



EDESIYOU 18 Varnava Square

This modern and refined development is conveniently located in Varnava Square, offering easy access to the city center without the chaos. It is within walking distance of several appealing spots and comprises eight units across seven floors. **The final apartment is Golden Visa-eligible.**

New Development

BOFKERS 
Real Estate Investment



Located in Varnava square, it's walking distance to many popular destinations such as syntagma square, parks, and museums.

AROUND YOU



350m – 5 min walk
Panathenaic Stadium – Historic marble stadium adding prestige and tourist appeal to the area.



2km – 14 min walk
Syntagma Square – Central city hub for shopping, business, and excellent connectivity.



100m – 1 min walk
Varnava Square – Popular neighborhood hub with cafés, restaurants, and vibrant local life.



500m – 3 min walk
Village Cinemas – Modern cinema attracting regular visitors and boosting local activity.

2.6km – 18 min walk
The Acropolis – The city's most iconic landmark, surrounded by history and unforgettable views.



7 Floors | 8 Units

- 9 units across 7 floors ranging from 53 to 223 m²
- All apartments include bedroom, bathroom, storage and balconies
- Delivered by 2027



1st Floor Plan – E1A



1 Bedroom



1 Bathroom



Covered Area: 47 Sqm
Balcony Area: 27 Sqm



Total Area: 74 Sqm



1st Floor Plan – E1B



1 Bedroom



1 Bathroom



Covered Area: 41 Sqm
Balcony Area: 12 Sqm



Total Area: 53 Sqm



2nd Floor Plan – E2A



1 Bedroom



1 Bathroom



Covered Area: 47 Sqm
Balcony Area: 27 Sqm



Total Area: 74 Sqm



2nd Floor Plan – E2B



1 Bedroom



1 Bathroom



Covered Area: 41 Sqm
Balcony Area: 12 Sqm



Total Area: 53 Sqm



3rd Floor Plan – E3A



1 Bedroom



1 Bathroom



Covered Area: 48 Sqm
Balcony Area: 27 Sqm



Total Area: 75 Sqm



3rd Floor Plan – E3B



1 Bedroom



1 Bathroom



Covered Area: 41 Sqm
Balcony Area: 12 Sqm



Total Area: 53 Sqm



4th Floor Plan – E4



2 Bedrooms



2 Bathrooms



1 WC



Covered Area: 91 Sqm
Balcony Area: 30 Sqm



Total Area: 121 Sqm



5th Floor Plan – E5

- 2 Bedrooms
- 2 Bathrooms
- 1 WC
- Covered Area: 99 Sqm
Balcony Area: 23 Sqm
- Total Area: 122 Sqm



6th & 7th Floor Plan E6



3 Bedrooms



2 Bathrooms



1 WC



Covered Area: 140 Sqm
Balcony Area: 83 Sqm

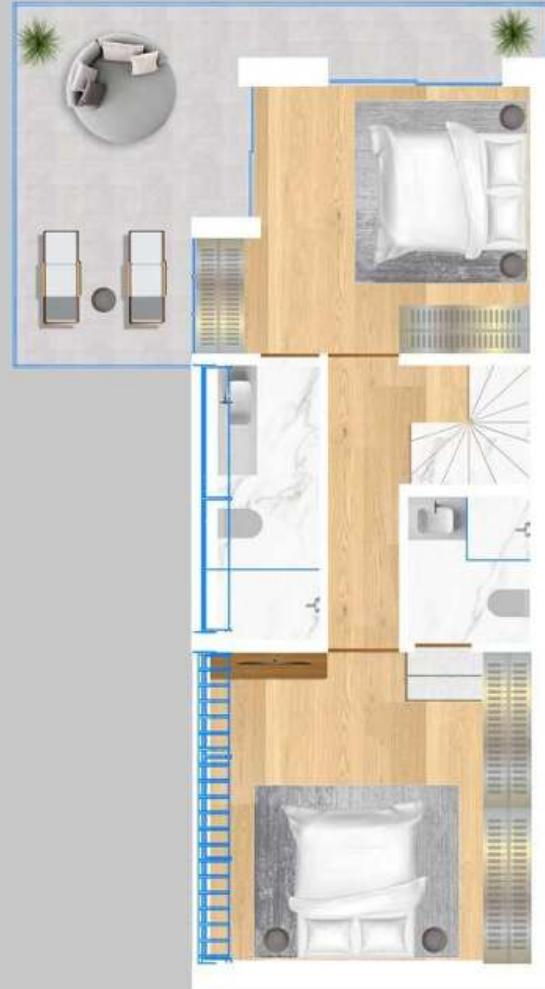


Total Area: 223 Sqm



6th & 7th Floor Plan E7

- 3 Bedrooms
- 2 Bathrooms
- 1 WC
- Covered Area: 140 Sqm
Balcony Area: 83 Sqm
- Total Area: 223 Sqm



EXTERIOR



Orientation & Positioning

Located in the historic core of Athens, this 7-story residential building sits in a central, well-connected area. It offers easy access to key landmarks, cultural sites, and city amenities, while maintaining a quiet urban presence.

