

APPIANOU 1 - PAGRATI

LUXURY APARTMENTS IN ATHENS



Greece Office

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Lebanon Office

The Bridge Center | 5th floor Saloumeh | Sin El Fil +961 78 818 886 | +961 1 489 701 hello@valenci.com











A Modern mid-rise residential building constructed with meticulous attention to detail, spacious open floor plan and natural light from the massive floor-to-ceiling windows.

ATHINUM 5 offers 2 Duplex and 3 Lofts Apartments, 4 One-Bedroo m Apartments, 1 Two-Bedroom Apartment, and 1 Triplex Penthous e with a rooftop terrace & swimming pool.

The Apartment units come with contemporary interior architecture designs, a ready-made kitchen with countertops, and a spacious terrace or balcony.

ATHINUM 5 is centrally located in Pagrati, one of the most up and c oming & vibrant suburbs located in downtown Athens.

Modern-day living at its best, surrounded by Cafes, grocery stores , art galleries, and friendly neighbors. A walking distance from all th e major points of interest & attractions of the city.



A T H E N S





1 min to the nearest bus stop.

4 min from Messologiou square.

6 min from the Kallimarmaro Stadium.

12 min from the Goulandris Museum.

12 min from Varnana square.

15 min from the National Gardens.















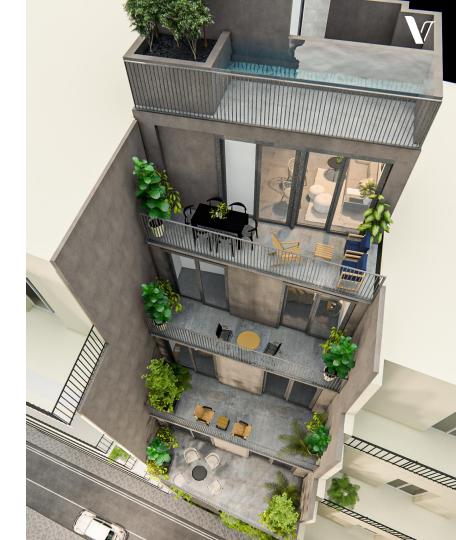
3D BUILDING MODEL



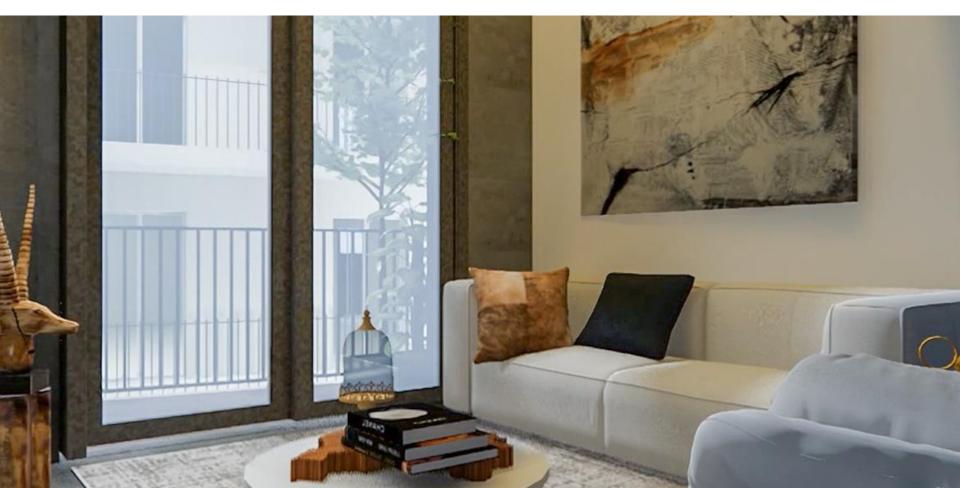


Appianou 1, Athina 116 33, Greece

3D TOP VIEW







RATE CARD



UNIT	FLOOR	BEDROOMS	BATHROOMS	wc	INTERIOR SQM	OUTDOOR SQM	TOTAL SQM	PRICE
LOFT GF-A1	GF 1 st	1	1	1	46.59	4.90	51.49	SOLD
LOFT GF-A2	GF 1 st	1	1	1	49.09	19.39	68.48	SOLD
SIMPLEX F1-A1	1 st	1	1	ı	42.13	1	42.13	€ 185.000
SIMPLEX F2-A1	2 nd	1	1	ı	42.13	ı	42.13	€ 194.000
LOFT F2-A2	2 nd 3 rd	1	1	ı	46.59	2.90	49.49	SOLD
DUPLEX F2-A3	2 nd 3 rd	1	1	ı	49.09	8.74	57.83	€ 226.000
SIMPLEX F3-A1	3 rd	1	1	ı	42.13	ı	42.13	€ 202.000
SIMPLEX F4-A1	4 th	2	1	ı	59.50	12.27	71.77	€ 291.500
DUPLEX F4-A2	4 th 5 th	1	1	1	49.09	8.74	57.83	€ 240.500
SIMPLEX F5-A1	5 th	1	1	1	44.40	14.20	58.60	€ 230.000
PENTHOUSE	6 th 7 th 8 th	2	2	1	142.41	81.06	223.47	€ 826.000











