<b>73 sqm</b>

# 2 Bedroom Apartment

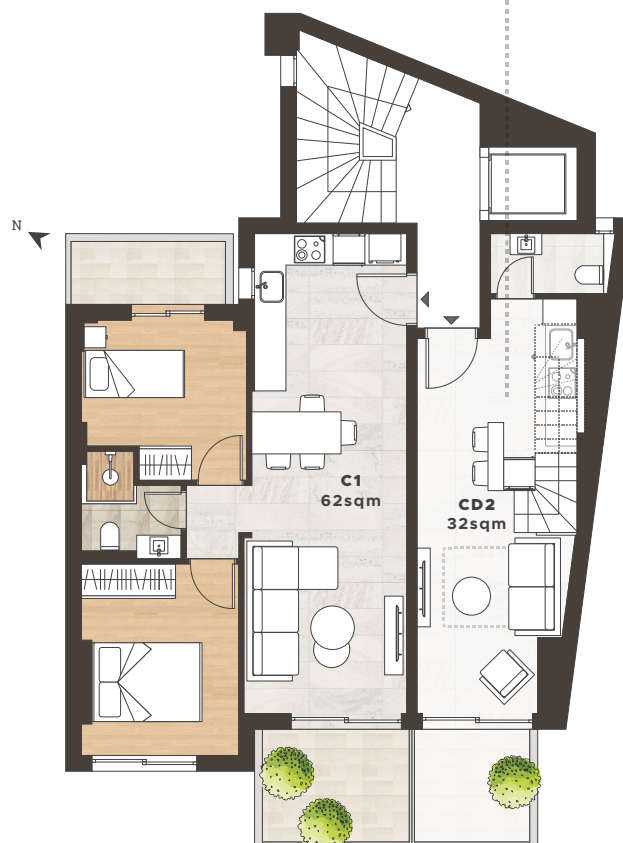
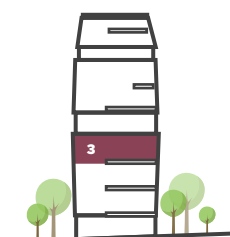
## 3rd Floor

C1

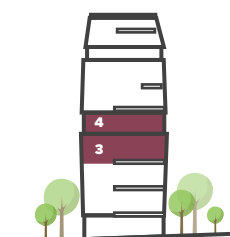
Bedroom	2
Bathroom	1
Covered Area	62 sqm
Balcony	11 sqm
<b>Total Area</b>	<b>73 sqm</b>



Unit A1,B1,C1,D1 Virtual Tour



Ifikratous Str.









# 3 Bedroom Duplex

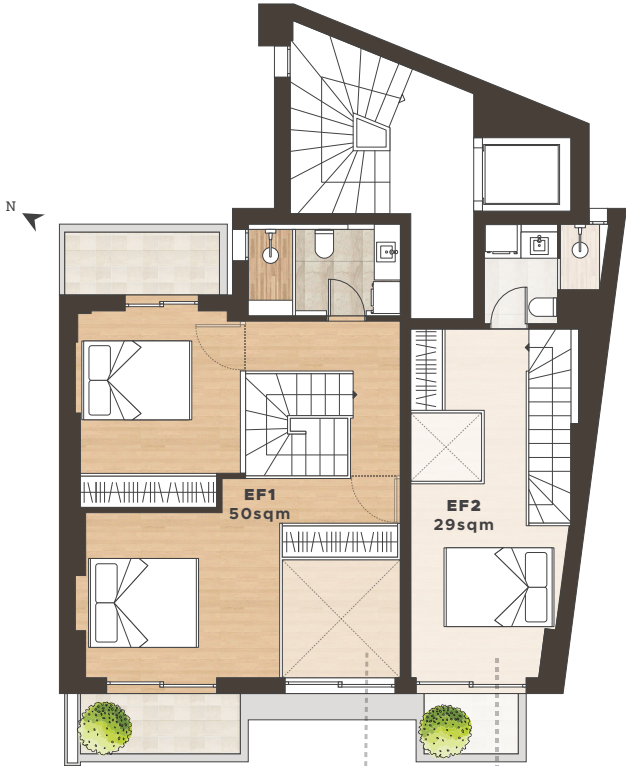
## 5th & 6th Floor

EF1

Bedroom	3
Bathroom	2
Covered Area	112 sqm
Balcony	20 sqm
Total Area	132 sqm



Unit EF1 Virtual Tour



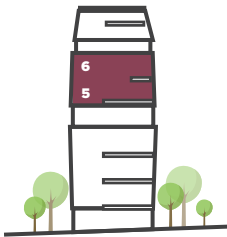
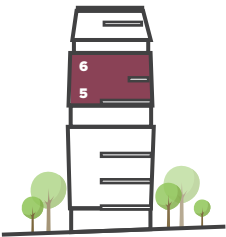
Unit CD2,EF2 Virtual Tour

## Loft

### 5th & 6th Floor

EF2

Bedroom	1
Bathroom	2 (1WC)
Covered Area	61 sqm
Balcony	9 sqm
Total Area	70 sqm



Ifikratous Str.





