

THE HERA ATHENS

Commercial Building Converted
to Residential Apartments

ATHENS, GREECE



DESCRIPTION

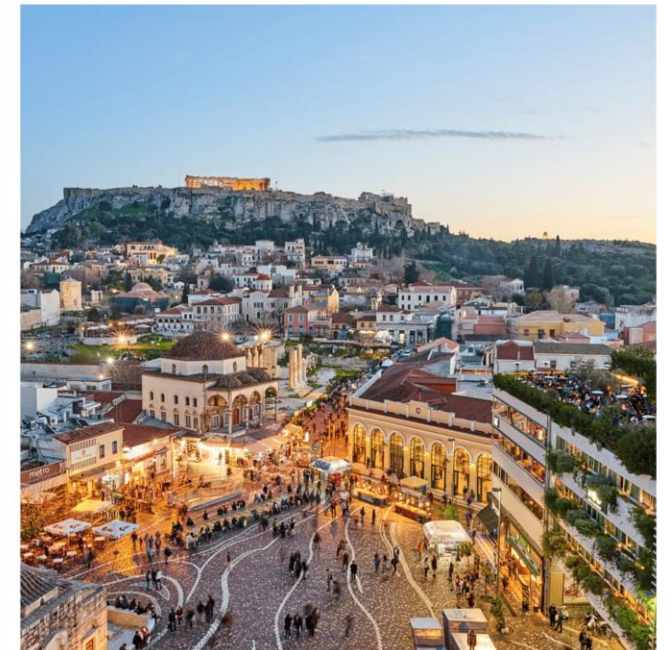
This upcoming development in **the center of Athens** involves the full transformation of a former commercial building into a **modern residential complex of 57 apartments**, thoughtfully designed to offer comfort, functionality, and style.

Nestled within a **well-established residential neighborhood** with wide streets and family homes, the property offers residents a calm and secure environment while remaining just moments from the energy of the city center. The project will feature a **rooftop thermal pool, gym, lounge area, private storage spaces**, and **28 parking spots** for added convenience.

Apartments will be available in a range of layouts, **from 40.00 sqm to 92.00 sqm**, with a balcony, designed to meet the needs of modern city dwellers — whether singles, professionals, or families.

Its strategic location ensures easy access to **public transport, shopping areas, theaters, cafes and restaurants**, as well as **Technopolis–Gazi, Kolonaki, Plaka, Syntagma, the Acropolis**, and several **public and private universities**.

Situated in a residential **zone area**, the property also qualifies for the **Greek Golden Visa Program**, combining quality living with a valuable investment opportunity in the heart of Athens.



