



VALENCI
LUXURY DEVELOPERS

ATHINUM LOFTS 1

IRIDOS 7 - PAGRATI

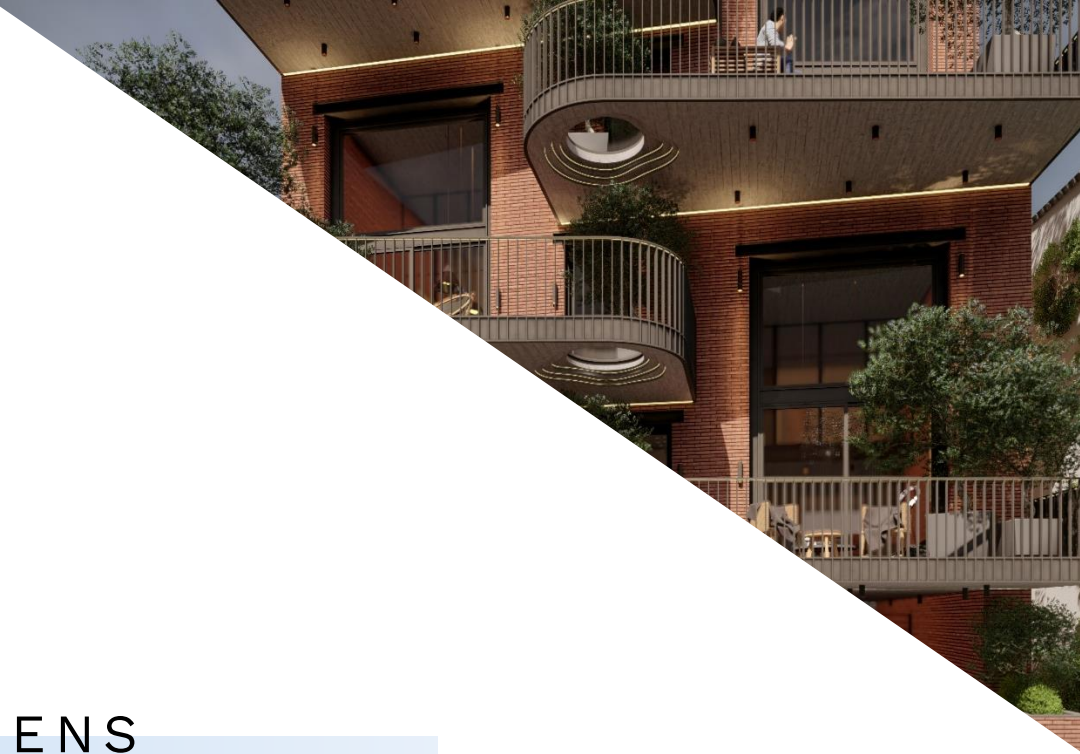
LUXURY LOFTS IN ATHENS

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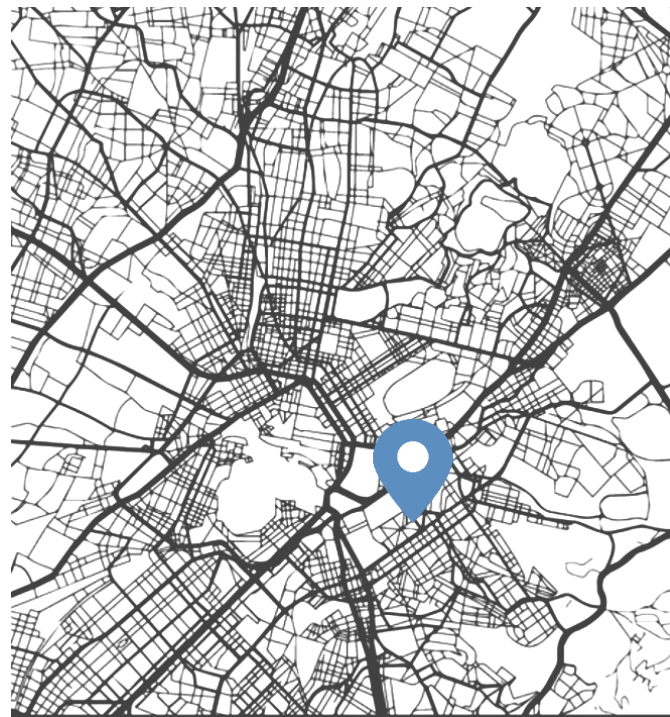
ATHINUM LOFTS 1

Experience the urban lifestyle in Pagrati's Varnava Square with ATHINUM's contemporary designed lofts. Enjoy a spacious open floor plan that is illuminated by massive floor to ceiling windows, letting in loads of natural sunlight.

The building presents high-end features such as the exposed brick walls, the common gym area and individual storage. Located in the heart of Athens, ATHINUM's luxurious lofts are within walking distance of some of the city's most iconic landmarks.

Take in the sights and sounds of the city while living right in the middle of it! With ATHINUM's Lofts, you can enjoy the best of both worlds – the convenience of urban living in a luxurious and comfortable home.

Iridos 7, Athina 116 35, Greece



ATHENS

37° 58' 0" N | 23° 43' 0" E



LOCATION



2 min from the nearest Bus Stop.

5 min from Kallimarmaro Stadium.

5 min from Goulandris Museum.

7 min from Village cinema.

8 min from the Pagrati Grove.

13 min from the National Gardens.



