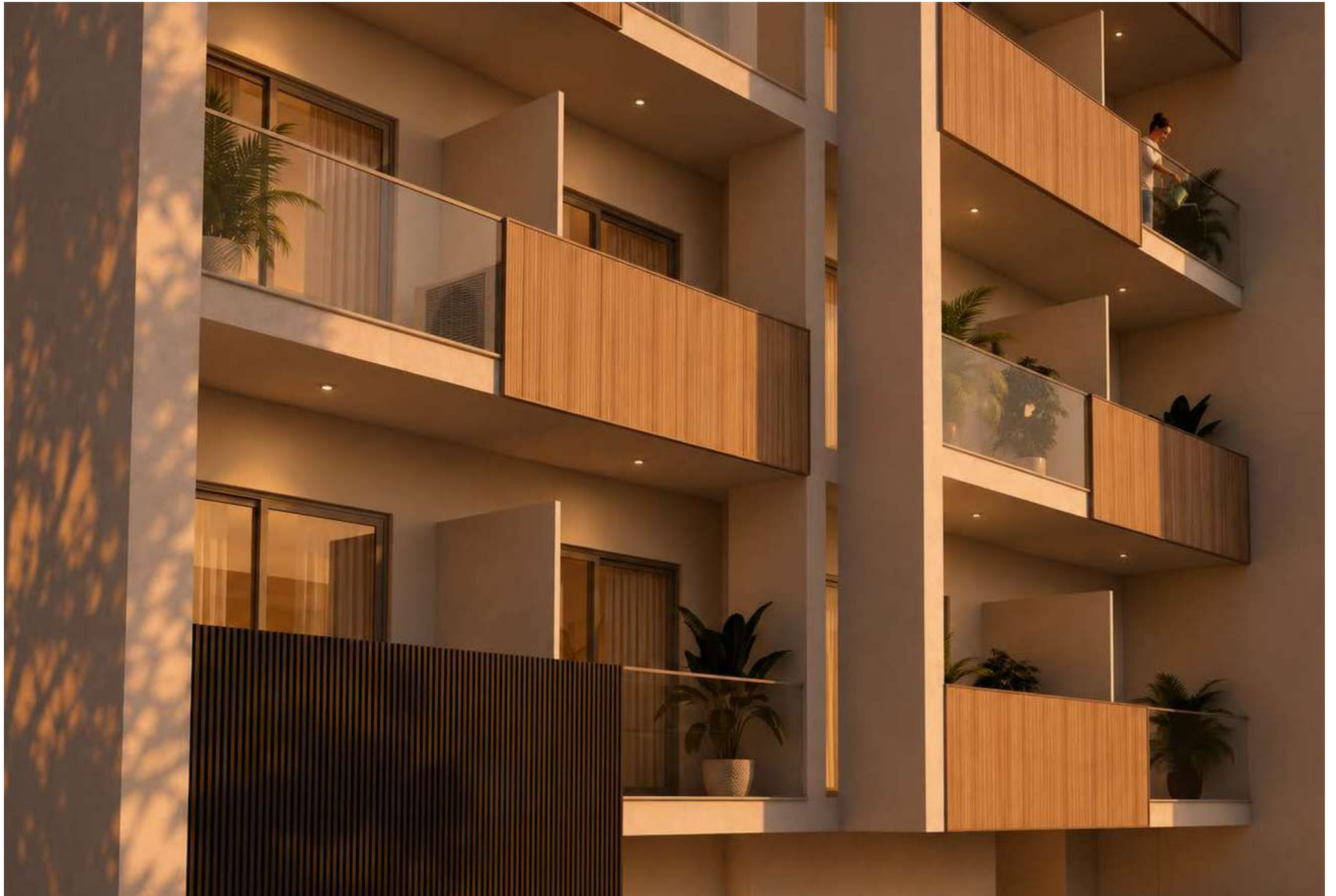




DELOS *Estate*

Dream Beyond Limits





DELOS ESTATE:

DEVELOPMENT OVERVIEW



Located in the central **Exarcheia** district of Athens, Delos Estate is a 5-storey residential development featuring **36 one-bedroom, one-bathroom apartments**, with unit sizes ranging from **31–42 m²**



