Ιστορικό Κέντρο

Athenaeum

CODE DU BIEN: 2052348



PRIX D'ACHAT: 2.650.000 EUR • SURFACE HABITABLE: ca. 225 m^2 • PIÈCES: 4

CODE DU BIEN: 2052348 - 105 56 Ιστορικό Κέντρο

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En un coup d'œil

CODE DU BIEN	2052348
Surface habitable	ca. 225 m²
Pièces	4
Salles de bains	3
Année de construction	1890

Prix d'achat	2.650.000 EUR
Modernisation / Rénovation	2012

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La propriété





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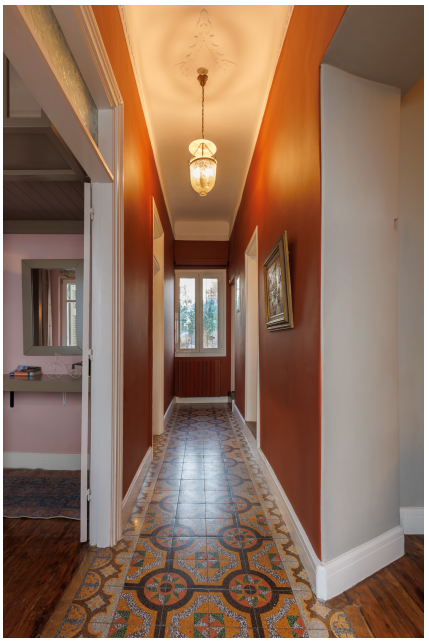
La propriété





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Une première impression

Do you love history? Then this property is for you!

In the heart of Plaka, where history comes alive at every step, the Athenaeum is a truly rare residence that combines authenticity, character, and modern comfort.

In the kitchen, an impressive section of the ancient wall of the Library of Hadrian is revealed and seamlessly integrated into the contemporary design — a unique reminder of the space's timelessness. In the living room, two imposing Ottoman-era columns add authenticity and architectural depth, creating an atmosphere that bridges centuries. Overall, the Athenaeum features elements spanning from antiquity to the present day, reflecting Athens' historical continuity in every detail. The renovation was carried out with full respect for the property's character and under the approval of the relevant archaeological authorities, ensuring authenticity and cultural value.

The property extends over 225 sq.m. across two levels. The ground floor hosts a bright living area, an elegant bedroom, and a guest bathroom, all arranged around a quiet inner courtyard that offers privacy and tranquility. On the upper floor, there are three comfortable bedrooms and two bathrooms, with abundant natural light and refined details ensuring a high standard of living. The residence leads to a private rooftop terrace — a unique space with panoramic views of the Sacred Rock of the Acropolis, perfect for relaxation and unforgettable experiences. Just steps from the city's most significant landmarks, the Athenaeum is an exceptional choice for both private residence and high-value investment. It is not just a property — it is the opportunity to live daily within the very history of Athens.

Beneath the shadow of the Parthenon, a landmark attracting millions of visitors from around the world, Plaka reveals a unique atmosphere where history and life intertwine. Its picturesque streets, stone pathways, and neoclassical buildings create an irresistible setting, giving the sense that every step brings you closer to the soul of ancient Athens.

Von Poll Greece offers a comprehensive range of services to support clients throughout the property acquisition process in Greece. Beyond our expertise in real estate, we collaborate with a trusted network of professionals—including legal advisors, notaries, tax consultants, and architects—to ensure every stage of the transaction is handled smoothly and securely.

We guide buyers step by step through the process of acquiring property in Greece, from initial search and due diligence to contract signing, tax procedures, and final

handover. Our goal is a transparent, efficient, and fully supported experience for both international and Greek clients alike.

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Contact

Pour de plus amples informations, veuillez contacter votre personne de contact :

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