

PANGRATI TWINS

Commercial Space Converted to
Residential Apartments

PANGRATI, GREECE



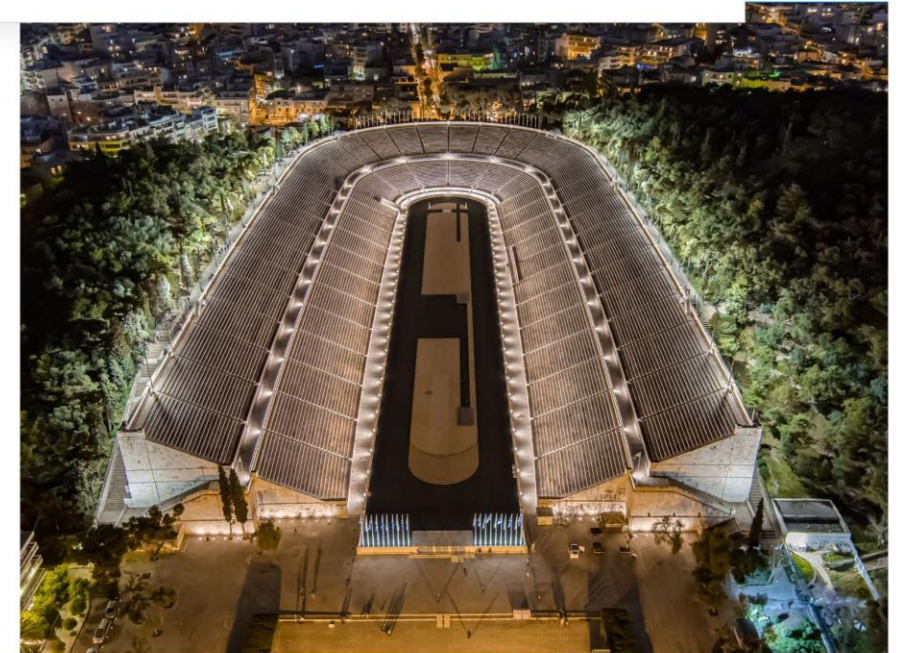
DESCRIPTION

Pangrati Twins presents **two newly remodeled ground-floor apartments** in the heart of Pangrati, transformed from a former commercial space **into stylish modern residences of 59m² and 59m²**. Each unit is delivered **fully furnished and equipped with appliances**, offering a **ready-to-move-in or turnkey investment solution**.

The location is just steps from the **upcoming Pangrati metro station**, ensuring **excellent connectivity** to the **city center, universities, and cultural landmarks**. The neighborhood combines a **vibrant lifestyle** with **strong long-term value**, making it ideal for both **living and investing**.

Fully **eligible for Greece's Golden Visa program**, this development offers a **unique opportunity for non-EU buyers** seeking residency through real estate. With only **two units available**, **Pangrati Twins** is a **rare blend of lifestyle, location, and investment potential** in one of Athens' most sought-after districts.

