



THE ELIXIR

ATHENS CITY CENTRE

THE AREA

Athens, one of the world's oldest cities, lies at the very heart of Greece.

Labelled as the birthplace of democracy and home to some of the most famous philosophers, Athens is a city with a heady mix of history and edginess. Explore the vibrant city of Athens, discover the narrow streets and small buildings of Plaka, and merge into 3,000 years of Greek history while visiting the Acropolis Hill, the forefront of early civilization.



THE ELIXIR

Located in a privileged location between the cultural center of the historic city of Athens and the cosmopolitan Athenian Riviera, The Elixir offers the ultimate living experience, a breath away from everyday facilities, transportation, luxurious shops, posh restaurants, public and private schools .

Spread across 6 floors , comprised with studios, 2 bedroom apartments and duplex penthouses you can savor the contrast between elegant contemporary design and the classical architecture of the Acropolis.

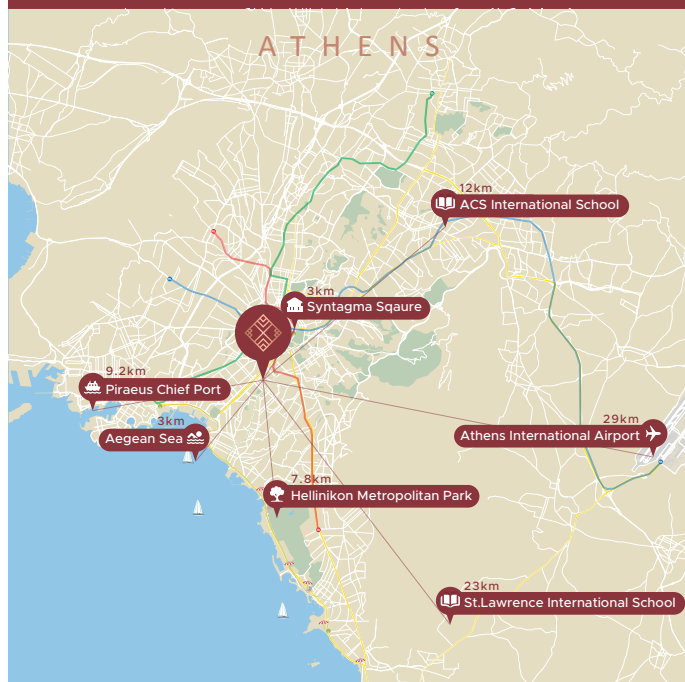
Residents of The Elixir can experience the exquisite comfort of the newly build modern apartments, equipped with the latest amenities, premium interior quality and spacious balconies. The development combines the contemporary urban living, the accessibility to all the major attractions and sights of Athens and the breathtaking Riviera seafront (just 3km away) , but at the same time, in a peaceful and safe environment.





PRIME LOCATION

Situated in a supreme location, equally distant at 3km from Syntagma Sq. and the Riviera of Athens. In a close proximity to transport links, The Elixir provides quick and efficient transport connections across Athens.



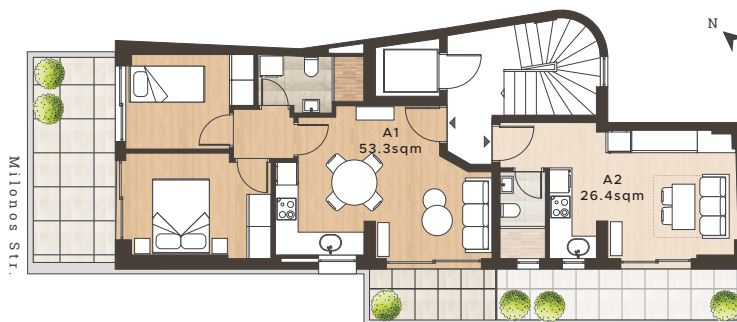


1st FLOOR

A1

2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	53.3 sqm
Balcony	19 sqm
Total Area	72.3 sqm



A2

Studio

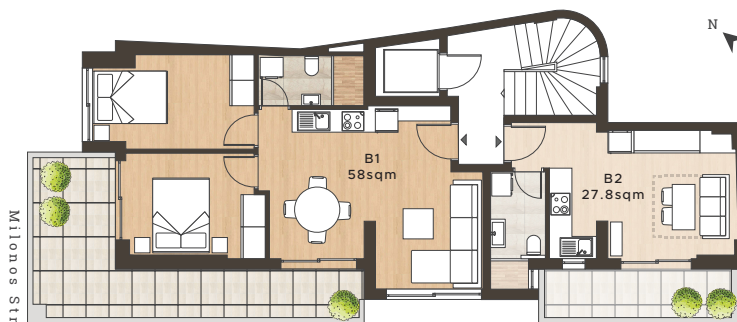
Bedroom	1
Bathroom	1
Covered Area	26.4 sqm
Balcony	10 sqm
Total Area	36.4 sqm

2nd FLOOR

B1

2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	58 sqm
Balcony	20 sqm
Total Area	78 sqm



