

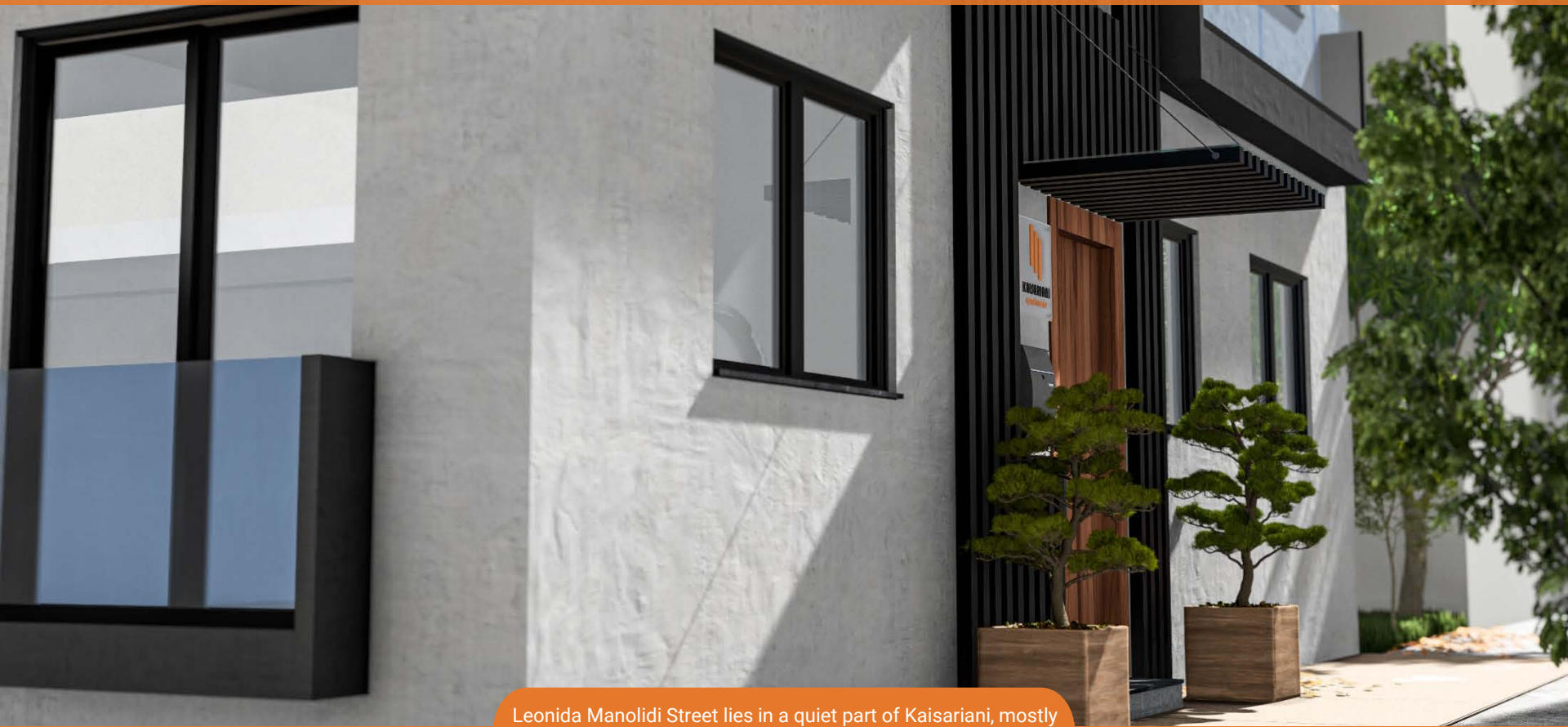


# Manolidis

## ATHENS

A historic and residential neighborhood located just southeast of central Athens, nestled at the foot of Mount Hymettus. The area is known for its strong local character, leafy streets, and proximity to both urban landmarks and natural landscapes.

**New Development**



Leonida Manolidi Street lies in a quiet part of Kaisariani, mostly residential with mid-rise apartment buildings, small parks, and local businesses.

# Around You

Places near Manolidis st.



3,5km

## Kaisariani Monastery

A serene 11th-century Byzantine monastery nestled on the slopes of Mount Hymettus, renowned for its historic frescoes and tranquil gardens.

## Acropolis

The iconic ancient citadel featuring historic structures like the Parthenon and Erechtheion, symbolizing classical Greek architecture and history.



5,5km

## Ancient Agora

The ancient marketplace and civic center of Athens, featuring ruins like the Temple of Hephaestus and the Stoa of Attalos.

## Panathenaic Stadium

An ancient stadium rebuilt for the first modern Olympic Games in 1896, notable for being constructed entirely of marble.



2,5km

## Metro Station

Kaisariani Station Line 4 (Orange Line) 3m walk.