Estimated Delivery: End Of September 2025



LOCATION

by foot & bus



METRO STATION
10 min by bus



**LOCAL SHOPS
& CAFES**
1 min



**SUPERMARKETS
& SHOPS**
1 min



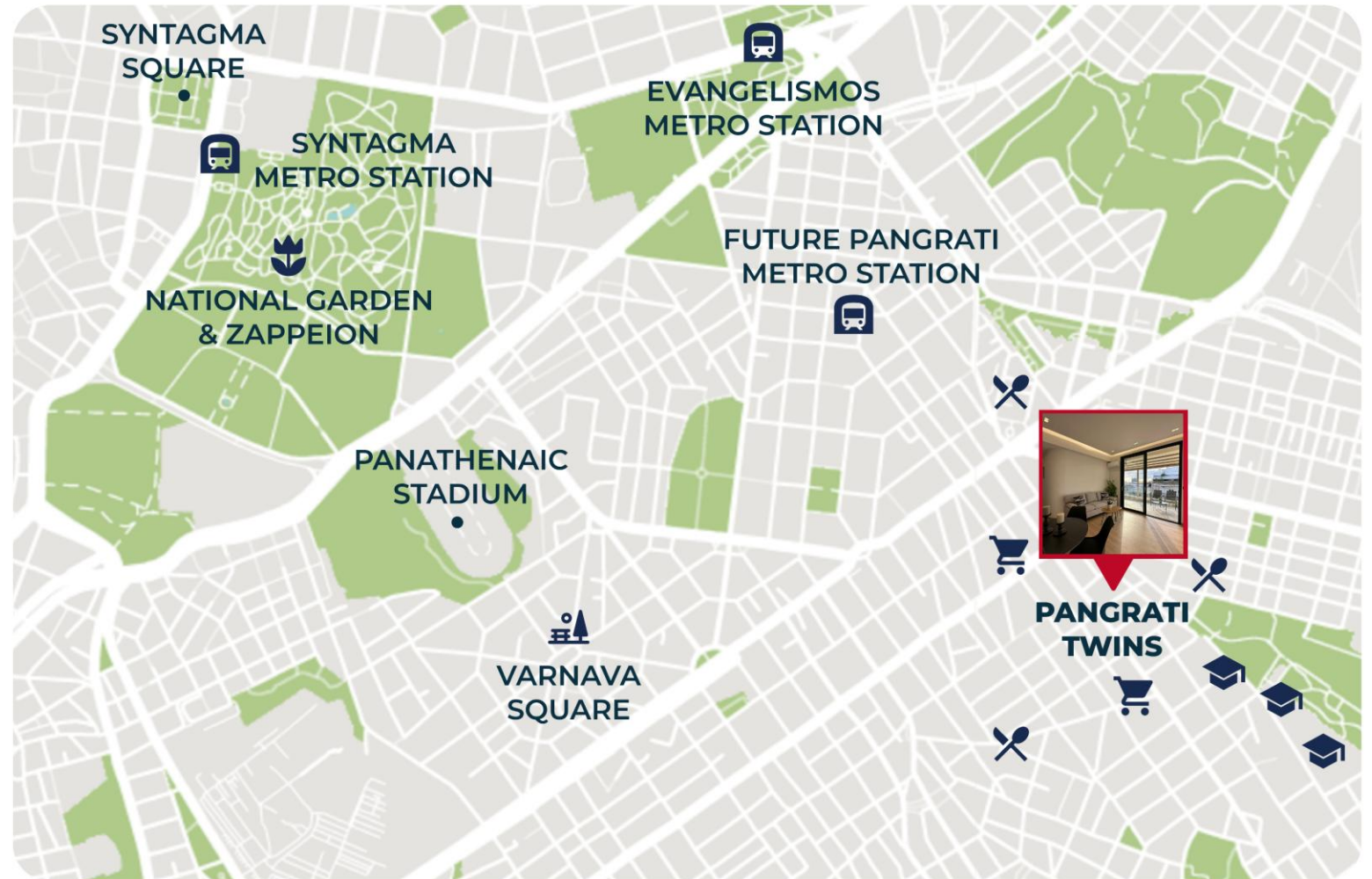
SCHOOLS
5 min



VARNAVA SQUARE
8 min



**NATIONAL GARDEN
& ZAPPEION**
15 min



LOCATION

by car



ATHENS CITY CENTER
10 min



ACROPOLIS
OF ATHENS
