



ZICA

AMPELOKIPOI

A HIGHER STANDARD OF URBAN LIVING







DESCRIPTION

Brand-new 7-storey residential building located in the heart of Ampelokipoi, Athens. Designed for modern urban living, the project combines quality construction with contemporary architectural design.

DETAILS

- 13 Apartments
- 1 & 2 Bedroom Units
- Private Basement Storage
- Gym

HIGHLIGHTS

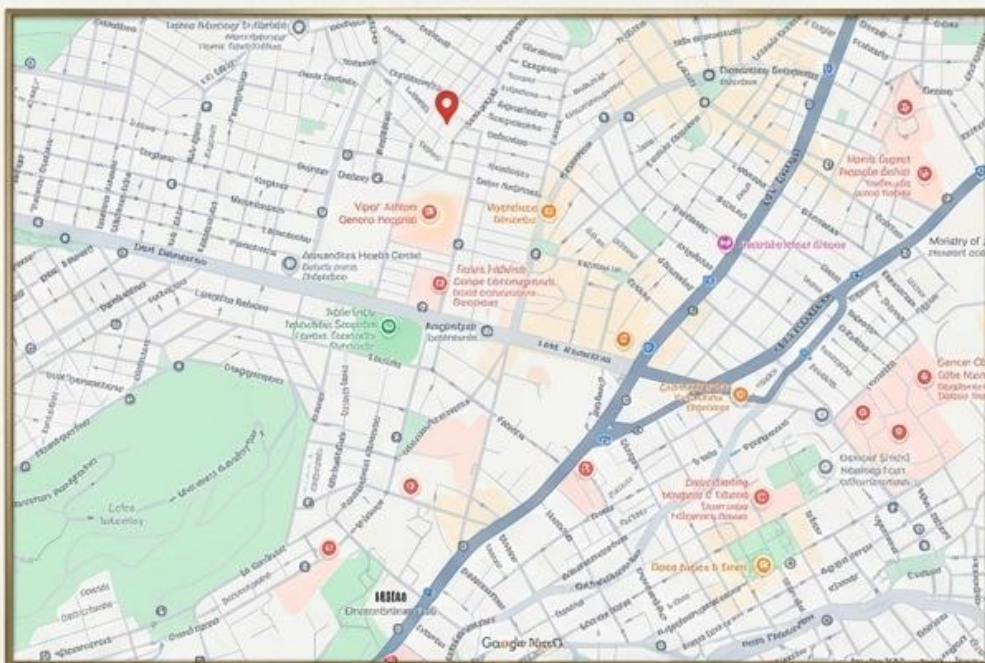
Contemporary design, comfort, and functionality in one of Athens' most central locations.

INVESTMENT

Ideal for both residential use and strong rental returns.

LOCATION

MAP



Avgerinou 6, Athens, Greece

- ☀ Located in Ampelokipoi
- ☀ 8-minute walk from Ampelokipoi Metro Station
- ☀ 10-minute walk from Panormou Metro Station
- ☀ 3-minute walk from multiple hospitals
- ☀ 3-minute walk from Athene courthouse
- ☀ In close proximity to universities and schools
- ☀ 4-minute drive from the National Archaeological Museum
- ☀ 29-minute drive from the airport

AMPELOKIPOI, ATHENS

Situated in the northern part of Athens and forming part of the city's central municipality, Ampelokipoi lies just 4 km from the heart of the capital. Its strategic position makes it one of the most well-connected and accessible districts in Athens.

LIFESTYLE & CHARACTER

Ampelokipoi is a vibrant, cosmopolitan neighborhood known for its lively urban atmosphere. It offers a dynamic blend of residential and commercial space, complemented by a wide selection of restaurants, universities, hospitals, and legal institutions. Everyday amenities are conveniently within walking distance, creating a highly practical and comfortable living environment.

ACCESSIBILITY

The area benefits from excellent transportation links, with numerous bus and trolley lines providing seamless connections across the city. The nearby Ampelokipoi and Panormou metro stations further enhance mobility, ensuring fast and efficient access to central Athens and beyond.