ATHINUM LOFTS 1

3D BUILDING MODEL

Iridos 7, Athina 116 35, Greece



ATHINUM LOFTS 1

3D BUILDING MODEL







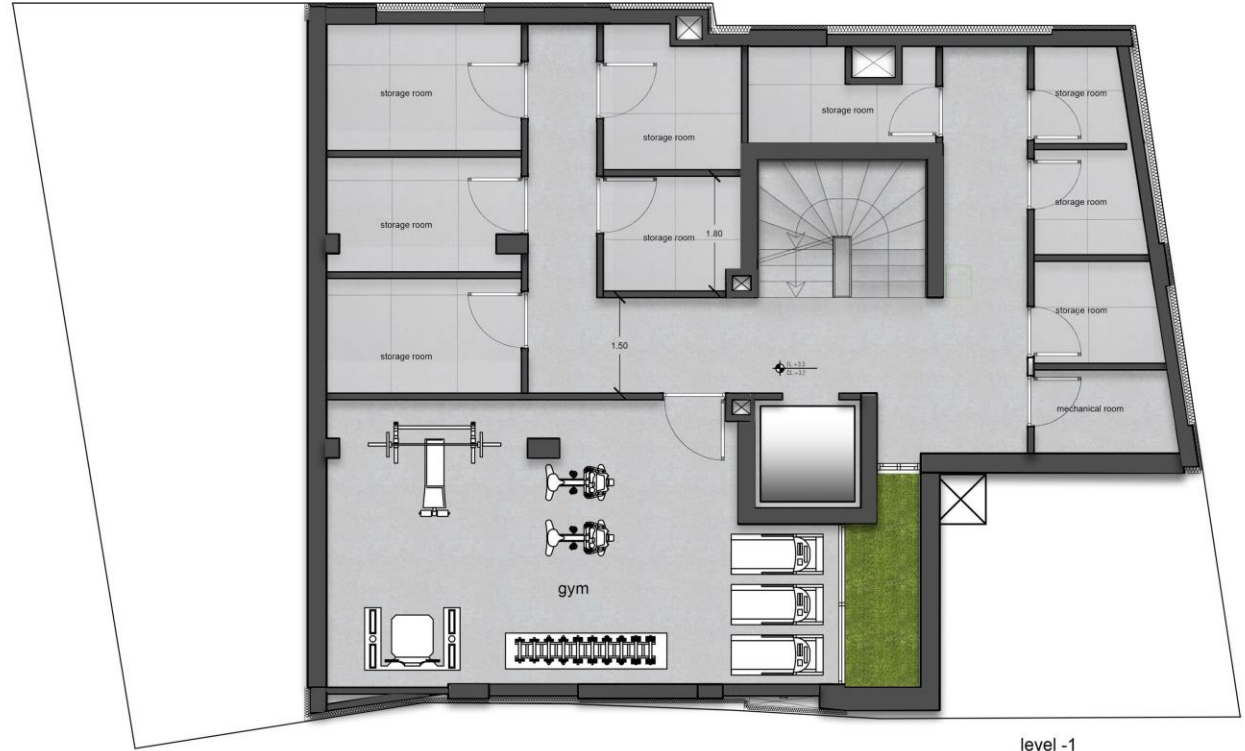


ATHINUM LOFTS 1

RATE CARD

UNIT	FLOOR	BEDROOMS	BATHROOMS	WC	INTERIOR SQM	OUTDOOR SQM	STORAGE	TOTAL SQM	PRICE
LOFT GF-A1	GF/1 ST	2	2	-	68.37	24.70	1	93.07	SOLD
LOFT GF-A2	GF/1 ST	1	1	-	48.61	15.70	-	64.31	SOLD
LOFT F1-A1	1 ST /2 ND	2	2	-	77.14	20.10	1	97.24	€ 385,000
LOFT F2-A1	2 ND /3 RD	2	2	-	71.21	18.56	1	89.77	SOLD
LOFT F2-A2	2 ND /3 RD	1	1	-	48.61	-	-	48.61	€ 250,000
LOFT F3-A1	3 RD /4 TH	2	2	-	77.14	20.90	1	98.04	€ 450,000
SIMPLEX F4-A1	4 TH	1	1	1	54.38	18.50	1	72.88	€ 330,000
LOFT F4-A2	4 TH /5 TH	1	1	-	48.16	-	-	48.16	€ 268,500
SIMPLEX F5-A1	5 TH	2	1	-	76.41	11.60	1	88.01	€ 480,000
SIMPLEX F6-A1	6 TH	2	2	-	53.63	21.50	1	75.13	€ 355,000
PENTHOUSE	6 TH /7 TH /8 TH /Roof	3	3	2	160.50	86.20	2	246.70	SOLD

