



PREMIUM 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.

PREMIUM RESIDENCE

Premium Residence is a contemporary development comprised of 8 units, anchoring the intersection of two streets in the Centre of Athens. The development makes a bold statement with its eye-catching façade made of white steel, placing Premium Residence as an iconic and distinctive building and adding new vision to an established neighborhood.

Spread across 4 floors, the building offers the choice of one- and two-bedroom apartments and two magnificent duplexes of two- and three-bedroom apartments. Interior contemporary design conveys elegant comfort in every residence. Expansive windows and balconies create light-infused spaces, and hardwood laminated flooring throughout flows seamlessly. Modern kitchens feature hardwood countertops and European-style cabinetry.

Premium Residence was completed in 2019.

PRIME LOCATION

Situated in a prime area with convenient transport links, Premium Residence Project provides quick and efficient transport connections across Athens.





APARTMENT GROUND FLOOR

GF2

2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	64.1 sqm
Garden	23.4 sqm
Total Area	87.5 sqm



GF1

1 Bedroom Apartment

Bedroom	1
Bathroom	1
Covered Area	42.55 sqm
Total Area	42.55 sqm

APARTMENT 1st - 2nd FLOOR

A2

B2

2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	45.6 sqm
Balcony	8.45 sqm
Total Area	54.05 sqm



A1

B1

2 Bedroom Apartment

Bedroom	2
Bathroom	2 (1WC)
Covered Area	76.3 sqm
Balcony	9.85 sqm
Total Area	86.15 sqm