LOFT GF - A1

GROUND FLOOR | LOWER LEVEL



INDOOR TOTAL AREA: 46.59 SQM

OUTDOOR TOTAL AREA: 4.90 SQM



LOFT GF - A1

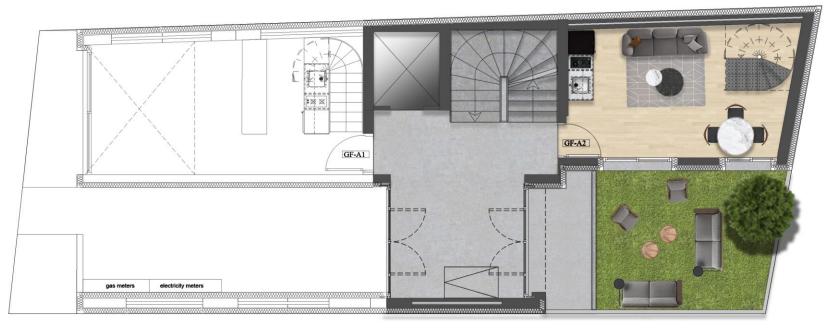
FIRST FLOOR | UPPER LEVEL





LOFT GF - A2

GROUND FLOOR | LOWER LEVEL



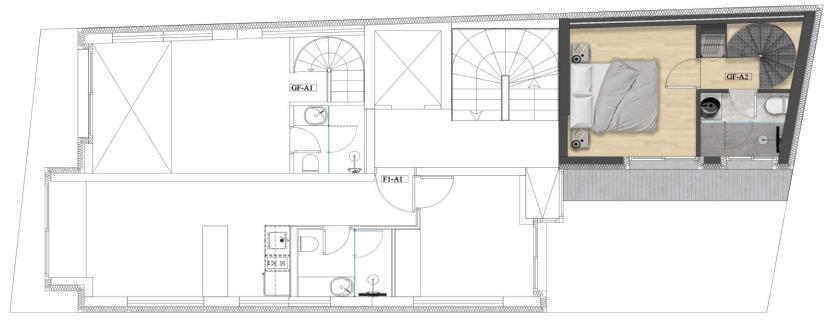
INDOOR TOTAL AREA: 49.09 SQM

OUTDOOR TOTAL AREA: 19.69 SQM



LOFT GF - A2

FIRST FLOOR | UPPER LEVEL



17

SIMPLEX F1 - A1

FIRST FLOOR



INDOOR AREA: 42.13 SQM

17

SIMPLEX F2 - A1

SECOND FLOOR



INDOOR AREA: 42.13 SQM



LOFT F2 - A2

SECOND FLOOR | LOWER LEVEL



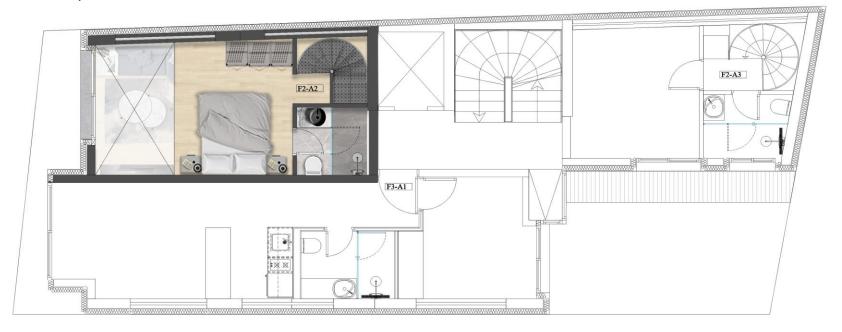
INDOOR TOTAL AREA: 46.59 SQM

OUTDOOR TOTAL AREA: 2.90 SQM

17

LOFT F2 - A2

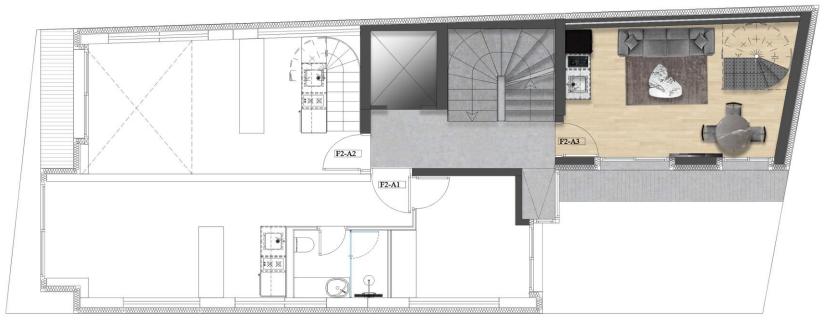
THIRD FLOOR | UPPER LEVEL





DUPLEX F2 - A3

SECOND FLOOR | LOWER LEVEL



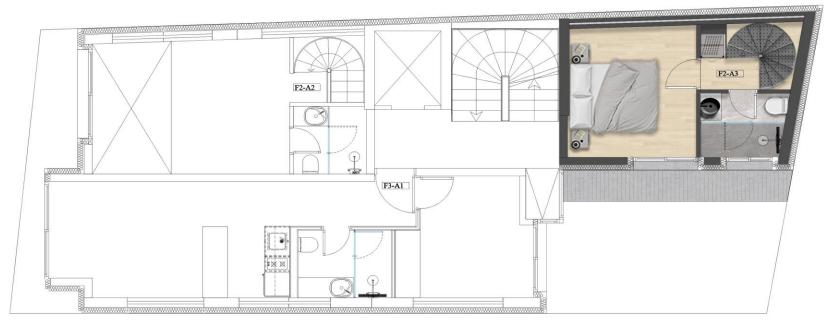
INDOOR TOTAL AREA: 49.09 SQM

OUTDOOR TOTAL AREA: 8.74 SQM



DUPLEX F2 - A3

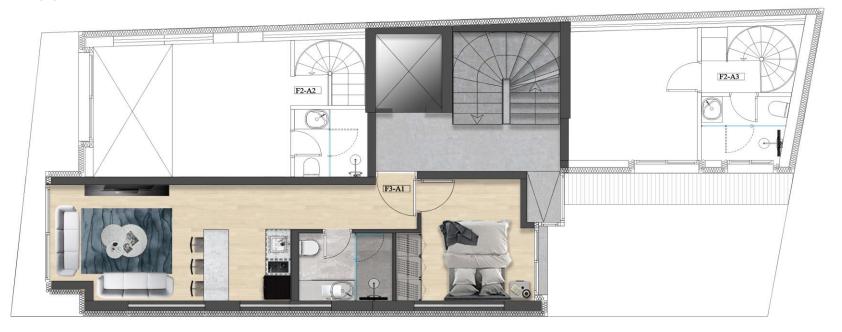
THIRD FLOOR | UPPER LEVEL



1

SIMPLEX F3 - A1

THIRD FLOOR



INDOOR AREA: 42.13 SQM

17

SIMPLEX F4 - A1

FOURTH FLOOR



INDOOR AREA: 59.50 SQM

TERRACE AREA: 12.27 SQM



DUPLEX F4 - A2

FOURTH FLOOR | LOWER LEVEL



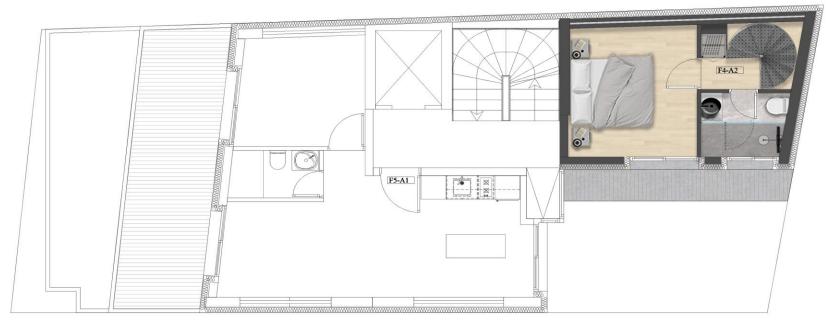
INDOOR TOTAL AREA: 49.09 SQM

OUTDOOR TOTAL AREA: 8.74 SQM

1

DUPLEX F4 - A2

FIFTH FLOOR | UPPER LEVEL



17

SIMPLEX F5 - A1

FIFTH FLOOR



INDOOR AREA: 44.40 SQM

TERRACE AREA: 14.20 SQM

17

PENTHOUSE

SIXTH FLOOR | LOWER LEVEL



INDOOR TOTAL AREA: 142.41 SQM

OUTDOOR TOTAL AREA: 81.06 SQM

17

PENTHOUSE

SEVENTH FLOOR | UPPER LEVEL



1

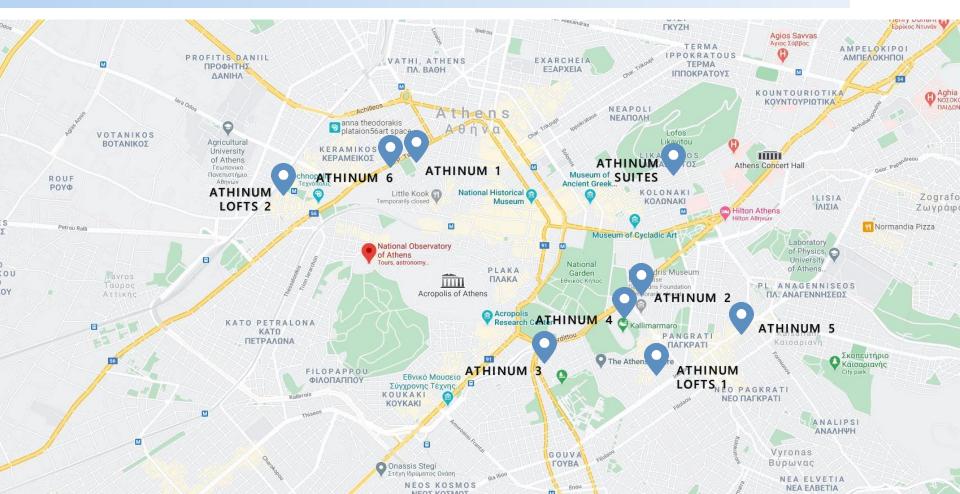
