



ATHINUM LOFTS 2

GARGITION 23- GAZI

LUXURY LOFTS IN ATHENS

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ATHINUM LOFTS 2

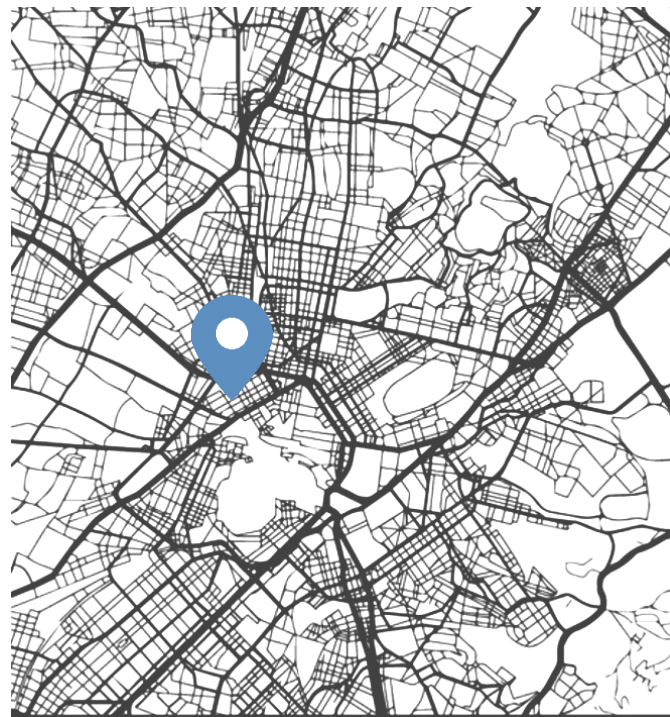
Experience the contemporary lifestyle with **ATHINUM's** designer Lofts in Gazi, Athens. Featuring 2 Triplex Maisonettes, 4 Duplex Lofts, and 1 Triplex Penthouse.

Enjoy the spacious open floor plan and natural light from the massive floor-to-ceiling windows.

Located just 10 minutes away from the center of Athens, Gazi is the new trendy neighborhood full of restaurants and cafes with an incredible music and entertainment scene.

ATHINUM's luxurious lofts are within walking distance to some of the city's most popular landmarks, so you can take in the sights and sounds of the city while living in the middle of it all.

Gargition 23, Athina 118 54, Greece



ATHENS

37° 58' 0" N | 23° 43' 0" E



LOCATION



1 min from Kerameikos Metro Station.

1 min from Persefonis Square.

4 min from the nearest Bus Stop.

10 min from the Kerameikos Archaeological Site.

19 min from the Ancient Agora of Athens.



ATHINUM LOFTS 2

3D BUILDING MODEL

Gargittion 23, Athina 118 54, Greece



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3D BUILDING MODEL

Gargittion 23, Athina 118 54, Greece



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3D TOP VIEW







ATHINUM

LOFTS 2

RATE CARD



UNIT	FLOOR	BEDROOMS	BATHROOMS	WC	STORAGE	INTERIOR SQM	OUTDOOR SQM	TOTAL SQM	PRICE
MAISONETTE GF – A1	-1 GF 1 ST	2	2	-	1	82.22	22.40	104.62	€ 329,000
MAISONETTE GF – A2	-1 GF 1 ST	2	2	-	1	78.12	15.80	93.92	€ 312,000
LOFT F1 – A1	1 ST 2 ND	1	1	-	-	44.32	-	44.32	SOLD
LOFT F2 – A1	2 ND 3 RD	1	1	-	1	51.41	4.50	55.91	€ 231,000
LOFT F2 – A2	2 ND 3 RD	1	1	-	1	48.93	4.50	53.43	€ 220,000
LOFT F3 – A1	3 RD 4 TH	1	1	-	-	44.32	-	44.32	€ 213,000
PENTHOUSE	4 TH 5 TH 6 TH	2	2	1	1.5	87.08	108.67	195.75	€ 488,000

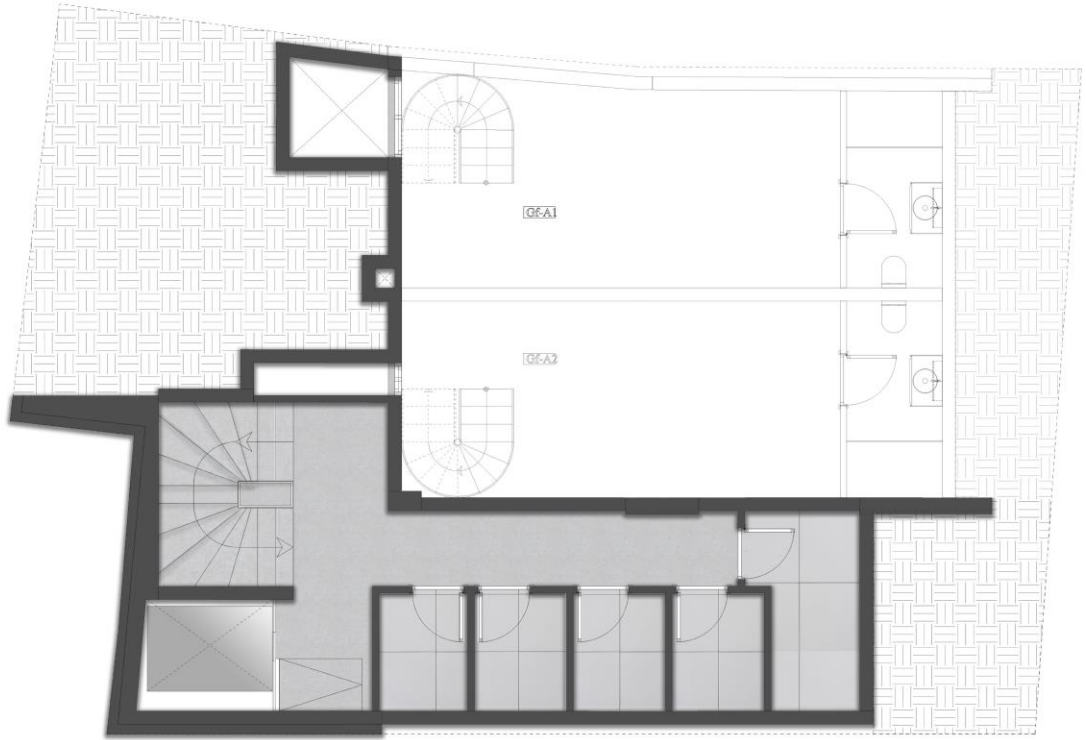
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level -1