ATHINUM LOFTS 1



LOFT GF-A1



TOTAL INDOOR AREA: 68.37 SQM

TOTAL OUTDOOR AREA: 24.70 SQM

LOWER LEVEL – GF

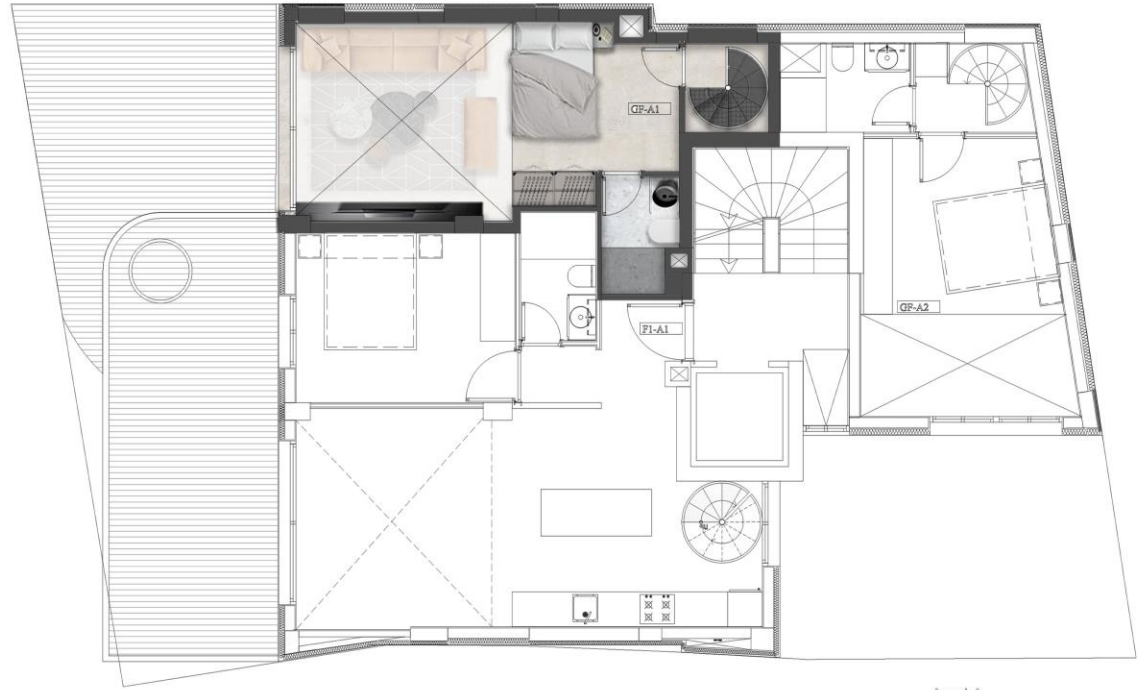


ATHINUM
LOFTS 1

The construction drawing areas might subject to changes after the issuance of the As-Built documents