€250K+

Golden Visa eligible project



31 AUG 2027

Expected delivery date



PRIVATE PARKING

available within the development

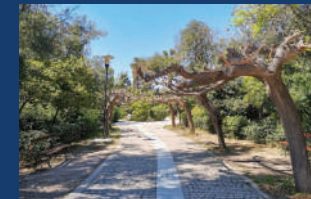


FULLY FURNISHED

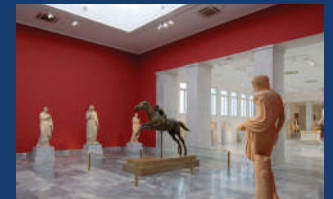
with all electrical appliances included



LOCATION HIGHLIGHTS



1 Pedion Tou Areos Park - 250m



2 National Archaeological Museum - 250m



3 Lycabettus Hill - 3.3km



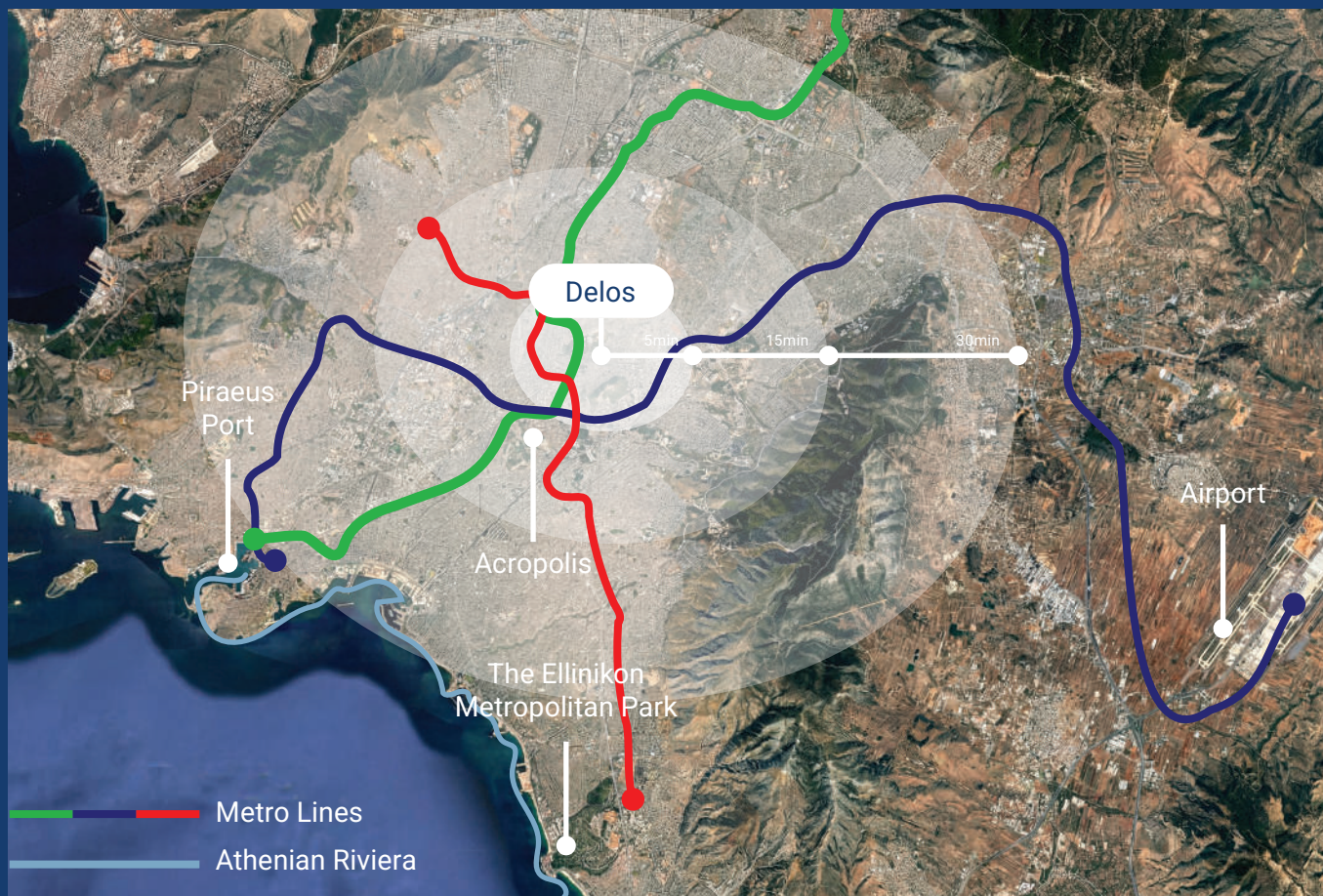
4 Acropolis - 6.8km



5 Syntagma Square - 2.4km



6 Athenian Riviera - 8km



KEY CONNECTIONS



1. Pedion Tou Areos Park	4 min 250 m
2. Syntagma Square	12 min 2.4 km
3. Athenian Riviera	27 min 12 km
4. Piraeus Port	33 min 16 km
5. Athens International Airport	50 min 37 km



HISTORICAL PLACES



National Archaeological Museum	3 min 250 m
Ancient Agora	19 min 4.4 m
Panathenaic Stadium	24 min 5.6 km
Acropolis	24 min 6.8 km



SUPERMARKETS



Sklavenitis	4 min 250 m
AB	5 min 350 m

Exarcheia is a central Athens neighborhood that combines urban convenience, cultural character, and strong connectivity, offering residents a dynamic city lifestyle close to key landmarks and everyday amenities