10 min



UNIVERSITY CAMPUS
(ZOGRAFOU)
10 min



MARINA FLOISVOS
15 min



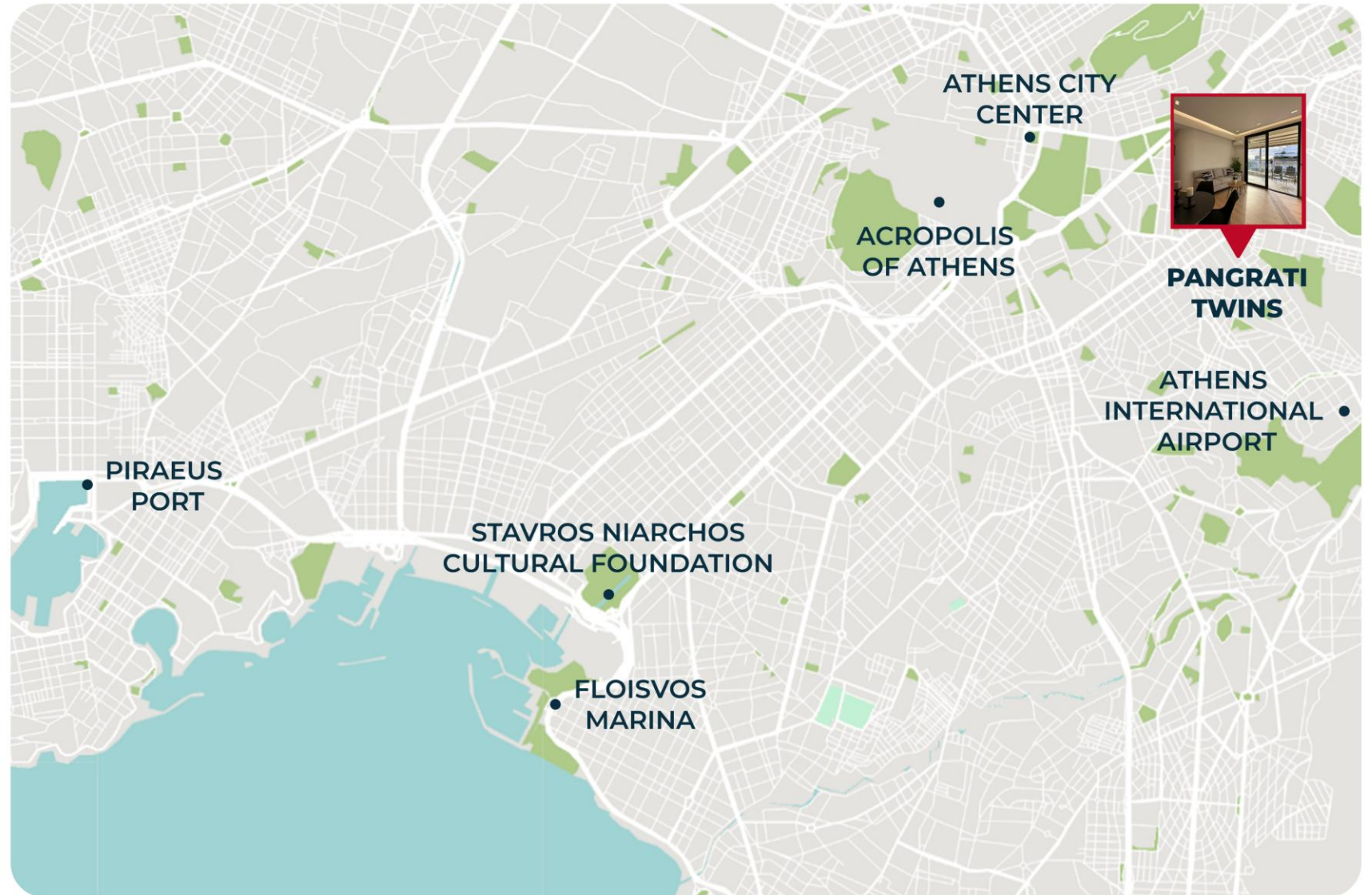
STAVROS NIARCHOS
FOUNDATION
15 min



PIRAEUS PORT
20-25 min



ATHENS AIRPORT
30 min



NEARBY

NATIONAL GARDEN

Just 15-minute walk away, the National Garden offers lush greenery, shaded paths, and peaceful spots for relaxing walks.