## 2 Bedroom Apartment

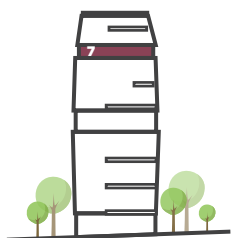
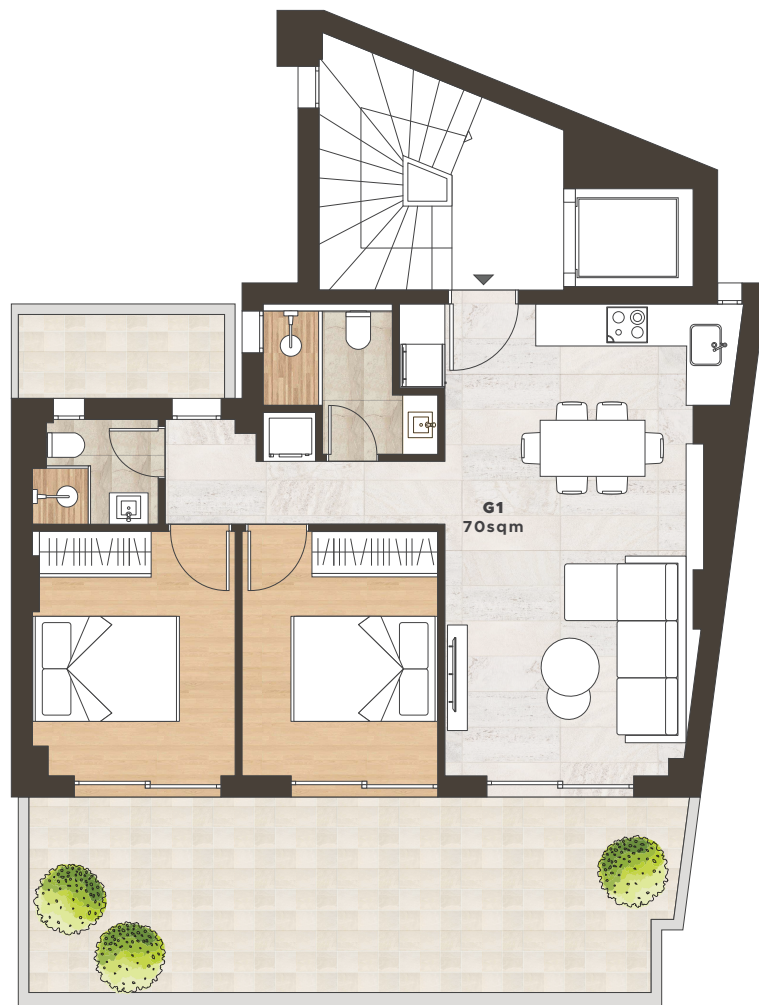
### 7th Floor

G1

Bedroom	2
Bathroom	2
Covered Area	70 sqm
Balcony	32 sqm
<b>Total Area</b>	<b>102 sqm</b>



Unit G1 Virtual Tour

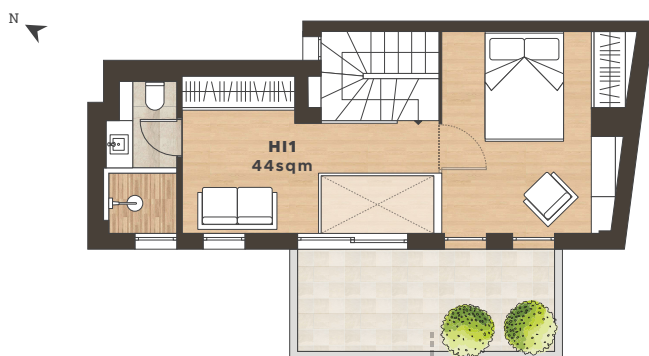


Ifikratous Str.