LOCATION

on foot



METRO STATION
10 min



SUPERMARKETS
2-3 min



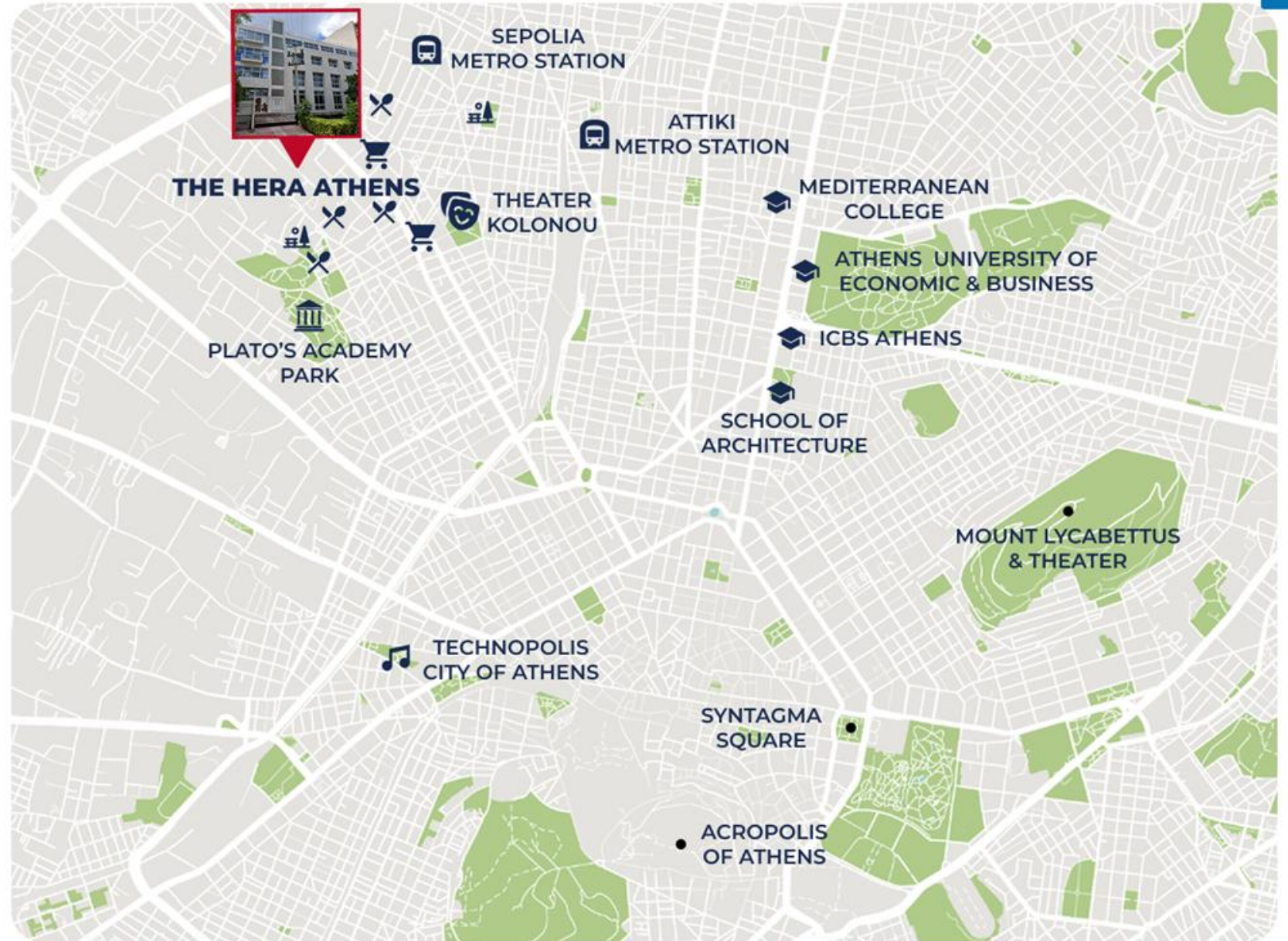
**CAFES &
LOCAL SHOPS**
2-3 min



SQUARES & PARKS
2-10 min



UNIVERSITIES
20 min by metro



LOCATION

by car



NATIONAL ROAD (E75)
2 min



PIRAEUS PORT
15 min



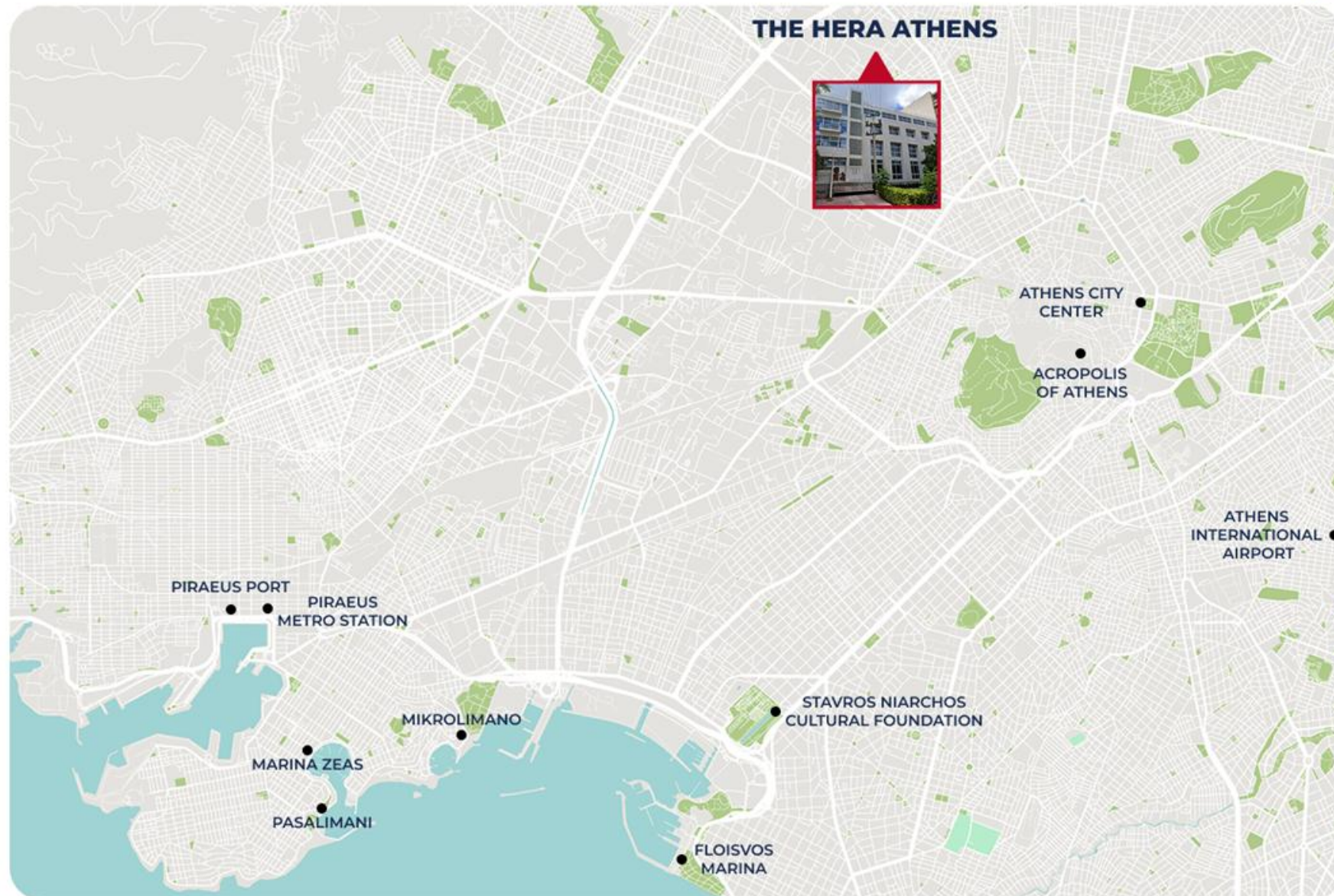
STAVROS NIARCHOS
FOUNDATION
15 min



ATHENS CENTER
10-15 min



ATHENS AIRPORT
35 min



NEARBY

Technopolis City of Athens

Technopolis City of Athens is a vibrant hub in Gazi, hosting events, exhibitions, and festivals blending history, art, and innovation.



Kolonaki

Kolonaki is an elegant Athens district known for its upscale boutiques, stylish cafés, art galleries, and vibrant urban atmosphere.



Plato's Academy Park

Plato's Academy Park is an ancient site in Athens, blending history, philosophy, and nature where Plato taught.



ATHENS

Set in the central Athenian district, the property combines the advantages of a residential neighborhood with direct access to the vibrant core of Athens. This neighbourhood is well-organized, featuring wide roads, nearby schools, local markets, and daily conveniences, while maintaining a genuine sense of community. Within minutes, residents can reach **Technopolis–Gazi, Kolonaki, Plaka, Syntagma, and the Acropolis**, enjoying the cultural and social life that defines the city.

The development is just a **10-minute walk from the nearest metro station**, providing fast connections to key areas of Athens. Its central location also ensures **easy access to the National Road (Athens–Thessaloniki), the Piraeus Port (approximately 20 minutes by car), and the Athens International Airport (around 40 minutes by car or direct metro link)**.

Combining local character, accessibility, and proximity to major city landmarks, **it offers a practical and well-connected setting for both everyday living and long-term investment.**



