

THE HERA ATHENS

Commercial Building Converted
to Residential Apartments

ATHENS, GREECE



DESCRIPTION

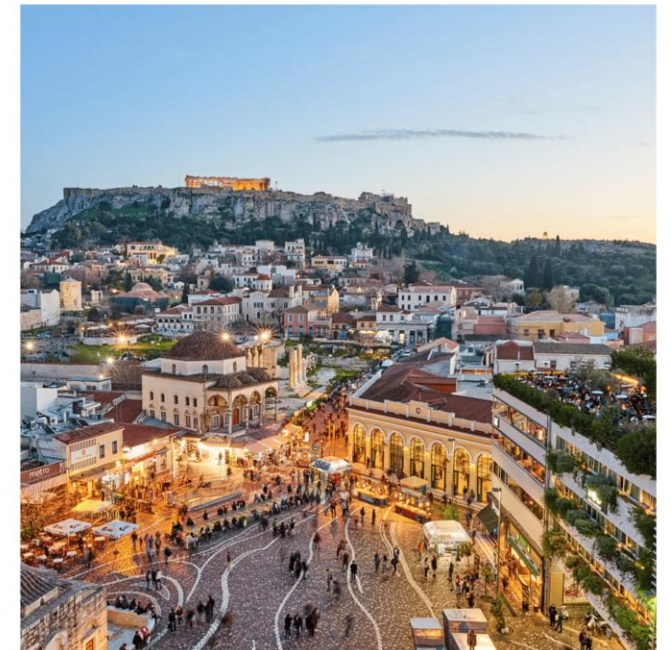
This upcoming development in **the center of Athens** involves the full transformation of a former commercial building into a **modern residential complex of 57 apartments**, thoughtfully designed to offer comfort, functionality, and style.

Nestled within a **well-established residential neighborhood** with wide streets and family homes, the property offers residents a calm and secure environment while remaining just moments from the energy of the city center. The project will feature a **rooftop thermal pool, gym, lounge area, private storage spaces, and over 30 parking spots** for added convenience.

Apartments will be available in a range of layouts, **from 40.00 sqm to 92.00 sqm**, with a balcony, designed to meet the needs of modern city dwellers — whether singles, professionals, or families.

Its strategic location ensures easy access to **public transport, shopping areas, theaters, cafes and restaurants**, as well as **Technopolis–Gazi, Kolonaki, Plaka, Syntagma, the Acropolis**, and several **public and private universities**.

Situated in a residential **zone area**, the property also qualifies for the **Greek Golden Visa Program**, combining quality living with a valuable investment opportunity in the heart of Athens.