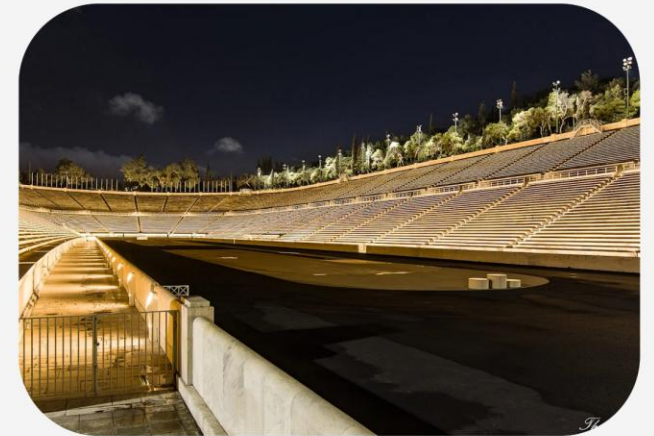
ACROPOLIS OF ATHENS

The Acropolis of Athens is a world-renowned landmark, offering breathtaking views and a timeless journey through ancient history.



PANATHENAIC STADIUM

Just 5 minutes away, the Panathenaic Stadium offers historic architecture, open terraces, and scenic spots for leisurely strolls.



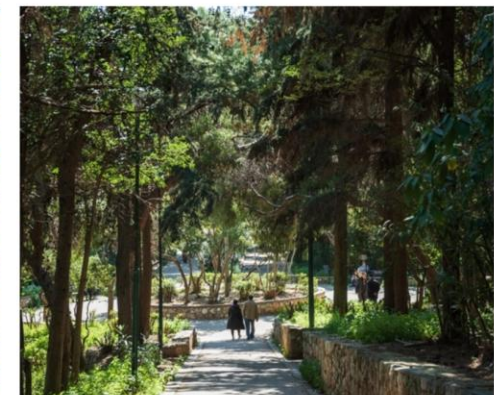
PANGRATI

Located in the heart of Pangrati, one of Athens' most central and connected districts, this area offers **direct access to the city center**, the upcoming **Pangrati Metro Station**, and major roadways. It combines **urban convenience with strong long-term value**, making it attractive for both residents and investors.

Pangrati blends **traditional charm with a modern, cosmopolitan lifestyle**, now a hub for **young professionals, students, and international residents** thanks to its accessibility, cultural richness, and vibrant café scene.

Within walking distance are iconic landmarks such as the **Panathenaic Stadium**, **Varnava Square**, and the **National Garden & Zappeion**, along with quick access to **Syntagma**, **Evangelismos Metro**, and leading universities.

With its **vibrant lifestyle and rising demand**, Pangrati remains one of Athens' most **strategic choices for living and investment**.



PROJECT OVERVIEW



Multiple
Units



Strategic
Location



Fully
Furnished



Investment
Opportunity



Golden Visa
Eligible

AVAILABLE APARTMENTS

APARTMENT A (59.00m²)

APARTMENT B (59.00m²)



