Ιστορικό Κέντρο

Athenaeum

Property ID: 2052348



PURCHASE PRICE: 2.650.000 EUR • LIVING SPACE: ca. 225 m^2 • ROOMS: 4

Property ID: 2052348 - 105 56 Ιστορικό Κέντρο

- At a glance
- The property
- A first impression
- Contact partner

Property ID: 2052348 - 105 56 Ιστορικό Κέντρο

At a glance

Property ID	2052348
Living Space	ca. 225 m²
Rooms	4
Bathrooms	3
Year of construction	1890

Purchase Price	2.650.000 EUR
Modernisation / Refurbishment	2012

Property ID: 2052348 - 105 56 Ιστορικό Κέντρο

The property





Property ID: 2052348 - 105 56 Ιστορικό Κέντρο

The property





Property ID: 2052348 - 105 56 Ιστορικό Κέντρο

The property





Property ID: 2052348 - 105 56 Ιστορικό Κέντρο

The property





Property ID: 2052348 - 105 56 Ιστορικό Κέντρο

The property





Property ID: 2052348 - 105 56 Ιστορικό Κέντρο

The property





Property ID: 2052348 - 105 56 Ιστορικό Κέντρο

The property





Property ID: 2052348 - 105 56 Ιστορικό Κέντρο

The property





Property ID: 2052348 - 105 56 Ιστορικό Κέντρο

The property





Property ID: 2052348 - 105 56 Ιστορικό Κέντρο

The property





Property ID: 2052348 - 105 56 Ιστορικό Κέντρο

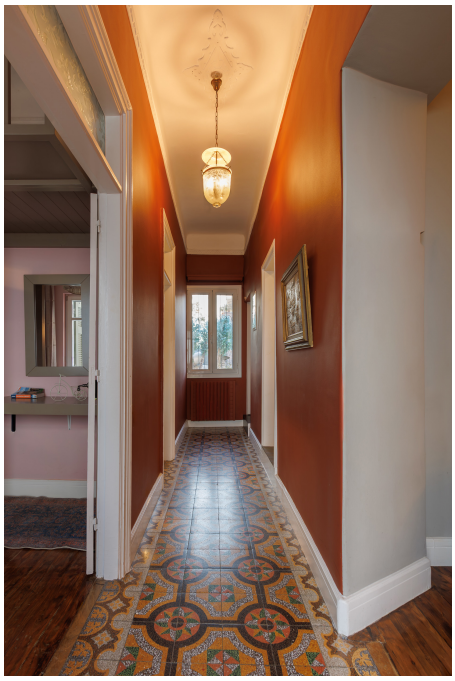
The property





Property ID: 2052348 - 105 56 Ιστορικό Κέντρο

The property





Property ID: 2052348 - 105 56 Ιστορικό Κέντρο

The property





Property ID: 2052348 - 105 56 Ιστορικό Κέντρο

The property





Property ID: 2052348 - 105 56 Ιστορικό Κέντρο

The property



Property ID: 2052348 - 105 56 Ιστορικό Κέντρο

A first 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.

Property ID: 2052348 - 105 56 Ιστορικό Κέντρο

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

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com