



Metropolitan Residences

AVGERINOU 28, AMPELOKIPOI



Welcome to Ampelokipoi

Located just north of the city center, **Ampelokipoi** is a dynamic neighborhood that blends everyday Athenian life with a surprising amount of green pockets, rich history, and effortless **urban accessibility**.

Once known for its **sprawling vineyards**, hence the name of the neighborhood, the area has evolved into one of Athens' most well-connected and lively districts. Ampelokipoi has become one **of the hottest neighborhoods in Athens**; It retains an authentic

Athenian vibe, blending old and new elements. The area features charming streets, neoclassical buildings, and local markets.

The iconic **Athens Tower** rises here, anchoring the skyline, and several major metro and bus routes make it a true transportation crossroads. It's a neighborhood where you'll find **families, professionals, students**, and long-time **locals** sharing the same sidewalks, a genuine slice of Athenian life.



METROPOLITAN RESIDENCES

AVGERINOU 28, AMPELOKIPOI

Perched on a quiet rise in **Ampelokipoi**, the building on **Avgerinou Street** is a hidden gem in central Athens. Built in the late 90s, will be retrofitted into **9 apartments** (8 one bedroom & 1 studio) in a peaceful residential street and a paved footpath, offering an uncommon sense of openness and calm.

Its standout feature is the generous, sunlit balconies on both sides. From all the apartments, the views open to leafy streets, partial **Aegean glimpses**, and even **Lycabettus Hill** — all thanks to its gentle elevation. Light, air, and horizon give the building an uplifting sense of space. Now entering a new chapter, the property is being carefully converted into nine modern, **fully furnished apartments** designed for comfort and easy living. Ideal for residents, students, medical professionals, and those visiting nearby hospitals, the location blends convenience with serenity.

A few lucky tenants will also benefit from **dedicated parking** — a rare privilege in this central area. This transformation respects the building's solid foundations while bringing a fresh, contemporary feel, making it a highly desirable home in one of Athens' most connected neighborhoods.

Points of interest

950 m (12' walk)
Stadium of Panathinaikos

650 m (8' walk)
Agios Savvas Oncology
Hospital

900 m (12' walk)
Agora Restaurant

1.3 km (4' drive)
Red Cross Hospital

750 m (10' walk)
Hellenic
Supreme Court

1.1 km (2' drive)
Euroclinic of Athens

900 m (12' walk)
BCA College, City Campus

1.2 km (3' drive)
Elena Maternity Hospital

87 m (1' walk)
Gym

Metropolitan Residences

750 m (10' walk)
Hellenic Police Headquarters

200 m (3' walk)
Pharmacy

750 m (10' walk)
Supermarket

750 m (10' walk)
Panormou
Metro Station

800 m (11' walk)
Ampelokipoi
Metro Station

1 km (2' drive)
Balthazar Restaurant

1.7 km (6' drive)
General Hospital "Elpis"