UPPER LEVEL – 1st FLOOR

ATHINUM LOFTS 1



level 1

LOFT GF - A2



TOTAL INDOOR AREA: 48.61 SQM

TOTAL OUTDOOR AREA: 15.70 SQM

LOWER LEVEL - GF

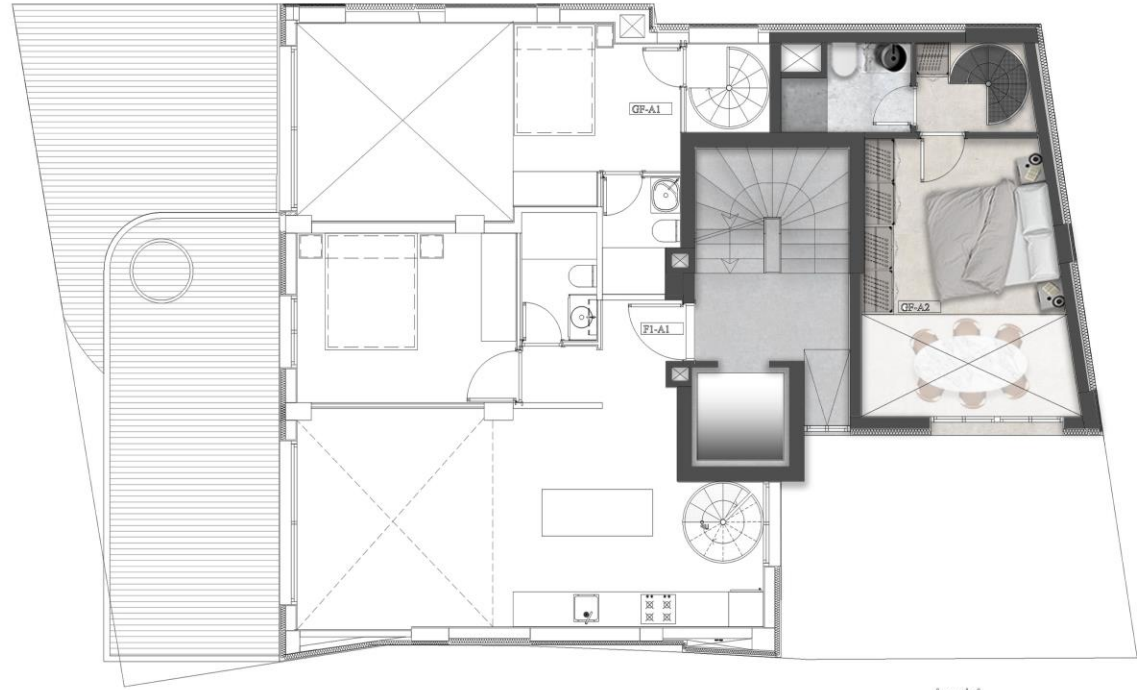
ATHINUM
LOFTS 1



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UPPER LEVEL – 1st FLOOR

ATHINUM LOFTS 1



level 1

LOFT F1-A1



TOTAL INDOOR AREA: 77.14 SQM

TOTAL OUTDOOR AREA: 20.10 SQM

LOWER LEVEL – 1st FLOOR

ATHINUM
LOFTS 1



level 1

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ATHINUM LOFTS 1



level 2

LOFT F2-A1



TOTAL INDOOR AREA: 71.21 SQM

TOTAL OUTDOOR AREA: 18.15 SQM