INVESTMENT POTENTIAL

With its prime central location and consistently high demand, Ampelokipoi stands out as a strong investment destination. It offers reliable long-term value, making it an ideal choice for both homeowners and investors.

BASEMENT/GF PLAN

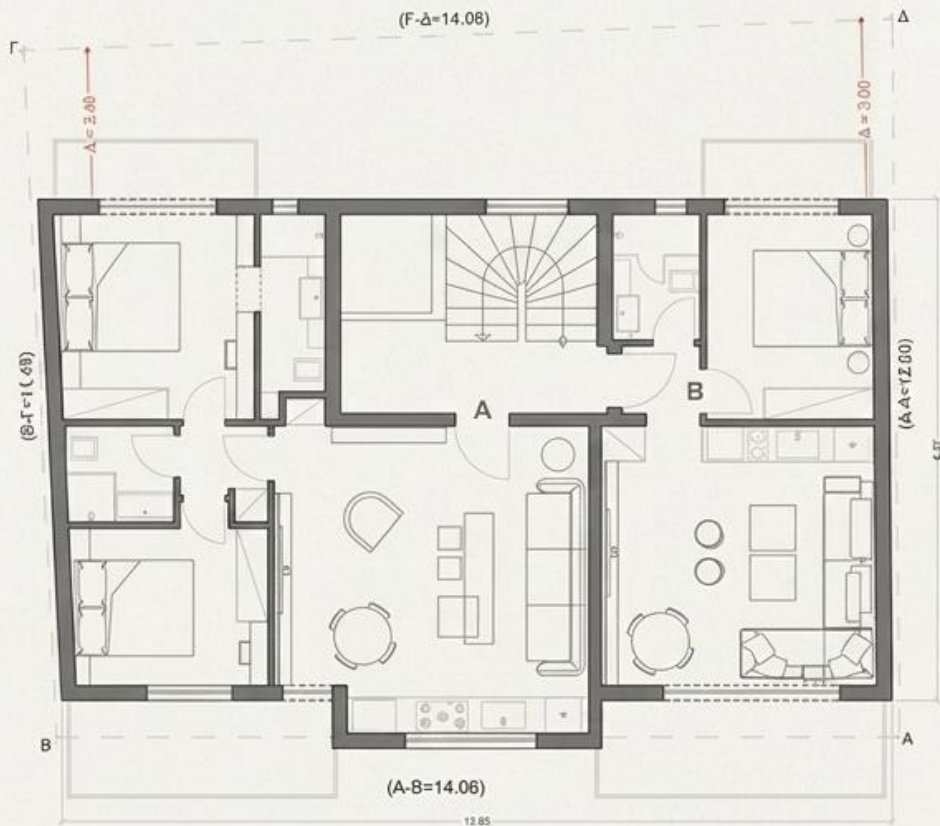
APARTMENT: B0

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1-4 FLOOR PLAN