B2

Studio

Bedroom	1
Bathroom	1
Covered Area	27.8 sqm
Balcony	8 sqm
Total Area	35.8 sqm

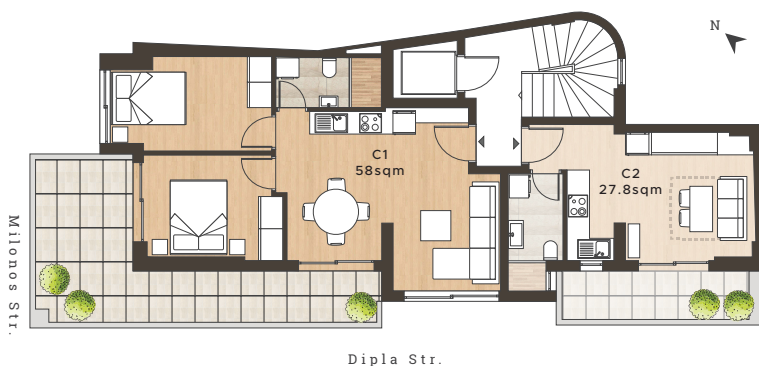


3rd FLOOR

C1

2 Bedroom Apartment

Bedroom	2
Bathroom	1
Covered Area	58 sqm
Balcony	22.4 sqm
Total Area	80.4 sqm



C2

Studio

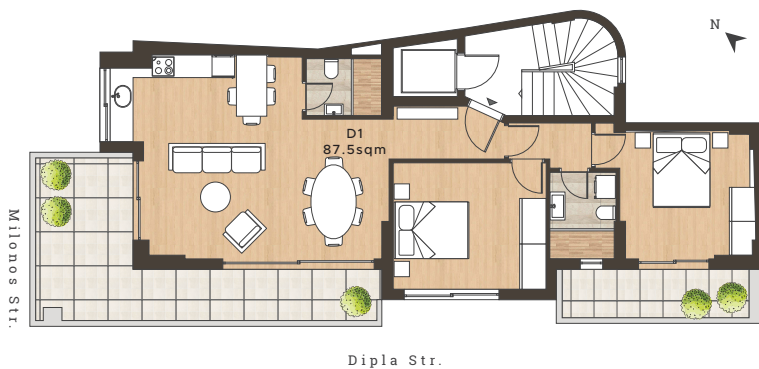
Bedroom	1
Bathroom	1
Covered Area	27.8 sqm
Balcony	8 sqm
Total Area	35.8 sqm

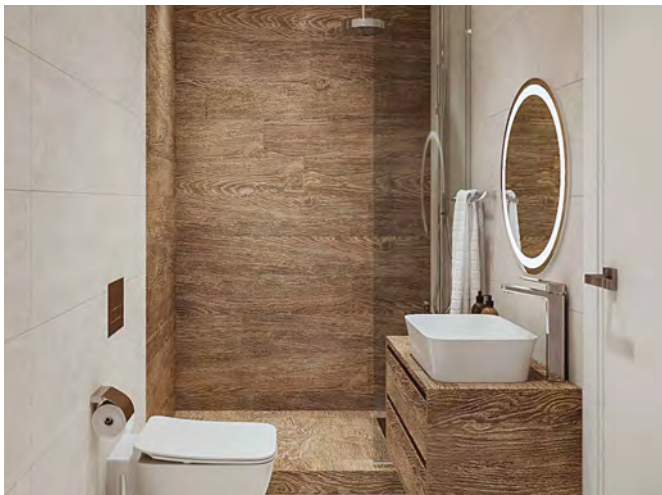
4th FLOOR

D1

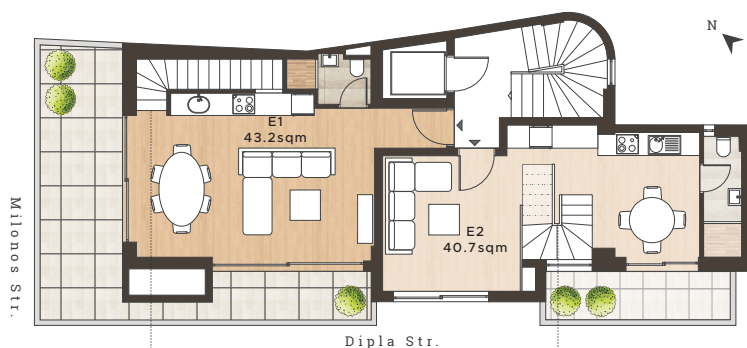
2 Bedroom Apartment

Bedroom	2
Bathroom	2
Covered Area	87.5 sqm
Balcony	29.5 sqm
Total Area	117 sqm





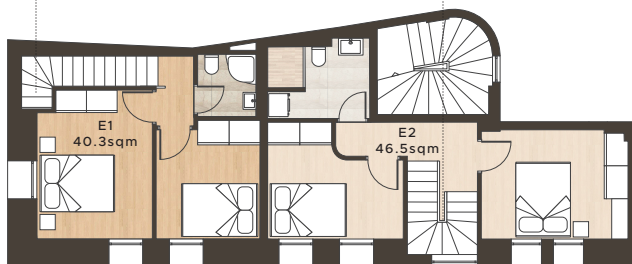
5th - 6th FLOOR



E 1

2 Bedroom Duplex

Bedroom	2
Bathroom	2
Covered Area	83.5 sqm
Balcony	25 sqm
Total Area	108.5 sqm



E 2

2 Bedroom Duplex

Bedroom	2
Bathroom	2
Covered Area	87.2 sqm
Balcony	7.3 sqm
Total Area	94.5 sqm



UNIT SUMMARY

Unit	Floor	Type	Beds	Baths	Total Area (sqm)	Covered Area (sqm)	Balcony (sqm)	Parking/Storage
A1	1st	Apartment	2	1	72.3	53.3	19	Additional / No
A2	1st	Studio	1	1	36.4	26.4	10	Additional / No
B1	2nd	Apartment	2	1	78	58	20	Additional / No
B2	2nd	Studio	1	1	35.8	27.8	8	Additional / No
C1	3rd	Apartment	2	1	80.4	58	22.4	Additional / No
C2	3rd	Studio	1	1	35.8	27.8	8	Additional / No
D1	4th	Apartment	2	2	117	87.5	29.5	Additional / No
E1	5th - 6th	Duplex	2	2	108.5	83.5	25	Additional / No
E2	5th - 6th	Duplex	2	2	94.5	87.2	7.3	Additional / No

*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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