LOWER LEVEL – 2nd FLOOR

ATHINUM
LOFTS 1

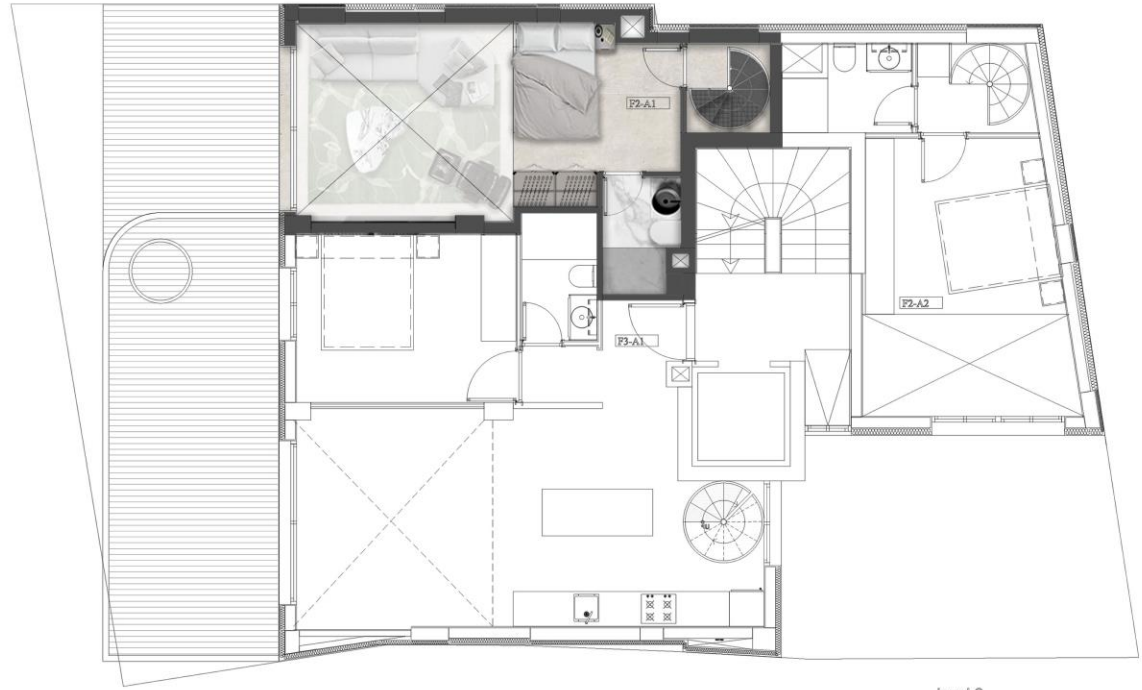


level 2

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UPPER LEVEL – 3rd FLOOR

ATHINUM
LOFTS 1



level 3

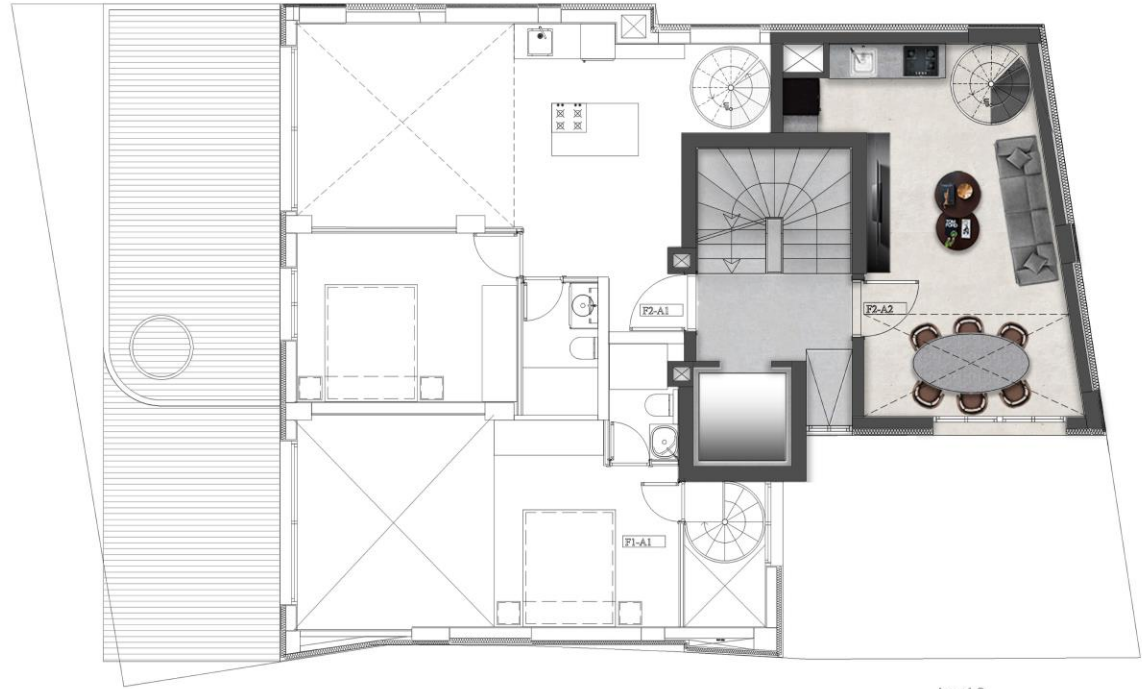
LOFT F2-A2



TOTAL INDOOR AREA: 48.61 SQM

LOWER LEVEL – 2nd FLOOR

ATHINUM
LOFTS 1

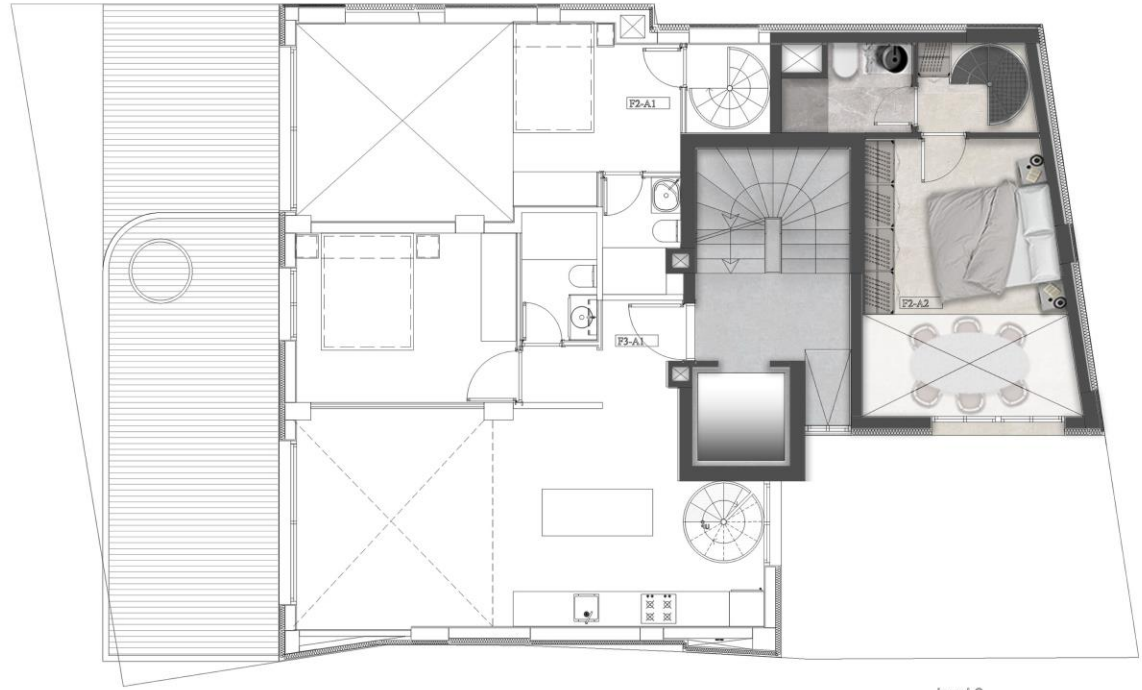


level 2

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UPPER LEVEL – 3rd FLOOR

ATHINUM LOFTS 1



level 3

LOFT F3-A1



TOTAL INDOOR AREA: 77.14 SQM

TOTAL OUTDOOR AREA: 20.10 SQM

