



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

BOFKERS 
Real Estate Investment



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

Around You



350m

Metro Station

5min walking distance from Kaisariani new metro Station Line 4 (Orange Line) 3m walk.

University of Athens

The National and Kapodistrian University of Athens is an important center of education and research and attracts students from Greece and around the world.



1km

Hilton Hotel

The Hilton Athens is a luxury hotel in the city center, offering elegant rooms, fine dining, and stunning views of Athens.

Imittou Street

Imittou Street is a busy road in Athens that runs through residential and commercial areas, connecting neighborhoods near the base of Mount Imittou.



1,2km

Panatheniako Stadium

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



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
- 1st 2nd and 3rd 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



1st & 2nd 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		SOLD
F3	3rd	23.3 + 5m² Private Roof Garden		SOLD

GET YOUR DREAM HOUSE

CONTACT US

Looking to Buy a new property or Sell an existing one? Bofkers Real Estate provides an easy solution.



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