MAISONETTE GF-A1

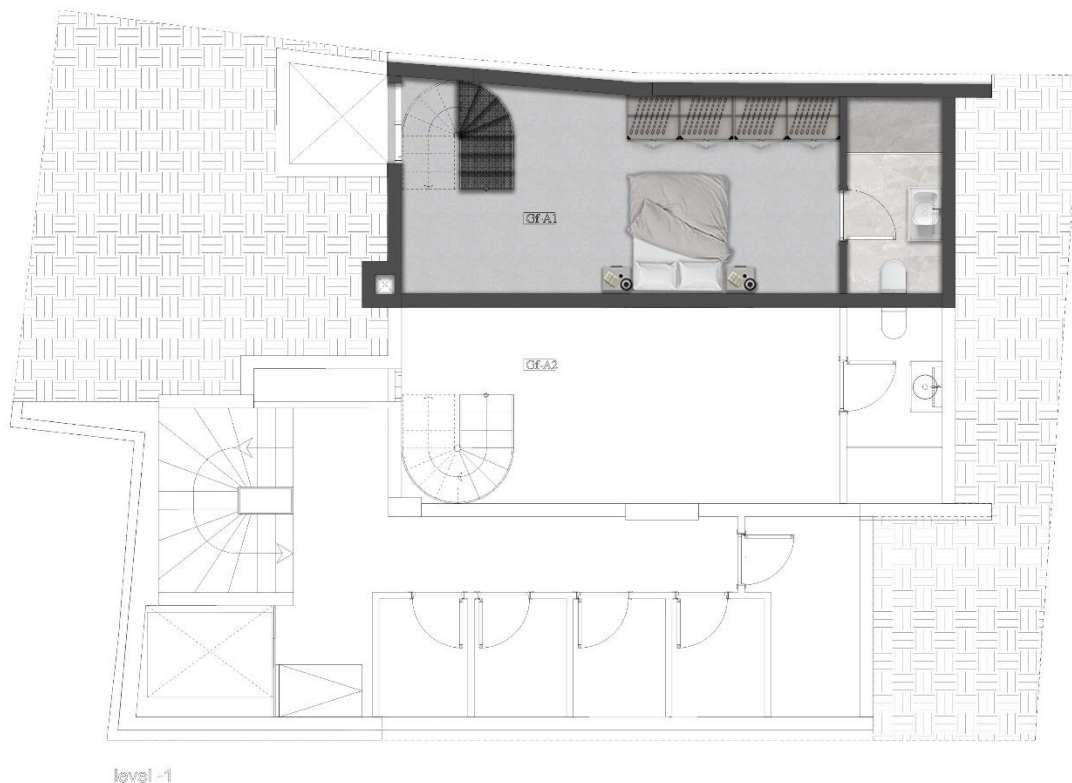


TOTAL INDOOR AREA: 82.22 SQM

TOTAL OUTDOOR AREA: 22.40 SQM

LOWER LEVEL - BASEMENT

ATHINUM LOFTS 2



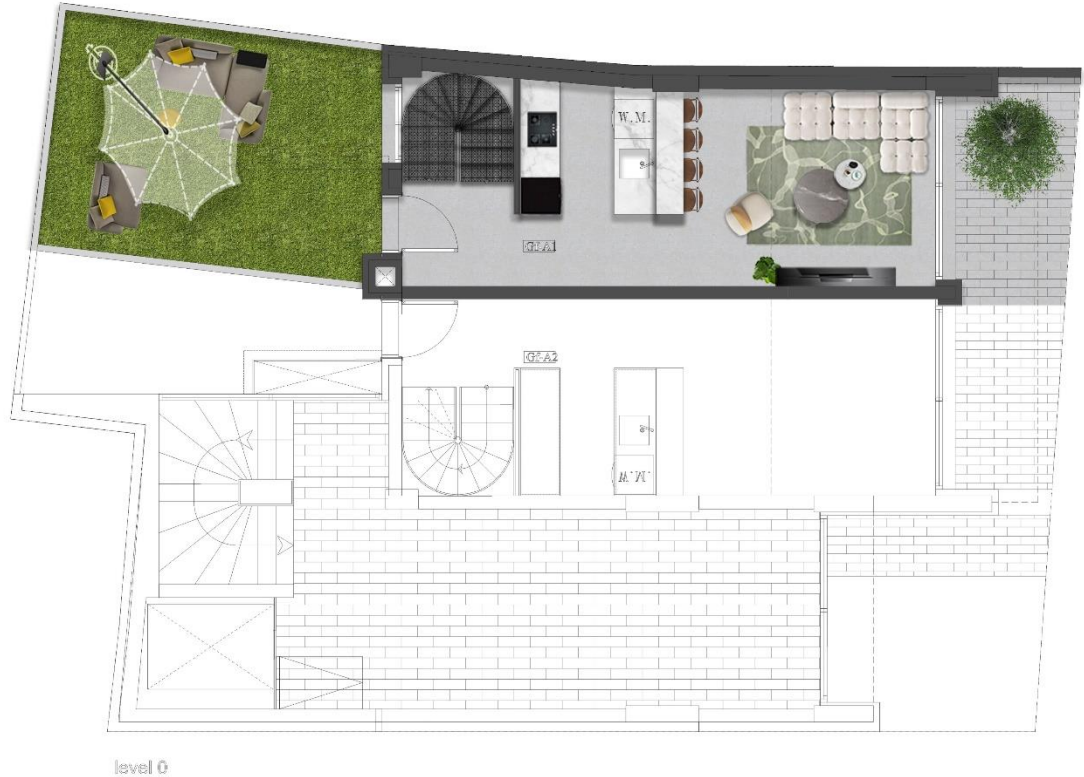
The construction drawing areas might subject to changes after the issuance of the As-Built documents