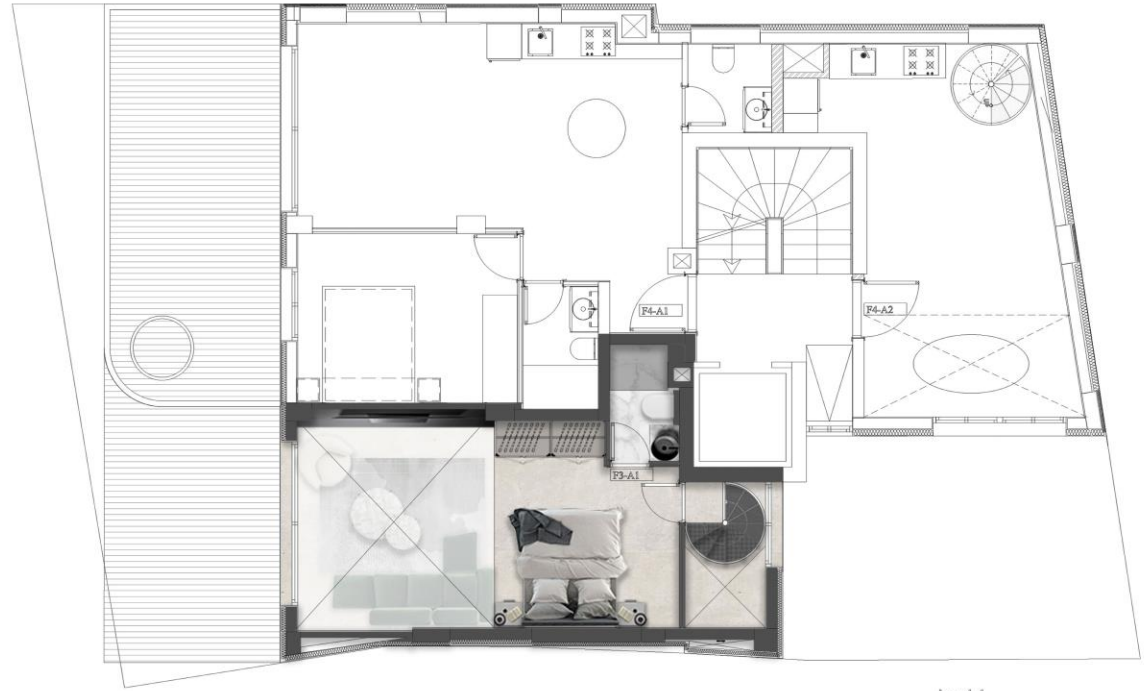
LOWER LEVEL – 3rd FLOOR

ATHINUM
LOFTS 1



UPPER LEVEL – 4th FLOOR

ATHINUM LOFTS 1



level 4

SIMPLEX F4-A1



TOTAL INDOOR AREA: 54.38 SQM

TOTAL OUTDOOR AREA: 18.50 SQM

4th FLOOR

ATHINUM
LOFTS 1



level 4

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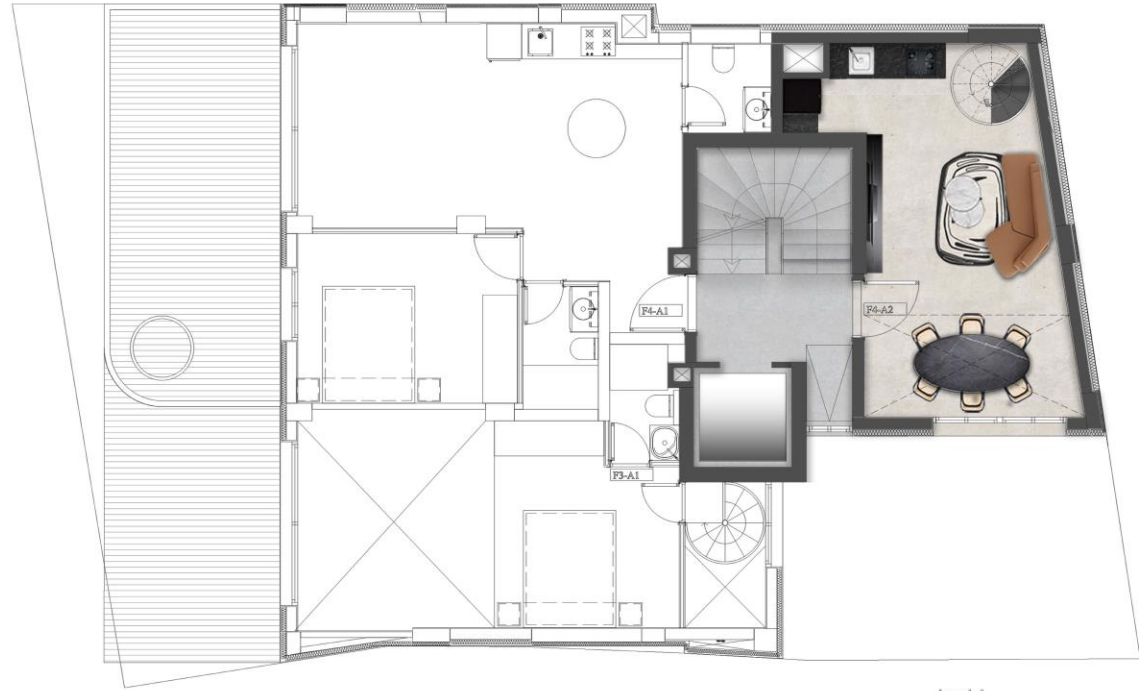
LOFT F4 - A2



TOTAL INDOOR AREA: 48.61 SQM

LOWER LEVEL – 4th FLOOR

ATHINUM
LOFTS 1

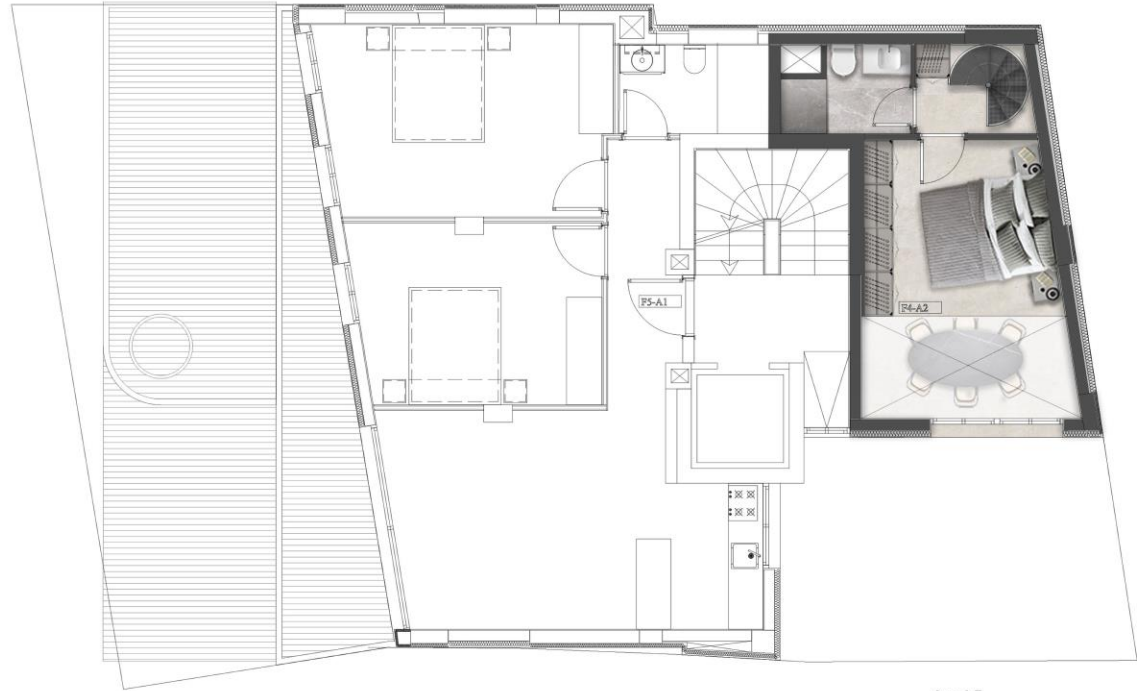


level 4

The construction drawing areas might subject to changes after the issuance of the As-Built documents