Metro Station
(Line 1) – 5 min
on foot



Bus Routes Along
Patission Avenue
– 1 min on foot



One of the largest
parks of Athens
just 4 min away



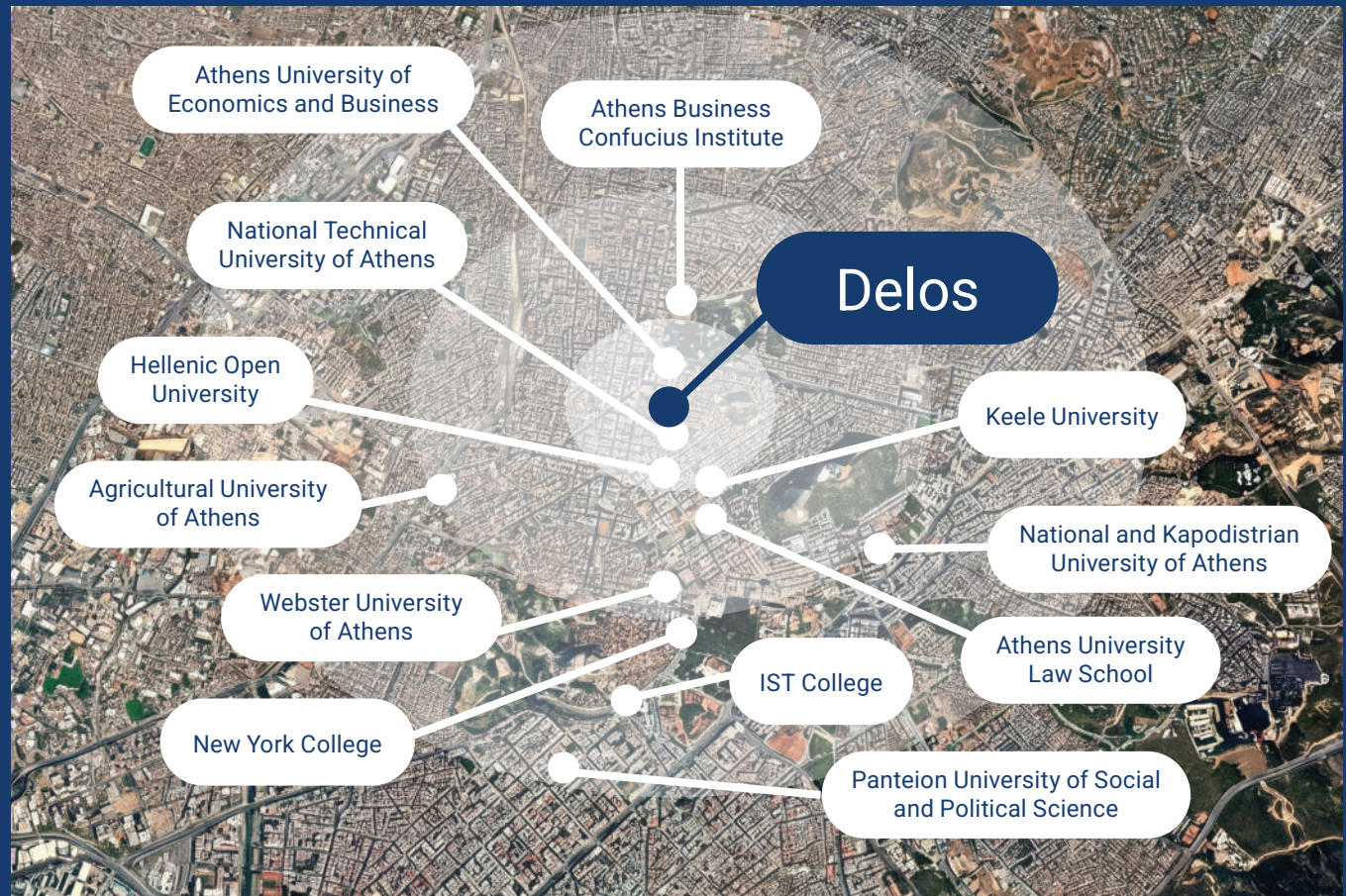
EXARCHEIA: ACADEMIC DISTRICT

Delos Estate is surrounded by leading academic institutions within easy reach



UNIVERSITIES

Athens University of Economics and Business	2 min 400 m
Athens Business Confucius Institute	5 min 1.2 km
National Technical University of Athens	6 min 1.3 km
Hellenic Open University	6 min 1.4 km
Keele University	7 min 1.5 km
Athens University Law School	10 min 1.5 km
New York College	14 min 2.4 km
Webster University of Athens	15 min 2.6 km
Agricultural University of Athens	16 min 3.1 km
National and Kapodistrian University of Athens	16 min 3.5 km
IST College	17 min 3.8 km
Panteion University of Social and Political Science	20 min 4.3 km





PRIVATE PARKING IN CENTRAL ATHENS

Finding a parking space in central Athens can often mean driving around the neighborhood, competing for limited street parking, or paying for private parking every day.

Delos Estate offers dedicated basement parking spaces, providing residents with greater convenience, security, and long-term value.



Dedicated
basement parking available
within the development

No Time
wasted searching
for parking

Added
long-term property value

A Rare Feature
in central Exarcheia
developments





INSIDE

DELOS

Estate

Energy class A certified

$0,33Rr < EP \leq 0,5Rr$

A

A

$0,75Rr < EP \leq 1,00Rr$

B

$1,00Rr < EP \leq 1,41Rr$

Г



Deviance of up to five percent (5%) from the initial description is mutually accepted