PROJECT OVERVIEW



Multiple
Units



Strategic
Location



Fully
Furnished



A+ Energy
Efficiency



Golden Visa
Eligible



Investment
Opportunity

 57 APARTMENTS

 RESIDENTS' ONLY POOL

 60m² GYM

 29 STORAGE UNITS

 28 PARKING SPACES



GARDEN FLOOR

APARTMENTS

EXECUTIVE RESIDENCE



2 BDS



2 BATHS



Kitchen



Open-Concept
Living/Dining Room



Balcony

Interior Surface: 79.57 - 92.29m²



GROUND FLOOR

APARTMENTS



EXECUTIVE RESIDENCE



2 BDS



2 BATHS



Kitchen



Open-Concept
Living/Dining Room



Balcony

Interior Surface: 52.30 - 65.33m²

GROUND FLOOR

APARTMENTS

COMPACT RESIDENCE



1 BD



1 BATH



Kitchen



Open-Concept
Living/Dining Room



Balcony

Interior Surface: 37.34 - 55.40m²



1ST - 3RD FLOOR

APARTMENTS



EXECUTIVE RESIDENCE



2 BDS



2 BATHS



Kitchen



Open-Concept
Living/Dining Room



Balcony

Interior Surface: 57.96 - 70.81m²

1ST - 3RD FLOOR

APARTMENTS

COMPACT RESIDENCE



1 BD



1 BATH



Kitchen



Open-Concept
Living/Dining Room



Balcony

Interior Surface: 40.00 - 47.13m²



4TH FLOOR APARTMENTS



EXECUTIVE RESIDENCE



2 BDS



2 BATHS



Kitchen



Open-Concept
Living/Dining Room

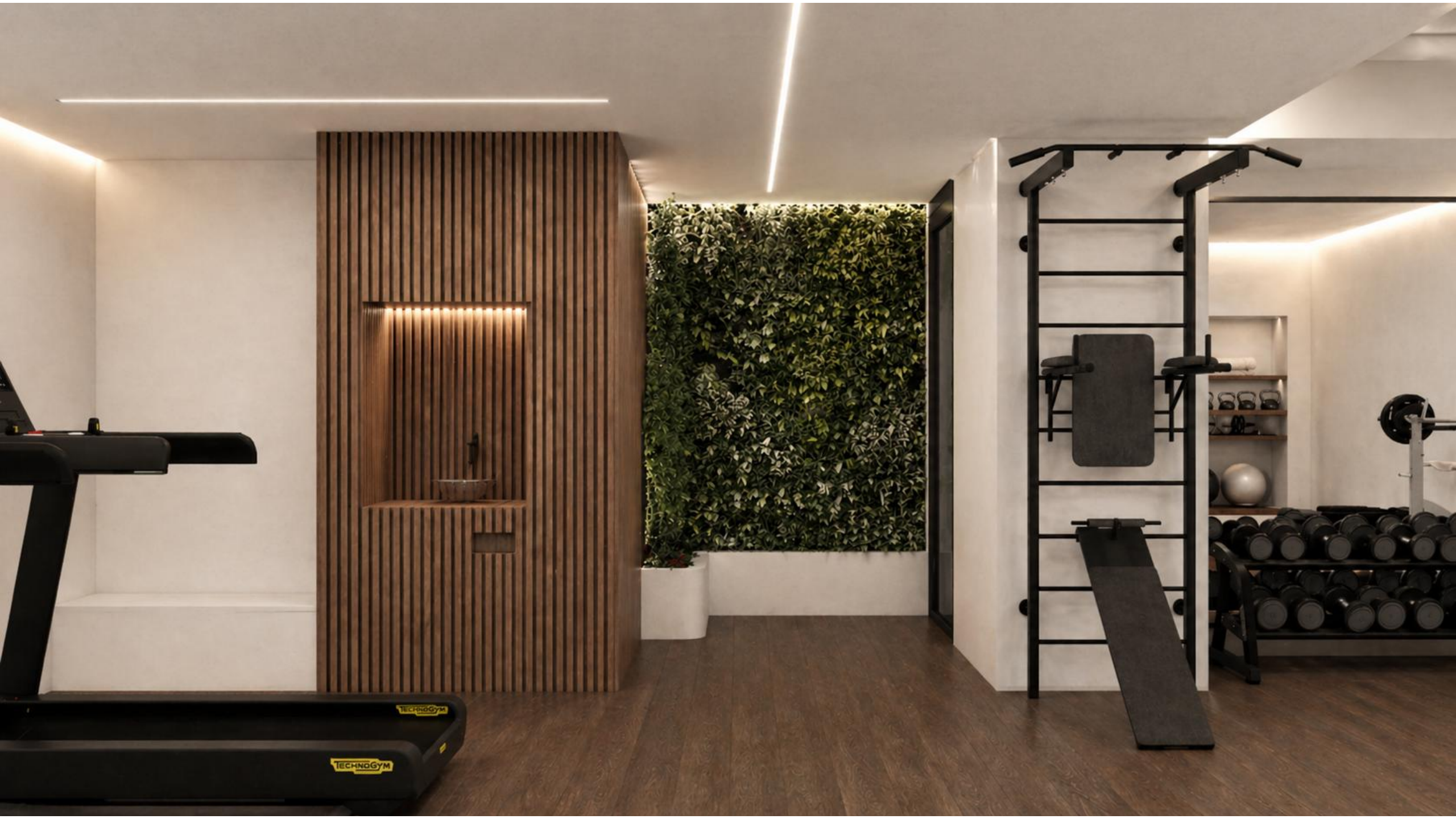


Balcony

Interior Surface: 60.18 - 70.84m²

























OPTION A

APARTMENT TYPE

A⁺

EXECUTIVE RESIDENCE



2 BDS



2 BATHS



Kitchen



Open-Concept
Living/Dining Room



Balcony

Interior Surface: 54.46 - 92.00m²















OPTION B

APARTMENT TYPE

A⁺



COMPACT RESIDENCE



1 BD



1 BATH



Kitchen



Open-Concept
Living/Dining Room



Balcony

Interior Surface: 40.00 - 46.00m²

















GARDEN FLOOR



NO	UNIT	FLOOR	TOTAL SIZE (m ²)	INDOOR SPACE (m ²)	OUTDOOR SPACE (m ²)	DESCRIPTION	GUARANTEED YEARLY RENTAL INCOME