UPPER LEVEL – 5th FLOOR

ATHINUM
LOFTS 1



level 5

SIMPLEX F5-A1



TOTAL INDOOR AREA: 76.41 SQM

TOTAL OUTDOOR AREA: 11.60 SQM

5th FLOOR

ATHINUM
LOFTS 1



SIMPLEX F6-A1



TOTAL INDOOR AREA: 53.63 SQM

TOTAL OUTDOOR AREA: 21.50 SQM

6th FLOOR

ATHINUM
LOFTS 1



level 6

The construction drawing areas might subject to changes after the issuance of the As-Built documents

PENTHOUSE



TOTAL INDOOR AREA: 160.50 SQM

TOTAL OUTDOOR AREA: 86.20 SQM

LOWER LEVEL – 6th Floor

**ATHINUM
LOFTS 1**



level 6

The construction drawing areas might subject to changes after the issuance of the As-Built documents

PENTHOUSE



MIDDLE LEVEL – 7th Floor

ATHINUM
LOFTS 1



The construction drawing areas might subject to changes after the issuance of the As-Built documents

PENTHOUSE



UPPER LEVEL – 8th Floor

ATHINUM
LOFTS 1



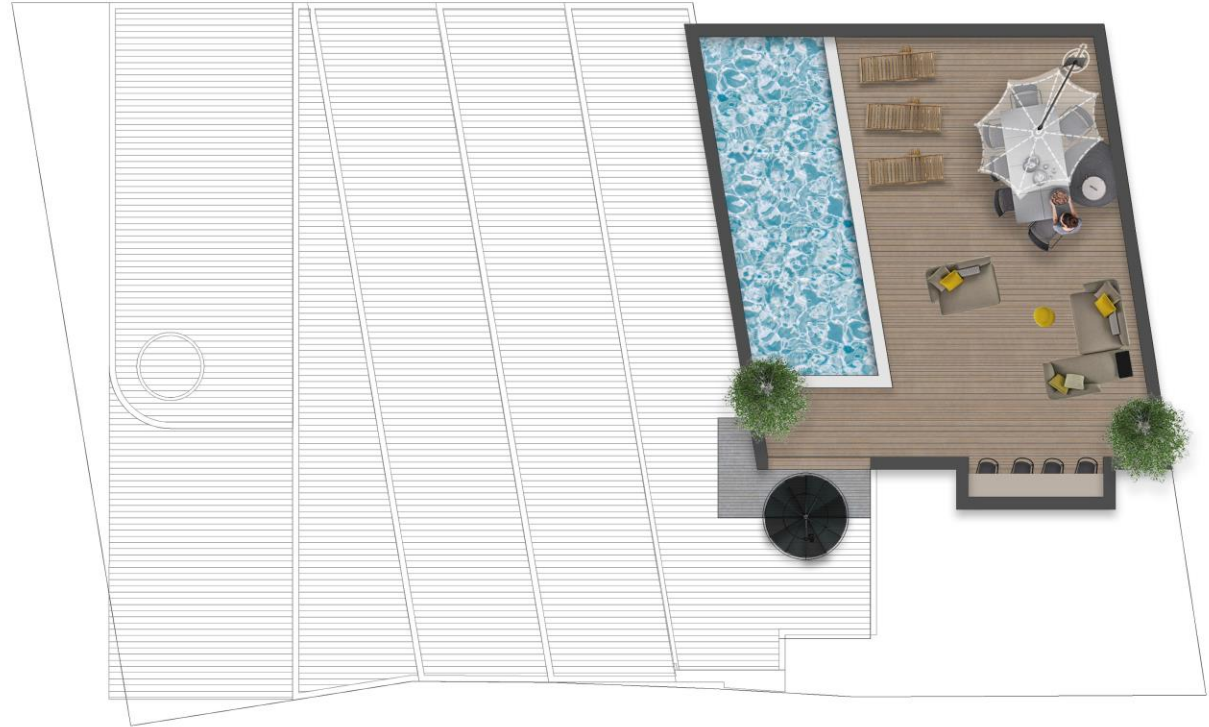
The construction drawing areas might subject to changes after the issuance of the As-Built documents