The apartments

1st FLOOR

| | |
|----|----------------------|
| A1 | 35.99 m ² |
| A2 | 38.43 m ² |

2nd FLOOR

| | |
|----|----------------------|
| B1 | 35.99 m ² |
| B2 | 38.43 m ² |

3rd FLOOR

| | |
|----|----------------------|
| C1 | 35.99 m ² |
| C2 | 38.43 m ² |

4th FLOOR

| | |
|----|----------------------|
| D1 | 35.99 m ² |
| D2 | 38.43 m ² |

5th FLOOR

| | |
|----|-------------------|
| E1 | 26 m ² |
|----|-------------------|







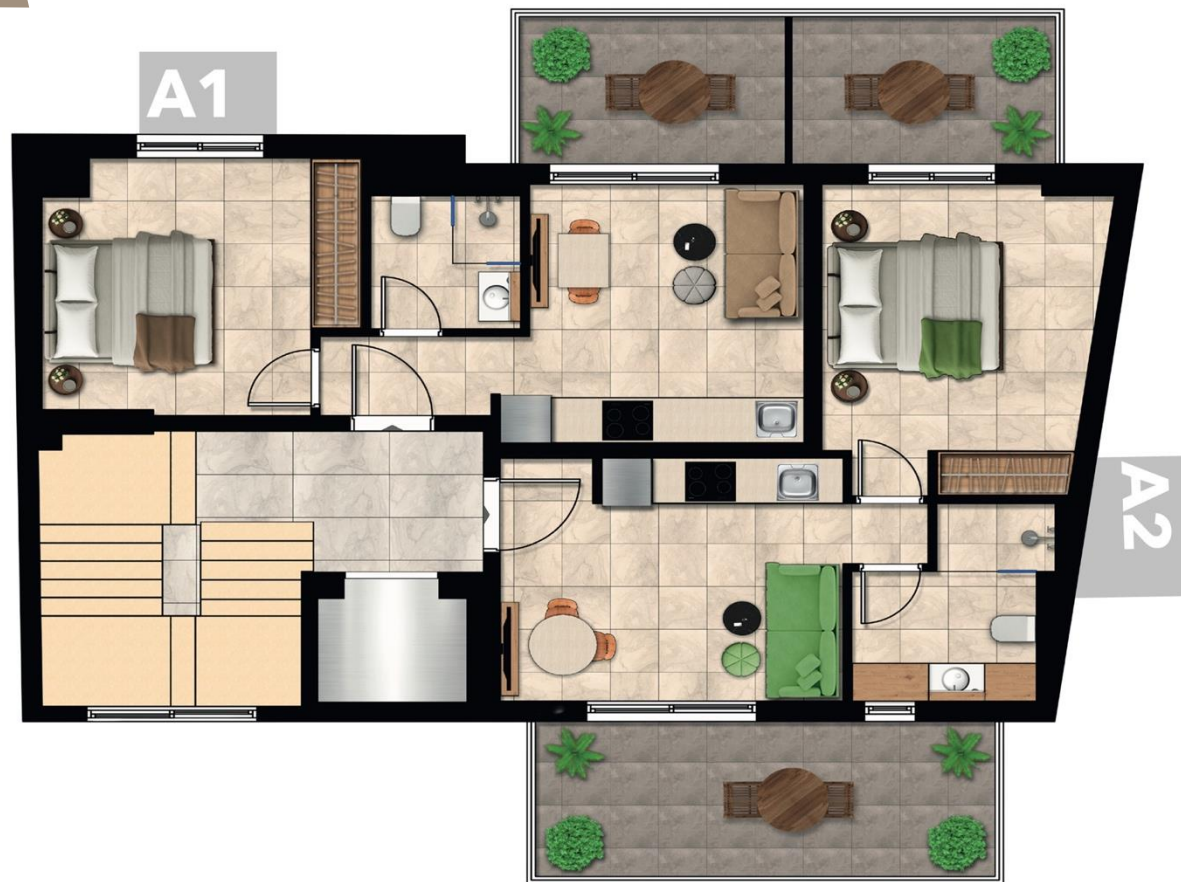








First Floor



**All apartments
are fully furnished and equipped.**

| | A1 | A2 |
|--------------------|----------------------|----------------------|
| Bedrooms | 1 | 1 |
| Bathroom | 1 | 1 |
| Living Area | 35.99 m ² | 38.43 m ² |
| Balcony | 7.23 m ² | 17.96 m ² |

Second Floor



All apartments
are fully furnished and equipped.

| | B1 | B2 |
|-------------|----------------------|----------------------|
| Bedrooms | 1 | 1 |
| Bathroom | 1 | 1 |
| Living Area | 35.99 m ² | 38.43 m ² |
| Balcony | 9.36 m ² | 19.77 m ² |

Third Floor



| | C1 | C2 |
|--------------------|----------------------|----------------------|
| Bedrooms | 1 | 1 |
| Bathroom | 1 | 1 |
| Living Area | 35.99 m ² | 38.43 m ² |
| Balcony | 9.36 m ² | 19.77 m ² |