MAISONETTE GF-A1



MIDDLE LEVEL - GF

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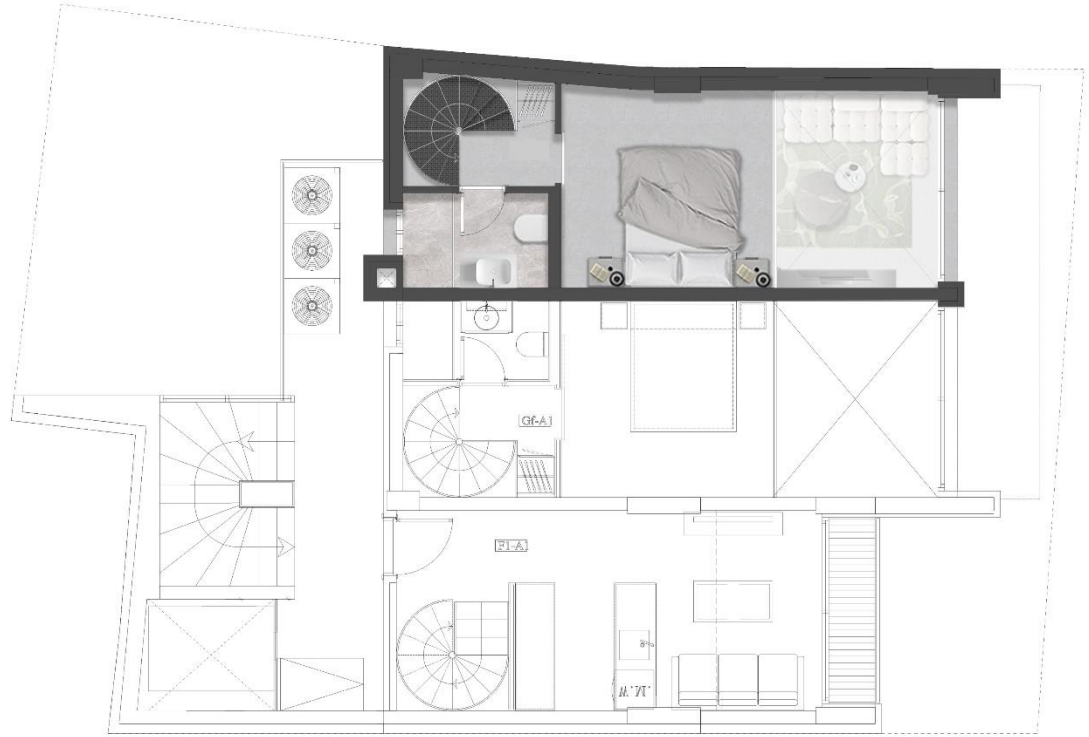
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MAISONETTE GF-A1