PENTHOUSE



TOP LEVEL – ROOF

ATHINUM
LOFTS 1



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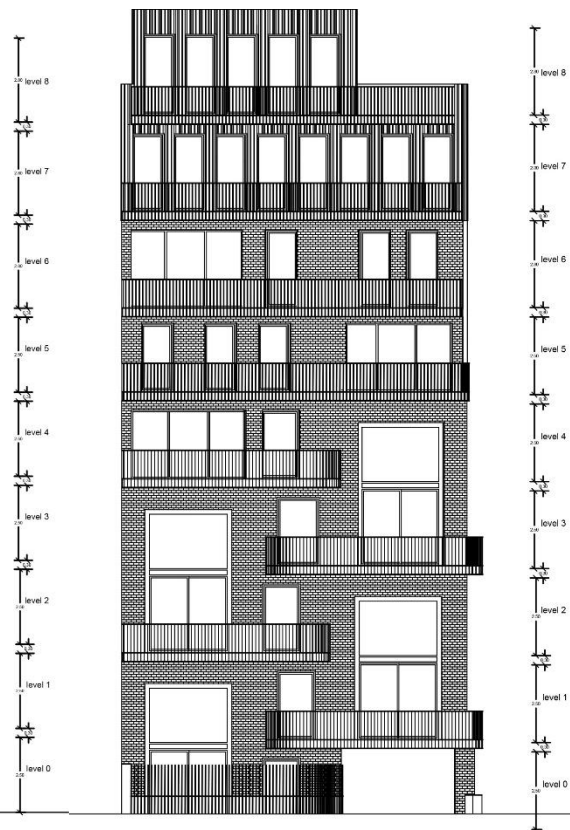
ATHINUM LOFTS 1

ELEVATION

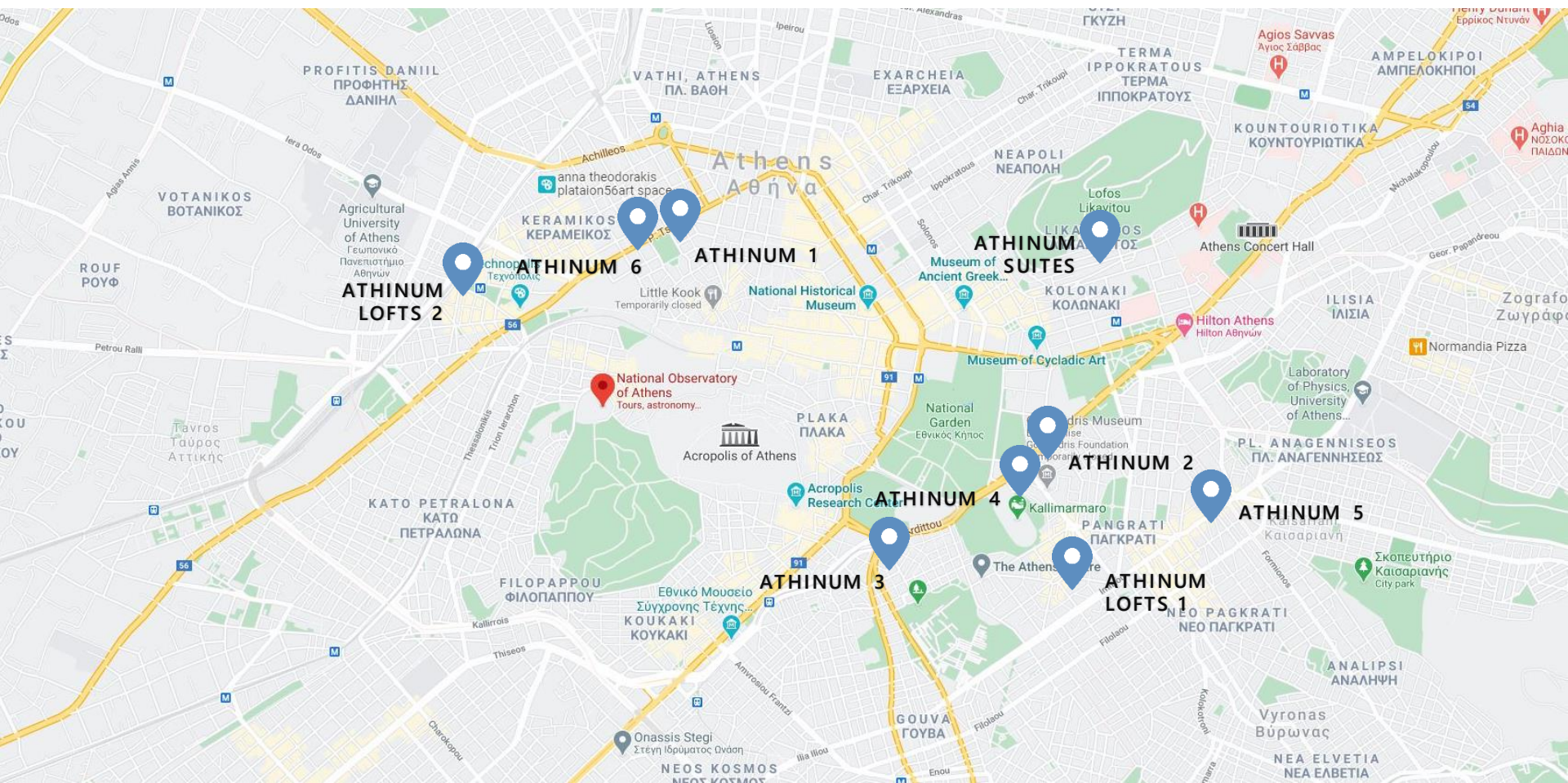
SIDE ELEVATION



FRONT ELEVATION



OUR DEVELOPMENTS IN THE CENTER OF ATHENS



WHY BUY IN GREECE

01

INVEST

Real- Estate consistently increases in value over time.

02

RELOCATE

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

03

PERMANENT RESIDENCY & GOLDEN VISA

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

04

RENTING OUT




Benefit from extra income in foreign currency.



GOLDEN VISA

G R E E C E

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**.



Thank you

FOR YOUR TRUST