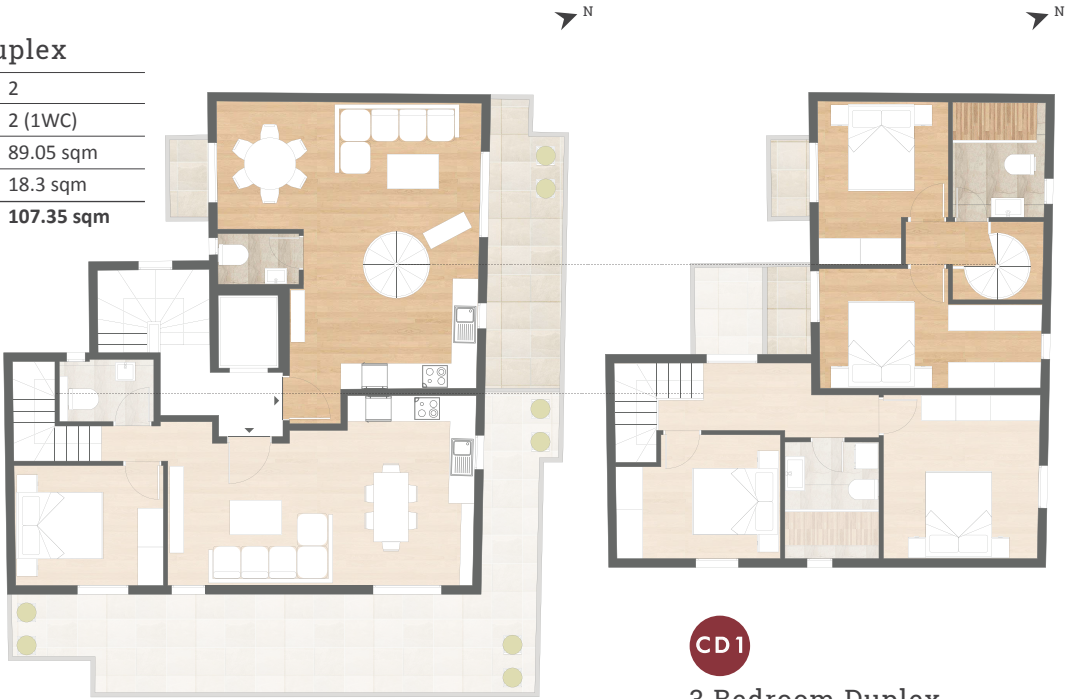


DUPLEX
3rd & 4th FLOOR

CD2

2 Bedroom Duplex

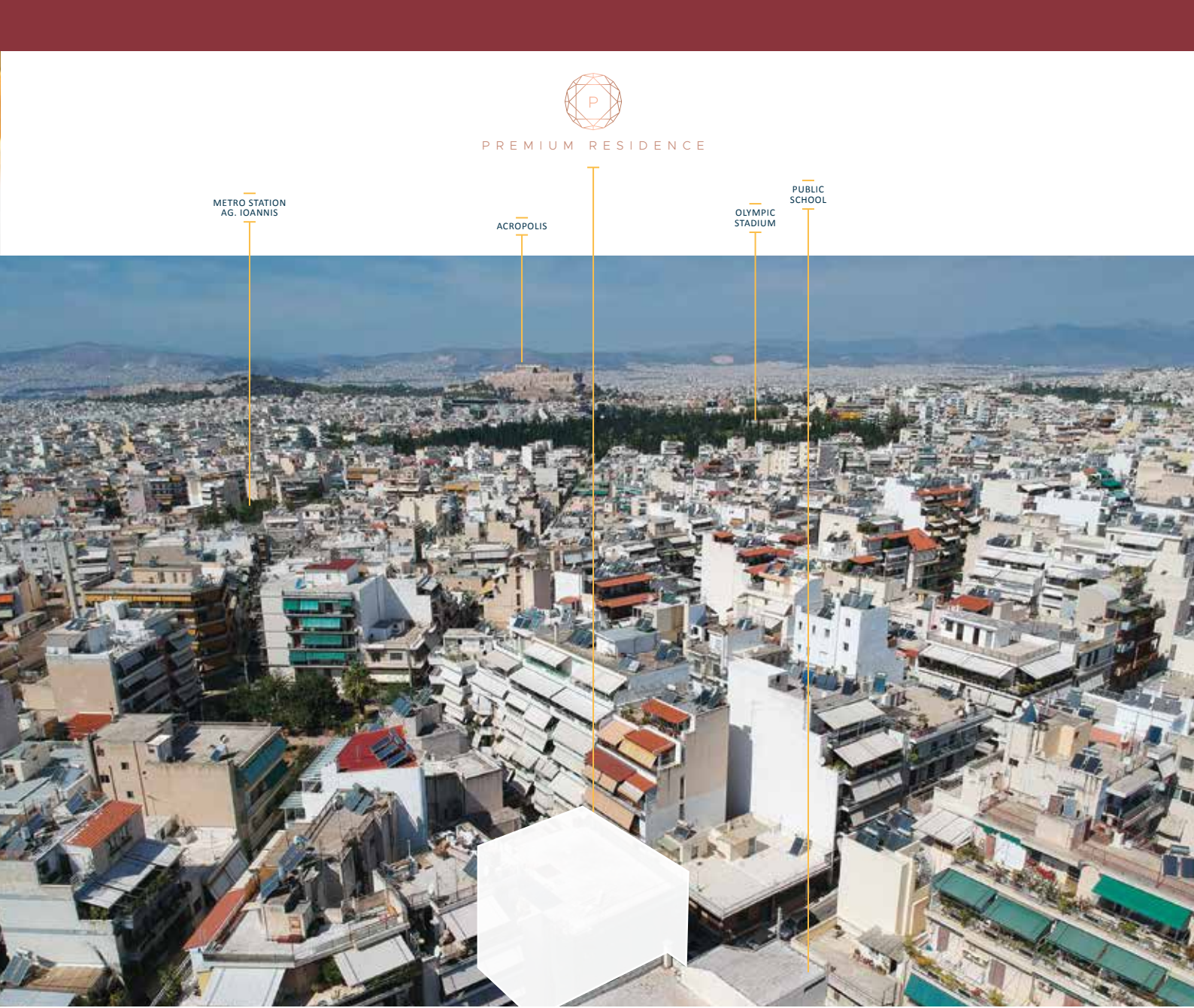
Bedroom	2
Bathroom	2 (1WC)
Covered Area	89.05 sqm
Balcony	18.3 sqm
Total Area	107.35 sqm



CD1

3 Bedroom Duplex

Bedroom	3
Bathroom	2 (1WC)
Covered Area	108.9 sqm
Balcony	39.1 sqm
Total Area	148 sqm



UNIT SUMMARY

Unit	Floor	Type	Beds	Baths	Covered Area	Balcony	Total Area	Storage	VAT (24%) or
									Transfer Tax (3.09%)
GF1	Ground Floor	Apartment	1	1	42.55	-	42.55	No	Transfer Tax (3.09%)
GF2	Ground Floor	Apartment	2	1	64.1	23.4 (Garden)	87.5	No	Transfer Tax (3.09%)
A1	Floor 1	Apartment	2	2 (1WC)	76.3	9.85	86.15	No	Transfer Tax (3.09%)
A2	Floor 1	Apartment	1	1	45.6	8.45	54.05	No	Transfer Tax (3.09%)
B1	Floor 2	Apartment	2	2	76.3	9.85	86.15	No	Transfer Tax (3.09%)
B2	Floor 2	Apartment	1	1	45.6	8.45	54.05	No	Transfer Tax (3.09%)
CD1	Floor 3 & 4	Duplex	3	2 (1WC)	108.9	39.1	148	Yes	Transfer Tax (3.09%)
CD2	Floor 3 & 4	Duplex	2	2 (1WC)	89.05	18.3	107.35	Yes	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 -5%.



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