LOCATION

on foot



METRO STATION
10 min



SUPERMARKETS
2-3 min



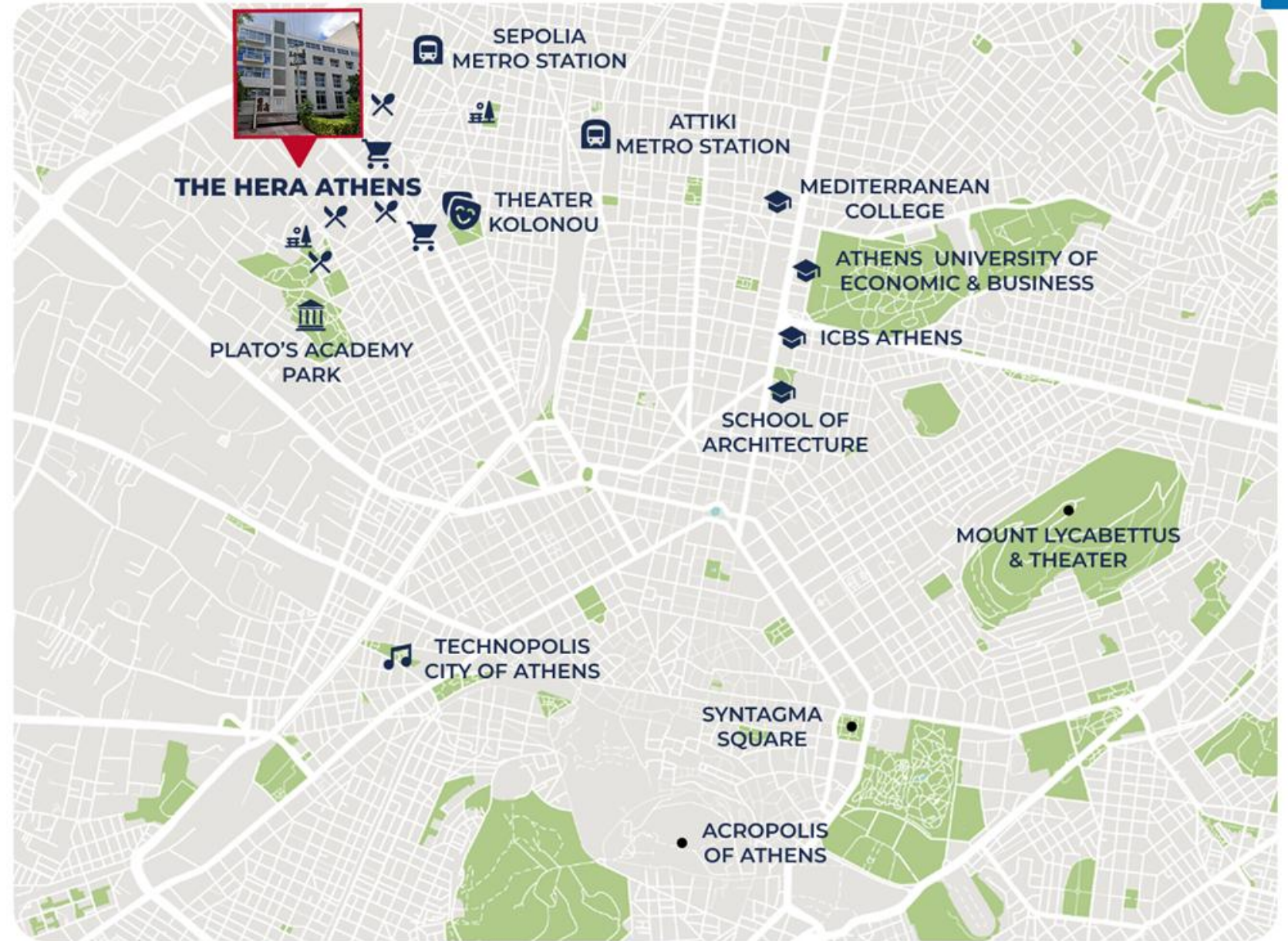
**CAFES &
LOCAL SHOPS**
2-3 min



SQUARES & PARKS
2-10 min



UNIVERSITIES
20 min by metro



LOCATION

by car



NATIONAL ROAD (E75)
2 min



PIRAEUS PORT
15 min



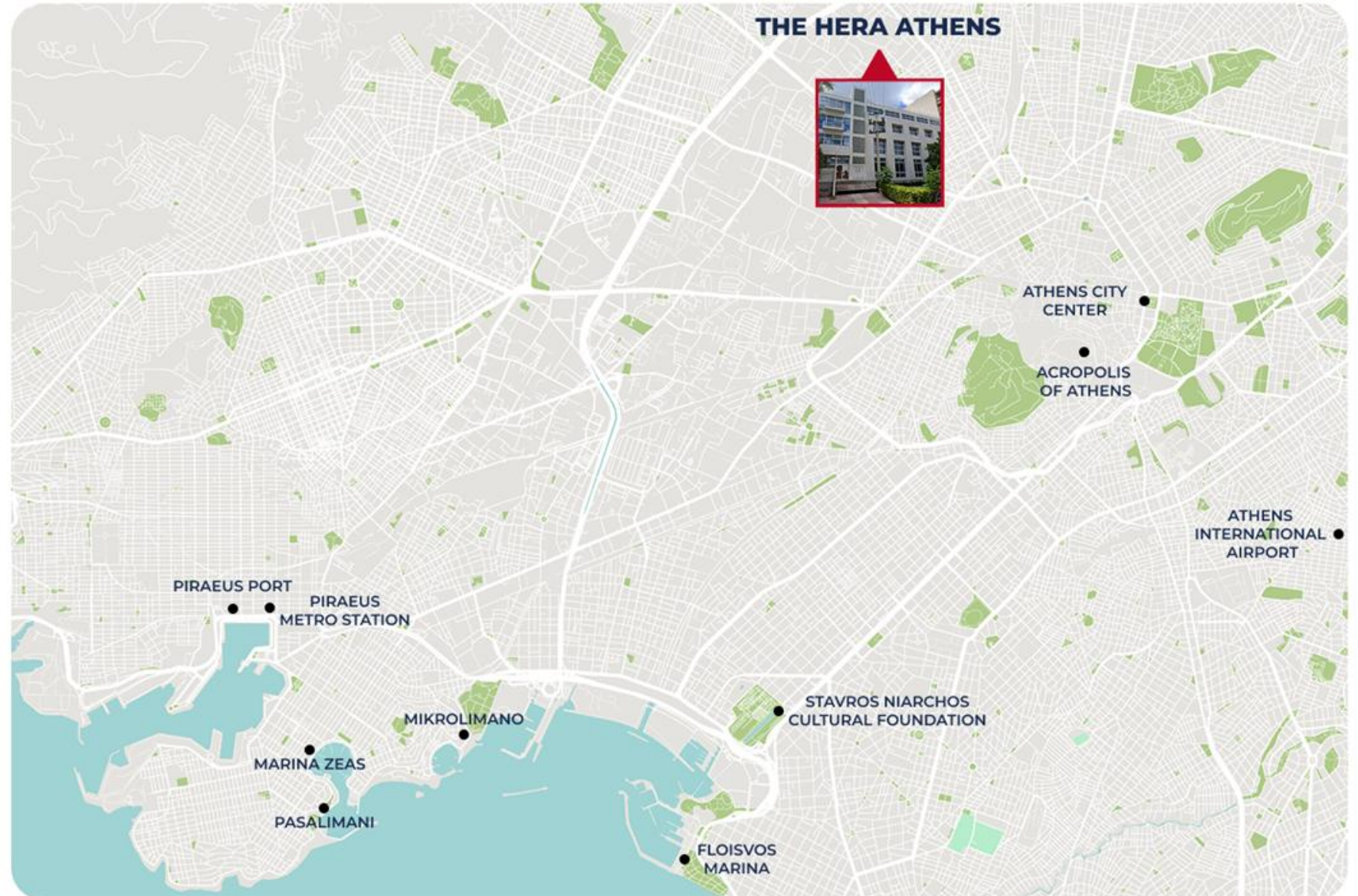
STAVROS NIARCHOS
FOUNDATION
15 min



ATHENS CENTER
10-15 min



ATHENS AIRPORT
35 min



NEARBY

Technopolis City of Athens

Technopolis City of Athens is a vibrant hub in Gazi, hosting events, exhibitions, and festivals blending history, art, and innovation.



Kolonaki

Kolonaki is an elegant Athens district known for its upscale boutiques, stylish cafés, art galleries, and vibrant urban atmosphere.



Plato's Academy Park

Plato's Academy Park is an ancient site in Athens, blending history, philosophy, and nature where Plato taught.



ATHENS

Set in the central Athenian district, the property combines the advantages of a residential neighborhood with direct access to the vibrant core of Athens. This neighbourhood is well-organized, featuring wide roads, nearby schools, local markets, and daily conveniences, while maintaining a genuine sense of community. Within minutes, residents can reach **Technopolis–Gazi, Kolonaki, Plaka, Syntagma, and the Acropolis**, enjoying the cultural and social life that defines the city.

The development is just a **10-minute walk from the nearest metro station**, providing fast connections to key areas of Athens. Its central location also ensures **easy access to the National Road (Athens–Thessaloniki), the Piraeus Port (approximately 20 minutes by car), and the Athens International Airport (around 40 minutes by car or direct metro link)**.

Combining local character, accessibility, and proximity to major city landmarks, **it offers a practical and well-connected setting for both everyday living and long-term investment.**



