

# Kolonou micro residences

29, KOLONOU, ATHENS





# Company

**Vitruvius Investments –**  
one of the leading real estate  
project development and  
investment companies in Greece.

We offer great investment  
opportunities in Greece and also  
a full range of support services  
both for companies and individuals.

Investment

Real estate development

Residence permit

Property management



# Development

We provide a full range of real estate development services on a complete turnkey.

Our team consists of well-organized professional engineers and architects who excel in the design and construction of real estate.

6

projects  
ready

2900 m<sup>2</sup>

ongoing  
projects

## Locations

Ampelokipi ·  
Metaxourgeio · Vironas ·  
Melissia · Gazi · Kolonos

4500 m<sup>2</sup>

upcoming  
projects



# Advantages

When doing business with **Vitruvius Investments**, you get super-optimum solutions for investment, guaranteed long term income and also a reliable partner in the field of real estate.

## Invest with us

Since its foundation Vitruvius`s mission has been to transform spaces into lively community hubs while handing day-to-day property management for investors

## Win-Win Perspective

We provide win-win situation for all parties. Vitruvius`s hospitality projects and investments provide high income level for partners and investors

## Hospitality Investments

Greece is attracting international interest for investments in its hospitality business. The county is 7<sup>th</sup> most appealing hotel investment destination

## Profitable Projects

The value of our projects increases every year as we have built them in the developing central and popular regions of Athens



# About the Building

29, KOLONOU

4-storey building

High quality project

Constructed with the latest technology

Investment attractiveness





# Location

## **Metaxourgeio was home of legendary Greek artists**

Singers, writers, actors, as well as G. Tsakiris, the man who introduced potato chips to Greece, were born in the same neighborhood. The whole area has become hub for young artists and visionaries.

The place has been upgraded with art galleries, cafes, beautiful gardens and restaurants. The narrow streets of Metaxourgio and the occasional cobblestone pedestrian alleys help create a village ambience with large modern buildings stand next to buildings retaining ornate neoclassical elements. Street art can be found everywhere, ranging from the contributions of professional artists.