UPPER LEVEL – 1ST FLOOR

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level 1

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MAISONETTE GF-A2

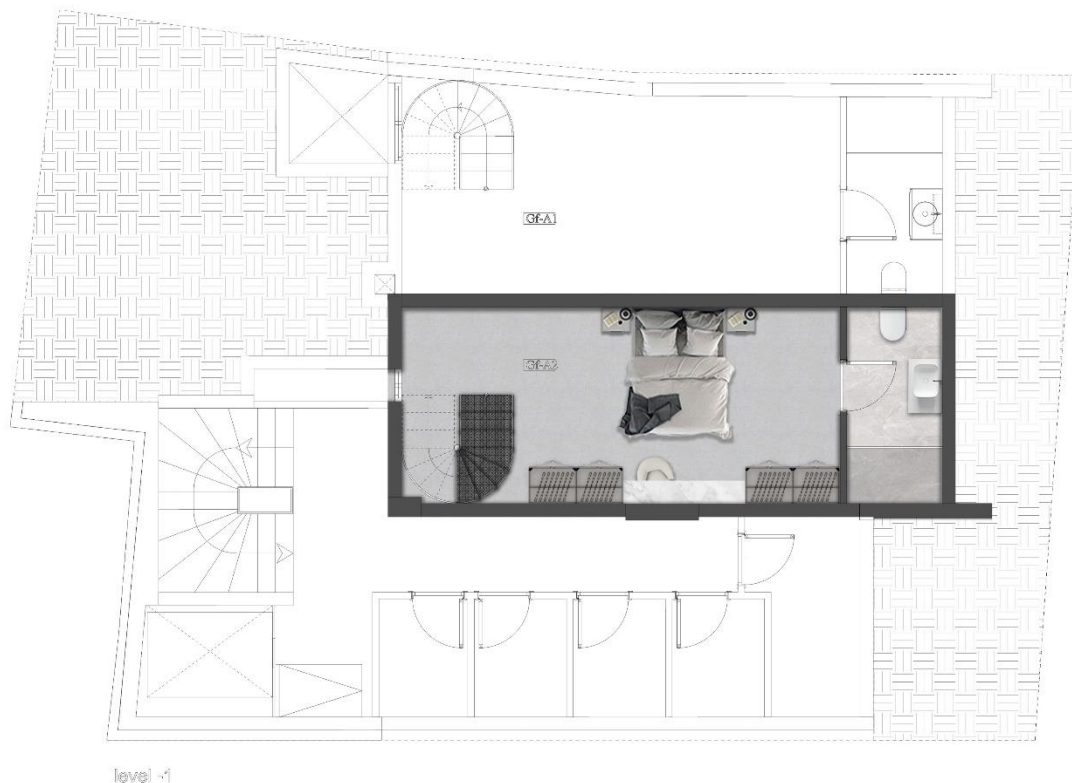


TOTAL INDOOR AREA: 78.12 SQM

TOTAL OUTDOOR AREA: 15.80 SQM

LOWER LEVEL - BASEMENT

ATHINUM LOFTS 2



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MAISONETTE GF-A2



MIDDLE LEVEL - GF

ATHINUM LOFTS 2



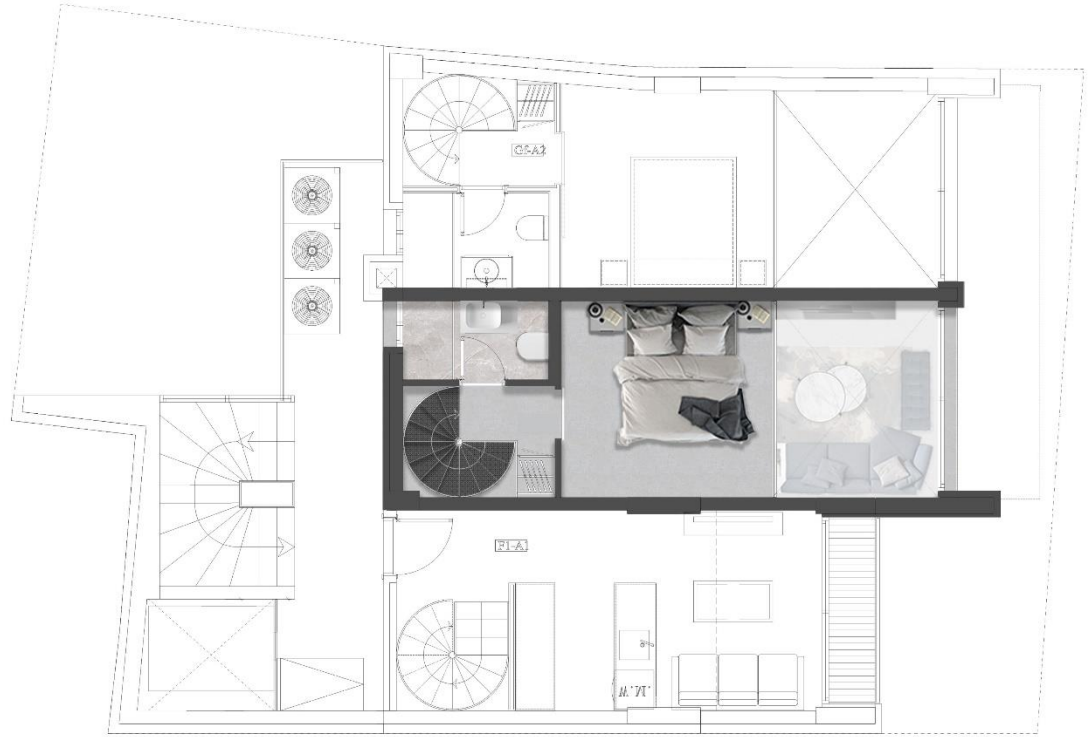
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MAISONETTE GF-A2



UPPER LEVEL – 1ST FLOOR

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level 1

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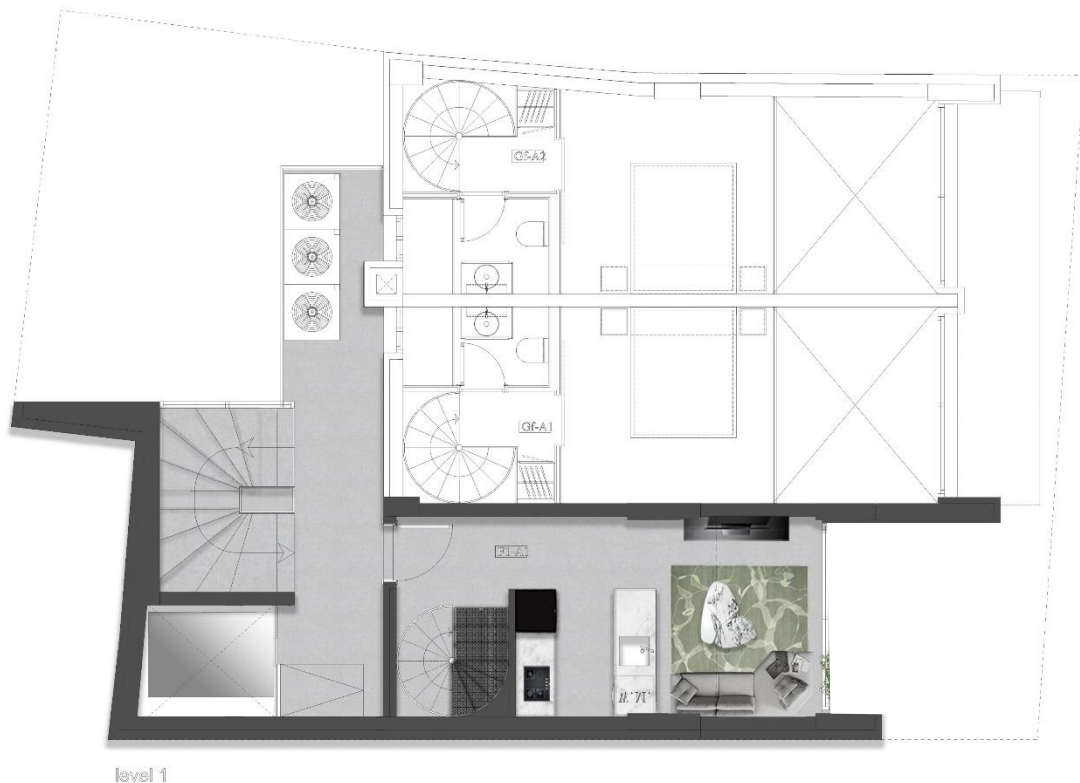
LOFT F1-A1



