Ιστορικό Κέντρο

Athenian Majesty

CODE DU BIEN: 1380939

PRIX D'ACHAT: 1.750.000 EUR • SURFACE HABITABLE: ca. 335 m^2 • PIÈCES: 3

CODE DU BIEN: 1380939 - 105 58 Ιστορικό Κέντρο

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En un coup d'œil

CODE DU BIEN	1380939
Surface habitable	ca. 335 m²
Pièces	3
Chambres à coucher	1
Salles de bains	2

Prix d'achat	1.750.000 EUR

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La propriété

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Une première impression

In the heart of Athens' Historic Center, next to the Acropolis Rock and Museum, in the aristocratic neighborhood of Plaka, stands a rare neoclassical mansion, a timeless masterpiece built in 1911. A stone's throw from the Temple of Olympian Zeus, the Acropolis, Syntagma Square, and the National Garden, this architectural gem is officially designated as a preserved historic building and holds ? construction permit for elevator and a valid reconstruction (renovation) permit until 2027 and the possibility to be extended.

This distinguished neoclassical residence, once home to Athenian high society, spans 231.59 sq.m., with an additional 104 sq.m. on the lower level (totaling 335.59 sq.m.). The lower level, with a separate entrance next to the main entry, offers privacy and versatility, ideal for a guest suite, service quarters, a secondary kitchen, and a bathroom.

Through its grand double doors, guests are welcomed into the elevated ground floor (94.79 sq.m.), reached by a few marble steps. The soaring 3.7-meter-high ceilings, majestic wooden staircase, and elegant columns define an atmosphere of sophistication and grandeur. After renovation, the space will embrace an art nouveau aesthetic, creating refined seating and dining areas. A cozy fireplace adds warmth and character, while the kitchen opens onto a charming courtyard at the rear of the house.

The first floor (104.28 sq.m.) features a magnificent master bedroom, bathed in natural light, with large windows and a balcony. This spacious retreat boasts an impressive en-suite bathroom. Two additional, well-appointed bedrooms on this level share a stylish bathroom, offering comfort and elegance.

The second floor houses a delightful penthouse space (32.52 sq.m.), perfect for a study or casual lounge, leading to an expansive terrace. Here, under the endless blue Athenian sky by day or the twinkling stars on warm summer nights, the city unfolds like a living museum, blending past and present in a mesmerizing dance of history and culture.

This exceptional residence is a rare offering, appealing to both Greek and international buyers—families seeking a home with soul, history lovers enchanted by the legacy of Athens, or professionals eager to be immersed in the city's vibrant pulse. Plaka is not just a neighborhood; it is a living tapestry woven from ancient Greek, Roman, Ottoman, and modern influences—a place where the essence of civilization breathes through every stone and every street.

For those who yearn to own a piece of history and experience the heartbeat of Athens in its

purest form, this neoclassical jewel awaits.

Von Poll Greece offers a full spectrum of services to support clients throughout the property purchase process in Greece. Beyond our core 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 international and local clients alike.

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Contact

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

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