Unit	Floor	Internal SQM	Bedroom	Bathroom	Balcony / Garden	Parking Number	Total SQM
001	0	41.58m ²	1	1	12.61m ²	-	54.19m ²
002	0	37.93m ²	1	1	14.71m ²	-	52.64m ²
003	0	38.43m ²	1	1	49.91m ²	-	88.34m ²
004	0	41.46m ²	1	1	83.84m ²	-	125.30m ²
101	1	37.54m ²	1	1	5.71m ²	P13	43.25m ²
102	1	38.48m ²	1	1	6.1m ²	P8	44.58m ²
103	1	37.2m ²	1	1	5.05m ²	P12	42.25m ²
104	1	41.68m ²	1	1	5.45m ²	P23	47.13m ²
105	1	41.65m ²	1	1	5.47m ²	P6	47.12m ²
106	1	36.83m ²	1	1	5.17m ²	P9	42m ²
107	1	39.47m ²	1	1	5.34m ²	P27	44.81m ²
108	1	30.71m ²	1	1	9.19m ²	P14	39.9m ²
201	2	37.54m ²	1	1	5.71m ²	P16	43.25m ²
202	2	38.48m ²	1	1	6.1m ²	P3	44.58m ²
203	2	37.2m ²	1	1	5.05m ²	P11	42.25m ²
204	2	41.68m ²	1	1	5.45m ²	P18	47.13m ²
205	2	41.65m ²	1	1	5.47m ²	P31	47.12m ²
206	2	36.83m ²	1	1	5.17m ²	P4	42m ²
207	2	39.47m ²	1	1	5.34m ²	P1	44.81m ²
208	2	30.71m ²	1	1	9.19m ²	P7	39.9m ²
301	3	37.54m ²	1	1	5.71m ²	P2	43.25m ²
302	3	38.48m ²	1	1	6.1m ²	P22	44.58m ²
303	3	37.2m ²	1	1	5.05m ²	P25 - moto	42.25m ²
304	3	41.68m ²	1	1	5.45m ²	P17	47.13m ²