## Site & Advantages Living there

Kaisariani is a historic and residential neighborhood located just southeast of central Athens, nestled at the foot of Mount Hymettus. The area is known for its strong local character, leafy streets, and proximity to both urban landmarks and natural landscapes. It has deep historical roots, notably linked to the Resistance during World War II, with memorial sites that commemorate its role in modern Greek history.

The neighborhood maintains a balance between peaceful living and accessibility, as it's only a short drive or bus ride from major attractions like the Acropolis, Syntagma, and the Panathenaic Stadium.

# Floor-Apartments

- 3 apartments of 50 sqm and a studio of 23 sqm on the top floor
- All apartments have an open plan living room, dining room and kitchen, one bedroom and bathroom
- 1<sup>st</sup> 2<sup>nd</sup> and 3<sup>rd</sup> floor apartments have balconies and terraces



Being near Mount Hymettus, the area offers quick access to nature trails, the Kaisariani Monastery, and the Aesthetic Forest, making it attractive to those who enjoy both city life and outdoor activities.



# Ground Floor

- OPEN PLAN LIVING ROOM
- KITCHEN
- BEDROOM
- BATHROOM



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

- OPEN PLAN LIVING ROOM
- KITCHEN
- BEDROOM
- BATHROOM
- BALCONY



# Top Floor

- OPEN PLAN LIVING ROOM
- KITCHEN
- BEDROOM
- BATHROOM
- TERRACE

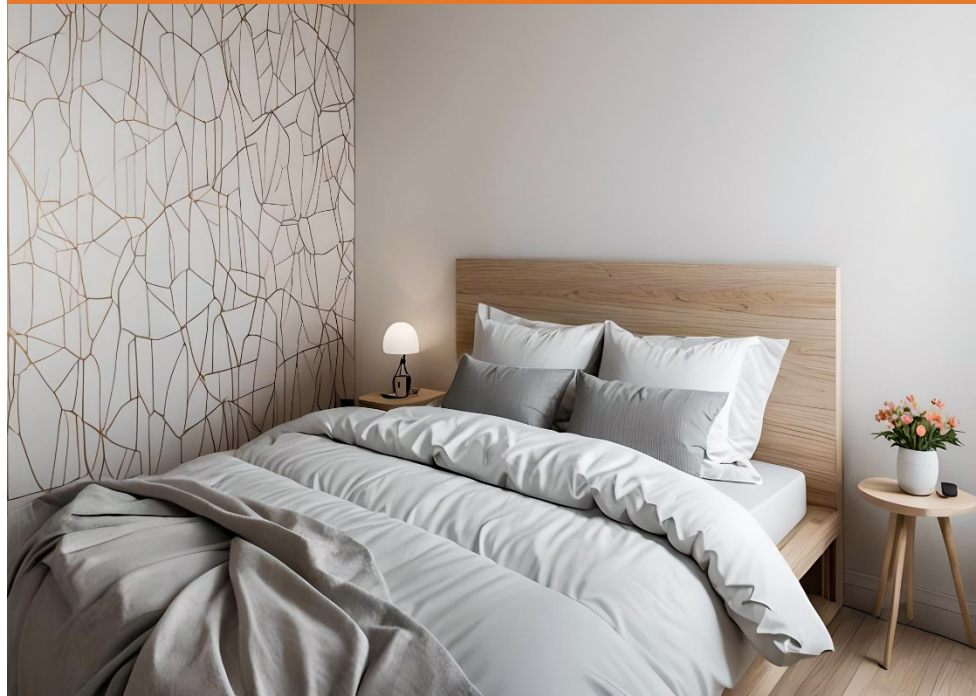




# Interior



# Interior



## Orientation & Positioning

The building is ideally located in the heart of Athens, within the vibrant district of Pagrati. The building comprises three floors with three individual units, seamlessly blending with the area's modern urban character. It captures the dynamic spirit of the city, surrounded by flourishing street art, independent boutiques, and lively cafés tucked into buzzing backstreets.



## Architectural Style

Positioned on a corner plot, the property benefits from abundant natural light throughout the day. Large windows in every unit enhance interior brightness, contributing to a heightened sense of well-being and comfort for its residents.



## Bright. Stylish. Central.

Manolidis street offers a unique blend of central location, modern design, and natural light, making it ideal for contemporary urban living. Positioned in a lively yet residential pocket of Pagrati, it provides easy access to culture, cafés, and green spaces—perfect for those seeking both comfort and connection in the heart of Athens.



# Rate Card

## Summary

3 FLOOR-APARTMETNS

1 STUDIO APARTMENT

SCOOTER PARKING AND CHARGE

PAYMENT FACILITIES

MODERN ARCHITECTURE

Apartment	Floor	Sq.m.	Price €	Booking
GF	GF	50	195,000	
F1	1st	50	205,000	
F2	2nd	50	215,000	
F3	3rd	23.3 + 5m <sup>2</sup> Private Roof Garden	125,000	

**GET YOUR DREAM HOUSE**



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