# About Metaxourgeio

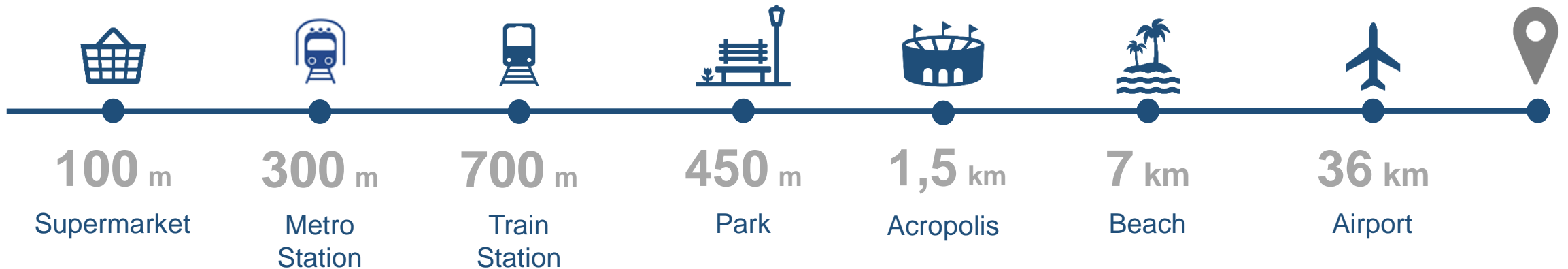
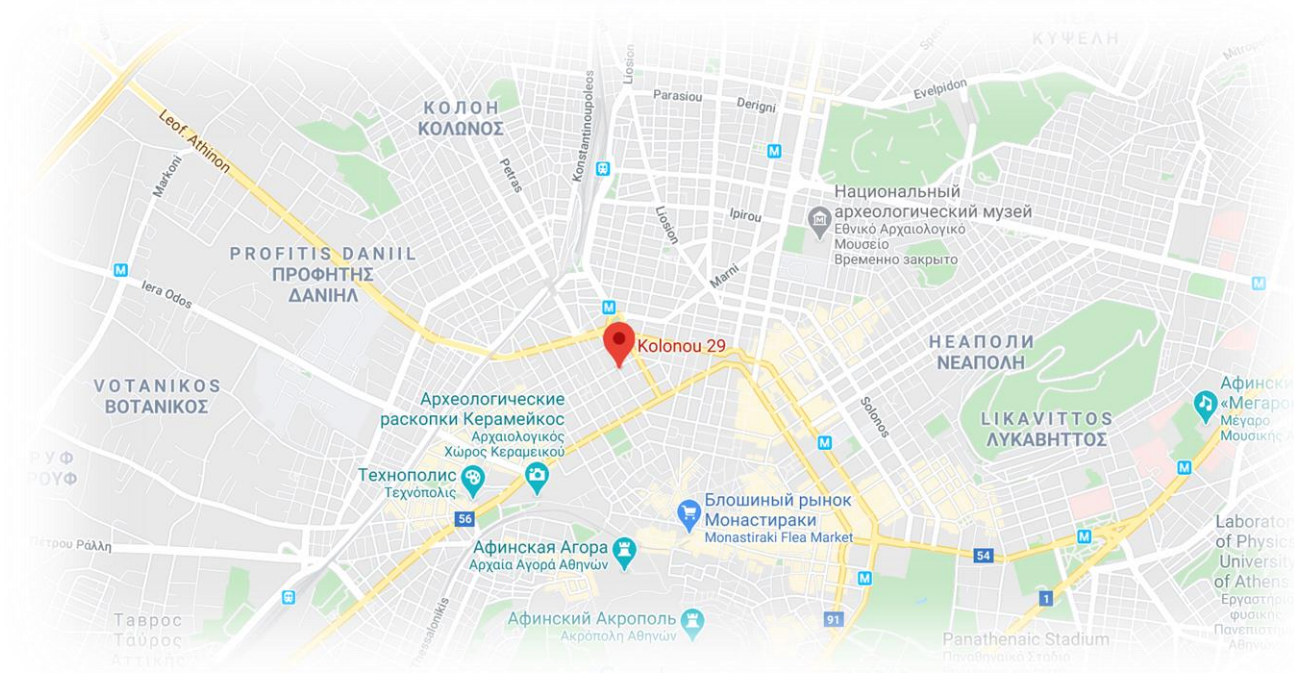
The heart of the neighborhood draws residents and visitors with its open space, greenery, periodic festivals and gatherings, and adjacent restaurants, theatres and art gallery.

- **Open-air market** - Held every Monday on Kerameikos St., this large market offers a vital source of fresh produce for the neighbourhood.
- **Chinatown** - Numerous Asian grocery stores and clothing outlets can be found in Metaxourgeio between Kolonou and Kolokythous streets.



# Metaxourgeio

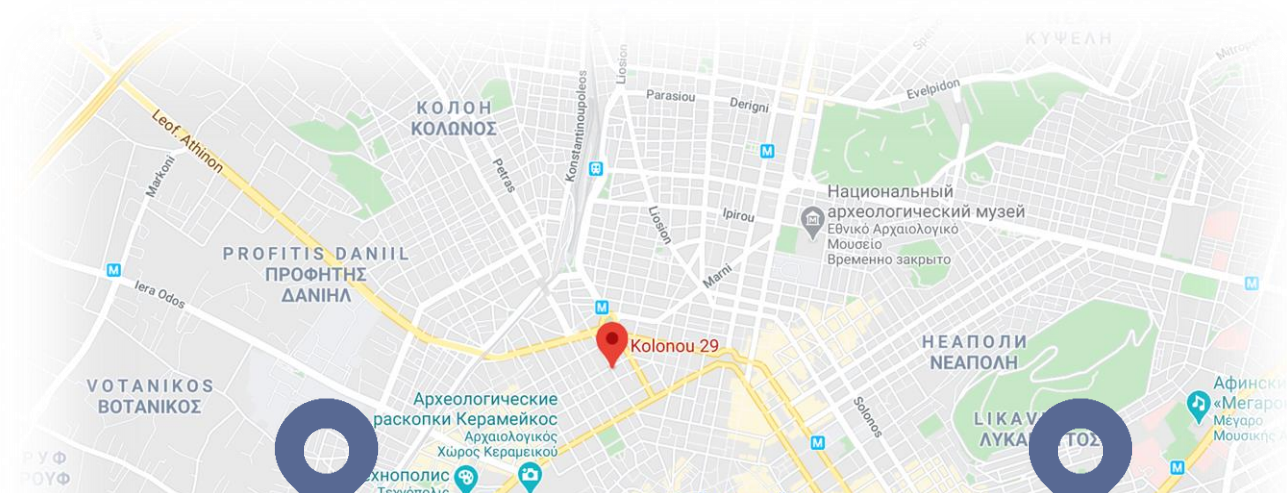
You can easily reach any other area of Athens, as metro stations Gazi, Keramekos are located in the area (blue line - direct access to the airport) and 6 bus stops around the Gazi center