305	3	41.65m ²	1	1	5.47m ²	P26	47.12m ²
306	3	36.83m ²	1	1	5.17m ²	P28	42m ²
307	3	39.47m ²	1	1	5.34m ²	P32	44.81m ²
308	3	30.71m ²	1	1	9.19m ²	P5	39.9m ²
401	4	37.54m ²	1	1	5.71m ²	-	43.25m ²
402	4	38.48m ²	1	1	6.10m ²	-	44.58m ²
403	4	37.2m ²	1	1	5.05m ²	P20	42.25m ²
404	4	41.68m ²	1	1	5.45m ²	P29	47.13m ²
405	4	41.65m ²	1	1	5.47m ²	P10 - moto	47.12m ²
406	4	36.83m ²	1	1	5.17m ²	P21	42m ²
407	4	39.47m ²	1	1	5.34m ²	P19	44.81m ²
408	4	30.71m ²	1	1	9.19m ²	P24	39.9m ²

Private basement parking available

2nd Basement



PARKING LAYOUT

Private basement parking available

1st Basement





APARTMENT LAYOUT

Ground Floor



001 · 41.58 m²

Apartment
1 Bedroom
1 Bathroom
Balcony: 12.61m²

002 · 37.93 m²

Apartment
1 Bedroom
1 Bathroom
Balcony: 14.71m²



APARTMENT LAYOUT

Ground Floor



004 · 41.46 m²

Apartment
1 Bedroom
1 Bathroom
Garden & Balcony: 83.84m²

003 · 38.43 m²

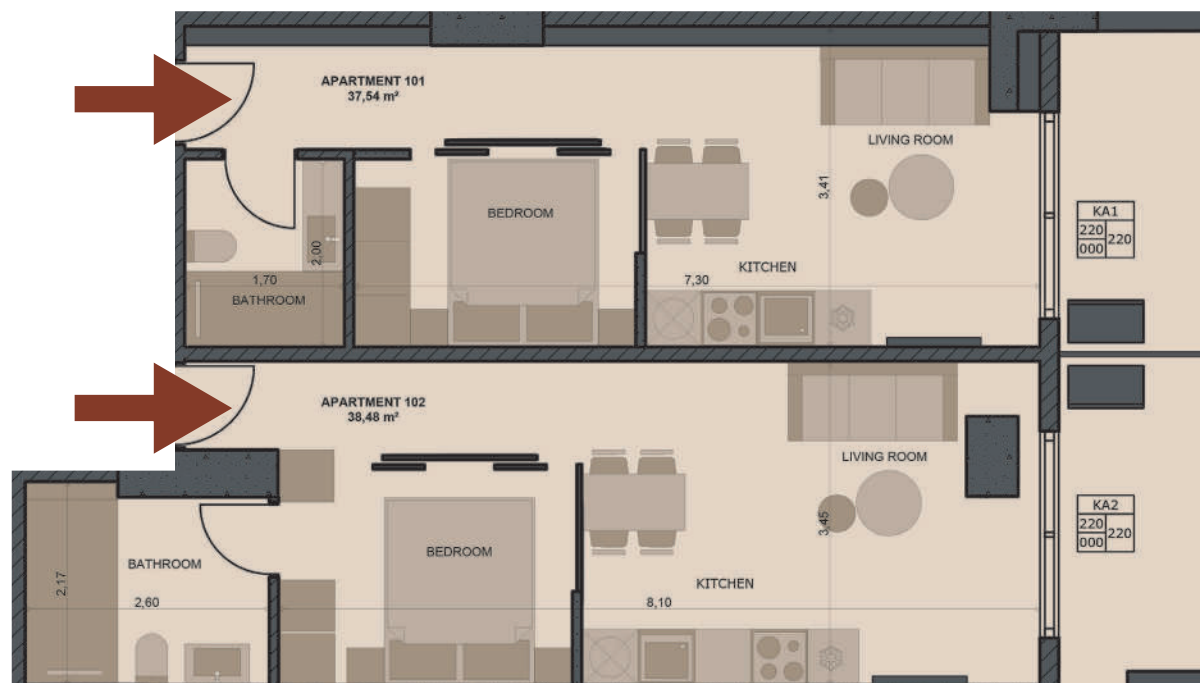
Apartment
1 Bedroom
1 Bathroom
Garden & Balcony: 49.91m²