1	BS1	GARDEN FLOOR	114.29	92.29	22.00	3 BEDS / 2 BATHS	HOLD
2	BS2	GARDEN FLOOR	109.55	80.95	28.60	2 BEDS / 2 BATHS	SOLD
3	BS3	GARDEN FLOOR	96.67	79.57	17.10	2 BEDS / 2 BATHS	3%
4	BS4	GARDEN FLOOR	106.20	91.20	15.00	3 BEDS / 3 BATHS	SOLD

GROUND FLOOR



NO	UNIT	FLOOR	TOTAL SIZE (m ²)	INDOOR SPACE (m ²)	OUTDOOR SPACE (m ²)	DESCRIPTION	GUARANTEED YEARLY RENTAL INCOME
5	G1	GROUND FLOOR	77.13	65.33	11.80	2 BEDS / 1 BATH	3%
6	G2	GROUND FLOOR	66.08	61.03	5.05	2 BEDS / 2 BATHS	3%
7	G3	GROUND FLOOR	53.37	47.50	5.87	1 BED / 1 BATH	3%
8	G4	GROUND FLOOR	60.20	53.40	6.80	2 BEDS / 1 BATH	3%
9	G5	GROUND FLOOR	43.26	37.34	5.92	1 BED / 1 BATH	3%
10	G6	GROUND FLOOR	68.11	60.40	7.67	2 BEDS / 1 BATH	3%
11	G7	GROUND FLOOR	55.40	55.40	-	1 BED / 1 BATH	3%
12	G8	GROUND FLOOR	59.10	40.78	18.32	1 BED / 1 BATH	3%
13	G9	GROUND FLOOR	71.10	52.30	18.80	2 BEDS / 1 BATH	3%
14	G10	GROUND FLOOR	70.54	53.97	16.57	2 BEDS / 1 BATH	3%
15	G11	GROUND FLOOR	57.85	40.00	17.85	1 BED / 1 BATH	3%
16	G12	GROUND FLOOR	66.14	44.20	21.94	1 BED / 1 BATH	3%

1st FLOOR



NO	UNIT	FLOOR	TOTAL SIZE (m ²)	INDOOR SPACE (m ²)	OUTDOOR SPACE (m ²)	DESCRIPTION	GUARANTEED YEARLY RENTAL INCOME
17	A1	1 st	82.61	70.81	11.80	2 BEDS / 2 BATHS	3%
18	A2	1 st	67.84	61.14	6.70	2 BEDS / 2 BATHS	3%
19	A3	1 st	65.98	58.38	7.60	2 BEDS / 2 BATHS	3%
20	A4	1 st	46.02	41.22	4.80	1 BED / 1 BATH	HOLD
21	A5	1 st	51.74	42.34	9.40	1 BED / 1 BATH	HOLD
22	A6	1 st	50.93	47.13	3.80	1 BED / 1 BATH	HOLD
23	A7	1 st	77.32	65.18	12.14	2 BEDS / 2 BATHS	SOLD
24	A8	1 st	72.74	60.94	11.80	2 BEDS / 2 BATHS	3%
25	A9	1 st	72.83	61.03	11.80	2 BEDS / 2 BATHS	3%
26	A10	1 st	69.76	57.96	11.80	2 BEDS / 2 BATHS	3%
27	A11	1 st	47.85	40.00	7.85	1 BED / 1 BATH	SOLD
28	A12	1 st	51.70	41.20	10.50	1 BED / 1 BATH	SOLD