APARTMENT: A1/B1
A2/B2
A3/B3
A4/B4



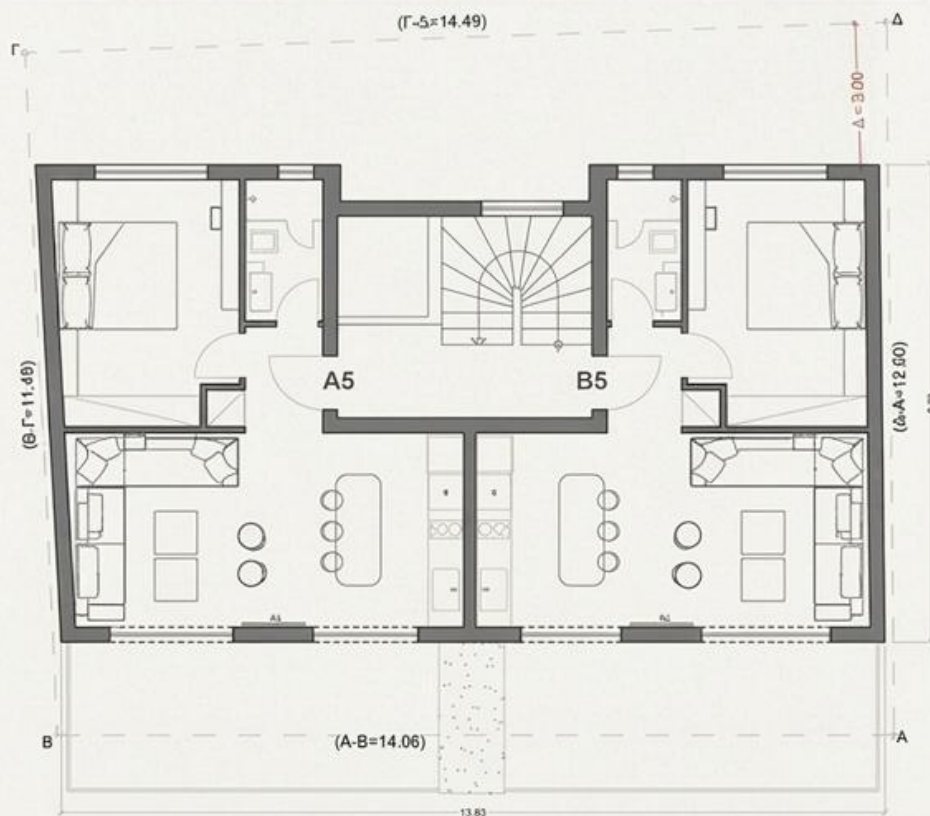
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5TH FLOOR PLAN

APARTMENT: A5/B5

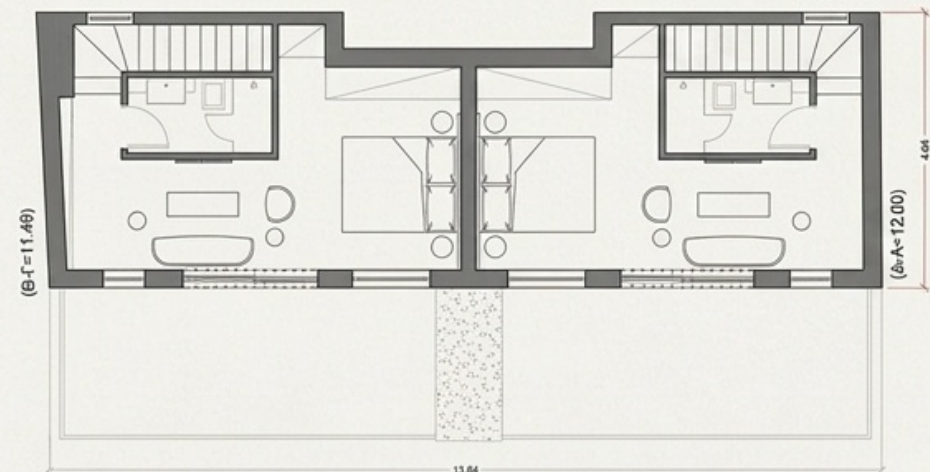
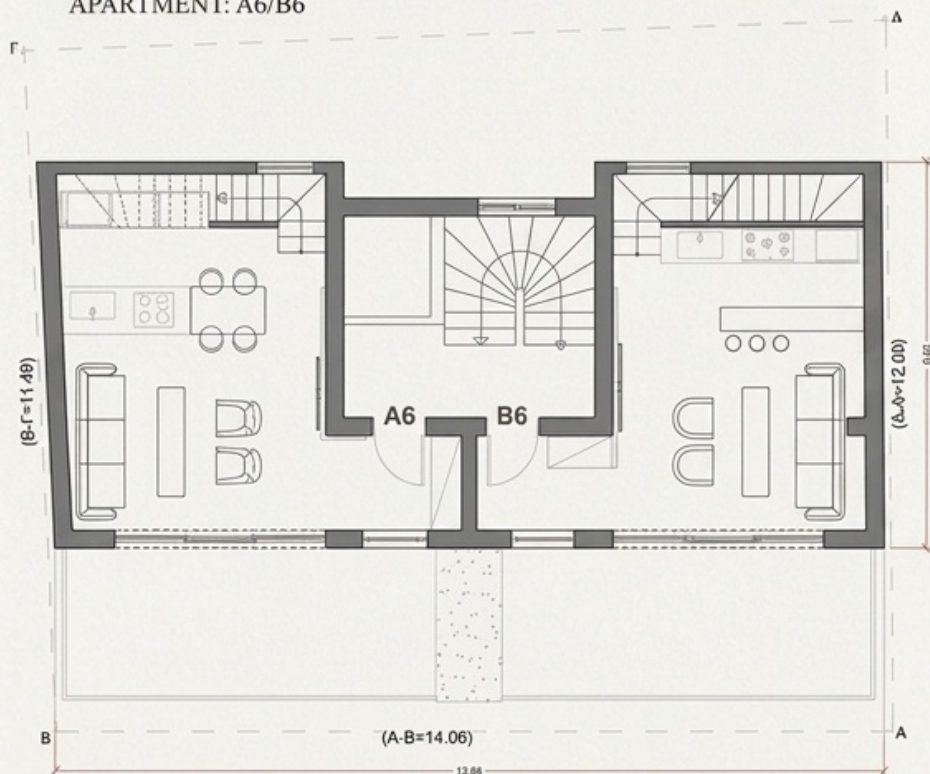
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6th/7th FLOOR PLAN