APARTMENT LAYOUT

1st - 4th Floor



X01 · 37.54 m²

Apartment
1 Bedroom
1 Bathroom
Balcony: 5.71m²

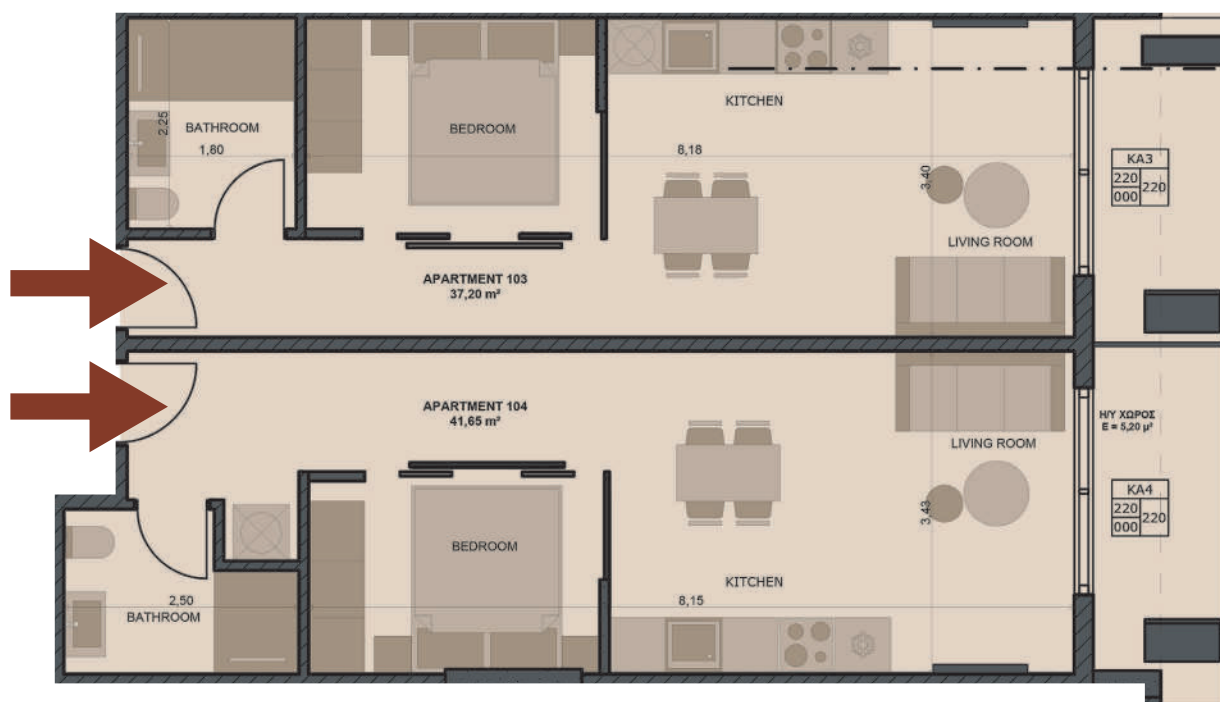
X02 · 38.48 m²

Apartment
1 Bedroom
1 Bathroom
Balcony: 6.1m²



APARTMENT LAYOUT

1st - 4th Floor



X03 · 37.2 m²

Apartment
1 Bedroom
1 Bathroom
Balcony: 5.05m²

X04 · 41.68 m²

Apartment
1 Bedroom
1 Bathroom
Balcony: 5.45m²



APARTMENT LAYOUT

1st - 4th Floor



X06 · 36.83 m²