2nd FLOOR



NO	UNIT	FLOOR	TOTAL SIZE (m ²)	INDOOR SPACE (m ²)	OUTDOOR SPACE (m ²)	DESCRIPTION	GUARANTEED YEARLY RENTAL INCOME
29	B1	2 nd	82.61	70.81	11.80	2 BEDS / 2 BATHS	3%
30	B2	2 nd	67.84	61.14	6.70	2 BEDS / 2 BATHS	3%
31	B3	2 nd	65.98	58.38	7.60	2 BEDS / 2 BATHS	3%
32	B4	2 nd	46.02	41.22	4.80	1 BED / 1 BATH	HOLD
33	B5	2 nd	51.74	42.34	9.40	1 BED / 1 BATH	SOLD
34	B6	2 nd	50.93	47.13	3.80	1 BED / 1 BATH	3%
35	B7	2 nd	77.32	65.18	12.14	2 BEDS / 2 BATHS	3%
36	B8	2 nd	72.74	60.94	11.80	2 BEDS / 2 BATHS	SOLD
37	B9	2 nd	72.83	61.03	11.80	2 BEDS / 2 BATHS	3%
38	B10	2 nd	69.76	57.96	11.80	2 BEDS / 2 BATHS	3%
39	B11	2 nd	47.85	40.00	7.85	1 BED / 1 BATH	SOLD
40	B12	2 nd	51.70	41.20	10.50	1 BED / 1 BATH	HOLD

3rd FLOOR



NO	UNIT	FLOOR	TOTAL SIZE (m ²)	INDOOR SPACE (m ²)	OUTDOOR SPACE (m ²)	DESCRIPTION	GUARANTEED YEARLY RENTAL INCOME
41	C1	3 rd	82.61	70.81	11.80	2 BEDS / 2 BATHS	SOLD
42	C2	3 rd	67.84	61.14	6.70	2 BEDS / 2 BATHS	3%
43	C3	3 rd	65.98	58.38	7.60	2 BEDS / 2 BATHS	3%
44	C4	3 rd	46.02	41.22	4.80	1 BED / 1 BATH	3%
45	C5	3 rd	51.74	42.34	9.40	1 BED / 1 BATH	3%
46	C6	3 rd	50.93	47.13	3.80	1 BED / 1 BATH	3%
47	C7	3 rd	77.32	65.18	12.14	2 BEDS / 2 BATHS	3%
48	C8	3 rd	72.74	60.94	11.80	2 BEDS / 2 BATHS	3%
49	C9	3 rd	72.83	61.03	11.80	2 BEDS / 2 BATHS	3%
50	C10	3 rd	69.76	57.96	11.80	2 BEDS / 2 BATHS	3%
51	C11	3 rd	47.85	40.00	7.85	1 BED / 1 BATH	HOLD
52	C12	3 rd	51.70	41.20	10.50	1 BED / 1 BATH	SOLD

4th FLOOR



NO	UNIT	FLOOR	TOTAL SIZE (m ²)	INDOOR SPACE (m ²)	OUTDOOR SPACE (m ²)	DESCRIPTION	GUARANTEED YEARLY RENTAL INCOME
53	D1	4 th	113.83	60.18	53.65	2 BEDS / 1 BATH	3%
54	D2	4 th	91.67	60.95	30.72	2 BEDS / 2 BATHS	3%
55	D3	4 th	85.11	60.76	24.35	2 BEDS / 2 BATHS	HOLD
56	D4	4 th	85.18	62.56	22.62	2 BEDS / 2 BATHS	SOLD
57	D5	4 th	113.26	70.84	42.42	2 BEDS / 2 BATHS	SOLD

Thank you

Disclaimer - The images in this presentation are for illustrative purposes. Actual performance may vary.