# Landmarks

What is near



## Culture & Attractions

- National Theatre of Greece
- Islamic Arm Museum 0.5 km
- Museum of Greek Children's Art
- Gazi Technopolis
- National Archaeological Museum of Athens
- Erechtheion
- Acropolis
- Parthenon

## Promenade

- Omonia Square
- Athens City Hall
- Ermou Street
- Monastiraki Square
- Adrianou Street
- Anafiotika

## Transport

- Keramikos Metro Station
- Omonia Metro Station
- Athens Train Station: Peloponnese
- Thissio Railway Station



# Apartments for investment

**12** FROM **26** m<sup>2</sup>  
TO **44** m<sup>2</sup>

APARTMENTS  
AT 4 FLOORS







## 2-level maisonettes

# Ground floor

**K-GF1**

39,27 m<sup>2</sup>

**K-GF2**

44,16 m<sup>2</sup>

**K-GF3**

43,56 m<sup>2</sup>



**K-GF1**

**39,27 m<sup>2</sup>**

Ground floor

**K-GF2**

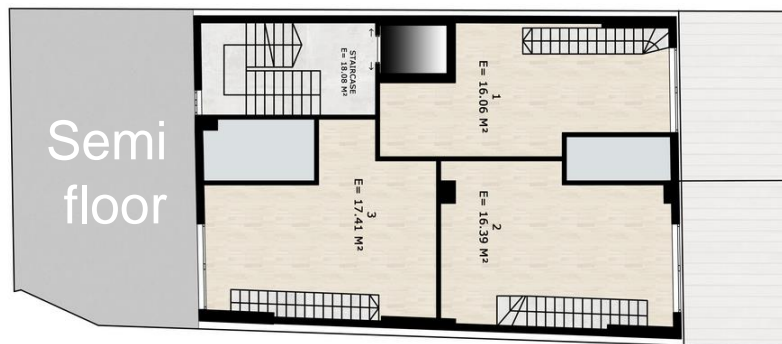
**44,16 m<sup>2</sup>**

Ground floor

**K-GF3**

**43,56 m<sup>2</sup>**

Ground floor



**K-GF1**



**K-GF3**

**K-GF2**

















# Floors 1<sup>st</sup>, 2<sup>nd</sup>

## Smart studio apartments

κ-A1 κ-A2 κ-A3

κ-B1 κ-B2 κ-B3

