Κολωνάκι - Λυκαβηττός

Urban Raw

Property ID: 2318165



PURCHASE PRICE: 3.800.000 EUR • LIVING SPACE: ca. 221 m^2 • ROOMS: 4

Property ID: 2318165 - 106 74 Κολωνάκι - Λυκαβηττός

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At a glance

Property ID	2318165	Purchase Price	3.800.000 EUR
Living Space	ca. 221 m²		
Rooms	4		
Bedrooms	4		
Bathrooms	4		

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The property





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A first impression

Have you ever imagined living at the most prestigious address in Athens, waking up every day to uninterrupted views of the Acropolis, the National Garden, and Lycabettus Hill?

Urban Raw is a rare trophy residence in the heart of Kolonaki, an exceptional 221 sq.m. penthouse occupying the entire sixth floor of an emblematic period building, meticulously reimagined in 2022 through a contemporary architectural vision defined by refined aesthetics and uncompromising quality. Benefiting from dual frontage on two quiet streets, the residence is flooded with natural light and enjoys breathtaking panoramic vistas over some of the city's most iconic landmarks, creating a unique living experience in the very center of Athens.

The interiors unfold with effortless elegance around an impressive living room with a fireplace, a sophisticated dining area, and a fully equipped designer kitchen featuring a striking oversized island bar, ideal for entertaining and everyday living alike. Four generously proportioned bedrooms, each with its own en-suite bathroom, provide exceptional comfort and privacy, while the master suite is distinguished by a bespoke dressing area that evokes the atmosphere of a private sanctuary. Marble flooring, high-performance aluminum frames with double-glazed windows, and carefully selected finishes enhance the residence’s timeless character, while premium amenities including independent natural gas underfloor heating, central air conditioning, smart home lighting, advanced security systems, CCTV, a reinforced security door, elevator access, and a private storage room ensure effortless modern living. Located just moments from Kolonaki Square, luxury boutiques, renowned restaurants, cultural institutions, and the vibrant social life of the capital, Urban Raw is far more than an exceptional home; it is a landmark penthouse of international standards, perfectly balancing architectural sophistication, unparalleled views, and enduring investment value in Athens’ most coveted neighborhood.

Kolonaki is Athens’ most sophisticated and consistently sought-after neighborhood, renowned for its cosmopolitan character and lively atmosphere throughout the day. The area combines boutique shopping, fine-dining restaurants, art galleries, and stylish cafés, while its proximity to the city center and Mount Lycabettus provides easy access to major urban points, walking paths, and scenic leisure spots. With a mix of neoclassical buildings, modern residences, and narrow tree-lined streets, Kolonaki blends urban comfort with discreet luxury, offering a high quality of life and safety — ideal for both permanent residence and investment opportunities.

Von Poll Greece offers a full spectrum of services to support clients throughout the property purchase process in Greece. Beyond our real estate expertise, 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 entire process of acquiring property in Greece, from the initial search and due diligence to contract signing, taxation matters, and final handover. Our goal is to provide a transparent, efficient, and fully supported experience for both international and local clients alike.

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Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Athens

Patriarchou Ioakim 19, 10675 Athína
Tel.: +30 21 06 14 87 77
E-Mail: salesgreece@von-poll.com

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