PROJECT OVERVIEW



Multiple
Units



Strategic
Location



Fully
Furnished



A+ Energy
Efficiency



Golden Visa
Eligible



Investment
Opportunity

 57 APARTMENTS

 RESIDENTS' ONLY POOL

 60m² GYM

 30 STORAGE UNITS

 31 PARKING SPACES



GARDEN FLOOR APARTMENTS

EXECUTIVE RESIDENCE



2 BDS



2 BATHS



Kitchen



Open-Concept
Living/Dining Room



Balcony

Interior Surface: 79.57 - 92.29m²



GROUND FLOOR

APARTMENTS



EXECUTIVE RESIDENCE



2 BDS



2 BATHS



Kitchen



Open-Concept Living/Dining Room



Balcony

Interior Surface: 52.30 - 65.33m²

GROUND FLOOR APARTMENTS

COMPACT RESIDENCE



1 BD



1 BATH



Kitchen



Open-Concept
Living/Dining Room



Balcony

Interior Surface: 37.34 - 55.40m²



1ST - 3RD FLOOR APARTMENTS



EXECUTIVE RESIDENCE



2 BDS



2 BATHS



Kitchen



Open-Concept
Living/Dining Room



Balcony

Interior Surface: 54.46 - 92.00m²

1ST - 3RD FLOOR

APARTMENTS

COMPACT RESIDENCE



1 BD



1 BATH



Kitchen



Open-Concept
Living/Dining Room



Balcony

Interior Surface: 40.00 - 46.00m²









3A

OPTION A

APARTMENT TYPE

A⁺

EXECUTIVE RESIDENCE



2 BDS



2 BATHS



Kitchen



Open-Concept
Living/Dining Room



Balcony

Interior Surface: 54.46 - 92.00m²















OPTION B

APARTMENT TYPE

A+



COMPACT RESIDENCE



1 BD



1 BATH



Kitchen



Open-Concept
Living/Dining Room



Balcony

Interior Surface: 40.00 - 46.00m²

















PRICES

GARDEN FLOOR



NO	UNIT	FLOOR	TOTAL SIZE (m ²)	INDOOR SPACE (m ²)	OUTDOOR SPACE (m ²)	DESCRIPTION	GUARANTEED MONTHLY RENTAL INCOME	PRICES
1	BS1	GARDEN FLOOR	114.29	92.29	22.00	3 BEDS / 2 BATHS	3%	335,000€
2	BS2	GARDEN FLOOR	109.55	80.95	28.60	2 BEDS / 2 BATHS	3%	325,000€
3	BS3	GARDEN FLOOR	96.67	79.57	17.10	2 BEDS / 2 BATHS	3%	315,000€
4	BS4	GARDEN FLOOR	106.20	91.20	15.00	3 BEDS / 3 BATHS	3%	335,000€

PRICES

GROUND FLOOR



NO	UNIT	FLOOR	TOTAL SIZE (m ²)	INDOOR SPACE (m ²)	OUTDOOR SPACE (m ²)	DESCRIPTION	GUARANTEED MONTHLY RENTAL INCOME	PRICES
5	G1	GROUND FLOOR	77.13	65.33	11.80	2 BEDS / 1 BATH	3%	315,000€
6	G2	GROUND FLOOR	66.08	61.03	5.05	2 BEDS / 2 BATHS	3%	310,000€
7	G3	GROUND FLOOR	53.37	47.50	5.87	1 BED / 1 BATH	3%	260,000€
8	G4	GROUND FLOOR	60.20	53.40	6.80	2 BEDS / 1 BATH	3%	280,000€
9	G5	GROUND FLOOR	43.26	37.34	5.92	1 BED / 1 BATH	HOLD	HOLD
10	G6	GROUND FLOOR	68.11	60.44	7.67	2 BEDS / 1 BATH	3%	300,000€
11	G7	GROUND FLOOR	55.40	55.40	-	1 BED / 1 BATH	3%	260,000€
12	G8	GROUND FLOOR	59.78	40.78	19.00	1 BED / 1 BATH	3%	270,000€
13	G9	GROUND FLOOR	77.30	52.30	25.00	2 BEDS / 1 BATH	3%	315,000€
14	G10	GROUND FLOOR	77.97	53.97	24.00	2 BEDS / 1 BATH	3%	315,000€
15	G11	GROUND FLOOR	44.00	40.00	4.00	1 BED / 1 BATH	3%	250,000€
16	G12	GROUND FLOOR	48.20	44.20	4.00	1 BED / 1 BATH	3%	250,000€

PRICES

1st FLOOR



NO	UNIT	FLOOR	TOTAL SIZE (m ²)	INDOOR SPACE (m ²)	OUTDOOR SPACE (m ²)	DESCRIPTION	GUARANTEED MONTHLY RENTAL INCOME	PRICES
17	A1	1 st	82.61	70.81	11.80	2 BEDS / 2 BATHS	3%	325,000€
18	A2	1 st	67.84	61.14	6.70	2 BEDS / 2 BATHS	3%	315,000€
19	A3	1 st	65.98	58.38	7.60	2 BEDS / 2 BATHS	3%	305,000€
20	A4	1 st	46.02	41.22	4.80	1 BED / 1 BATH	3%	250,000€
21	A5	1 st	51.74	42.34	9.40	1 BED / 1 BATH	3%	250,000€
22	A6	1 st	50.93	47.13	3.80	1 BED / 1 BATH	3%	255,000€
23	A7	1 st	77.32	65.18	12.14	2 BEDS / 2 BATHS	3%	315,000€
24	A8	1 st	72.74	60.94	11.80	2 BEDS / 2 BATHS	3%	315,000€
25	A9	1 st	72.83	61.03	11.80	2 BEDS / 2 BATHS	3%	315,000€
26	A10	1 st	69.76	57.96	11.80	2 BEDS / 2 BATHS	3%	305,000€
27	A11	1 st	47.85	40.00	7.85	1 BED / 1 BATH	3%	250,000€
28	A12	1 st	51.70	41.20	10.50	1 BED / 1 BATH	HOLD	HOLD