PENTHOUSE

ROOF



OUR DEVELOPMENTS IN THE CENTER OF ATHENS







WHY BUY IN GREECE

INVEST

02

03

Real- Estate consistently increases in value over time.

RELOCATE

Secure your family and have access to the best education system in Europe.

PERMANENT RESIDENCY & GOLDEN VISA

Allows you to travel Visa free to other countries within the Schengen area.

O4 RENTING OUT

Benefit from extra income in foreign currency.



GOLDEN VISA

GREECE

Greece Golden Visa offers your family the freedom to live freely in the EU and to travel with ease. Access to excellent education, healthcare and an insurance policy.

- Permanent residency can be issued in 90 working days provided all documents are in place.
- No requirement to spend time in the country. Once every 5 years, you need to visit Greece for a minimum of one day.
- The residence permit holder has full access to the Greek Education system, from the first school classes all the way to the National Universities.

ABOUT VALENCI



VALENCI is a development company founded in 2013. We are a leading Real Estate and Development company, specializing in building projects, renovations, sales, and acquisitions of prestigious apartments, residential projects, and holiday homes extending to Greece and Lebanon.

Our projects in Greece are currently located in the heart of historical Athens and the Athenian Riviera. We aim to create a modern and luxurious way of living in the oldest European capital. We assist in managing newly bought property and offer short-term rentals and service apartments.