TOTAL INDOOR AREA: 44.32 SQM

LOWER LEVEL – 1ST FLOOR

ATHINUM LOFTS 2



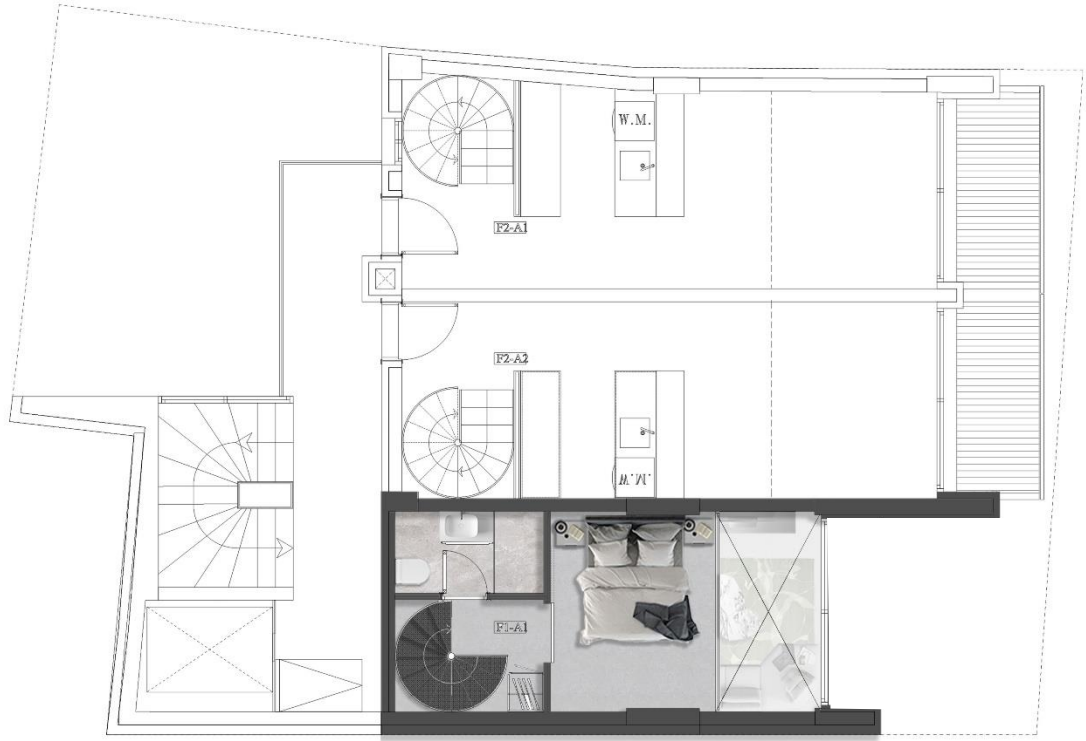
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LOFT F1-A1



UPPER LEVEL – 2ND FLOOR

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level 2

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LOFT F2 - A1



TOTAL INDOOR AREA: 51.40 SQM

TOTAL OUTDOOR AREA: 4.50 SQM

LOWER LEVEL – 2ND FLOOR

ATHINUM LOFTS 2



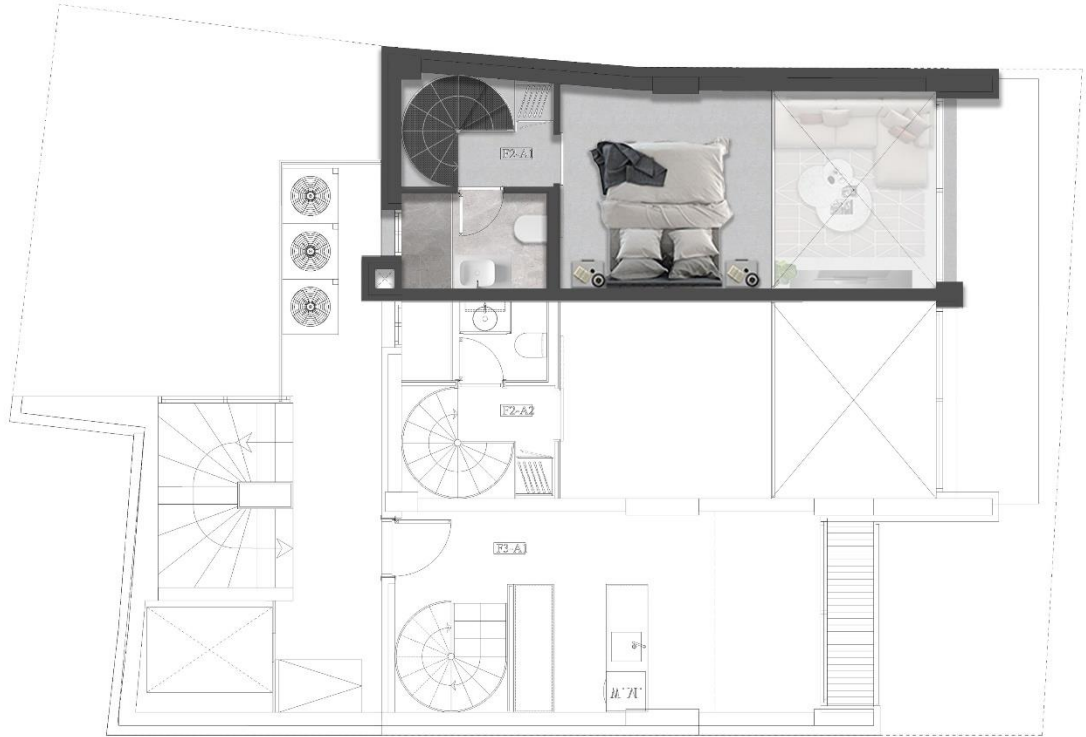
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LOFT F2-A1