APARTMENT: A6/B6

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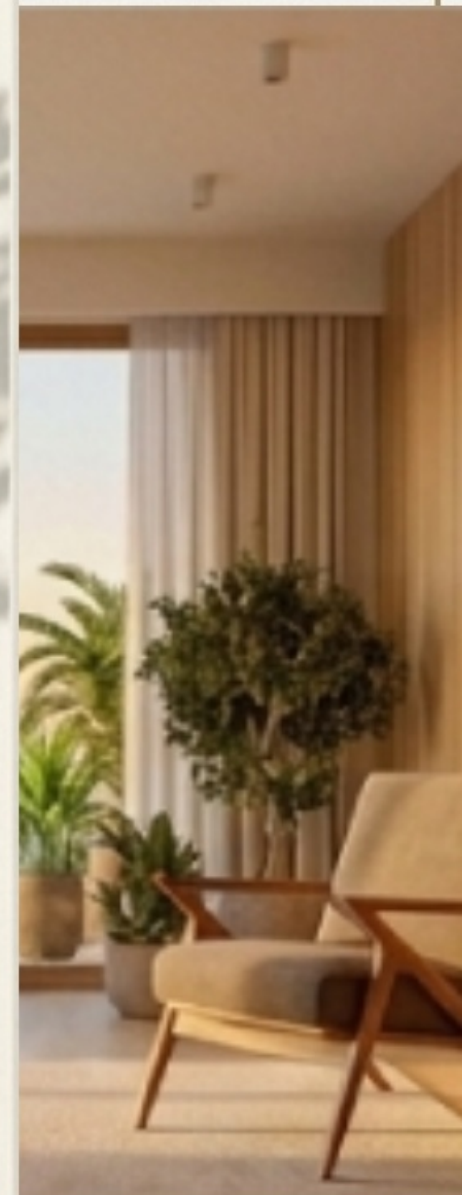
MOOD