**All apartments
are fully furnished and equipped.**

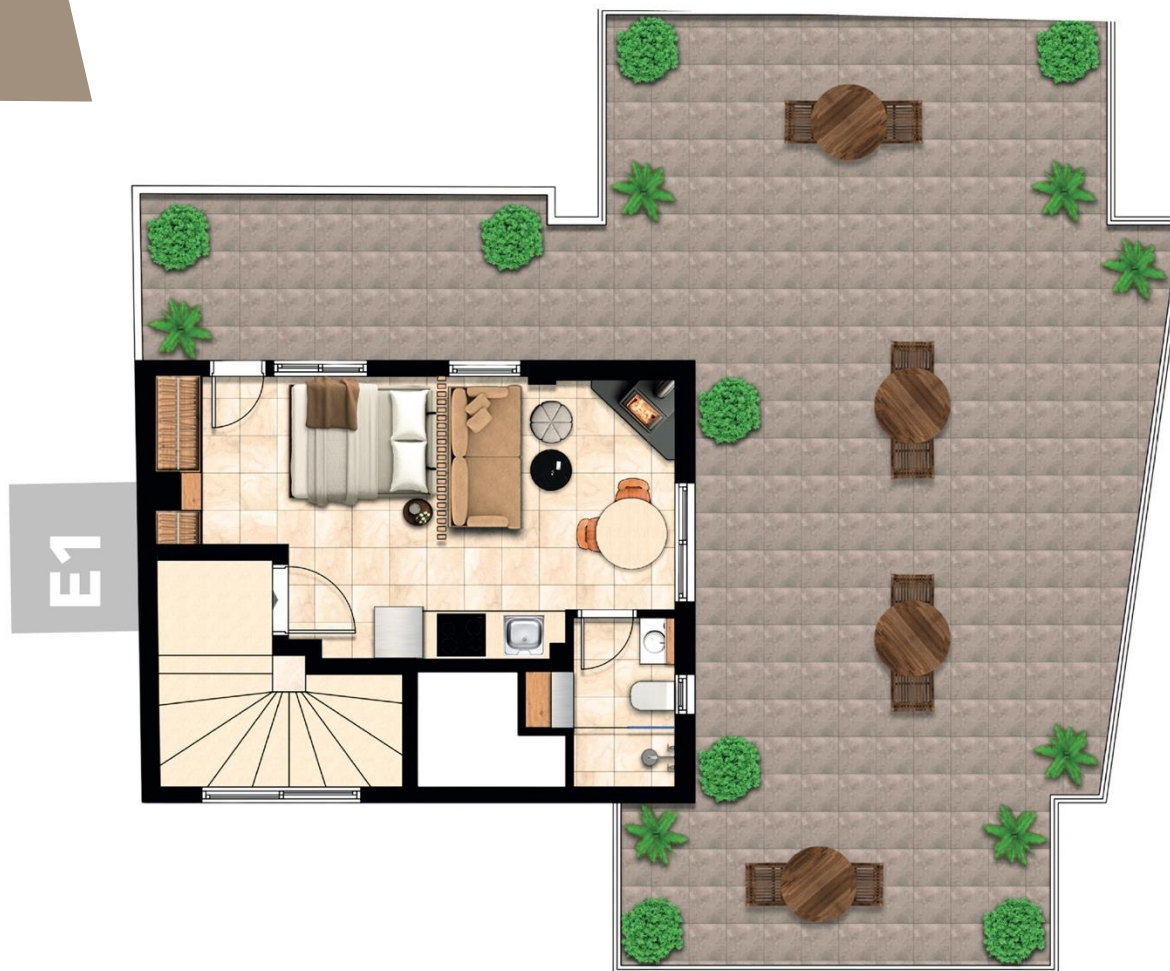
Fourth Floor



All apartments
are fully furnished and equipped.

| | D1 | D2 |
|--------------------|----------------------|----------------------|
| Bedrooms | 1 | 1 |
| Bathroom | 1 | 1 |
| Living Area | 35.99 m ² | 38.43 m ² |
| Balcony | 9.36 m ² | 19.77 m ² |

Fifth Floor



All apartments
are fully furnished and equipped.

E1

Bedrooms

Studio
Apartment

Bathroom

1

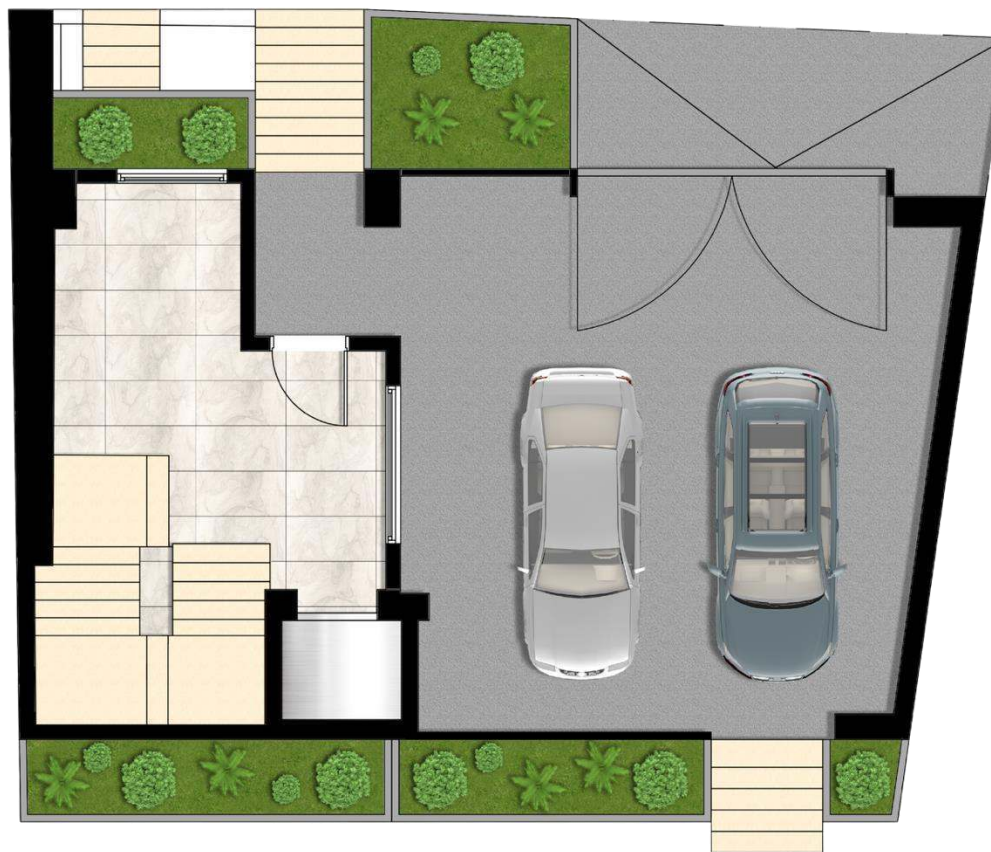
Living Area

26 m²

Balcony

86.19 m²

Ground Floor



Apartments are fully furnished and equipped with:

Double bed, night-tables, closet, sofa, coffee table, dining table with chairs, TV, built-in oven, set of ceramic hobs, kitchen hood, sink, fridge or mini bar, bathroom equipment (toilet + basin + shower cabin), A/C, washing machine*.

*Furnishings and appliances listed may differ slightly between units.