## 2 Bedroom Duplex

8th & 9th Floor



**H11**

Bedroom	2
Bathroom	2
Covered Area	104 sqm
Balcony	30 sqm
<b>Total Area</b>	<b>134 sqm</b>



Unit H11 Virtual Tour



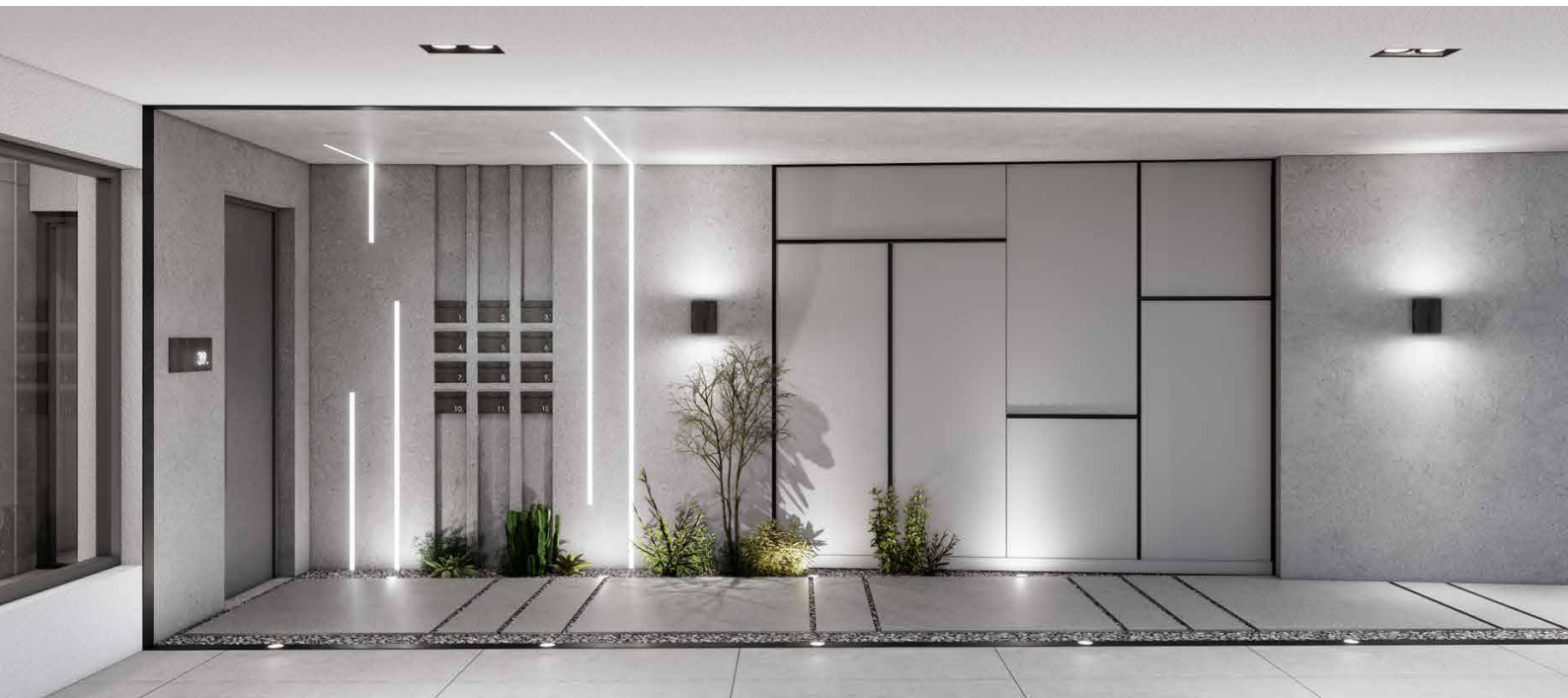
Ifikratous Str.







Entrance & Lobby



Communal Gym Facility







Ancient Olympic Stadium - 900m

# UNIT SUMMARY

Unit	Floor	Type	Beds	Baths	Total Area (sqm)	Covered Area (sqm)	Balcony (sqm)	Parking / Storage
A1	1st	Apartment	2	1	73	62	11	No / Additional Charge
A2	1st	Studio	1	1	38	32	6	No / Additional Charge
B1	2nd	Apartment	2	1	73	62	11	No / Additional Charge
B2	2nd	Studio	1	1	38	32	6	No / Additional Charge
C1	3rd	Apartment	2	1	73	62	11	No / Additional Charge
CD2	3rd - 4th	Loft	1	2 (1WC)	73	61 (32+29)	12	No / Additional Charge
D1	4th	Apartment	2	1	81	62	19	No / Additional Charge
EF1	5th - 6th	Duplex	3	2	132	112 (62+50)	20	Additional Charges
EF2	5th - 6th	Loft	1	2 (1WC)	70	61 (32+29)	9	No / Additional Charge
G1	7th	Apartment	2	2	102	70	32	Additional Charges
HI1	8th - 9th	Duplex	2	2	134	104 (60+44)	30	Additional Charges

\* 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 - 5%

\*Transfer Tax 3.09%





**MIBS**  
GROUP

✉ [info@mibsgroup.com](mailto:info@mibsgroup.com)

☎ +30 210 3241 740

🏠 Xenofontos 14, 10557 Athens, Greece

💻 [www.mibsgroup.com](http://www.mibsgroup.com)