UPPER LEVEL – 3RD FLOOR

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level 3

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

LOFT F2-A2

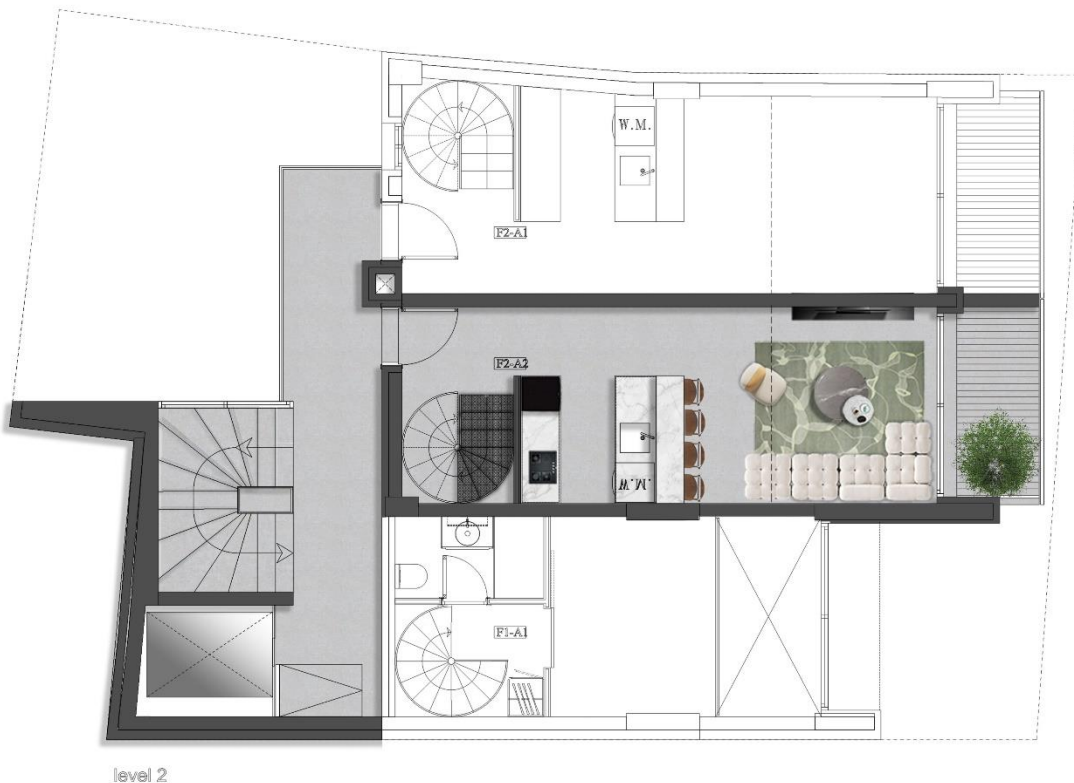


TOTAL INDOOR AREA: 48.93 SQM

TOTAL OUTDOOR AREA: 4.50 SQM

LOWER LEVEL – 2ND FLOOR

ATHINUM LOFTS 2



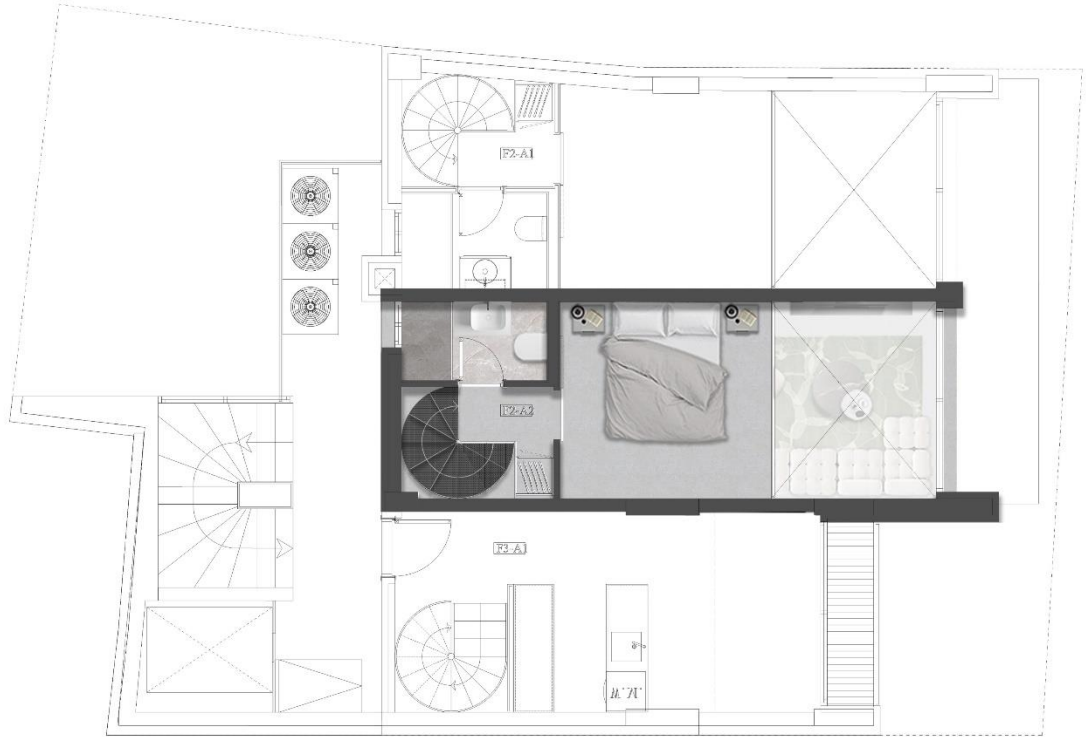
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LOFT F2-A2