Moreover, VALENCI provides a range of tailored services beyond the purchase of a primary or secondary residence, including consultancy services in the acquisition of the Golden Visa.

Our values reflect who we are and what we stand for as a company.

Integrity: We aim to uphold the utmost standards of integrity in all of our actions.

Excellence: We provide an outstanding service and premium value to our customers.

Trustworthiness: We establish and develop relationships that make a constructive and positive impact in our customers' lives. Our team endeavors to meet and exceed their expectations and provide a distinctive buying experience.

ABOUT ATHINUM



Valenci Developers introducing **ATHINUM** a new line of Residential Luxury Buildings in the Center of Athens.

Inspired by our name ATHIN-UM from Athens; our love of Athens and our passion for design is evident in everyone of our projects. We strive to create beautiful and unique spaces that not only provide a comfortable living environment, but also make a secure and profitable investment.

ATHINUM real estate projects are located in the best areas of Athens, with attention to details and high-quality construction, buying a **ATHINUM** property also means becoming part of a prestigious community.

We believe that Owning a **ATHINUM** it's not just about buying a property; it's about elevating your living experience.

It doesn't matter if you're looking for a place to call home or a vacation getaway, **ATHINUM** has the perfect solution for you.

Invest in your future and experience the best of Athens with ATHINUM.