30,45 m<sup>2</sup>

36,32 m<sup>2</sup>

26,38 m<sup>2</sup>

+ balcony 13 m<sup>2</sup>

+ balcony 13 m<sup>2</sup>





# 1<sup>st</sup> & 2<sup>nd</sup> floor

К - A1 B1

К - A1 B1

30,45 m<sup>2</sup>

1<sup>st</sup> & 2<sup>nd</sup> floor

К - A2 B2

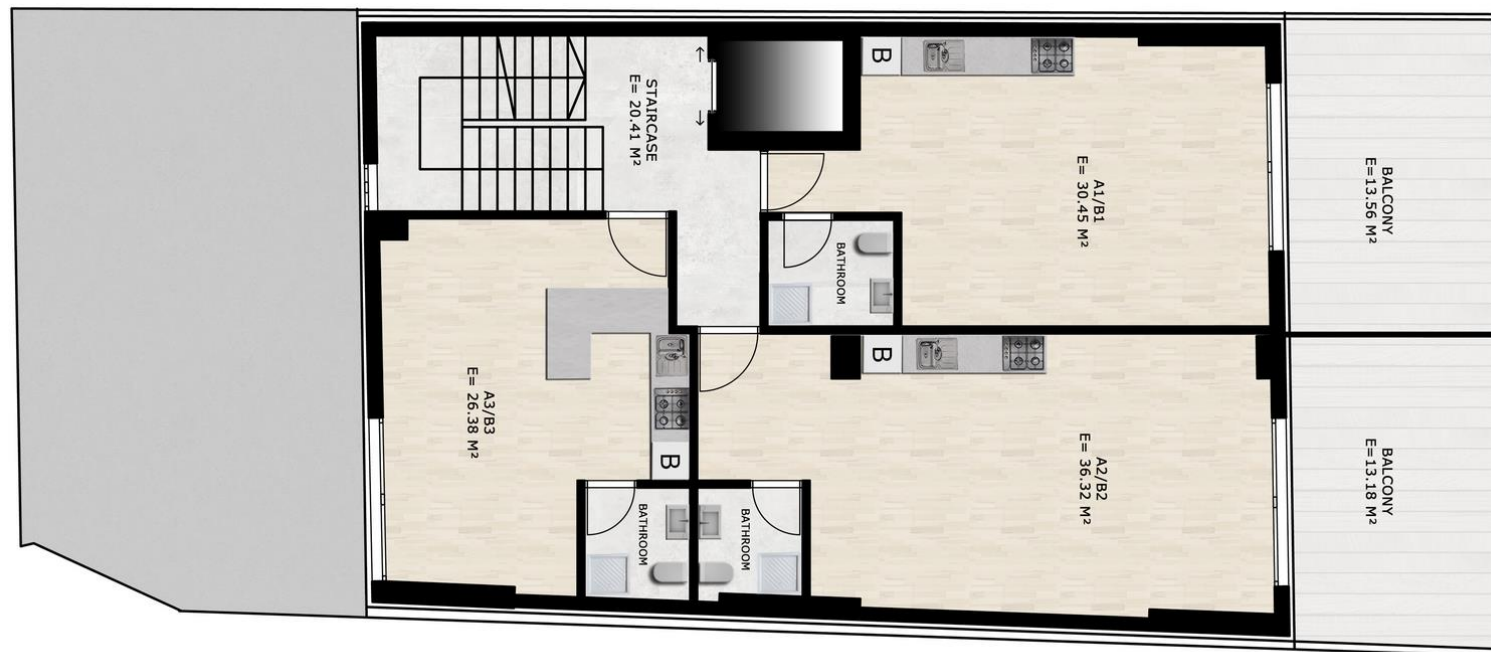
36,32 m<sup>2</sup>

1<sup>st</sup> & 2<sup>nd</sup> floor

К - A3 B3

26,38 m<sup>2</sup>

1<sup>st</sup> & 2<sup>nd</sup> floor



К - A3 B3

К - A2 B2



















## 3<sup>rd</sup> floor

### Smart studio apartments

C<sup>1</sup>

21,8 m<sup>2</sup>

+ balcony 17 m<sup>2</sup>

C<sup>2</sup>

27,39 m<sup>2</sup>

+ balcony 16 m<sup>2</sup>

C<sup>3</sup>

26,38 m<sup>2</sup>





# 3<sup>rd</sup> floor

K-C1

K-C1

21,8 m<sup>2</sup>

3<sup>rd</sup> floor

K-C2

27,39 m<sup>2</sup>

3<sup>rd</sup> floor

K-C3

26,38 m<sup>2</sup>

3<sup>rd</sup> floor



K-C3

K-C2













# Roof

Open air space  
for BBQ and relax







Investment  
Real estate development  
Property management  
Residence permit



**Contact us**

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