GROUND FLOOR APARTMENTS

APARTMENT A



2 BDS



1 BATH

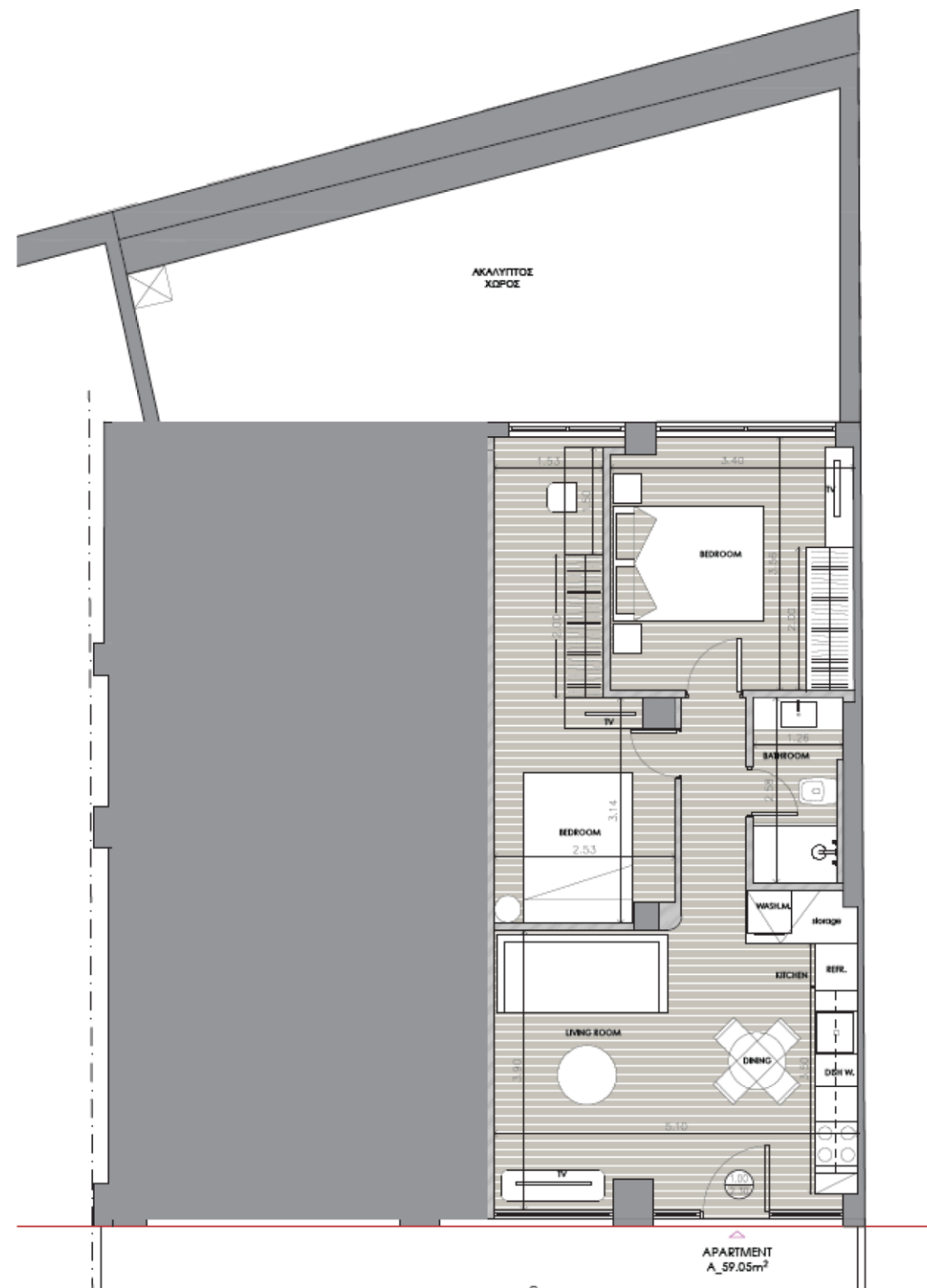


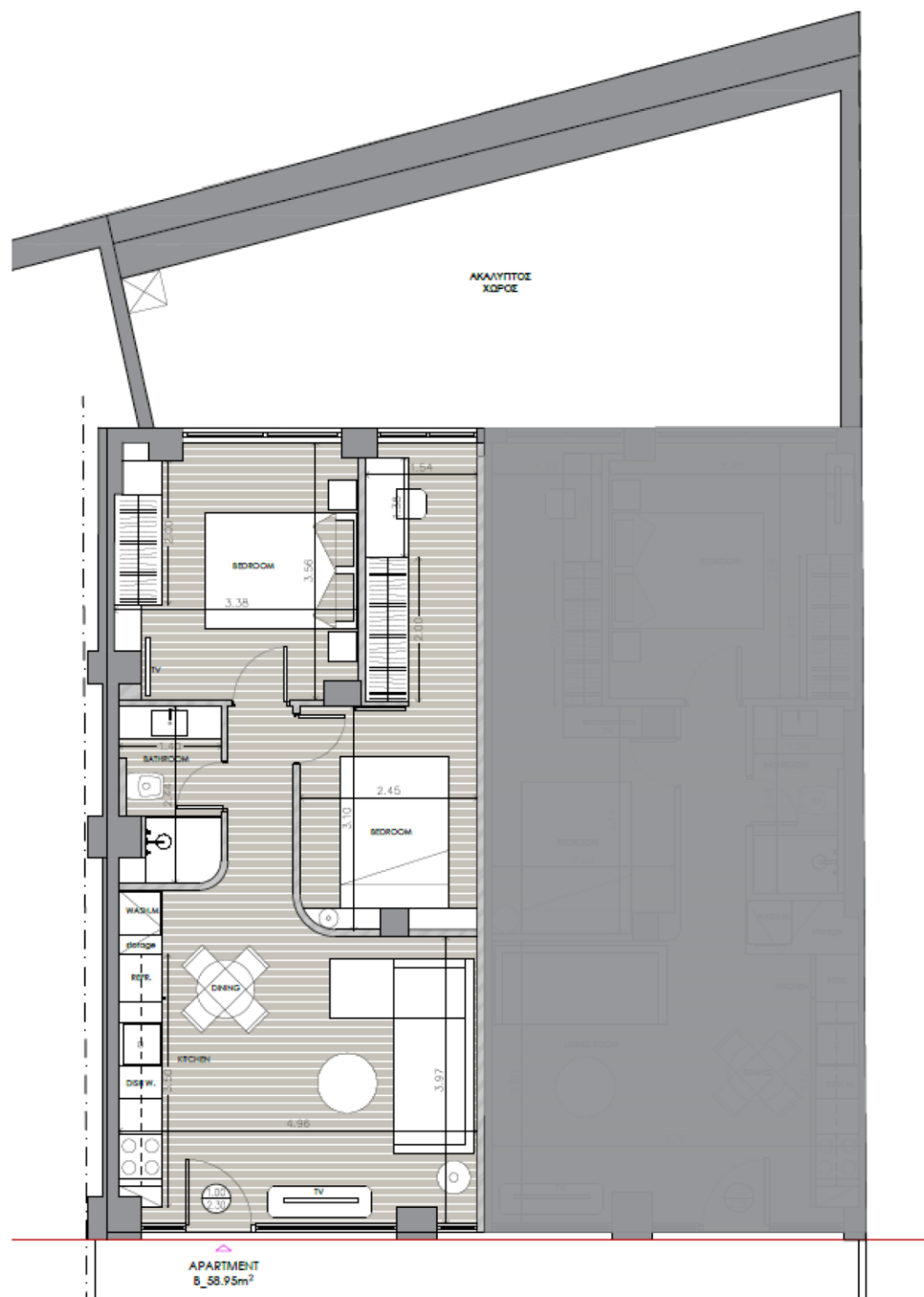
Kitchen



Living/Dining Room

Interior Surface: 59.00m²





GROUND FLOOR APARTMENTS

APARTMENT B



2 BDS



1 BATH



Kitchen



Living/Dining Room

Interior Surface: 59.00m²















DAVOLINE











PRICES



UNIT	FLOOR	INDOOR SPACE (m ²)	DESCRIPTION	GUARANTEED MONTHLY RENTAL INCOME
APARTMENT A	GF	59.00	2 BEDS /1 BATH	3%
APARTMENT B	GF	59.00	2 BEDS /1 BATH	3%