



# Pagkrati Centrale

TELESILIS 1, ATHENS



## Welcome to Pagkrati

Imagine waking up in the heart of a neighborhood that pulses with artistic energy and historical significance. This is **Pagkrati**, where every corner tells a story, and every street echoes the footsteps of Greece's most celebrated artists and intellectuals.

Now, envision yourself living in a brand-new development by **Vitruvus Development**, right in the iconic Proskopon Square. In Pagkrati, culture isn't just an aspect of life; it's the very essence of the

neighborhood. Picture walking down the streets once roamed by Nobel laureate poet Giorgos Sefiris and Oscar-winning composer Manos Hatzidakis.

The walls of the local cafes and bars have heard the musings of poets, musicians, writers, and painters, creating an edgy and conventional atmosphere.

**This blend makes Pagkrati a magnet for creative souls from all over Greece.**





# PAGKRATI CENTRALE

TELESILIS 1, ATHENS

Introducing a boutique project that elevates **Pagkrati's** new chapter, an architectural statement, designed to blend refinement, modernity and understated luxury.

Just steps from Platia Proskopon, one of the neighborhood's most vibrant spots, this development brings a rare jewel to the heart of Athens.

**Eight Apartments, Three Studios and Five 1-bedroom Apartments**, each meticulously designed, each with its own character, each offering an elevated way of living that mirrors the sophistication of its surroundings. Our approach intertwines clean geometry, natural light, and timeless materiality.

The result is a building that feels sculpted rather than constructed, minimalist yet warm, contemporary yet rooted in the subtle elegance of Athenian form. Inside, thoughtfully planned interiors create a seamless flow between private comfort and social openness.

Large openings invite the city in without compromising tranquillity, while the aesthetic choices speak to refined taste, mindful living, and architectural clarity.



# Not Just a Project, A Market Opportunity!

- **Prime Location with Dual Investment and Residential Appeal**

The location of the plot represents a decisive competitive advantage, as **Pagkrati** is considered one of the most recognizable and consistently attractive areas of Athens for both Greek and international buyers. It combines the authentic character of a traditional **Athenian neighborhood** with immediate access to the city center, major road networks, public transportation, and cultural and leisure amenities. This dual identity strengthens demand from diverse buyer and tenant profiles.

- **Limited Supply of New Developments in the Area**

This project is a new construction in an area where the supply of newly built residential properties is **extremely limited**. The scarcity of new inventory creates strong upward pressure on both sales prices and rental values, positioning the development as a rare and highly competitive product in the local market.

- **Strong Investment Fundamentals and Stable Rental Demand**

From an investment perspective, Pagkrati is regarded as one of the most attractive areas in Athens. The consistently strong demand for **long-term rentals** ensures rapid absorption and stable **cash flows**. Rental levels in the area allow for a relatively short payback period on invested capital, leading to sustainable and attractive profitability.



# Not Just a Project, A Market Opportunity!

- **Optimal Apartment Mix Targeting Proven Market Demand**

The development of **eight apartments** with carefully designed layouts and surface areas directly responds to current market trends. Smaller units appeal to investors seeking **high yields** and **liquidity**, while larger apartments meet the needs of owner-occupiers and **long-term tenants**. This diversified mix reduces commercial risk and enhances the overall resilience of the project.

- **Prospects for Sustainable Capital Appreciation**

Pagkrati has demonstrated a steady upward price trend in recent years, supported by infrastructure upgrades, improved quality of life, and its proximity to the **historic center** of Athens. The development is expected to benefit from long-term capital value growth.

- **Broad Target Market of Buyers and Tenants**

The project appeals to a wide audience, including Greek professionals, foreign investors, expatriates, and individuals seeking a primary residence in a central and well-established area. The diversity of demand enhances the project's momentum and reduces reliance on a single market segment.

# Points of interest

**750 m** (9' walk)  
National Garden

**800 m** (10' walk)  
Benaki Museum

**900 m** (11' walk)  
Kolonaki Square

**230 m** (4' walk)  
Varnava Square

**500 m** (7' walk)  
Panathenaic Stadium

**1.3 km** (5' drive)  
Syntagma Square

**200 m** (3' walk)  
Pharmacy

**Pagkrati  
Centrale**

**450 m** (6' walk)  
Supermarket

**1.6 km** (8' drive)  
Athens Concert Hall

**750 m** (12' walk)  
Zappeion Hall

**750 m** (9' walk)  
Evangelismos Metro Station

**2.3 km** (10' drive)  
Acropolis Hill

**1.6 km** (8' drive)  
Acropolis Museum

**900 m** (11' walk)  
Evangelismos Hospital

# The apartments



## Ground Floor

GF1	33.35 m <sup>2</sup>
GF2	40.95 m <sup>2</sup>

## 1st Floor

A1	33.22 m <sup>2</sup>
A2	40.82 m <sup>2</sup>

## 2nd Floor

B1	38.61 m <sup>2</sup>
B2	46.48 m <sup>2</sup>

## 3rd & 4th Floor

CD1	57.40 m <sup>2</sup>
CD2	68.51 m <sup>2</sup>



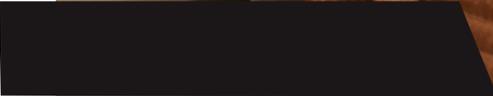












# Ground Floor



	GF1	GF2
<b>Type</b>	Studio Apartment	One Bedroom
<b>Bathroom</b>	1	1
<b>Living Area</b>	33.35 m <sup>2</sup>	40.95 m <sup>2</sup>
<b>Backyard</b>	17.73 m <sup>2</sup>	4.95 m <sup>2</sup>

**All apartments are fully furnished and equipped.**

# First Floor



	A1	A2
<b>Type</b>	Studio Apartment	One Bedroom
<b>Bathroom</b>	1	1
<b>Living Area</b>	33.22 m <sup>2</sup>	40.82 m <sup>2</sup>
<b>Balcony</b>	3.55 m <sup>2</sup>	4.95 m <sup>2</sup>

**All apartments are fully furnished and equipped.**

# Second Floor



	<b>B1</b>	<b>B2</b>
<b>Type</b>	Studio Apartment	One Bedroom
<b>Bathroom</b>	1	1
<b>Living Area</b>	38.61 m <sup>2</sup>	46.48 m <sup>2</sup>
<b>Balcony</b>	2.54 m <sup>2</sup>	6.05 m <sup>2</sup>

**All apartments are fully furnished and equipped.**

# Third & Fourth Floor



C1



C2

D1



D2

	CD1	CD2
<b>Type</b>	One Bedroom	One Bedroom
<b>Bathroom</b>	2	2
<b>Living Area</b>	57.40 m <sup>2</sup>	68.51 m <sup>2</sup>
<b>Balcony</b>	39.71 m <sup>2</sup>	37.12 m <sup>2</sup>

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