Apartment
1 Bedroom
1 Bathroom
Balcony: 5.17m²

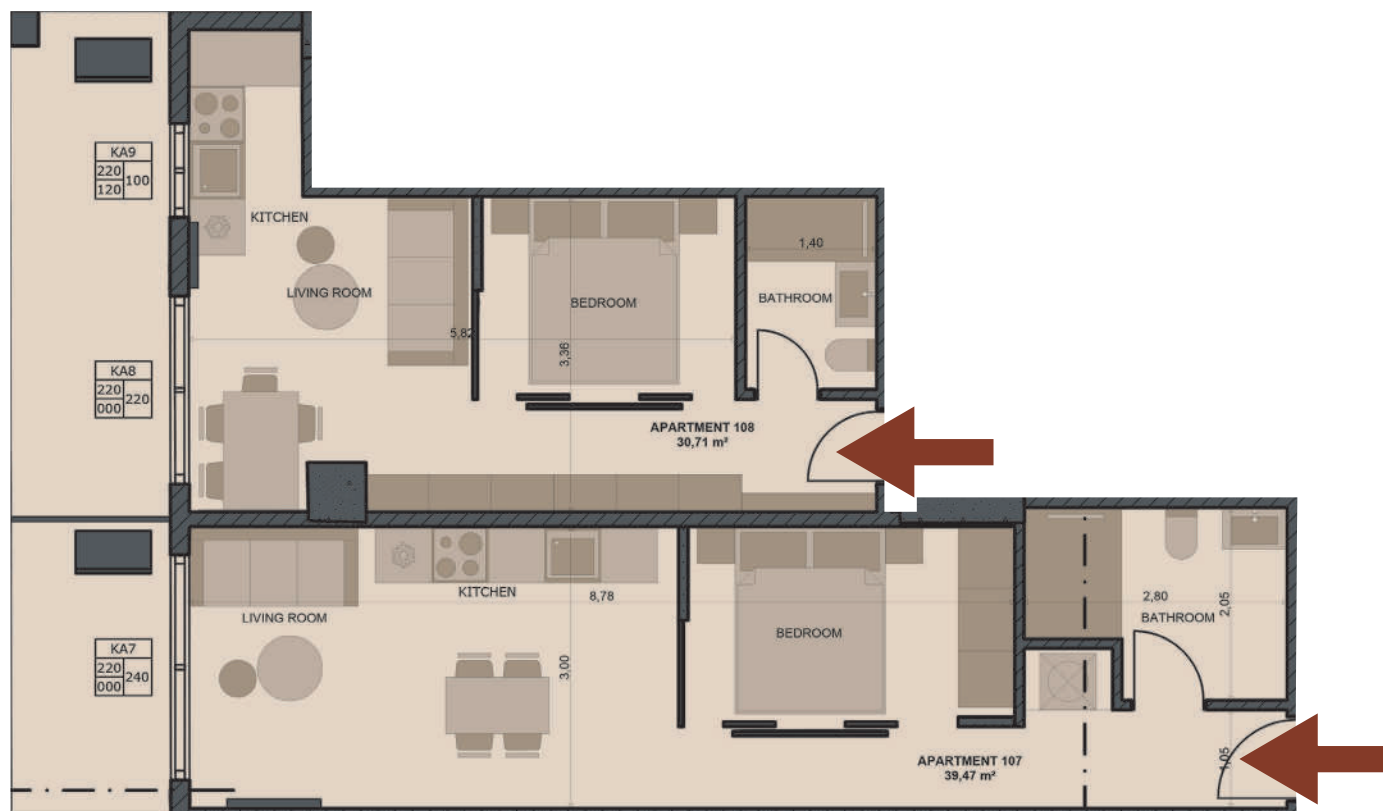
X05 · 41.65 m²

Apartment
1 Bedroom
1 Bathroom
Balcony: 5.47m²



APARTMENT LAYOUT

1st - 4th Floor



X08 · 30.71 m²

Apartment
1 Bedroom
1 Bathroom
Balcony: 9.19m²

X07 · 39.47 m²

Apartment
1 Bedroom
1 Bathroom
Balcony: 5.34m²



FURNITURE PACKAGE

All apartments are delivered fully furnished,
with all electrical appliances included