UPPER LEVEL – 3RD FLOOR

ATHINUM LOFTS 2



level 3

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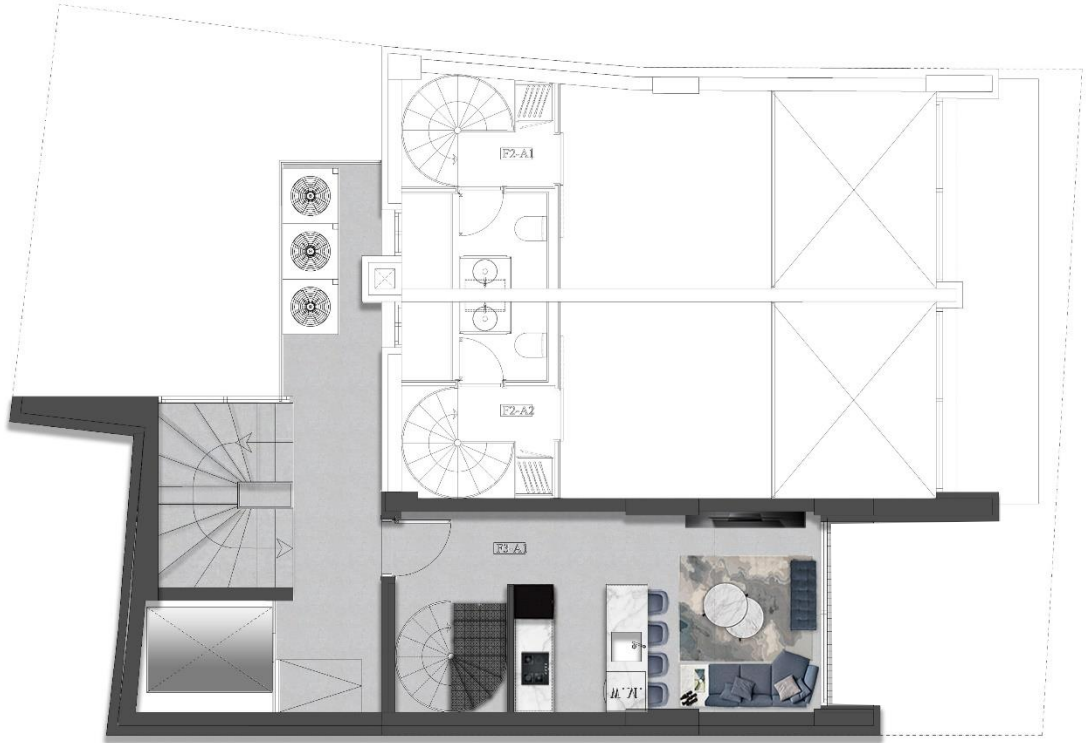
LOFT F3-A1



TOTAL INDOOR AREA: 44.32 SQM

LOWER LEVEL – 3RD FLOOR

ATHINUM LOFTS 2



level 3

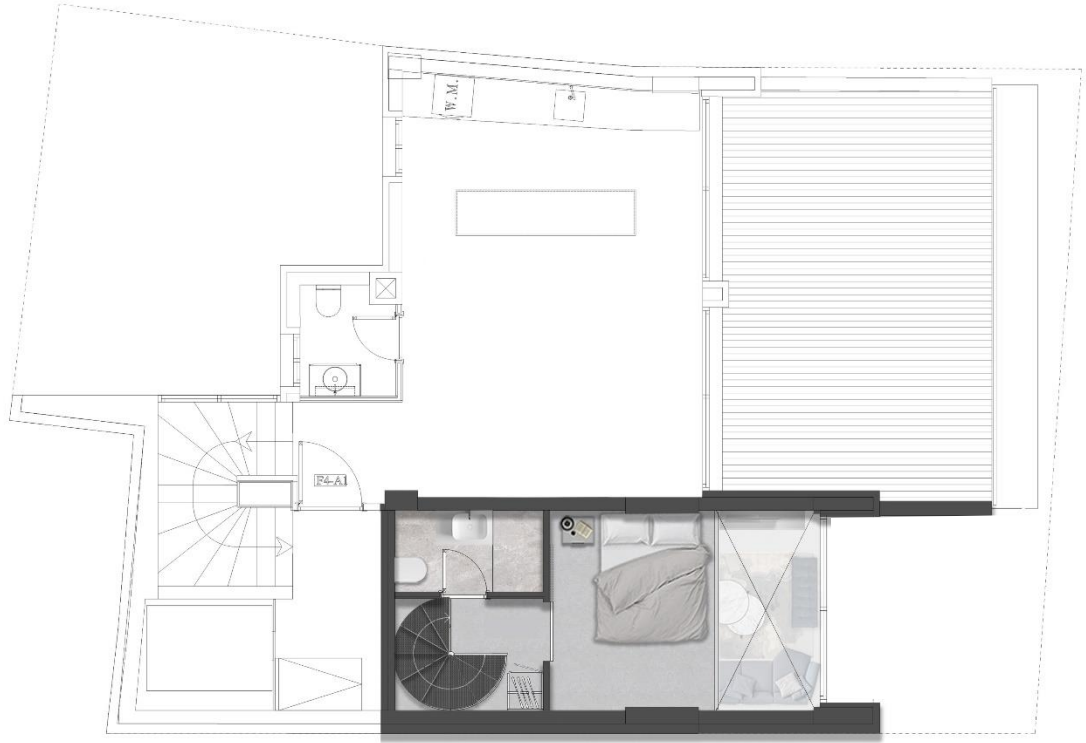
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LOFT F3-A1