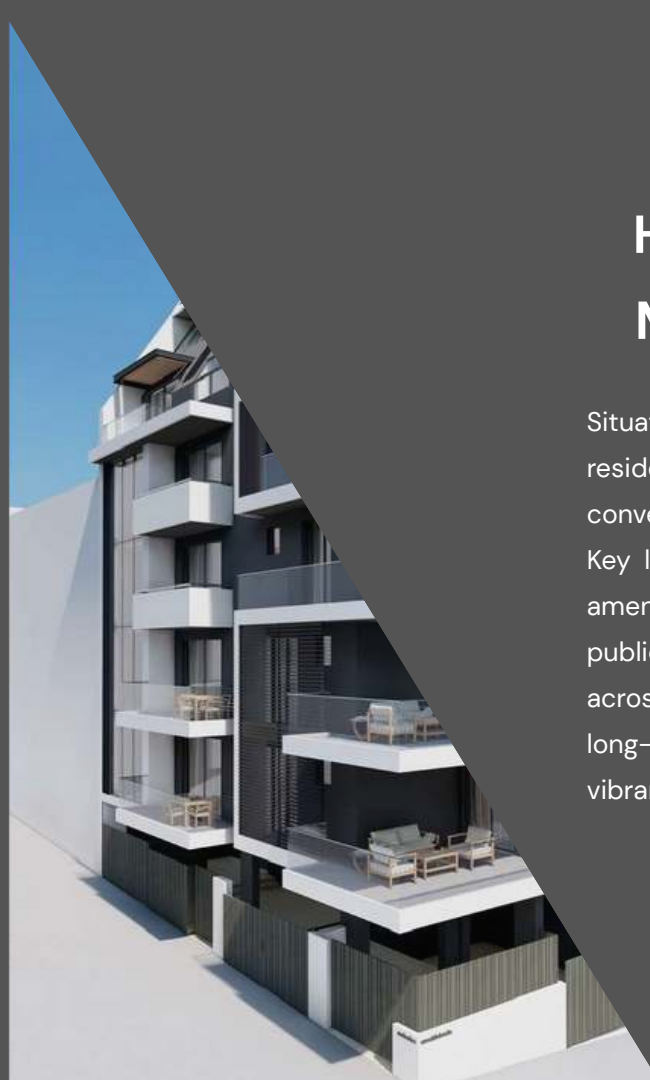
The building is oriented to maximize natural light, urban views, and privacy, providing functional layouts across multiple floors. Its position combines the energy of city life with a calm, livable environment.



Architectural Style

A modern, geometric design defines the building's character. Crisp, cubic volumes and cantilevered elements create a dynamic interplay of shadow and structure.

Floor-to-ceiling windows connect interior spaces with the cityscape, while material contrasts add tactile sophistication. Vertical articulation through strategic fenestration patterns and recessed terraces gives the façade rhythm and depth. Overall, the design respects Athens' historic scale while expressing contemporary elegance, blending permanence with modernity.



HISTORIC CORE, MODERN LIVING

Situated in Athens' historic core, this 7-story residential building combines city-center convenience with a quiet, livable presence. Key landmarks, cultural sites, and everyday amenities are within walking distance, while public transport links provide easy access across the city. Its location ensures strong long-term appeal for residents, balancing vibrant urban life with practical convenience.

RATE CARD

SUMMARY

7 floors – 9 units

ranging from 53 sqm – 223 sqm

Delivery by 2027

Units	Type	Floor	Storage	Bedroom	Bathroom	WC	SQM	Balconies area / SQM	Total area SQM	Price (€)	Booking
E1 A	Apartment	1st	1	1	1	-	47	27	74	-	SOLD
E1 B	Apartment	1st	1	1	1	-	41	12	53	-	SOLD
E2 A	Apartment	2nd	1	1	1	-	47	27	74	-	SOLD
E2 B	Apartment	2nd	1	1	1	-	41	12	53	-	SOLD
E3 A	Apartment	3rd	1	1	1	-	48	27	75	396,000	
E3 B	Apartment	3rd	1	1	1	-	41	12	53	338,250	
E4 - Option 4	Apartment	4th	1	2	2	1	91	30	121	900,900	
E4 - Option B	Apartment	4th	1	3	3	-	91	30	121	900,900	
E5	Apartment	5th	1	2	2	1	99	23	122	980,100	
E6 & 7	Apartment	6th & 7th	1	3	2	1	140	83	223	1,386,000	



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