PRICES

2nd FLOOR



NO	UNIT	FLOOR	TOTAL SIZE (m ²)	INDOOR SPACE (m ²)	OUTDOOR SPACE (m ²)	DESCRIPTION	GUARANTEED MONTHLY RENTAL INCOME	PRICES
29	B1	2 nd	82.61	70.81	11.80	2 BEDS / 2 BATHS	3%	325,000€
30	B2	2 nd	67.84	61.14	6.70	2 BEDS / 2 BATHS	3%	315,000€
31	B3	2 nd	65.98	58.38	7.60	2 BEDS / 2 BATHS	3%	305,000€
32	B4	2 nd	46.02	41.22	4.80	1 BED / 1 BATH	3%	250,000€
33	B5	2 nd	51.74	42.34	9.40	1 BED / 1 BATH	3%	255,000€
34	B6	2 nd	50.93	47.13	3.80	1 BED / 1 BATH	3%	260,000€
35	B7	2 nd	77.32	65.18	12.14	2 BEDS / 2 BATHS	3%	315,000€
36	B8	2 nd	72.74	60.94	11.80	2 BEDS / 2 BATHS	3%	315,000€
37	B9	2 nd	72.83	61.03	11.80	2 BEDS / 2 BATHS	3%	315,000€
38	B10	2 nd	69.76	57.96	11.80	2 BEDS / 2 BATHS	3%	250,000€
39	B11	2 nd	47.85	40.00	7.85	1 BED / 1 BATH	3%	255,000€
40	B12	2 nd	51.70	41.20	10.50	1 BED / 1 BATH	HOLD	HOLD

PRICES

3rd FLOOR



NO	UNIT	FLOOR	TOTAL SIZE (m ²)	INDOOR SPACE (m ²)	OUTDOOR SPACE (m ²)	DESCRIPTION	GUARANTEED MONTHLY RENTAL INCOME	PRICES
41	C1	3 rd	82.61	70.81	11.80	2 BEDS / 2 BATHS	3%	330,000€
42	C2	3 rd	67.84	61.14	6.70	2 BEDS / 2 BATHS	3%	320,000€
43	C3	3 rd	65.98	58.38	7.60	2 BEDS / 2 BATHS	3%	310,000€
44	C4	3 rd	46.02	41.22	4.80	1 BED / 1 BATH	3%	255,000€
45	C5	3 rd	51.74	42.34	9.40	1 BED / 1 BATH	3%	265,000€
46	C6	3 rd	50.93	47.13	3.80	1 BED / 1 BATH	3%	270,000€
47	C7	3 rd	77.32	65.18	12.14	2 BEDS / 2 BATHS	3%	320,000€
48	C8	3 rd	72.74	60.94	11.80	2 BEDS / 2 BATHS	3%	320,000€
49	C9	3 rd	72.83	61.03	11.80	2 BEDS / 2 BATHS	3%	320,000€
50	C10	3 rd	69.76	57.96	11.80	2 BEDS / 2 BATHS	3%	310,000€
51	C11	3 rd	47.85	40.00	7.85	1 BED / 1 BATH	3%	260,000€
52	C12	3 rd	51.70	41.20	10.50	1 BED / 1 BATH	3%	265,000€

PRICES

4th FLOOR



NO	UNIT	FLOOR	TOTAL SIZE (m ²)	INDOOR SPACE (m ²)	OUTDOOR SPACE (m ²)	DESCRIPTION	GUARANTEED MONTHLY RENTAL INCOME	PRICES
53	D1	4 th	113,83	60,18	53,65	2 BEDS / 1 BATH	3%	365,000€
54	D2	4 th	91,67	60,95	30,72	2 BEDS / 2 BATHS	3%	350,000€
55	D3	4 th	85,11	60,76	24,35	2 BEDS / 2 BATHS	3%	350,000€
56	D4	4 th	85,18	62,56	22,62	2 BEDS / 2 BATHS	3%	350,000€
57	D5	4 th	113,26	70,84	42,42	2 BEDS / 2 BATHS	3%	375,000€

Thank you

Disclaimer - The images in this presentation are for illustrative purposes. Actual performance may vary.