UPPER LEVEL – 4TH FLOOR

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level 4

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PENTHOUSE F4 - A1



TOTAL INDOOR AREA: 87.08 SQM

TOTAL OUTDOOR AREA: 108.67 SQM

LOWER LEVEL – 4TH FLOOR

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

PENTHOUSE F4 - A1



UPPER LEVEL – 5TH FLOOR

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LOFTS 2



level 5

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PENTHOUSE F4 - A1

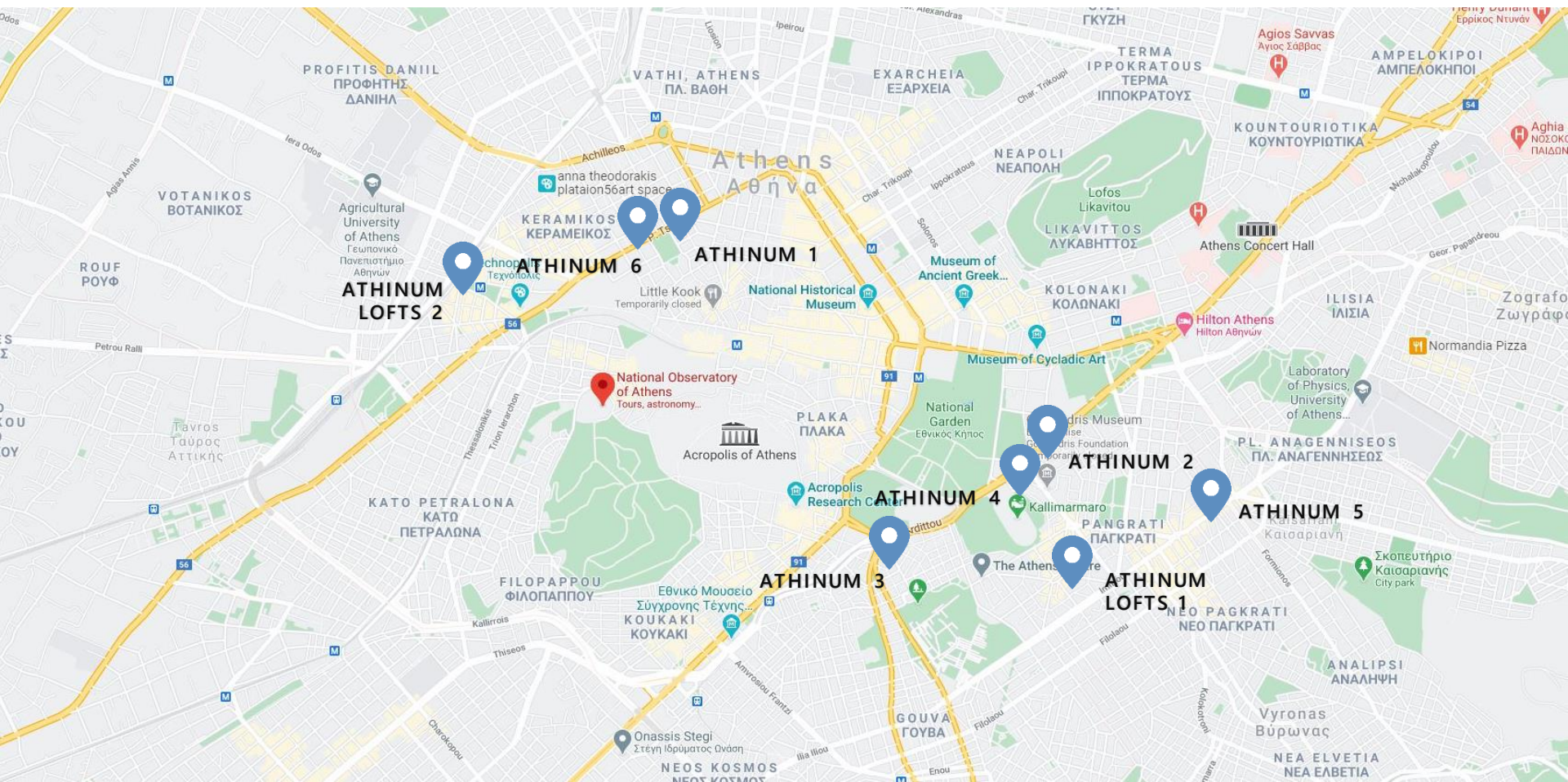


ROOF - 6TH FLOOR

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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 every one 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