APARTMENT: B0

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APARTMENT: B0

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UNITS & PRICING

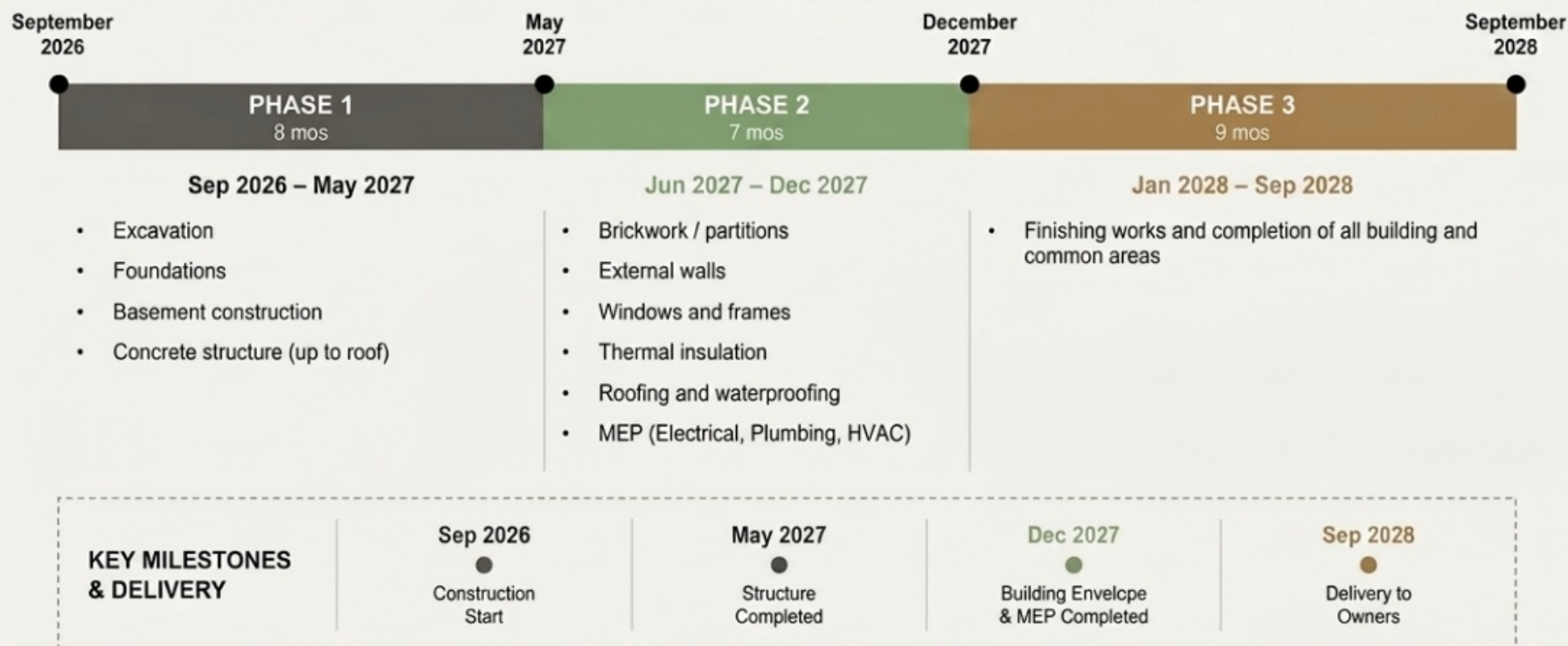
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UNIT	LEVEL/FLOOR	BEDROOM	BATHROOM	INTERIOR SQM	BALCONIES SQM	PRICE €
B0	Basement-GF	2	2	75	12	260 000
A1	1st	2	2	64	10	267 500
B1	1st	1	1	41	9	175 000
A2	2nd	2	2	64	10	283 550
B2	2nd	1	1	41	9	181 900
A3	3rd	2	2	64	10	288 900
B3	3rd	1	1	41	9	187 250
A4	4th	2	2	64	10	299 600
B4	4th	1	1	41	9	192 600
A5	5th	1	1	47	17	230 000
B5	5th	1	1	46	17	225 000
A6 (Duplex)	6th-7th	1	1	68	35	363 800
B6 (Duplex)	6th-7th	1	1	66	35	353 100

CONSTRUCTION TIMELINE

7-FLOOR RESIDENTIAL BUILDING — ATHENS



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